

Attachment 2

MARTIN COUNTY, FLORIDA

INTER-OFFICE MEMORANDUM

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2401 SE Monterey Road, Stuart, Florida 34996

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TO: Maria Jose, M.S.

DATE: June 7, 2019

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



SUBJECT: Comprehensive Management Plan
Proposed Amendment 19-11: Cove Salerno Partners

Traffic Engineering staff has received the proposed amendment to the Future Land Use Map designation from Estate Density to Low Density on approximately 47 acres located east of SR-76 (S Kanner Highway) between SE Cove Road and SE Salerno Road. Development of the property with the increased density could generate as many as 86 new peak hour directional trips on SE Cove Road. Given the current background growth, the traffic on SE Cove Road is predicted to reach the generalized service capacity in 2027.

The Martin Metropolitan Planning Organization has prioritized the widening of SE Cove Road between SR-76 (SW Kanner Highway) and SR-5 (US-1/ SE Federal Highway) from two to four lanes and the Florida Department of Transportation has programmed the Project Development and Environmental (PD&E) Study to begin in its fiscal year 22, which starts on July 1, 201.

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