



MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW

STAFF REPORT

A. Application Information

DISCOVERY PUD PHASE 1B FINAL SITE PLAN

Previous Title(s) of the Project:	Hobe Sound Polo Club Grove XXIII Golf Club
Property Owner:	Becker B-14 Grove LTD & Hobe Sound Equestrian LLC
Applicant:	Same as owner
Agent:	Lucido & Associates, Morris Crady, AICP
County Project Coordinator:	Allison Rozek, Principal Planner
Growth Management Director:	Paul Schilling
Project Number:	H123-023
Record Number:	DEV2022020010
File Name:	2023-0202_H123_023_Staff_Report_Final
Dev Application Received:	07/14/2022
Transmitted:	07/14/2022
Draft Staff Report:	01/31/2023
Final Staff Report:	02/02/2023

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B. Project Description

This is a request by Lucido & Associates, on behalf of Becker B-14 Grove LTD, Hobe Sound Equestrian LLC, and Discovery Land Company for approval of the Discovery PUD Phase 1B Final Site Plan which includes earthwork, site excavation, and mass grading of the pre-development site. No road, pavement, building or other hard improvements are being proposed in this phase of the project. The master site is approximately 1,531 acres, located 2 miles north of SW Bridge Road and 1 mile east of I-95, in Hobe Sound. The project is located outside the Urban Service District; however, once the Rural Lifestyle future land use designation goes into effect, the Discovery PUD master site will be eligible for urban services including water and sanitary sewer. Included with the development application is a request for a **Certificate of Public Reservation.**

C. Reviewing Agency Findings

Development applications must demonstrate compliance with the Comprehensive Plan, the LDR 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.

The specific findings and conclusion of each review agency related to this request are identified in Sections 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 Pan	Allison Rozek	288-5931	Non-Comply
G	Dev. Review/Site Design	Allison Rozek	288-5931	Non-Comply
H	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 Sjöholm	288-5909	Non-Comply
K	Transportation	Lukas Lambert	221-2300	Comply
L	County Surveyor	Tom Walker	288-5928	N/A
M	Engineering	Michelle Cullum	288-5512	Non-Comply
N	Addressing	Emily Kohler	288-5692	Comply
N	Electronic File Submission	Emily Kohler	288-5692	Comply
O	Utilities/Water/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	Michelle Cullum	288-5512	Comply
R	Health Department	Nicholas Clifton	221-4090	N/A
R	School Board	Brian Allen	219-1200	N/A
S	County Attorney	Elysse Elder	288-5925	On-Going
T	Adequate Public Facilities	Allison Rozek	288-5931	In-Progress

D. Action Required for Approval

This application is to review proposed earthwork associated with a new development by means of a Final Site Plan within an approved PUD. As such, this proposal meets the threshold requirements to be classified as **Major** development, pursuant to Table 10.2.C.1.B., LDR, Martin County, Fla. (2019), and requires one public meeting.

The public meeting shall be before the Board of County Commissioners, who will take final action on the request, pursuant to Table 10.5.F.9., LDR, Martin County, Fla. (2019).

Staff has reviewed this application and identified one or more unresolved issues; therefore, the proposed development **does not yet comply** with the Martin County Comprehensive Plan.

The applicant is **required to re-submit materials** to resolve the issue(s) and bring the project into full compliance with Martin County regulations.

Re-submitted materials will be transmitted to the various county departments for another round of review. Upon review completion, a revised staff report will be sent to the applicant and a meeting will be scheduled.

