



MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW

STAFF REPORT

A. Application Information

PARROT CIRCLE STORAGE FACILITY REVISED FINAL SITE PLAN

Applicant:	Land America 225, LLC (David Cloran)
Property Owner:	Land America 225, LLC
Agent for Applicant:	HJA Design Studio, LLC (Erika Beitler)
County Project Coordinator:	Brian Elam, PMP, Principal Planner
Growth Management Director:	Paul Schilling
Project Number:	C145-017
Record Number:	DEV2022110004
Report Number:	2024_0514_C145-017_DRT_STAFF_FINAL
Application Received:	11/23/2022
Transmitted:	11/29/2022
Date of Report:	01/26/2023
Application Received:	06/01/2023
Transmitted:	06/02/2023
Date of Report:	01/09/2024
Application Received:	03/18/2024
Transmitted:	03/19/2024
Date of Report:	05/14/2024

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B. Project description and analysis

This is a request by HJA Design Studio, LLC., (C145-017) on behalf of Land America 225, LLC., for approval of a Revised Final Site Plan. The proposed development will construct a 59,857 square foot two-story self-storage facility on an approximately 4.5-acre portion of an 11.1-acre undeveloped parcel. The subject site is located at 450 SE Parrot Circle in Stuart approximately 1,700 feet south of SE Pomeroy Street on the east side of South Kanner Highway. The access to the site is from South Kanner Highway shared with Charlies Bar and Grill. Included with this application is a request for a Certificate of Public Facilities Reservation MARTIN COUNTY, FLA., LDR §5.32.D. (2021).

The current zoning on the property is CC, Community Commercial District, and RS-3, Low Density Residential District. The Future Land Use is Commercial General and Low Density. A mandatory rezoning was approved by the Board December 6th, 2022 MARTIN COUNTY, FLA. RES. NO. 22-12.2 (2022), rezoning the portion of land with the Low-Density FLU from A-1A, Agricultural District to RS-3, Low Density Residential District.

C. Staff recommendation

The specific findings and conclusion of each review agency related to this request are identified in Section F through T of this report. The current review status for each agency is as follows:

Section	Division or Department	Reviewer	Phone	Assessment
F	Comprehensive Plan Review	Brian Elam	772-288-5501	Non-Comply
F	ARDP Review	Samantha Lovelady	772-288-5664	N/A
G	Site Design Review	Brian Elam	772-288-5501	Non-Comply
H	Commercial Design Review	Brian Elam	772-288-5501	Comply
H	Community Redevelopment Review	Brian Elam	772-288-5501	N/A
I	Property Management Review	Ellen MacArthur	772-221-1334	N/A
J	Environmental Review	Shawn McCarthy	772-288-5508	Non-Comply
J	Landscaping Review	Lindy Cerar	772-320-3055	Non-Comply
K	Transportation Review	Lukas Lambert	772-221-2300	Comply
L	County Surveyor Review	Tom Walker	772-288-5928	N/A
M	Engineering Review	Stephanie Piche	772-223-4858	Non-Comply
N	Addressing Review	Emily Kohler	772-288-5692	Comply
N	Electronic File Submission Review	Emily Kohler	772-288-5692	Comply
O	Water and Wastewater Review	James Christ	772-320-3034	Comply
O	Wellfields Review	James Christ	772-320-3034	Comply
P	Fire Prevention Review	Doug Killane	772-419-5396	Comply
P	Emergency Management Review	Sally Waite	772-219-4942	N/A
Q	ADA Review	Stephanie Piche	772-223-4858	Non-Comply
R	Health Department Review	Nicholas Clifton	772-221-4090	N/A
R	School Board Review	Juan Lameda	772-219-1200	N/A
S	County Attorney Review	Elysse A. Elder	772-288-5925	Ongoing
T	Adequate Public Facilities Review	Brian Elam	772-288-5501	Pending

D. Review Board action

This application meets the threshold requirements for processing as a major development MARTIN COUNTY, FLA., LDR, §10.2.C.1. (2021). Review of this application is required by the Local Planning Agency (LPA) and final action by the Board of County Commissioners (BCC). Both the LPA and the BCC meetings must be public hearings MARTIN COUNTY, FLA., LDR, §10.5.F.9. (2021).

