



MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW

STAFF REPORT

A. *Application Information*

HIGHPOINTE PUD PHASE 2 FINAL SITE PLAN

Applicant:	Pulte Home Company LLC, Garrett Dinsmore
Property Owner:	Christ Fellowship Inc.
Agent:	Cotleur and Hearing, Daniel T. Sorrow, AICP
County Project Coordinator:	Allison Rozek, Principal Planner
Growth Management Director:	Paul Schilling
Project Number:	C148-012
Record Number:	DEV2022060022
Report Number:	2023_0713_C148-012_Staff_Report_Final
Application:	07/21/2022
Transmitted:	07/25/2022
Staff Report:	10/31/2022
Application:	02/10/2023
Transmitted:	02/22/2023
Staff Report:	04/08/2023
Application:	04/04/2023
Transmitted:	04/05/2023
Draft Staff Report:	07/13/2023

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B. *Project description and analysis*

This is a request by Cotleur & Hearing, on behalf of Pulte Home Company LLC, for approval of a Highpointe PUD Phase 2 Final Site Plan to develop 190 single-family homes, an amenities center, and associated infrastructure. The 145.31-acre Phase 2 site is located along SW Pratt Whitney Road on the northwest corner of Prat Whitney and Bulldog Way, within the Secondary Urban Service District, in Stuart. Included in this application is a request for a Certificate of Public Facilities Reservation.

C. Staff recommendation

Development applications must demonstrate compliance with the Comprehensive Plan, the Land Development Regulations, and the Code prior to approval by the decision-maker. Various county departments/division participate in the development review process to ensure the applicable requirements and development review procedures have been met. Department findings of compliance are identified in Sections F through T of this report. The current department review status of the various sections is as follows:

Section	Division or Department	Reviewer	Phone	Assessment
F	Comprehensive Plan	Allison Rozek	288-5931	Non-Comply
G	Development Review	Allison Rozek	288-5931	Non-Comply
H	Urban/Commercial Design	Allison Rozek	288-5931	N/A
H	Community Redevelopment	Allison Rozek	288-5931	N/A
I	Property Management	Ellen MacArthur	288-5794	N/A
J	Environmental	Shawn McCarthy	288-5508	Non-Comply
J	Landscaping	Karen Sjoholm	288-5909	Non-Comply
K	Transportation	Lukas Lambert	221-2300	Comply
L	County Surveyor	Tom Walker	288-5928	N/A
M	Engineering	Stephanie Piche	223-4858	Pending
N	Addressing	Emily Kohler	288-5692	Comply
N	Electronic File Submission	Emily Kohler	288-5692	Comply
O	Water and Wastewater	James Christ	320-3034	Non-Comply
O	Wellfields	James Christ	320-3034	Comply
P	Fire Prevention	Doug Killane	288-5633	Comply
P	Emergency Management	Sally Waite	219-4942	N/A
Q	ADA	Stephanie Piche	223-4858	Pending
R	Health Department	Nicholas Clifton	221-4090	N/A
R	School Board	Mark Sechrist	219-1200	Comply
S	County Attorney	Elysse Elder	288-5925	In Progress
T	Adequate Public Facilities	Allison Rozek	288-5931	Pending

D. Review Board action

A Final Site Plan within an existing PUD application meets the threshold criteria for processing as a major development and requires one public meeting before the Board of County Commissioners (Board), who will take final action on the request, pursuant to Table 10.5.F.9., LDR, Martin County, Fla. (2019).

Pursuant to Sections 10.1.E. and 10.2.B.2, Land Development Regulations, Martin County, Fla. (2019), it shall always be the applicant's responsibility to demonstrate compliance with the Comprehensive Growth Management Plan (CGMP), Land Development Regulations (LDR) and the Code of Ordinances. The applicant is required to re-submit materials in response to the unresolved issues identified within this report.

