

CPA 23-10,
Martin Commerce FLUM
Amendment
Staff Analysis

**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: Carolyn Grunwald
Planner

DATE: March 5, 2024

FROM: Luke Lambert, AICP, PTP 
Traffic Engineering Administrator

SUBJECT: Comprehensive Management Plan
Proposed Amendment 23-10: Martin Commerce Park LLC

Traffic Engineering staff has received the proposed amendment to the Future Land Use Map designation on approximately 167 acres from Agricultural and Agricultural Ranchette to Industrial, located south of SW Martin Highway (SR-714) and east of I-95.

Staff finds that the proposed Future Land Use Map designation "worst case" scenario could result in a net increase of 1,440 peak hour trips. The applicant has proposed to limit development at 1,000,000 square feet with Proposed Amendment 23-09: Martin Commerce Park LLC Text; staff finds that would result in a net increase of 479 peak hour trips.

For the purpose of this proposed amendment, staff cannot provide a "positive evaluation", meaning there is not 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)]. Staff recommends language be added to this policy requiring capacity improvements to SW Martin Highway between SW Allapattah Road (CR-609) and SW Martin Downs Boulevard in order to ensure the impacts of development mitigates for itself.

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:ll

MARTIN COUNTY, FLORIDA
INTER-OFFICE MEMORANDUM

TO: Clyde Dulin, AICP **DATE:** March 4, 2024
Comprehensive Planning Administrator

FROM: Jim Christ 
Project Manager

SUBJECT: Comprehensive Plan Amendment 2023 23-10 Martin Commerce Park LLC

After a review of the materials received February 6, 2024 the Utilities and Solid Waste Department have the following comments:

BACKGROUND:

Description:

The request is for a comprehensive plan amendment to the Future Land Use Map (FLUM) changing the future land use from Agricultural and Agricultural Ranchette to Industrial. The application materials include a proposed change to the existing A-2, AG-20A and AR-5A zoning districts to Limited Industrial. The proposed zoning district change will be reviewed in a separate staff report.

Additionally, there is a concurrent Text amendment, CPA 23-09 Martin Commerce Park LLC Text, proposed for this property to extend water and sewer service to the 167 acres, create a Freestanding Urban Service District and place restrictions on development. The concurrent text amendment will be reviewed in a separate staff report.

Utilities: Well and Septic. Outside the Primary Urban Service District.

Project Coordinator: Carolyn Grunwald, Planner - Comprehensive Planning

COMMENTS:

Utilities Comments:

As this project is outside our current service boundary and master plan build out, Martin County Utilities will need to evaluate plant and infrastructure capacity in order to serve this project. In addition to customary capital facility charges, the developer may be required to offset impacts through providing well sites, wells, transmission mains, and / or treatment plant components. The scope and proportionate share of developer contribution will not be known until a well field study, which is currently underway, and a plant expansion analysis have been completed.

Wellfield/Groundwater Protection Comments:

If groundwater or surface water withdrawals are proposed for irrigation, then the applicant will be required to submit additional information at the development review stage and submit a South Florida Water Management District Water Use Permit and may be required to submit groundwater computer model.

JC/jc