Pursuant to Sections 10.1.E. and 10.2.B.2., Land Development Regulations, Martin County, Fla. (2021), it shall at all times be the applicant's responsibility to demonstrate compliance with the Comprehensive Growth Management Plan (CGMP), Land Development Regulations (LDR) and the Code.

The applicant is required to re-submit materials in response to the non-compliance findings within this report. Upon receipt, the re-submitted materials will be transmitted for review to the appropriate review agencies and individuals that participate in the County's review process. A revised staff report will be created once the next review cycle has been completed.

E. Location and site information

Parcel number: 553841000060000306
Address: 450 SE Parrot Circle, Stuart
Existing zoning: CC, Community Commercial and RS-3, Low Density Residential District
Future land use: Commercial General and Low Density
Nearest major road: South Kanner Highway
Gross area of site: 11.1 acres
Non-residential gross floor area: 59,857 square feet

Table 1: Abutting Properties Details

Direction	Development	Future Land Use	Zoning
North	Undeveloped	Low Density	Residential PUD
South	Martins Crossing	Low Density	Residential PUD
East	Undeveloped	Low Density	RM-3, Low Density Residential District
West	ROW & Restaurant	Commercial General	CC, Community Commercial District

Figure 1: Location Map

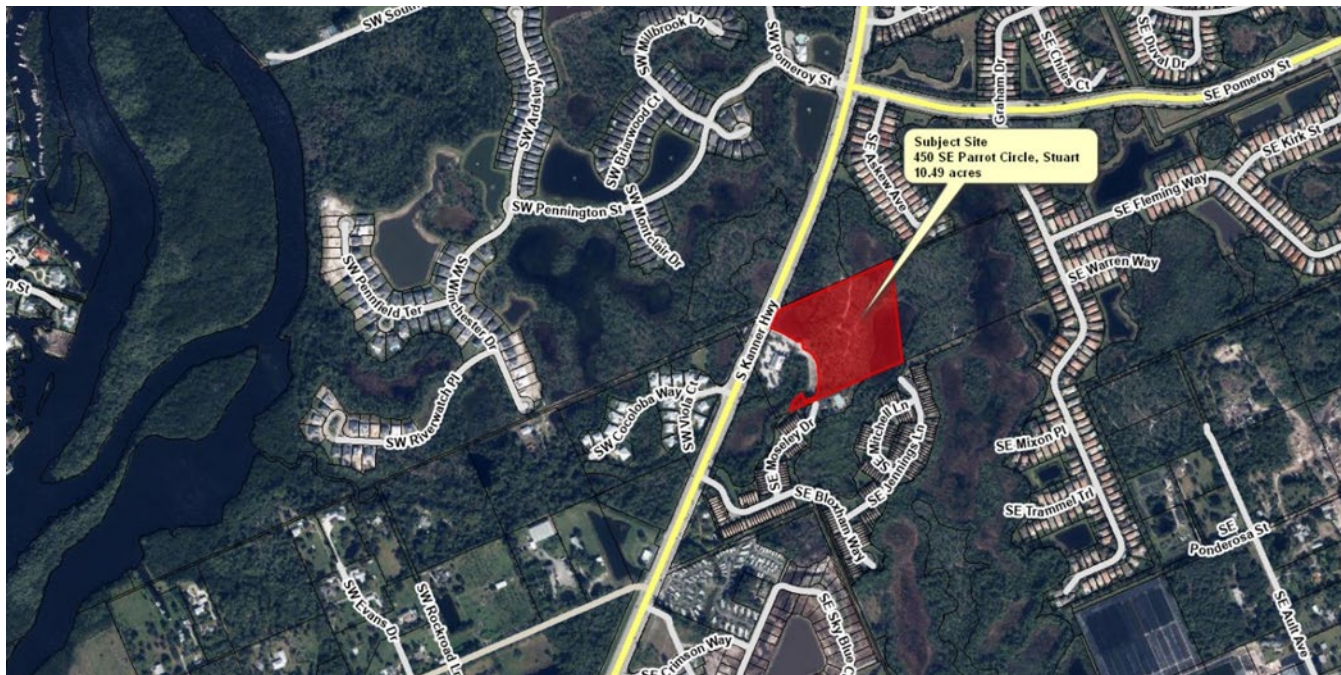


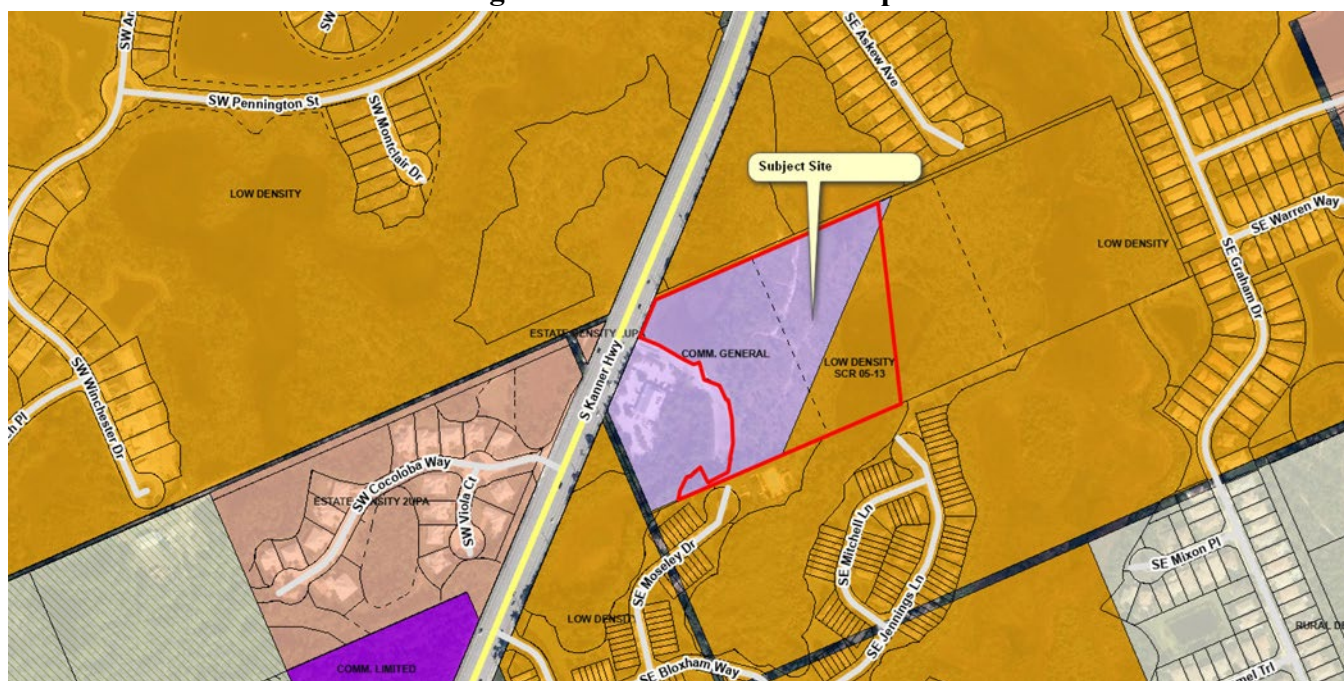
Figure 2: Subject Site Aerial



Figure 3: Zoning Atlas Excerpt



Figure 4: Future Land Use Map



F. Determination of compliance with Comprehensive Growth Management Plan requirements – Growth Management Department

Unresolved Issues:

Generic Comp Plan Compliance:

This application cannot be deemed to be in compliance with the Martin County Comprehensive Growth Management Plan (CGMP) until the issues identified in this report have been satisfactorily resolved. Martin County, Fla., CGMP, § 1.3

G. Determination of compliance with land use, site design standards, zoning and procedural requirements – Growth Management Department

Unresolved Issues:

Item #1.