E. Location and site information

Phase 2 Site Address: 10205 SW Pratt Whitney Rd
Future Land Use/Zoning: Estate Density (1unit/acre)
Zoning: PUD
Gross Area of Phase 2 Site: 145.31 acres

Figure 1: Location Map



Figure 3: Land Use Map

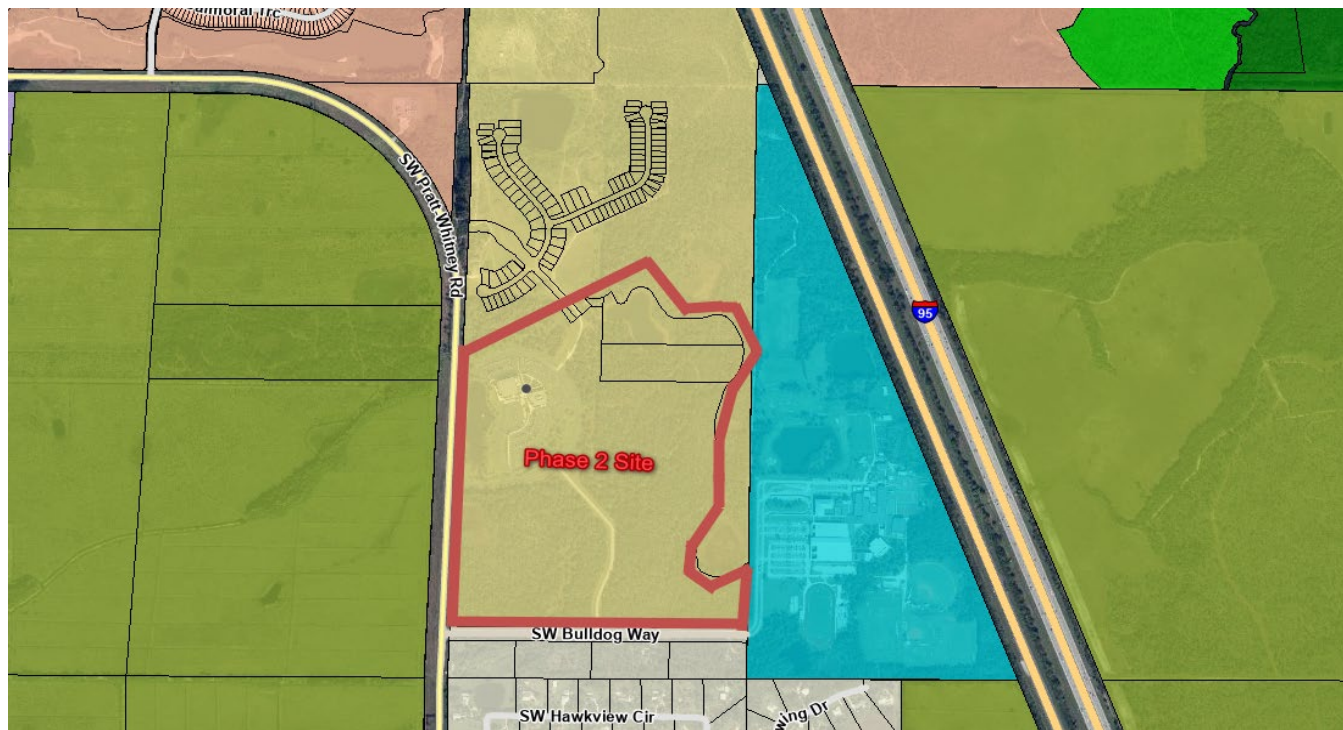
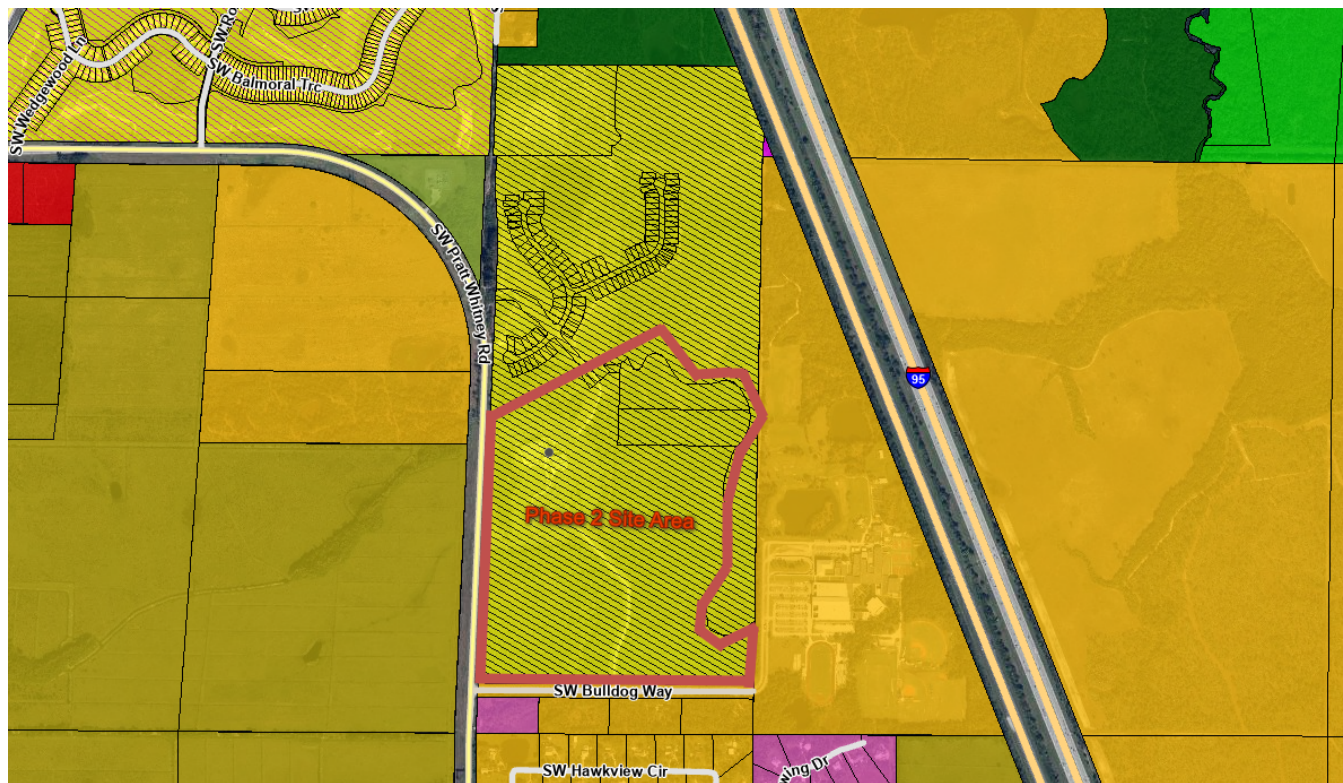


