

# 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:** August 15, 2019

**FROM:** Lisa A. Wichser, P.E., CFM 

**SUBJECT:** Comprehensive Management Plan  
Proposed Amendment 19-19: Pulte at Christ Fellowship

Traffic Engineering staff has received the Traffic Analysis prepared by O'Rourke Engineering and Planning, dated August 2019 in support of the proposed amendment to the Future Land Use Map designation from Rural Density Residential (up to 0.5 unit per acre) to Estate Density Residential (up to 1 unit per acre) on approximately 321 acres located at 10205 SW Pratt Whitney Road in Stuart, west of the Florida Turnpike, east of SW Pratt Whitney Road and north of SW Bulldog Way.

O'Rourke Engineering and Planning demonstrated that the proposed Future Land Use Map designation of Estate Density Residential would result in a net increase of 144 PM 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 in the anticipated build-out year of development.

For the purpose of this proposed amendment, staff can provide a "positive evaluation", meaning sufficient roadway capacity is available in the appropriate year [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

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GROWTH MANAGEMENT  
DEPARTMENT