

Correspondence

CPA 19-20, Tucker Commons

MARTIN COUNTY, FLORIDA INTER-OFFICE MEMORANDUM

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TO: Irene Szedlmayer, AICP
Senior Planner

DATE: October 2, 2019

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



SUBJECT: Comprehensive Management Plan
Proposed Amendment 19-20: Tucker Commons

Traffic Engineering staff has received the Traffic Analysis prepared by Velcon Engineering and Surveying LLC, dated October 1st, 2019 in support of the proposed amendment to the Future Land Use Map designation from Commercial Office/Residential and Low Density Residential to General Commercial on approximately 0.755 acres located on the northeast corner of SW Mapp Road and SW 29th Street, in the Old Palm City Community Redevelopment Area.

Velcon Engineering and Surveying LLC demonstrated that the proposed Future Land Use Map designation would result in a net increase of 47 peak hour trips. Staff finds that SW Mapp 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)]. However, 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