GENERAL

1. Sign is not posted on site. Repost sign.

Item #2.

SITE PLAN DATA

1. Staff has reviewed the provided setbacks and believes the following are the minimum setbacks demonstrated on the site plan. Front setback is 391'. Side setback is 23'. Rear setback is 57'. Update "Provided" column in the structure setback table.
2. No parking study was provided to validate the request for a parking rate adjustment. Provide a parking study and statement.
3. Add a "Provided" column for Max Building Height and Max Building Coverage and place the "Proposed" or "Provided" values in the column.
 - (a) Identify the building height as the height of the "Roof Deck" 26'-6" as denoted on the elevation drawings. The parapet wall does not exceed 4 feet high so is exempt from the height standards.

Item #3.

SITE PLAN GRAPHICS

1. Show the location off any lighting on poles. Add a detail to the site plan and a symbol in the legend.

Information #1:

NOTICE OF PUBLIC HEARING:

The notice of a public hearing regarding development applications shall be mailed at least 14 calendar days (seven calendar days if the application is being expedited pursuant to section 10.5.E.) prior to the public hearing by the applicant to all owners of real property located within a distance of 500 feet of the boundaries of the affected property. For development parcels which lie outside of or border the primary urban service district, the notification distance shall be increased to 1000 feet. In addition, notice shall be mailed to all homeowner associations, property owners associations, condominium associations and the owners of each condominium unit within the notice area MARTIN COUNTY, FLA., LDR §10.6.E.1. (2019).

Information #2:

LAND CLEARING

No land clearing is authorized prior to the pre-construction meeting for the project. Authorization for clearing to install erosion control devices and preserve barricades will be granted at the pre-construction meeting. No additional land clearing shall commence until a satisfactory inspection of the required control structures and barricades has been obtained. Authorization for the relocation of gopher tortoises within the development, as provided for by applicable state agency permits may be granted by the Growth Management Department MARTIN COUNTY, FLA., LDR SECTION 10.14.C. (2019).

H. Determination of compliance with urban design and community redevelopment requirements – Community Redevelopment Department

Commercial Design

Findings of Compliance:

Development review staff have reviewed the application and finds that it complies with Article 4, Division 20, Commercial Design Standards of the Martin County Land Development Regulations.

Community Redevelopment Area

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this project as currently proposed.

I. Determination of compliance with the property management requirements – Engineering Department

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this project as currently proposed.

J. Determination of compliance with environmental and landscaping requirements – Growth Management Department

Environmental

Unresolved Issues:

Item #1.

FINAL SITE PLAN

As previously requested in the last two staff reports, please provide for the following Notes on the Final Site Plan:

- a. New construction (including fill proposed adjacent to wetland buffer zones and upland preserve areas) shall be set back a minimum of ten feet for primary structures.
- b. Setbacks for accessory structures, such as, but not limited to, pool decks, screen enclosures and driveways, shall be five feet.
- c. Preserve signs will be at least 11 x 14 inches in size and will be posted in conspicuous locations along the Preserve Area boundary, at a frequency of no less than one (1) sign per 500 feet.

- d. Graded areas adjacent to preserve areas shall not exceed a slope of one foot vertical to four feet horizontal. All slopes shall be properly stabilized upon completion of construction to the satisfaction of the County Engineer.
- e. All prohibited exotic plant species shall be removed from the site prior to issuance of a Certificate of Occupancy. Perpetual maintenance is required to prohibit the reestablishment of invasive exotic species within preservation areas and planted landscape and stormwater management areas as provided on the plans approved with the development order.
- f. All Preserve Areas shall be maintained in accordance with the approved Preserve Area Management Plan (PAMP).

Landscaping

Unresolved Issues:

Item #1.

LANDSCAPE TABULAR DATA

Dietes iridiodes specified for the dry detention is not a native species. Please change that species to a native species or two. Gopher apple (*Geobalanus oblongifolius* aka *Licania michauxii*) is one suggestion for drier spots. Fog Fruit (*Phyla nodiflora*) is another that prefers it moister.

Item #2.