E. Site Location and Information

PUD Master Site

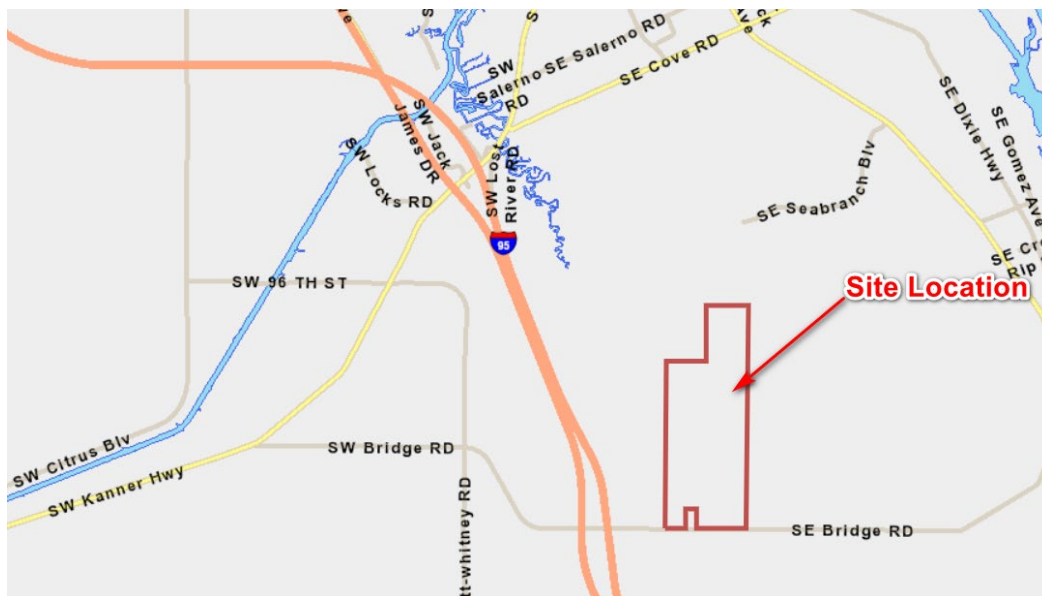
Site Location:	North of Bridge Road, 1 mile east of I-95 Hobe Sound, Martin County
Land Use:	Proposed Rural Lifestyle and Rural Density*
Zoning:	Proposed PUD
Gross Area of the Master Site:	1,531 acres

**Consistent with the approved Discovery PUD Agreement and Master Plan; however, contingent upon the Comprehensive Plan Amendment for the Rural Lifestyle Future Land Use going into effect.*

