

MARTIN COUNTY, FLORIDA INTER-OFFICE MEMORANDUM

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TO: Clyde Dulin, AICP
Comprehensive Planning Administrator

DATE: January 13, 2022

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



SUBJECT: Comprehensive Management Plan
Proposed Amendment 21-09: Becker B14

Traffic Engineering staff has received the proposed amendment to the Future Land Use Map designation from Agricultural (up to 1 unit per 20 acres) to Rural Lifestyle (up to 1 unit per 5 acres) on approximately 1,493 acres north of Bridge Road and one mile east of the I-95 interchange, in Hobe Sound.

Staff finds that the proposed Future Land Use Map designation could result in a net increase of 213 peak hour trips when evaluating strictly the residential density. Staff finds that SE Bridge Road (CR-708) is the recipient of all 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