CONSTRUCTION STANDARDS - TREE PROTECTION

Please show the tree protection barricades around the trees on the Landscape Plan and on the Demolition Plan. And thank you for protecting 10 trees!

Informational

Native slash pine trees tend to decline over time with regular irrigation as they prefer low pH water. If possible, use only temporary irrigation on these trees.

K. Determination of compliance with transportation requirements – Engineering Department

Findings of Compliance:

The Traffic Division of the Public Works Department finds this application in compliance.

Compliance with Adequate Public Facilities Ordinance:

Staff has reviewed the Traffic Statement prepared by O'Rourke Engineering & Planning, dated November 2022. O'Rourke Engineering & Planning stated that the site's maximum impact was assumed to be 10 directional trips during the PM peak hour. Staff finds that SW Kanner Highway is the recipient of a majority of the generated trips. The generalized service capacity of SW Kanner Highway is 3020. The project impact is 0.33% of the maximum volume of that roadway. SW Kanner Highway is currently operating at a level of service C; it is anticipated to operate at level of service C at buildout (year 2023).

This application satisfies the Adequate Public Facilities Standard; it has 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) (Article 5, Division 1, Section 5.3).

L. Determination of compliance with county surveyor – Engineering Department

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this project as currently proposed.

M. Determination of compliance with engineering, storm water and flood management requirements – Engineering Services Division

Unresolved Issues:

Item #1.

OFF STREET PARKING

1. As previously stated, it appears that a 19-foot one-way drive aisle may be insufficient to accommodate the larger vehicle parking stalls. Although the response to comments indicates an exhibit was provided, it was not included in the resubmittal.
2. As previously stated, the proposed layout does not appear to accommodate fire rescue vehicle circulation. Although an auto turn was provided, the specifications for the fire truck being utilized were not provided. Turning radii must be meet a minimum of 25- feet inside and 45- feet outside. Label all turning radii within the site.
3. The proposed configuration of the extension of SE Parrot Circle does not appear to incorporate the approved existing improvements to the south. A paved driveway apron must be provided for the adjacent parking area that meets the approved configuration. Additionally, the proposed sidewalk configuration must be revised to cross SE Parrot Circle further east. Approved plans for the adjacent connection and parking area are available upon request.
4. As previously stated, provide a site-specific cross section through the southwestern parcel boundary (at retention area) demonstrating how the proposed improvements tie into the approved parking lot for the adjacent restaurant.

Item #2.

STORMWATER MANAGEMENT MATERIALS – FINAL SITE PLAN

As previously stated, the stormwater management report must include the certification language. [LDR Section 4.384.A.2].

Item #3.

STORMWATER MANAGEMENT REPORT – POST DEVELOPMENT

1. As previously stated, off-site flows are present from the existing approved parking lot to the south. and have not been accounted for. The existing dry retention area on the proposed project site was constructed to support the existing parking area, these offsite flows must be accommodated. [LDR Section 4.385.B.6 and Stormwater and Flood Protection Standards for Design and Review 1.4.B.2.b]
2. The nodal diagrams provided in the ICPR report appear to include the use of percolation for flood protection. The use of percolation is only permitted to demonstrate recovery. Provide inflow and outflow columns in time stage runs to demonstrate percolation is not being utilized.
3. Revise recovery analysis to clearly demonstrate how the system will recover half of the water quality treatment volume between 24 hours and five days and 90-percent of entire volume in 12 days from cessation of the storm event. The recovery analysis provided appears to utilize

a hydraulic conductivity rate (24 feet/day) that is not consistent with the drainage in this area. Provide a geotechnical report to support the hydraulic conductivity rate being utilized. [LDR Section 4.385.F.4]

Item #4.