Phase 1B Final Site

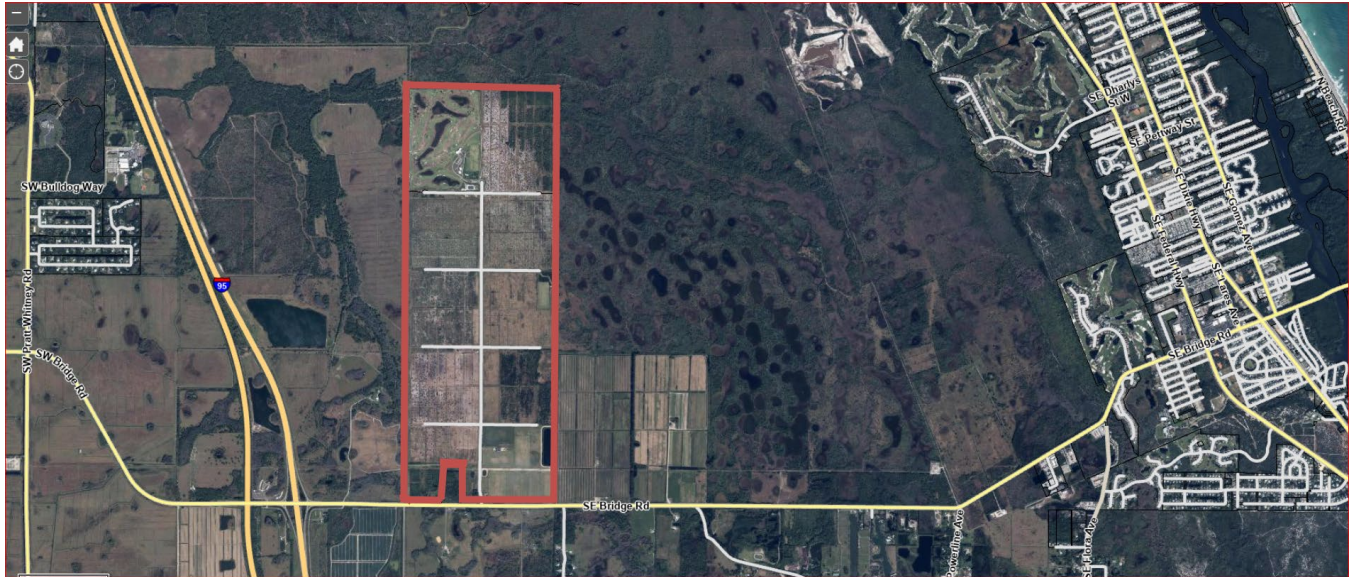
Same as the Master Site

Figure 1: Location Map (master/final site)



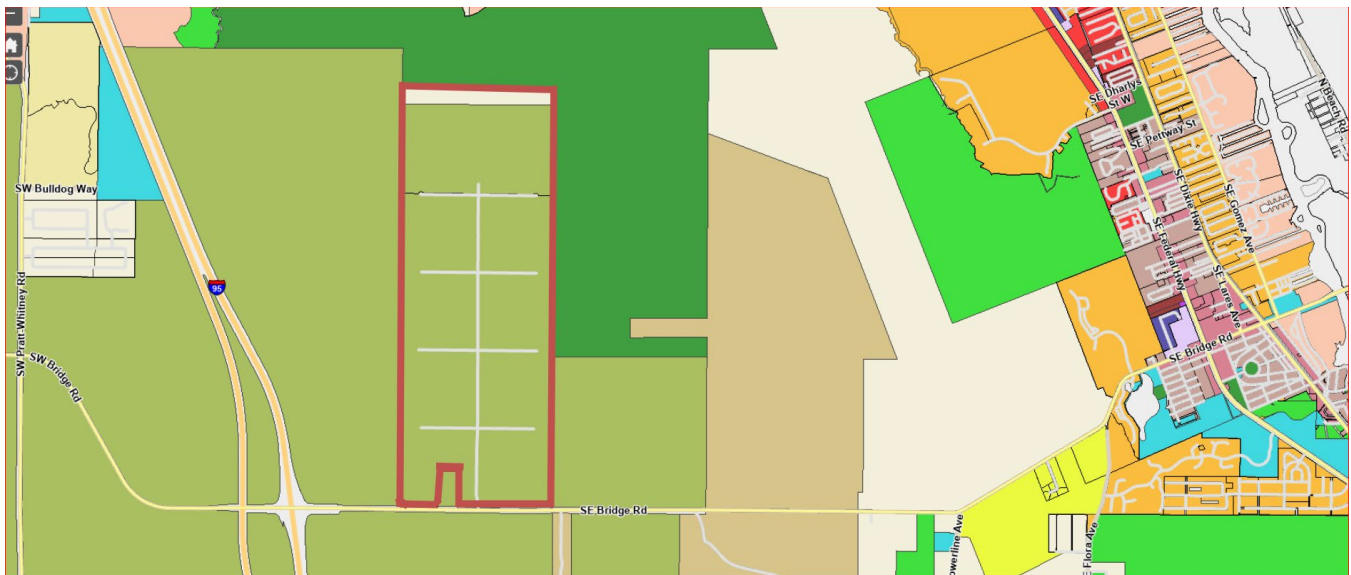
** Major Roads: Bridge Road to the south, I-95 to the west

Figure 2: Arial Map (master/final site)



** Major Roads: Bridge Road to the south, I-95 to the west

Figure 3: Land Use (master/final site)



**Surrounding Land Uses: Recreations, Agriculture, Rural Density

- Clarify whether the Exhibit A: Legal Description, as submitted, encompasses all property within the approved PUD. If so, change the title to read, **Legal Description – Discovery PUD**. If not, please provide.

Item #3: Phase 1B Final Site Plan & Construction Plans

- In the construction plan notes, include the full name of each entity, followed by (acronym) when listing the entity for the first time.
- In the construction plan notes, Section 3, delete the sentence starting with “Construction consists of single-family residential units,” and remove residential lot numbers and dimensions, as there are no residential units proposed in Phase 1B.

