

MARTIN COUNTY, FLORIDA

INTER-OFFICE MEMORANDUM

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2401 SE Monterey Road, Stuart, Florida 34996

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TO: Daphne Schaub
Senior Planner

DATE: May 17, 2023

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



SUBJECT: Comprehensive Management Plan
Proposed Amendment 23-02: Hobe Sound Storage

Traffic Engineering staff has received the proposed amendment to the Future Land Use Map designation from Medium Density Residential (up to 8 unit per acre) to Commercial General on one parcel approximately 4.01 acres in total, located on SE Federal Highway near SE Turn Leaf Trail in Hobe Sound.

Staff finds that the proposed Future Land Use Map designation would result in a net increase of 269 peak hour trips. Staff finds that SE Federal Highway is the recipient of a majority of the generated trips and has the available capacity to absorb the additional trips. Additionally, the Martin Metropolitan Planning Organization has identified the widening of SE Federal Highway between SE Osprey Street and SE Seabbranch Boulevard from four to six lanes in its 2045 Long Range Transportation Plan.

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/LAW:ll