

Staff Correspondence
CPA 21-05 LCSC Future Land Use
Map Amendment

MARTIN COUNTY, FLORIDA

INTER-OFFICE MEMORANDUM

www.martin.fl.us

2401 SE Monterey Road, Stuart, Florida 34996

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TO: Samantha Lovelady, AICP
Principal Planner

DATE: May 25, 2021

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



SUBJECT: Comprehensive Plan Amendments 21-04 & 21-05: FIND (Florida Inland Navigation District) and LCSC (Loblolly Community Service Corporation)

Traffic Engineering staff has received the proposed amendment to the Future Land Use Map designation from Conservation to Residential Estate Density (up to 2 units per acre) on one parcel approximately 51.2 acres in total, and from Residential Estate Density to Conservation on two parcels approximately 51.8 acres in total, located on SE Gomez Avenue in Hobe Sound.

O'Rourke Engineering & Planning demonstrated that the proposed Future Land Use Map designation would result in a net increase of 2 peak hour trips. Staff finds that SE Gomez Avenue is the recipient of the generated trips, which is a De Minimis impact (an impact that would not affect more than one percent of the maximum volume at the adopted level of service of the affected road facility).

For the purpose of this proposed amendment, staff can provide a "positive evaluation", meaning there is sufficient roadway capacity available. 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

MARTIN COUNTY, FLORIDA
INTER-OFFICE MEMORANDUM

TO: Glen Rosado
Planner

DATE: December 21, 2021

FROM: Jim Christ 
Project Manager

SUBJECT: Comprehensive Plan Amendment CPA 21-05 LCSC

After a review of the materials received December 21, 2021 the Utilities and Solid Waste Department have the following comments:

BACKGROUND:

Description:

The 51.2 acre parcel on SE Gomez Avenue, east of US-1 in Hobe Sound.

APPLICANT REQUEST: The request is for a proposed Future Land Use Map amendment for a 51.82 acre parcel on SE Gomez Avenue, east of US-1 in Hobe Sound. The proposed change is from Residential Estate Density to Public Conservation with a proposed zoning change from IZ & E-1 to PC.

The entire site is 51.82 -acres.

Existing Future Land Use: Residential Estate Density

Proposed Future Land Use: Public Conservation

Existing Development: N/A

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

Project Coordinator: Glen Rosado Planner

COMMENTS:

Utilities Comments:

The review of the proposed land use change indicates no 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