STORMWATER MANAGEMENT – CONSTRUCTION PLANS

1. As previously stated, clearly demonstrate the location and minimum elevation at which the perimeter berm is met on the Paving, Grading, and Drainage Plan. In several locations the berm is not clearly met, as insufficient proposed elevations were provided. For example, the retention area does not include elevations on the plan view, and it is unclear where the perimeter berm is met. The perimeter berm elevation in the stormwater management report is 14.75-feet NAVD88, but the Construction Plans show 14.5-feet NAVD88. Additionally, in several locations the location of the perimeter berm on the plan view does not match the sections.
2. Limits of regrading are still unclear/inconsistent. In many locations it is unclear how the proposed improvements will tie into existing grades without exceeding a 4:1 slope (the addition of a fence does not satisfy this requirement).
3. As previously stated, revise the construction plans to provide provisions for the removal of oils and sedimentation (such as a baffle). Although a construction detail for the baffle was included, the control structure specifications do not reference the requirement for a baffle.

Development Order Conditions:

The Owner is not authorized to haul fill off the site and must coordinate with the County Engineer regarding the routes and timing of any fill to be hauled to the site. The Owner must comply with all County excavation and fill regulations

N. Determination of compliance with addressing and electronic file submittal requirements – Growth Management and Information Technology Departments

Addressing

Findings of Compliance:

The application has been reviewed for compliance with Division 17, Addressing, of the Martin County Land Development Regulations. Staff finds that the proposed site plan / plat complies with applicable addressing regulations. All street names are in compliance. They meet all street naming regulations in Article 4, Division 17, Land Development Regulations. Martin County, Fla. (2023).

Electronic File Submittal

Findings of Compliance:

Both AutoCAD site plan and boundary survey were received and found to be in compliance with Section 10.2.B.2., Land Development Regulations, Martin County, Fla. (2023)

O. Determination of compliance with utilities requirements – Utilities Department

Water and Wastewater Service

Findings of Compliance:

This development application has been reviewed for compliance with applicable statutes and ordinances and the reviewer finds it in compliance with Martin County's requirements for water and wastewater level of service. [Martin County, Fla., LDR, Article 4, Division 6 and 7, (2016)]

Wellfield and Groundwater Protection

Findings of Compliance:

The application has been reviewed for compliance under the Wellfield Protection Program. The reviewer finds the application in compliance with the Wellfield Protection and Groundwater Protection Ordinances. [Martin County, Fla., LDR, Article 4, Division 5] (2016)

P. Determination of compliance with fire prevention and emergency management requirements – Fire Rescue Department

Fire Prevention

Findings of Compliance:

The Fire Prevention Division finds this submittal to be in compliance with the applicable provisions governing construction and life safety standards of the Florida Fire Prevention Code. This occupancy shall comply with all applicable provisions of governing codes whether implied or not in this review, in addition to all previous requirements of prior reviews.

Informational:

NEEDED FIRE FLOW REQUIREMENT FOR WATER SUPPLY BUILDINGS

Identify the Needed Fire Flow Requirements for all buildings / structures. Fire flow calculations shall be prepared by a professional engineer currently licensed in the state of Florida for each newly constructed building. Per Florida Administrative Code section 61G15-32.004

Relocate proposed hydrant to the same side of the road as the FDC.

BDA requirements

Florida Statute (FS) 633.202 – Florida Fire Prevention Code, states that oversight and enforcement of the Two-Way Radio Enhancements Systems/BDAS is the responsibility of the Authority Having Jurisdiction (AHJ), officially known as MCFR Fire Prevention Division.

Reporting Requirements: 1. Perform a pre survey signal strength test per Florida Fire Prevention Code 6th ed. And submit results to the MCFR Fire Prevention Division. 2.If a Two-Way Radio Communication Enhancement System is required, then apply for the appropriate permit within the required time frame and submit to MC Communications Russell Norvell 772-320-3132
rnorvell@martin.fl.us

If you have any questions regarding this notification, please contact the Martin County Fire Marshal's Office at 772-288-5633 or via email at Fire_prev@martin.fl.us.

<https://www.martin.fl.us/resources/bda-codes-and-standards>

NFPA 1: Fire Code -18.2.2.2 Access to Gated Subdivisions or Developments.

The AHJ shall have the authority to require fire department access be provided to gated subdivisions or developments through the use of an approved device or system.