Item #4: Phase 1B Final Site Plan - Data Table

The Data Tables in the master site plan, final site plan, and construction plans are inconsistent. To correct the inconsistency and demonstrate compliance, an application for a Revised Master Site Plan must be submitted with revised Data Tables. The Revised Master Site Plan and the Phase 1B Final Site Plan will be concurrently reviewed and forwarded for BOCC approval.

- Submit revised master site plan, final site plan, and construction plans with data tables that demonstrate consistency for the following site data and calculations:
 - Acreage of all land use types
 - Acreage of lake area 1 and 2 and the total
 - LF of lake perimeter for lakes 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and the total
 - SQ of littoral areas for lakes 1, 2, 3, 5, 6, 7, 9, 10 and the total
 - LF of littoral perimeter for lakes 6, 7, 9, 10 and the total
- Data table titles and categories needs to remain consistent throughout the master, final and construction plans to enable a determination of compliance. Update the documents consistently

Update the title of the Final Site Plan, Site Area Calculations and Legend Table, the Master Site Plan Land Use Summary Table, and Construction Plan Site Date: Total Area Table, to **Site Area Calculations by Land Use**,

- Update Impervious/Pervious calculations based on construction plans, clarify which category includes the imperious/pervious calculations for the 10 golf cottages, change title of the related site calculation table in the master plan to **Site Calculations: Impervious/Pervious Surface**, and add Site Calculations: Impervious/Pervious Surface Tables to the final site plan.

H. Compliance with Commercial Design Requirements (Article 20) and Community Redevelopment Design Standards – Growth Management and Community Redevelopment Authority

Finding of Not Applicable (N/A) – Commercial Design

Staff finds review for compliance with regulations and requirements of this section is not applicable to the project, as currently proposed.

No road, pavement, building or other hard improvements are being proposed.

Finding of Not Applicable (N/A) - Community Redevelopment

Staff finds review for compliance with regulations and requirements of this section is not applicable to the project, as currently proposed.

The site is not located within the CRD boundary and no road, pavement, building or other hard improvements are being proposed.

I. Compliance with Property Management Requirements - Engineering

Finding of Not Applicable (N/A)

Staff finds review for compliance with regulations and requirements of this section is not applicable to the project, as currently proposed.

No dedication of right of way is required or proposed.

J. Compliance with Environmental and Landscaping Requirements - Growth Management

Unresolved Issues - Environmental

Item#1: Site Plan Consistency

The geometry and area of the HRA shown on the proposed phase 1B final site plan differs from the proposed master site plan and the documents contained in the HRMP document. All plans and documents shall be consistent.

- Please make the necessary changes to the various plans and documents to ensure plan consistency.

Item#2: PUD Agreement

Under Section 16 'Public Benefits', it is stated the OWNER shall dedicate the HRA to the Hobe St. Lucie Conservancy District for perpetual maintenance responsibility and management in accordance with the restoration plan. The HRMP states that a sub-contractor of the Hobe St. Lucie Conservancy District will assume control of long-term maintenance of the HRA.

- Please clarify whether the long-term maintenance be contracted to an environmental firm that specializes in restoration work.
- Please specify that a sub-contractor specializing in habitat restoration work will maintain the HRA. Please also specify this in the PUD agreement.
- An updated draft PUD agreement was not part of the round 2 submittal for this application.

