

MARTIN COUNTY, FLORIDA

INTER-OFFICE MEMORANDUM

www.martin.fl.us

2401 SE Monterey Road, Stuart, Florida 34996

This document may be reproduced upon request in an alternative format by contacting the County ADA Coordinator (772) 320-3131, the County Administration Office (772) 288-5400, Florida Relay 711, or by completing our accessibility feedback form at www.martin.fl.us/accessibility-feedback.

TO: Samantha Lovelady, Principal Planner

DATE: November 6, 2024

VIA: Michael J. Grzelka, P.E., County Engineer

FROM: Lisa A. Wichser, P.E., CFM, Chief Project Engineer

SUBJECT: CPA 23-09: Proposed Text Amendment for Martin Commerce Park
CRA 23-10: Proposed Future Land Use Map Amendment for Martin Commerce Park

Traffic Engineering staff has received and reviewed an updated Traffic Impact Analysis (TIA), prepared by Kimley-Horn & Associates on November 5, 2024, to support the applicant's request to amend the Future Land Use Map designation on approximately 167 acres from Agricultural and Agricultural Ranchette to Industrial (ICPA 23-10). The property is located south of SR-714 (SW Martin Highway) and east of Interstate 95 (I-95). This updated TIA replaces the previous analysis and removes anticipated pass-by traffic, adjusts the traffic distribution to more appropriately reflect the property's proximity to I-95, and updates the anticipated traffic volumes in the long-range plan.

There is a corresponding request to amend the text within the Comprehensive Growth Management Plan (CPA 23-09) that limits the proposed development on the property in proposed Policy 4.1B.2(6)(b),

(b) The maximum non-residential building square footage on the entire project site shall be limited to a cumulative total of 1,100,000 square feet

and requires the owner/developer to mitigate the potential impacts to the roadway network in proposed Policy 4.1B.2(6)(e),

(e) The owner/developer shall plan and appropriately fund public facilities consistent with Policy 14.1B.2 which requires that future development pay the full cost of capital facilities needed to address the impacts of such development. This shall include an amendment to the Capital Improvements Element, if needed, and a PUD Agreement that addresses public facilities, infrastructure, and the timing of development.

The TIA identifies the net increase in traffic volumes that would be generated by amending the future land use designation to Industrial. The updated TIA demonstrates that the net increase in traffic volumes in the short-term (2029) and long-term (2045) will not exceed the anticipated capacity in the respective planning year. Therefore, 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)].

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)].

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

LAW:lw