Figure 4: Zoning



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

Unresolved Issues

1. Pursuant to Sections 10.1.E. and 10.2.B.2, Land Development Regulations, 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 of Ordinances.
2. 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: Application Materials

1. For the next round, combine the PUD Amendment w/ Revised Master Plan and the Phase 2 Final Site Plan into one response submittal. Title document, *Highpointe PUD (2nd Amendment) with a Revised Master Site Plan and a Phase 2 Final Site Plan*.
2. Per Article 5, Section 5. Submit request for a Certification of Public Facilities Reservation for the Highpointe PUD Phase 2 Final Site Plan.

Item #2: Final Site Plan Data Tables

1. Add the following statement to the Site Data Table, *Maximum Residential Units Allowed for Phase 2 = 190*.
2. Delete the *parking required and parking provided* rows under the Site Data Phase 2 title, as these are addressed elsewhere on the site plan.
3. There are different total impervious/pervious surface area for Phase 2 and overall. Please correct.
4. Under the Phase 2 pervious/impervious calculations, remove the words, *(not included in the PUD)*, after the category, Christ Fellowship Site.

5. The minimum lot size identified on the Master Site Plan (4800 sq/ft) and Phase 2 Final Site Plan (6000 sq/ft) differ. Please correct.
6. Identify how many accessible parking spaces are required for Phase 2.
7. The Phase 2 Final Site Plan depicts 4 accessible parking spaces; however, the data table identifies 3 spaces. Please correct and identify van accessible spaces, if applicable.

Item #3: Final Site Plan Layout/Content

1. Add Highpointe PUD - Phase 2 Final Site Plan in the title bar.
2. Under the Project Team section, change the title, Owner/Client to, Applicant and the Owner as, Christ Fellowship Church Inc.
3. Identify the number of parking spaces required for residential in the parking data table along with the amenity areas including the ADA spaces provided (in the table and on the plan).
4. Identify the number of parking spaces required and display those provided for the model homes and sales center and including the ADA spaces provided (in the table and on the plan).
5. Please change the word, *handicap* to *accessible* when referencing ADA accommodations.
6. For the 6-foot masonry wall, provide the location and dimensions in the detail box, and identify the location of the wall on the site plan.

Information #1:

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 the urban design and community redevelopment requirements – Community Development Department

Community Redevelopment

Finding of Not Applicable (N/A)

Staff finds review for compliance is not applicable to this project, as it does not contain commercial development.

Commercial Design

Finding of Not Applicable (N/A)

Staff finds review for compliance is not applicable to this project, as it does not contain commercial development.

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

Property Management

Finding of Not Applicable (N/A)

Staff finds review for compliance is not applicable to this project, as currently proposed.

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

Environmental

Unresolved Issues

Unresolved Issues:

Item#1: Littoral and Upland Transition Zones

The littoral and upland transition zone (UTZ) calculations for the required areas (sq. ft.) shown on the landscaping plan are incorrect and do not meet county code. The calculations shall be based on 10 sq. ft. of both littoral and UTZ area for every one linear foot of lake perimeter. Please correct accordingly and show the required littoral and UTZ areas on both the landscaping and final site plans.

Item#2: Preserve Area Table and Area Calculations

The separate application for the 2nd Amendment of the PUD (DEV2022100013) and revised master site plan states that there is a preserve area acreage discrepancy that is being corrected with that application. Based on this issue, are the preserve area calculations shown on the Phase 2 final site plan with this application correct or do they need to be revised? Please explain and correct if necessary.

In addition, the preserve area table layout should be identical to the proposed master site plan. Only the acreages will be different based on the preserve area acreages within each phase. Please revise this table to be consistent with the proposed MSP.

Informational Comment:

After a county development order is issued, the property owner and/or agent is responsible for obtaining a gopher tortoise relocation permit from Florida Fish and Wildlife Conservation Commission (FWC). All necessary permits, or a current 100% gopher tortoise survey showing no gopher tortoises exist onsite, shall be submitted to the growth management department, environmental division for review. The gopher tortoise survey shall be no greater than 90 days old at the time of review. No land clearing will be authorized until this information is received. No land clearing, including installation of erosion control barricades, can take place prior to the pre-construction meeting.

Landscaping

Unresolved Issues

The Landscape Site Data is very confusing and states that the developed area for Phase 2 is 56.5 acres. However, a tally of open space, lots, pavement, amenity center, and lakes equals 99,29 acres. This calculation includes omission of the “institutional use” (church 28.28 ac), preserves (17.74 ac.). Please explain and clarify phase area calculations. Reconciliation of site areas will need to be corrected before quantity of required trees can be calculated.

Review the tree mitigation table to verify that mitigation for trees removed which are > 24” dbh includes compensation to satisfy the larger tree replacement size requirements.

Item #2: Tree Requirements

Phase 1 landscape plantings included sufficient quantities to satisfy tree requirements on the single-family lots. This submittal states that 1 street tree per lot is being utilized towards the lot tree requirements. Based on acreage of lots, 603 trees are required to satisfy code requirements for lots. A total of 1,441 trees are required for 99.29 acres of development area. Note that *Jatropha* and *Ligustrum* do not meet minimum tree size and cannot be counted towards required trees. Verify tree calculation. See also Item #1 above.