All electric gates and barrier arms entering a Martin County Community and gated Commercial property are required to install a radio transceiver system (www.click2enter.net) and an electric key switch (www.knoxbox.com)

Martin County Fire Rescue utilizes the Knox Access system. www.knoxbox.com
Click2enter Inc. www.click2enter.net

Contact the Fire Prevention office at (772)288-5633 for information

Emergency Management

N/A – Staff review for compliance requirements associated with this area of regulations is not applicable to this project as currently proposed.

Q. Determination of compliance with Americans with Disability Act (ADA) requirements – General Services Department

Unresolved Issues:

As previously stated, provide additional proposed elevations for the sidewalk demonstrating that a 2% cross slope is not exceeded. Not all sidewalk areas are addressed. The response to comments indicates that slopes will not exceed a 2% cross slope, but the plans do not demonstrate this. [LDR Section 4.843.G]

R. Determination of compliance with Martin County Health Department and Martin County School Board

Martin County Health Department

N/A – Staff review for compliance requirements associated with this area of regulations is not applicable to this project as currently proposed.

Martin County School Board

N/A – Staff review for compliance requirements associated with this area of regulations is not applicable to this project as currently proposed.

S. Determination of compliance with legal requirements – County Attorney's Office

Review ongoing.

T. Determination of compliance with adequate public facilities requirements – responsible departments

The following is a summary of the review for compliance with the standards contained in Article 5.32.D of the Adequate Public Facilities, Land Development Regulations (LDR's), Martin County Code for a Certificate of Adequate Public Facilities Reservation.

Potable water facilities (Section 5.32.D.3.a, LDR)

Service provider – Martin County

Findings – positive evaluation

Source – Martin County Utilities

Reference – see Section O of this staff report

Sanitary sewer facilities (Section 5.32.D.3.b, LDR)

Sewer provider – Martin County

Findings – positive evaluation

Source – Martin County Utilities

Reference – see Section O of this staff report

Solid waste facilities (Section 5.32.D.3.c, LDR)

Findings – in place

Source – Growth Management Department

Stormwater management facilities (Section 5.32.D.3.d, LDR)

Findings – pending

Source – Engineering Services Department

Reference – see Section M of this staff report

Community Park facilities (Section 5.32.D.3.e, LDR)

Findings – in place

Source – Growth Management Department

Road facilities (Section 5.32.D.3.f, LDR)

Findings – pending

Source – Engineering Services Department

Reference – see Section M of this staff report

Mass transit facilities (Section 5.32.D.3.g, LDR)

Findings – positive evaluation

Source – Engineering Department

Reference – see section L of this staff report

Public safety facilities (Section 5.32.D.3.h, LDR)

Findings – in place

Source – Growth Management Department

Reference – see Section P of this staff report

Public school facilities (Section 5.32.D.3.i, LDR)

Findings – N/A

Source – Growth Management Department

Reference – see Section R of this staff report

A timetable for completion consistent with the valid duration of the development is to be included in the Certificate of Public Facilities Reservation. The development encompassed by Reservation Certificate must be completed within the timetable specified for the type of development.

U. Post-approval requirements

After approval of the development order, the applicant will receive a letter and a Post Approval Requirements List that identifies the documents and fees required. Approval of the development order is conditioned upon the applicant's submittal of all required documents, executed where appropriate, to the Growth Management Department (GMD), including unpaid fees, within sixty (60) days of the final action granting approval.

Please submit all of the following items in a single hard copy packet and in electronic pdf format (on disk or flash drive) with the documents arranged in the order shown in the list below. The 24" x 36" plans should be submitted rolled and in separate sets as itemized below.

Item	Description	Requirement
1.	Response to Post Approval Requirements List	The applicant will submit a response memo addressing the items on the Post Approval Requirements List.
2.	Post Approval Fees	The applicant is required to pay all remaining fees when submitting the post approval packet. If an extension is granted, the fees must be paid within 60 days from the date of the development order. Checks should be made payable to Martin County Board of County Commissioners.
3.	Recording Costs	The applicant is responsible for all recording costs. The Growth Management Department will calculate the recording costs and contact the applicant with the payment amount required. Checks should be made payable to the Martin County Clerk of Court.