Unresolved Issues - Landscaping

Item #1: Standard Application Requirements

- Provide discreet landscape plans with planting quantities for the construction of the following Phase 1B landscaping elements:
 - Lake construction
 - Site excavation and grading activities including golf course and residential areas
 - Drainageways
 - Lake interconnections and lake littoral zones
 - Upland transition areas and habitat restoration areas
 - Construction of 18-hole golf course and short course
- Because the Phasing Plan indicates buffers are part of Phase 1B, yet the response letter states the 100-ft buffer(s) along the east and west property lines are not part of Phase 1B rather trees will be planted in preparation for future buffer establishment, please add a footnote to the Master Plan stating, ***Buffer improvements and additional landscaping within buffer areas will be submitted for approval with the applicable construction phase.**
- In the Data Table, Buffer Open Space Section, please clarify whether the 5,403,090 sq. ft claimed encompasses the 100 ft buffer tracts and whether they are proposed to be utilized as compensation for golf course and lake developed area.
- In the Data Table, landscape plantings utilize 1,076,740 sq ft; please clarify what comprises the balance of the 5,403,090 sq ft.
- Clarify whether the landscape areas proposed adjacent to the future roadways are compensation for the road development.
- The Phase 1B cross-sections are not consistent with the Master Plan cross-sections as related to location of utilities and potential conflicts with landscaping. Clarify what structures/elements are proposed within the multipurpose landscape easements (in addition to the pedestrian paths, bridle trails, and cart paths already identified).
- When submitting future phases, compliance determination will require additional information regarding composition of the “Multipurpose landscape easement, native landscape, native transitional landscape, and naturalized rough.”

Item #2: Landscape Buffer Yard Requirements

Landscaped buffer yards are required between differing land uses and along certain transportation corridors. It is the intent of the code to encourage the preservation of existing vegetation for use in buffers as opposed to clearing and replanting designed landscapes. [Section 4.663.B., LDR]

- Label width of the buffer tracts. If installation of these buffers is to be phased, please identify limits of these specific phases and associated activities.
- Area calculations for overall buffer areas and open space are confusing. Please explain the following differences:
 - Overall site data lists the area of included improvements as requiring 1,237,357 sf.
 - Phase 1B is listed as requiring 5,403,000 sf.
 - The Phase 1B planting area is listed as 1,432,933 sf.

Item #3: Lake Area Management Plan

- Revise the LAMP to demonstrate compliance with the following requirements:
 - LAMP: littoral and upland transition plantings shall provide a minimum of 80% coverage after 2 years and provide a security bond for a period of 2 years.
 - Comprehensive Growth Management Plan Policy 9.1F.3 & 4 requires that 80% coverage be attained after a period of 1 year and that the bond shall be for a period of 3 years.
- In addition to the overall sq footage of littoral and upland transition zones provided for each lake and total quantity of species for all the lakes, please provide a plant schedule itemizing species and quantities for each lake separately.

Item #4: Future Land Use Element

Chapter 4(9)(f) requires that the project minimizes greenhouse gas emissions. The project currently is suggesting that the entire the golf course area is to consist of sod.

- Please clarify is the final configurations consider establishment of native plantings to reduce necessary mowing and use of fertilizers.

K. Compliance with Transportation Requirements - Engineering

Finding of Compliance

Staff has reviewed the application and finds the development, as currently proposed, in compliance with the regulations and requirements applicable to this section.

The Traffic Division of the Public Works Department has reviewed the Traffic Statement prepared by O'Rourke Engineering & Planning, dated July 2022. O'Rourke Engineering & Planning stated that

the site's maximum PM peak hour impact was assumed to be 16 directional trips. Staff finds that SE Bridge Road is the recipient of a majority of the generated trips.

The generalized service capacity of SE Bridge Road is 1200. SE Bridge Road is currently operating at a level of service C; it is anticipated to operate at level of service D at buildout (year 2029).

L. Compliance with County Surveyor - Engineering

Finding of Not Applicable (N/A)

Staff finds review for compliance with regulations and requirements of this section is not applicable to the project, as currently proposed.

The applicant has provided a certified boundary and topographic survey for the proposed master site development; therefore, the Engineering Department was not required to review this earthwork and grading application for consistency with the Martin County Codes for survey requirements.

M. Compliance with Engineering, Storm Water, and Flood Management Requirements - Engineering

Unresolved Issues

- This Final Site Plan Phase 1B provides the applicant the ability to remove the existing roadway to Grove XXIII. This FSP must provide a temporary access easement over the temporary access road to the adjacent parcels to allow access throughout construction and until the Phase 2A is constructed and Platted.
 - Provide the location of the access easement on the Final Site Plan Phase 1B. The easement must be recorded prior to approval. Include the ORB and Page on the Final Site Plan.
- Include the littoral zones and upland transition zones in the legend on the Final Site Plan.
- Provide the proposed material and thickness of the Temporary Access Road #1(TAR -1) on sheet 30 of the construction plans.
- Provide the geotechnical report that demonstrates the lake depth of 20-feet will not impact the aquifer or surrounding wells.

