

MARTIN COUNTY, FLORIDA
INTER-OFFICE MEMORANDUM

TO: Maria Jose, M.S.
Planner

DATE: May 6, 2020

FROM: Jim Christ
Planner



SUBJECT: Comprehensive Plan Amendment 2020-02 Martinez Cove Rd.

After a review of the materials received April, 2020 the Utilities and Solid Waste Department have the following comments:

BACKGROUND:

Description: The parcel is on the NE corner of SE Grace Ln. and SE Cover Rd. a proposal to change the future land use of a property from Rural Density Residential to Estate Density Residential. The entire site is 2.38 acres.

Existing Future Land Use: Rural Density Residential

Proposed Future Land Use: Estate Density Residential future land use (up to 2 units per acre)

Existing Development: Single Family dwelling

Utilities: Water and wastewater services for the project will be provided by Martin County Utilities.

Project Coordinator: Maria Jose Planner

Future Potential Development:

Projected Utilities for the Existing Future Land Use:

There is a potential for approximately 1 single family home on the 2.38 acres of Rural Density Residential.

Projected Utilities for the Proposed Future Land Use:

There is a potential for approximately 4 single family houses on the 2.38 acres of Estate Density Residential Use designation. Adequate treatment plant capacity currently exists to service the proposed Comprehensive Plan Amendment.

COMMENTS:

Utilities Comments:

Potable Water Service is to be provided by the Consolidated Utility Water System Treatment Plants. The Service provider is Martin County. Adequate treatment plant capacity currently exists to service the proposed development. [ref. Code, LDR, s.5.32.D.3.a.(1) and (2) Code, LDR, Art.5, Div.2]

Determination of available capacity:	
Permitted Capacity	18.800 MGD
Maximum Day Flow (Past 12 months)	-14.806 MGD
Projects With Service Agreements	<u>-.592MGD</u>
Available Capacity	3.402 MGD

Sanitary Sewer Service is to be provided by the Consolidated System. The Service provider is Martin County. The interconnected systems of Dixie Park, Martin Downs and Tropical Farms, known as the Consolidated Wastewater System, provides wastewater disposal service to the Martin Downs, Port Salerno and Tropical Farms service areas. [ref. Code, LDR, s.5.32.D.3.b.(1) and (2) Code, LDR, Art.5, Div.2].

Determination of available capacity:	
Permitted Capacity	5.900 MGD
Contiguous Three Month Average Daily Flow	-3.405 MGD
Projects With Service Agreements	<u>-0.145 MGD</u>
Available Capacity	3.260 MGD

Sanitary sewer service capacity reservation for this development must be reserved through the execution of a Water and Wastewater Service Agreement with Martin County Utilities. This project is in compliance with the Martin County Code [ref. Code, LDR, s.5.32.D.1,2.(a)(b) and (c), 3.b.(1)(b) and (2) Code, LDR, Art.5, Div.2].

Wastewater lines of adequate capacity to service the subject development site are in place. This project is in compliance with the Martin County Code [ref. Code, LDR, s.5.32.D.3.b.(3) and (4) Code, LDR, Art.5, Div.2].

Wellfield/Groundwater Protection Comments:

If groundwater or surface water withdrawals are proposed for irrigation, the applicant will be required to submit a South Florida Water Use Permit and may be required to submit groundwater computer model.

JC/jc

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www.martin.fl.us

2401 SE Monterey Road, Stuart, Florida 34996

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TO: Maria Jose, M.S.
Planner

DATE: June 25, 2020

FROM: Lisa A. Wichser, P.E., CFM
County Engineer



SUBJECT: Comprehensive Management Plan
Proposed Amendment 20-2: Martinez at Cove Road

Traffic Engineering staff has received the proposed amendment to the Future Land Use Map designation from Rural Density Residential (up to 1 unit per 2 acres) to Residential Estate Density (up to 2 units per acre) on one parcel approximately 2.38 acres in total, located on SE Cove Road and SE Grace Lane in Stuart.

O'Rourke Engineering the Planning demonstrated that the proposed Future Land Use Map designation would result in a net increase of 2 peak hour trips, a De Minimis impact (an impact that would not affect more than one percent of the maximum volume at the adopted level of service of the affected road facility). Staff finds that SE Cove Road is the recipient of a majority of the generated trips and has the available capacity to absorb the additional trips.

For the purpose of this proposed amendment, staff can provide a "positive evaluation", meaning there is sufficient roadway capacity planned in the adopted long-range capital facility plans of the Comprehensive Growth Management Plan [Martin County, Fla., CGMP Policy 14.1C.5.(2)(e) (2013)]. This evaluation shall not be used by the applicant, or their successors in title, in any way whatsoever as committing the County legally through the theory of equitable estoppel or any other legal theory, to approve any final development order for the project without a determination and reservation of roadway adequate capacity [Martin County, Fla., CGMP Policy 14.1C.5.(2)(c) (2013)].

Staff will reevaluate the traffic impacts prior to the issuance of any development order associated with the property.

LL/LAW:ll