



MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW

STAFF REPORT

A. Application Information

NEWFIELD PHASE 1 (CROSSROADS NEIGHBORHOOD) PHASE 1A-1 INFRASTRUCTURE PMUV FINAL SITE PLAN

Applicant	Mattamy Palm Beach LLC, James FitzGerald, P.E.
Owner:	Mattamy Palm Beach LLC, James FitzGerald, P.E.
Agent for the Applicant:	Marcela Cambor and Associates, Marcela Cambor-Cutsaimanis
County Project Coordinator:	Elizabeth (Liz) Nagal, AICP, CNU-A, Development Review Administrator
Growth Management Director:	Paul Schilling
Project Number:	P172-010
Record Number:	DEV2023060015
Report Number:	2023_1213_P172-010_Staff_Report_Final
Application Received:	06/22/2023
Transmitted:	06/27/2023
Staff Report:	08/08/2023
Application Received:	10/09/2023
Transmitted:	10/11/2023
Staff Report:	12/13/2023

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B. Project description and analysis

This is a request by Marcela Cambor & Associates on behalf of Mattamy Palm Beach LLC for final site plan approval for the infrastructure of approximately 46.66 acres of the previously approved Crossroads Neighborhood Master Plan. The Crossroads Neighborhood is a 139-acre portion of the larger 3,419 acres previously approved as Newfield a Planned Mixed-Use Village (PMUV). The proposed infrastructure plan is to be generally consistent with the previously approved master plan. The Crossroads neighborhood is generally located on the north side of Citrus Boulevard approximately 1.17 miles south of the C-23 canal in Palm City. Included is a request is a Certificate of Public Facilities Reservation.

The project is within the Primary Urban Service Boundary and water and wastewater will be provided by Martin County Utilities.

C. Staff recommendation

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 Plan	Liz Nagal	320-3056	Non-Comply
G	Development Review	Liz Nagal	320-3056	Non-Comply
H	Urban Design	Liz Nagal	320-3056	N/A
H	Community Redevelopment	Liz Nagal	320-3056	N/A
I	Property Management	Ellen MacArthur	221-1334	N/A
J	Environmental	Shawn McCarthy	288-5508	Comply
J	Landscaping	Karen Sjöholm	288-5909	Non-Comply
K	Transportation	Lukas Lambert	221-2300	N/A
L	County Surveyor	Tom Walker	288-5928	N/A
M	Engineering	Michael Grzelka	228-5920	Non-Comply
N	Addressing	Emily Kohler	288-5692	Non-Comply
N	Electronic File Submission	Emily Kohler	288-5692	Non-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	285-2298	N/A
Q	ADA	Michael Grzelka	228-5920	Non-Comply
R	Health Department	Nick Clifton	221-4090	N/A
R	School Board	Mark Sechrist	223-3105	N/A
S	County Attorney	Elysse Elder	288-5925	Review Ongoing
T	Adequate Public Facilities	Liz Nagal	320-3056	N/A

D. Review Board action

This application is within the Planned Mixed-Use Village and meets the criteria for a final site plan with a previously approved master site plan. As such, final action on this application will be taken by the Growth Management Director, pursuant to Section 11.7.4.H, LDR, Martin County, Fla.

A revised master plan of full Phase I crossroads that includes modifications including blocks and updated transect zone information and street names will be included with the first vertical site plan.

Pursuant to Section 11.7.4.H, Land Development Regulations, Martin County, Fla., 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.