****Post approval engineering requirements, if any, are identified in Section AA of this report****

N. Compliance with Addressing and Electronic Filing Requirements – Growth Management & Information Technology

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. (2022).

Finding of Compliance – Information Technology

Staff has reviewed the application and finds the development, as currently proposed, in compliance with the regulations and requirements applicable to this section.

Both AutoCAD site plan and boundary survey were received and found to follow Section 10.2.B.2., Land Development Regulations, Martin County, Fla. (2021).

O. Compliance with Utilities, Water, Wastewater Wellfield and Groundwater Requirements - Utilities

Unresolved Issues – Water and Wastewater

Item#1: Sanitary sewer service provider has not been submitted in this 2nd round of review.

- Potable water for this project shall be provided by South Martin Regional Utilities. The following items for evaluation shall be submitted to Martin County for review prior to Final Site Plan Approval: [ref. Code, LDR, s.5.32.D.3.a.(1)(a) and (3)(a), and s.5.32.D.3.b.(1)(a) and (3)(a) Code, LDR, Art.5, Div.2]
 - A Water and/or Wastewater Utilities Service Certification Form completed and signed a Utility Provider Representative.
 - A copy of the Water Use Permits for the proposed irrigation withdrawals prior to scheduling the Pre-Construction meeting.

Finding of Compliance – Wellfield AND Groundwater Protection

Staff has reviewed the application and finds the development, as currently proposed, in compliance with the regulations and requirements applicable to this section.

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. Compliance with Fire Rescue and Emergency Management Requirements – Fire Department

Finding of Compliance – Fire Rescue

Staff has reviewed the application and finds the development, as currently proposed, in compliance with the regulations and requirements applicable to this section.

Finding of Not Applicable (N/A)- Emergency Management

Staff finds review for compliance with regulations and requirements of this section is not applicable to the project, as currently proposed.

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

Finding of Not Applicable (N/A)

Staff finds review for compliance with regulations and requirements of this section is not applicable to the project, as currently proposed.

Accessibility (ADA) [Martin County, Fla., LDR Section 4.627.E (2009)] Not Applicable for Final Site Plan Phase 1B

R. Compliance with Martin County Health Department and School Board

Finding of Not Applicable (N/A)- Health Department

Staff finds review for compliance with regulations and requirements of this section is not applicable to the project, as currently proposed.

Finding of Not Applicable (N/A)- School Board

Staff finds review for compliance with regulations and requirements of this section is not applicable to the project, as currently proposed.

S. Compliance with Legal Requirements - County Attorney's Office

Review On-Going

T. Determination of Adequate Public Facilities & Development Competition – Growth Management

Unresolved Issues – Adequate Public Facilities

A Certificate of Public Facilities Reservation is required with any final development order. Before issuance can occur, the applicant must fulfill the standards of each public facility component listed below.

An overall *Positive Evaluation of Public Facilities* indicates all public facilities relevant to the project are in-place (can accommodate the development while maintaining acceptable levels of service) or planned to be provided (at or before the time of anticipated impact), to ensure acceptable levels of service are maintained.

Based on the department findings, it has not yet been determined that adequate public facilities are either available, programmed or planned to serve the development at the time of anticipated impact of development on public facilities, therefore: ***Positive Evaluation of Adequate Public Facilities has not yet been granted.***

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/Garbage Facilities (Section 5.32.D.3.c, LDR)

Service provider: Martin County Utilities

Finding: Positive Evaluation (in-place)

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: Positive Evaluation (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: Positive Evaluation (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: Positive Evaluation (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: Positive Evaluation (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: Positive Evaluation (in-place)

Reference: Section R of this staff report

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.

Unresolved Issues – Development Completion Timetable

This proposal contains a request for a Certificate for Public Facilities Reservation, associated with the Discovery PUD Phase 1B Site Plan.

