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July 28, 2020 Hand Delivery

Debora Oblaczynski, Policy & Planning Analyst
Water Supply Implementation Unit
South Florida Water Management District
3301 Gun Club Road
West Palm Beach, FL 33406

RE: AHS Harbor Grove
Our reference number: 19-345

Dear Deb:

In accordance with the e-mail received on July 7, 2020 regarding comments from the South Florida Water Management District regarding the land use application that is currently in the approval process with the City of Stuart.

District Comments

Comment 1
The service availability confirmation from Martin County Utilities for the change in land use designation.

Response:
Please see the attached letter from Martin County Utilities stating that there is sufficient capacity to service the proposed project.

Comment 2
The maximum potential water demand projections for the current and proposed land use designations.

Response:
The table below provides a water demand analysis for the change in land use designation. It demonstrates that there will be no additional water demand with the proposed land use amendment.

Proposed Land Use Water Demand Analysis

	Units	ERC/ Unit	ERCs
Apartments	324	0.5	162
Clubhouse	1	3	3
		Total	165
		GPD/ ERC	250
		Total (GPD)	41,250

Lucido & Associates 701 SE Ocean Boulevard Stuart, Florida 34994
tel: 772.220.2100 fax: 772.223.0220 web: www.lucidodesign.com

Existing Land Use Water Demand Analysis

Hypothetical Office Use

Site (Acres)	13.93
Maximum Building Coverage	50%
Maximum Building Area (SF)	303,395
GPD per 100sf	15
Total (GPD)	45,509

Please feel free to contact me if you have any questions or need any additional materials.

Sincerely,



Doug Fitzwater
Copy to team

MARTIN COUNTY

BOARD OF COUNTY COMMISSIONERS
UTILITIES & SOLID WASTE DEPARTMENT
PO Box 9000 Stuart, FL 34995-9000

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January 31, 2020

Mathers Engineering Corporation
Holly Mathers
2431 SE Dixie Highway
Stuart, FL 34996

RE: 3180 SE Commerce Street
PCN: 38-38-41-002-066-00010-1
Potable Water and Wastewater Service

Dear Ms. Mathers:

This will confirm that Martin County Utilities has adequate capacity to provide potable water, wastewater service, and potable water service for irrigation to 3180 SE Commerce Street (PCN: 38-38-41-002-066-00010-1) as described in your January 30, 2020 email correspondence. The proposed project is located on the south west corner of SE Indian Street and SE Commerce Avenue.

It is the developer's responsibility to construct the required utility infrastructure internal to the property. The County will provide service subject to development plan approval, execution of a service agreement, and payment of appropriate fees and charges.

Sincerely,

Leo Repetti, PE
Project Engineer

LR/hr

c: File