

MARTIN COUNTY, FLORIDA

INTER-OFFICE MEMORANDUM

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TO: Maria Jose, MS
Planner

DATE: October 14, 2019

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

SUBJECT: Comprehensive Management Plan
Proposed Amendment 19-22: Publix on SW Kanner Hwy. & SW Pratt Whitney Rd

Traffic Engineering staff has received the Traffic Analysis prepared by O'Rourke Engineering and Planning, dated July 2019 in support of the proposed amendment to the Future Land Use Map designation on approximately 6 acres of one parcel from Agricultural to create 16.71 acres of General Commercial located on the southeast corner of SR-76 (SW Kanner Highway) and CR-711 (SW Pratt Whitney Road).

O'Rourke Engineering and Planning demonstrated that the proposed Future Land Use Map designation would result in a net increase of 170 peak hour trips. Staff finds that CR-711 (SW Pratt Whitney Road) is the recipient of a majority of the generated trips and has the available capacity to absorb the additional trips.

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)]. However, 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