Item #3: Site Plan Consistency

The Preserve Area table indicates that there is 3.98 acres of “native landscape area to remain” in this phase. A rough calculation by scaling of the 50 and 80’ widths buffers along SW Pratt-Whitney Road and Bulldog Rd. equals approximately 5.90 acres. Review and verify site data calculations.

Item #4: Lake Plantings

Calculations shown for lake littoral zones and upland transition zones are incorrect. The calculations indicate that 10 sf of each is required for the lf of lake perimeter. However, while it is acceptable to establish these along a minimum of 50% of the lake perimeter, width of the areas must increase to 20 ft. The landscape data for the lake plantings shows the required data to be half of lake perimeter but only at a 10' width.

Data states that littoral zone areas for the 4 lakes provided equals 300,245 sq.ft. Plant quantities proposed for these littoral shelves, at spacing proposed will only cover 66,132 sq. ft. Review and verify plant quantities.

Correct the calculations for required and proposed sq. footage of plantings.

Trees quantities required are also incorrect and sufficient number of trees have not been provided. The correct calculation should be 1 tree per 500 sq. ft of both littoral and upland planting areas.

The upland transition zone may consist of preserved or planted vegetation but shall include trees, understory, and ground cover of native species only. The upland transition zones only include canopy and groundcover species. All 3 strata must be provided, add shrub species to the upland transition zones.

Revise the site plan to add the littoral and upland transition zone areas to be provided.

Add a note that lake maintenance shall be conducted in accordance with the Lake Area Management Plan (LAMP) approved with Phase 1.

Confirm that construction plans shall be adjusted from the typical lake cross-section for consistency and to provide for the expanded littoral zones proposed.

Prior to CO, an as-built survey to verify acreages of planted littoral zones shall be required.

Item #6: Notes

Note #3 on Sheet 1 of 9 states that maintenance shall be conducted to prevent re-establishment of prohibited exotic species within preserve areas, planted landscape areas, lake littoral areas, and stormwater management areas. Change the description of "planted" landscape areas to designated landscape areas. Clarify that the buffer areas consisting of preserved native vegetation will be maintained in accordance with requirements in the PAMP and the littoral and upland transition areas shall be maintained in accordance with the LAMP.

Clarify the note on Sheet 9 that trees can only be replaced in accordance with the PUD Agreement.

Item #7: Buffer Augmentation (If Necessary)

Remove reference to a 100 ft. section and specific plant quantities. It is not expected that there will be large areas needing restoration. Quantities will be determined based on walk-through with County staff.

Item #8: Plant Schedule

Correct the classification of the Philodendron Xanadu as a native species.

Iris versicolor is native to northern North America south to Virginia, please specify species native to Florida.

K. Determination of compliance with transportation requirements - Engineering Department

Traffic

Finding of Compliance

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

Staff has reviewed the Traffic Statement prepared by O'Rourke Engineering and Planning, dated October 2020. O'Rourke Engineering and Planning stated that the site's maximum impact is 130 directional trips during the PM peak hour.

Staff finds that SW Pratt Whitney Road is the recipient of a majority of the generated trips. The generalized service capacity of SW Pratt Whitney Road is 800. The project impact is 16.25% of the maximum volume of that roadway. SW Pratt Whitney Road is currently operating at a level of service C; it is anticipated to operate at level of service C, at buildout (year 2029).

L. Determination of compliance with county surveyor - Engineering Department

Survey

Finding of Not Applicable (N/A)

Staff finds review for compliance is not applicable to this project, as currently proposed.

M. Determination of compliance with engineering, storm water and flood management requirements - Engineering Service Division - RECENT CHANGE, MAKE SURE THIS IS CORRECT

Engineering

Unresolved Issues- Forthcoming

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

Addressing

Finding 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. (2021).

Electronic Files

Finding of Compliance

Staff review for compliance requirements associated with this area of regulations found the project complies, as currently proposed.

