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MARTIN COUNTY, FLORIDA
INTER-OFFICE MEMORANDUM

TO: Maria Jose, M.S.
Planner

DATE: April 19, 2021

FROM: Jim Christ
Planner

SUBJECT: Comprehensive Plan Amendment CPA 21-02 Fed Hwy and Ridgeway Ter

After a review of the materials received March 18, 2021 the Utilities and Solid Waste Department have the following comments:

BACKGROUND:

Description:

The 1.38 acre parcel is at 8530 S.E. Federal Hwy, Hobe Sound, located south of the intersection of S.E. Ridgeway Terrace and S.E. Federal Hwy.

APPLICANT REQUEST: The request is for a comprehensive plan amendment to the Future Land Use Map (FLUM) to change a 1.38 parcel from Medium Density Residential to General Commercial future land use. Along with this is a concurrent separate application to rezone the subject parcel from R-3A to GC.

The entire site is 1.38 acres.

Existing Future Land Use: Medium Density Residential

Proposed Future Land Use: General Commercial

Existing Development: N/A

Utilities: Water and wastewater services for the project will be provided by South Martin Regional Utilities.

Project Coordinator: Maria Jose Planner

COMMENTS:**Utilities Comments:**

The review of the proposed land use change indicates an increase in the intensity of use for the parcel for water and wastewater level of service. Any proposed Development will be required to submit an application for Development Review. At that time the level of service for water and wastewater will be determined. The Utility Provider (SMRU) will provide service subject to development plan approval, execution of a service agreement, payment of appropriate fees and charges.

Wellfield/Groundwater Protection Comments:

If groundwater or surface water withdrawals are proposed for irrigation, the applicant will be required to submit a groundwater computer model and submit a South Florida Water Use Permit.

The Ground Water Protection Ordinance requires the applicant to identify and evaluate ground water and surface water withdrawals as a part of all preliminary development plan and minor nonresidential site plan applications [Ref. Code, CODE, 159.163. Art. 6]

JC/jc

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www.martin.fl.us

2401 SE Monterey Road, Stuart, Florida 34996

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TO: Maria Jose, M.S.
Senior Planner

DATE: May 25, 2021

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



SUBJECT: Comprehensive Plan Amendment 21-02: Federal Highway and Ridgeway Terrace

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 1.38 acres in total, located west of SR-5 (SE Federal Highway/US-1) near SE Ridgeway Terrace in Hobe Sound.

O'Rourke Engineering & Planning demonstrated that the proposed Future Land Use Map designation would result in a net increase of 210 peak hour trips. Staff finds that SR-5 (SE Federal Highway/US-1) is the recipient of a majority of the generated trips and has the available capacity to absorb the additional trips. The Martin Metropolitan Planning Organization has identified the widening of SR-5 (SE Federal Highway/US-1) between SE Osprey Street and SE Seabranh Boulevard from four to six lanes in its 2045 Long Range Transportation Plan Cost Feasible 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