A timetable for completion consistent with the valid duration of the development must be included in the request for, and issuance of, a Certificate of Public Facilities Reservation.

Include a statement of development completion stating the following required completion requirements or propose new language if deemed necessary.

All Final Site Plans must be approved within 5 years of approval of Revised Master Site Plan, provided no certificate of public facilities reservation was issued with the master site plan approval.
Certificates of occupancy for all development on sites within the master plan boundary must be obtained within 10 years of the Final (or Revised Final) Site Plan approval.
Construction of all site improvements must commence within 1 year of Final (or Revised Final) Site Plan approval.
Construction of all site improvements must be completed within 2 years of Final (or Revised Final) Site Plan approval.

U. Post Approval Submittal 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

- Post Approval Submittal List.** One 8" X 11" copy of the list you receive from Growth Management, along with any comments provided to explain document exclusions or adjustments included in your submittal, if applicable.
- Post Approval Fees including Recording Costs.** Growth Management Department will calculate and inform you of the recording costs. Checks are made payable to the Martin County Board of County Commissioners within 60 days from the date of the development order. A 60-day extension may be granted.
- Digital Application.** One digital pdf copy of the submitted and approved Development Application, without bookmarks, including all exhibits and attachment.
- Warranty Deed and Unity of Title.** One 8" x 11" copy of the recorded warranty deed if a title transfer has occurred since approval of the PUD Agreement with Master Site Plan or Final Site Plan. If a title transfer has not occurred, provide one 8" x 11" original certified letter stating that no transfer has occurred.
- Engineer Certification.** One 8" x 11" 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.
- Water and Wastewater Agreement.** One 8.5" x 11" original and one 8.5" x 11" copy -OR- two 8.5" x 11" copies of the executed and signed Water and Wastewater Service Agreement with Martin County Regional Utilizes, as well as one 8.5" x 11" copy of the payment receipt for Capital Facility Charge (CFC), including the recording fees.
- Master and Final Site Plans.** One 24" x 36" rolled, paper copy of each approved site plan -AND- one digital copy of each approved site plan, saved on a flash drive in AutoCAD (.dwg) format. Ensure the site plan includes a footnote identifying each alternative compliance measure that has been granted.
- Landscape Plan.** One 24" x 36" rolled, paper copy of the approved Landscape Plan, signed and sealed by a landscape architect licensed in the State of Florida.
- Construction Plans and Schedule.** Two 24" x 36" rolled, paper copies of approved construction plan(s) with the anticipated schedule for construction start and completion –AND- one digital copy

of the approved construction plan(s), saved on a flash drive in AutoCAD (.dwg) format.

- **Cost Estimate.** Two 8.5” X 11” originals of the Cost Estimate Worksheets, signed and sealed by the Engineer of Record licensed in the State of Florida. Worksheet is provided on the Martin County website.
- **USB/Flash Drive.** One blank USB flash/thumb drive, which will later be used to provide the applicant with the approved signed and stamped plans.

V. Local, State, and Federal Permits

Approved Development Order(s) are conditioned upon the applicant submitting approved permits for all applicable Local, State, and Federal Permits to Martin County, prior to scheduling the pre-construction meeting.

W. Fees and Recording Costs

Fees for this application are calculated as follows:

<u>Fee type:</u>	<u>Fee amount:</u>	<u>Fee payment:</u>	<u>Balance:</u>
Application	\$	\$	\$0
Advertising*	TBD	TBD	TBD
Recording*	TBD	TBD	TBD
Inspection	\$4,000	\$0	\$4000

- * Advertising fees will be determined once the ads have been placed and billed.
- * Recording fees are determined and remitted to the County Clerk.

X. Development Team Contact Information

Owner/Applicant
 Becker B-14 LTD, Hobe Sound Equestrian LLC
 Rick Melchiori
 1701 Highway A1A, Suite 204
 Vero Beach, Florida 32963

Agent
 Lucido & Associates
 Morris Crady
 701 SE Ocean Boulevard
 Stuart, Florida 34994
 772-220-2100
 mcrady@lucidodesign.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