

MARTIN COUNTY, FLORIDA

INTER-OFFICE MEMORANDUM

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TO: Carolyn Grunwald
Planner

DATE: October 13, 2023

FROM: Luke Lambert, PTP 
Traffic Engineering Administrator

SUBJECT: Comprehensive Management Plan
Proposed Amendment 22-11: Three Lakes Golf Club

Traffic Engineering staff has received the proposed amendment to the Future Land Use Map designation from Agricultural to Rural Lifestyle on 1,216-acres, located on both the east and west side of SW Kanner Highway and the north side of SW Bridge Road.

Staff finds that the proposed Future Land Use Map designation would result in a net increase of 133 peak hour trips. Staff finds that SW Bridge 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)]. 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/l