Item	Description	Requirement
4.	Warranty Deed	One (1) copy of the recorded warranty deed if a property title transfer has occurred since the site plan approval. If there has not been a property title transfer since the approval, provide a letter stating that no title transfer has occurred.
5.	Unity of Title	Original and one (1) copy of the current Unity of Title in standard County format if a property title transfer has occurred since the site plan approval. If there has not been a property title transfer since the approval, provide a letter stating so that no transfer has occurred.
6.	Construction Plans	One (1) 24" x 36" copy of the approved construction plans signed and sealed by the Engineer of Record licensed in the State of Florida. Rolled.
7.	Approved Final Site Plan	One (1) copy 24" x 36" of the approved final site plan.
8.	Approved Landscape Plan	One (1) 24" x 36" copy of the approved landscape plan signed and sealed by a landscape architect licensed in the State of Florida.
9.	Approved Elevations	One (1) 24" x 36" copy of the approved elevation drawings signed and sealed by a licensed architect.
10.	Digital Copy of Site Plan	One (1) digital copy of site plan in AutoCAD 2010 – 2014 drawing format (.dwg). The digital version of the site plan must match the hardcopy version as submitted.
11.	Engineer's Design Certification	Original of the Engineer's Design Certification, on the County format, which is available on the Martin County website, signed and sealed by the Engineer of Record licensed in the State of Florida.
12.	Water & Wastewater Service Agreement	Original and one (1) copy or two (2) copies of the executed and signed Water and Wastewater Service Agreement with Martin County Utilities and one (1) copy of the payment receipt for Capital Facility Charge (CFC) and engineering and recording fees.
13.	Flash/Thumb Drive	One (1) blank flash/ thumb drive for digital file recording.

V. Local, State, and Federal Permits

Approval of the development order is conditioned upon the applicant's submittal of all required applicable Local, State, and Federal Permits to Martin County prior to scheduling the pre-construction meeting.

W. Fees

Public advertising fees for the development order will be determined and billed subsequent to the public hearing. Fees for this application are calculated as follows:

<i>Fee type:</i>	<i>Fee amount:</i>	<i>Fee payment:</i>	<i>Balance:</i>
Application review fees:	\$9,127	\$9,127	\$0.00
Inspection fees:	\$4,000		\$4,000
Advertising fees *:			
Recording fees **:			
Impact fees***:			

* Advertising fees will be determined once the ads have been placed and billed to the County.

** Recording fees will be identified on the post approval checklist.

***Impact fees are required at building permit.

X. General application information

Applicant:	Land America 225 LLC David Cloran 101 Puglieses Way 2nd FL Delray Beach, Florida 33444 561-454-1625 azurita@puglieseco.com
Owner:	Land America 225 LLC David Cloran 101 Puglieses Way 2nd FL Delray Beach, Florida 33444 561-454-1625 azurita@puglieseco.com
Agent:	HJA Design Studio, LLC Erika Beitler 50 SE Ocean Boulevard, Suite 101 Stuart, Florida 34994 772-678-7200 erika@hjastudio.com

Engineer of Record: Bowman Consulting
Richard Barnes
301 SE Ocean Boulevard, Suite 301
Stuart, Florida 34994
772-678-4035
rbarnes@bowmanconsulting.com

Y. Acronyms

ADA	Americans with Disability Act
AHJ	Authority Having Jurisdiction
ARDP	Active Residential Development Preference
BCC	Board of County Commissioners
CGMP	Comprehensive Growth Management Plan
CIE	Capital Improvements Element
CIP	Capital Improvements Plan
FACBC	Florida Accessibility Code for Building Construction
FDEP	Florida Department of Environmental Protection
FDOT	Florida Department of Transportation
LDR	Land Development Regulations
LPA	Local Planning Agency
MCC	Martin County Code
MCHD	Martin County Health Department
NFPA	National Fire Protection Association
SFWMD	South Florida Water Management District
W/WWSA	Water/Wastewater Service Agreement

Z. Attachments