lucido&associates

May 2, 2019 E-mail Delivery

Tom Reetz, Senior Planner
City of Stuart Development Department
121 SW Flagler Avenue
Stuart, FL 34994

RE: Savannah Place Apartments
Our Reference Number: 17-1120
City of Stuart CPA Number: 9-1ESR

Dear Tom:

Please find our responses to the comments provided by the South Florida Water Management District during their review of the proposed comprehensive plan amendment below:

1. The proposed amendment should be revised to include an analysis that demonstrates that the City (or its water provider) will have the ability to provide potable water for the increased water demand. The analysis should include a potable water supply capacity analysis reflecting the maximum allowable development for the existing and proposed land use densities.

   Response:
   The utility provider for this property is Martin County Utilities and there is available potable water available for the proposed project of 280 apartment units. Please see the letter from Martin County Utilities.

2. The proposed amendment should be revised to include an analysis of stormwater management needs including potential flooding impacts incorporating a demonstration that there will be no adverse offsite impacts, and an identification of the appropriate stormwater management infrastructure needed for the proposed land uses. A Stormwater Management Permit may be required from the District. Pre-application meetings with District regulatory staff are strongly encouraged to identify issues early in the process.

   Response:
   Captec Engineering, Inc. has prepared a conceptual drainage plan as part of the master site plan application for the proposed apartment project and there were no adverse off-site impacts. A preapplication meeting will be coordinated with the SFWMD prior to the preparation of the engineering construction plan and the application for an Environmental Resource Permit.

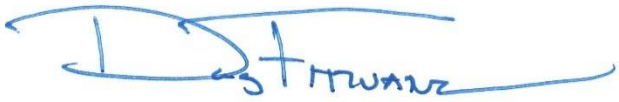
3. Revise the proposed amendment to demonstrate how water conservation could be utilized to support the non-potable water needs for the proposed amendment site. The analysis should include the following:
    - The proposed source of water for landscape irrigation.
    - An explanation of how the proposed amendment site could or could not use reclaimed water for landscape irrigation.
    - If potable water is to be used for landscape irrigation, provide information to demonstrate how the use of potable water is consistent with provisions of the City's Comprehensive Plan that encourage use of alternative water technologies to meet water demand.

    Response:
    The proposed source of irrigation shall be from a permitted well which will be obtained at the time of permitting for the Environmental Resource Permit. Martin County Utilities does not have a reclaimed water line near this property and there is insufficient capacity in the existing system to provide reclaimed water for new development.

4. If on-site wells are proposed for irrigation, a water use permit may be required, and potential wetland, pollution and resource impacts will need to be assessed. Pre-application meetings with District regulatory staff are strongly encouraged to identify issues early in the process.
    Response:
    Noted.

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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April 23, 2019

CAPTEC Engineering Inc.
Steven P. Marquart, P.E.
301 NW Flagler Avenue
#201
Stuart, FL 34994

RE: Savannah Place Apartments (NE Savannah Road, Jensen Beach)
PCN: 28-37-41-000-000-00057-9
Potable Water and Wastewater Service

Dear Mr. Marquart:

This will confirm that Martin County Utilities has adequate capacity to provide potable water, wastewater service, and potable water service for irrigation to Savannah Place Apartments (NE Savannah Road, Jensen Beach) (PCN: 28-37-41-000-000-00057-9) as described in your April 9, 2019 email correspondence. The proposed project is located on the north side of NE Baker Road / NE Savannah Road in between NE Cardinal Avenue and NE Braille Place.

It is the developer's responsibility to construct required utility infrastructure internal to the property to serve each of the apartments, and make connections to the utilities in the NE Baker Road / NE Savannah Road right-of-way. 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