

# MARTIN COUNTY, FLORIDA INTER-OFFICE MEMORANDUM

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**TO:** Samantha Lovelady, AICP  
Principal Planner

**DATE:** October 26, 2023

**FROM:** Luke Lambert, PTP   
Traffic Engineering Administrator

**SUBJECT:** Comprehensive Management Plan  
Proposed Amendment 23-14: South Florida Gateway PUD Parcel 2

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Traffic Engineering staff has received the proposed amendment to the Future Land Use Map designation from Industrial to Agricultural on 32.26-acres, located south of SW 96th Street, between SW Kanner Highway (SR76) and the St. Lucie Canal.

Staff finds that the proposed Future Land Use Map designation would result in a net decrease of 279 peak hour 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