O. Determination of compliance with utilities requirements - Utilities Department

Water and Wastewater

Unresolved Issues

Item #1: Drawings Must Be Approved

1. The construction drawings must be approved by the Utilities and Solid Waste Department prior to sign off by the Department of permit applications and agreements. [ref. Martin County Water and Wastewater Service Agreement. 6. Obligations of Developer, Paragraph 6.1]

Item #2: Water Service Agreement

1. The applicant must submit an executable, final draft water and wastewater service agreement to the Growth Management Department for review by the Legal and Utilities departments prior to approval of the scheduling of a Pre-construction meeting. The 'Water and Wastewater Service Agreement' must be executed, and the applicable fees paid within sixty 60 days of final Martin County approval of the request.

Wellfield Protection

Finding 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 Rescue

Finding of Compliance

Staff review for compliance requirements associated with this area of regulations found the project complies, as currently proposed.

Emergency Management

Finding of Not Applicable (N/A)

Staff finds review for compliance is not applicable to this project, as currently proposed.

Q. Compliance with Americans with Disability Act (ADA) Requirements - General Services

ADA

Finding of Compliance

Staff review for compliance requirements associated with this area of regulations found the project complies, as currently proposed.

R. Compliance with Martin County Health Department and Martin County School Board

Martin County Health Department

Finding of Not Applicable (N/A)

Staff finds review for compliance is not applicable to this project, as currently proposed.

Martin County School District

Finding of Compliance

Staff review for compliance requirements associated with this area of regulations is found it to comply, as currently proposed. *See Attachment #1*



Martin County School District General School Capacity Analysis

This general analysis is completed to meet the development review policies specified in Section 6.2.6 of the Martin County, City of Stuart, and Martin County School Board Interlocal Agreement for School Facilities Siting and Planning, and Section 17.7 Public School Facilities Element of the Martin County Comprehensive Plan.

Applicant/Project: Pulte Group – Daniel Sorrow, 561-747-6336
Project Name: Highpointe Phase 2
Parcel # - Various
Date: May 22, 2023
Request: Request for a General School Capacity Analysis for Phase 2, 190 unit community on 145.31 acres (321+/- total acres), located on SW Pratt Whitney Rd and SW Bulldog Way

Student Generation Calculation:

Residential Units	190
Current Student Generation Rate	.1987
Elementary 61%	23
Middle 22%	8
High 17%	7
Total Forecasted Students	38

School Zone Enrollment & Permanent Capacity:

Enrollment Numbers below reported from FOCUS, Projections through School District CIP Application

CSA	2022-2023 (as of 2/10/23) Enrollment	2024-2025 COFTE Projected Enrollment	2024-2025 LOS Concurrency Capacity
South Zone – Crystal Lake Elementary School	435	413	836
South Zone – Anderson Middle School	1024	1076	1381
South Zone – South Fork High School	1773	1781	2114

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Comments: This General School Capacity Analysis shall be used in the evaluation of a development proposal but shall not provide a guarantee that the students from the above-referenced project will be assigned to attend the particular school(s) listed. The analysis indicates the elementary, middle and high school enrollment is projected to meet the Concurrency (LOS) Level of Service capacity.

A School Concurrency Review is completed for Final Site Plan applications that include residential units.

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

Legal
Review On-Going

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

Unresolved Issues

Section 5.32.D A **certificate of public facilities reservation** is required with a final development order to ensure that adequate public facilities will be available to service the development concurrent with the impacts of development.

The following is a summary of the review for compliance with the standards contained in Article 5.7.D of the Adequate Public Facilities LDR for a Certificate of Adequate Public Facilities Reservation.

Potable Water Facilities (Section 5.32.D.3.a, LDR)

Service provider – Martin County Utilities

Finding: PENDING

Reference: Section O of this staff report

Sanitary Sewer Facilities (Section 5.32.D.3.b, LDR)

Service provider – Martin County Utilities

Finding: PENDING

Reference: Section O of this staff report

Solid Waste Facilities (Section 5.32.D.3.c, LDR)

Service provider: Martin County Utilities

Finding: PENDING

Reference: Section O of this staff report

Stormwater Management Facilities (Section 5.32.D.3.d, LDR)

Service provider: Martin County Utilities

Finding: PENDING

Reference: Section M of this staff report

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

Service Provider: Martin County Public Works

Finding: IN-PLACE

Reference: Section J of this staff report.

Roads Facilities (Section 5.32.D.3.f, LDR)

Service Provider: Martin County Public Works

Finding: IN-PLACE

Reference: Section K of this staff report

Mass Transit Facilities (Section 5.32.D.3.g, LDR)

Service Provider: Martin County Public Works

Finding: IN-PLACE

Reference: Section K of this staff report

Public Safety Facilities (Section 5.32.D.3.h, LDR)

Service Provider: Martin County Sheriff and Fire Departments

Finding: IN-PLACE

Reference: Section P of this staff report

Public School Facilities (Section 5.32.D.3.i, LDR)

Service Provider: Martin County School District

Finding: IN-PLACE

Reference: Section R of this staff report

PLEASE NOTE: The positive evaluation of adequate public facilities is provided for informational purposes only and provides no assurance or guarantee that sufficient facility capacity will be available to accommodate a proposed development. If the subject property is to be developed in discrete geographical phases, the approval of a final development order for one phase grants or implies no right to the approval of a final development order for any other discrete phase.

***To be addressed at post:**

Development Completion Timetable. The following language will be added to the development order, “Construction of all site improvements must commence within 1 year be completed within two (2) years of any future Final Site Plan approval. All construction must be completed within 7 years of Master Site Plan approval”

U. Post-approval requirements

Approval of the development order is conditioned upon submittal of all required documents and unpaid fees to the Growth Management Department within 60 days of the final action granting project approval. You will receive a letter transmitting a list of post approval items that need to be submitted. The list will include the documents and fee amounts specific to the approved development order.

All documents shall be submitted in a single paper copy packet and arranged in the order listed below, AND in pdf format saved to a flash drive. Large format plans (24” x 36”) must be rolled, not folded, and submitted digitally on a flash drive in the original .dwg/CAD format.

Post Approval Submittal Requirements

Item	Description	Requirement
1.	Post Approval Requirements List	After approval the applicant will receive a letter and a Post Approval Requirements List that identifies the documents and fees required. The applicant will return the Post Approval Requirements List along with the required documents in a packet with the documents arranged in the order shown on the 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.
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 Building Elevations	One (1) 24' x 36' copy of the approved building design elevations.
10.	Approved Construction Schedule	Original of the construction schedule.

Item	Description	Requirement
12.	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.
13.	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 Regional Utilities and one (1) copy of the payment receipt for Capital Facility Charge (CFC) and engineering and recording fees.
14.	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

Fees for this application are calculated as follows:

<u>Fee type:</u>	<u>Fee amount:</u>	<u>Fee payment:</u>	<u>Balance:</u>
Application	\$9,127.00	\$9,127.00	\$0.00
Advertising*	TBD	TBD	TBD
Recording**	TBD	TBD	TBD
Inspection	\$4,000	\$0	\$4,000
Impact***	TBD	TBD	TBD

* Advertising fees will be determined once the ads have been placed and billed to the County.
 ** Recording fees will be determined by the County Clerk and remitted to Growth Management.
 *** Impact fees are determined in post and remitted to the county at time of building permit.

X. General application information

Owner: Christ Fellowship Church Inc., Stephan Austin

5343 Northlake Boulevard
Palm Beach Gardens, Florida 33418
(561) 776-3209
Steve.austin@christfellowship.com

Applicant: Pulte Home Company LLC, Garrett Dismore
1475 Cetrepark Blvd., Suite 140
West Palm Beach, Florida 33401
(304) 290-6022
Garrett.dinsmore@pulte.com

Agent: Cotleur and Hearing, Daniel T. Sorrow, AICP
1934 Commerce Ln, Suite 1
Jupiter, FL 33458
561-747-6336
dsorrow@cotleur-hearing.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

N/A