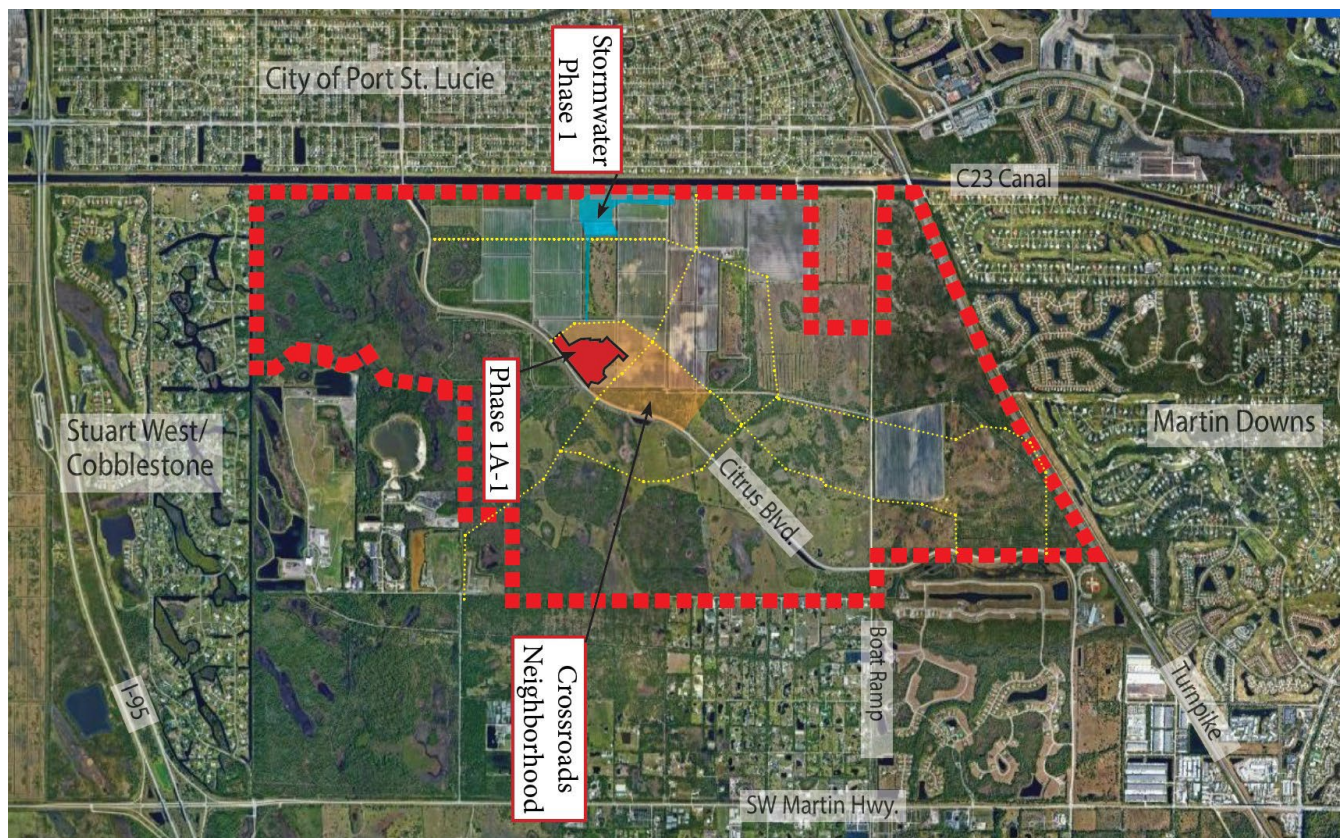
The applicant is required to re-submit materials in response to the non-compliance findings within this report. Upon receipt, the re-submitted materials will be transmitted for review to the appropriate review agencies and individuals that participate in the County's review process. A revised staff report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

E. Location and site information

Parcel number(s) and address:

Existing Zoning: PMUV
Future land use: MUV
Gross area of site: 46.66 acres (subject infrastructure plan)

**Figure 1:
Location Map**



Source: Project Applicant/Agent

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

Unresolved Issues:

Item #1:

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:

Infrastructure Site Plan Graphics

1. On the provided infrastructure site plan, please address the following:
 - a. Change the title block to reflect Phase IA instead of Phase IB
 - b. Provide a revision date in the revision section.
 - c. Expand on Neighborhood Name to “Phase 1A” instead of “Phase 1”
 - d. Parking count: please only count what is in the phase lines, some outside the phase lines are counted. Please make sure the data is only counting what is shown on the infrastructure plan, not in parking lots that are not included as part of the infrastructure
 - e. Remove “residential lot area” from data table
 - f. Remove outline of features within the farm area and parks, and the landscape along the pedestrian street between SW Pioneer Lane and SW Cline Lane, these will be reviewed with the vertical site plans

Informational:

A revised master plan of full Phase I crossroads that includes modifications including blocks and updated transect zone information and street names will be included with the first vertical site plan.

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

Commercial Design

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

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

Finding of Compliance:

The Growth Management Department Environmental Division staff has reviewed the application and finds it in compliance with the applicable land development regulations.

Informational Comments:

It is understood establishment of the gopher tortoise recipient bank within the PAMP I preserve area is currently being processed with the Florida Fish and Wildlife Conservation Commission (FWC) and onsite habitat restoration activities are underway by the environmental consultant. Please continue to coordinate with county environmental staff and planners as you work through this process.

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 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

Newfield Phase 1A Round 2

No response to Round 1 comments has been provided.

Unresolved Issues:

Item #1

Please provide for compliance in the following landscape standards for proposed Street Tree Plantings (Sec. 11.6.6.A.5., LDR)

In order to promote sustainable landscape practices, plant varieties shall be selected for resistance to drought, moisture, salt, urban conditions, or insects and other pests depending on the location of landscaping and the specific stressors anticipated for different areas of the site, as well as for their intended function and context. Plants shall be selected so that landscaping can be maintained with minimal care and the need for watering, pesticides, or fertilizers can be minimized or eliminated.

(11.6.7.C.6., LDR) Please document compliance in the following Stormwater design criteria for proposed street trees.

Trees should be planted below the grade of the sidewalk and the street. Structural cells should be used for trees planted in tree wells, or in plazas or other paved areas, to ensure sufficient root space for healthy tree growth and to increase the stormwater management potential of the trees.

Remedy/Suggestion/Clarification:

- Oaks and other trees are consistently shown planted in spaces 7' in width which results that trees are 3' or less from waterlines, sewer lines, and sidewalks. Consider use of 'High Rise' oaks.

- Other tree plantings are in even much narrower spaces. For example: Sheet L6-1-04 has oaks in what appear to be a 4.5' strip with 2 feet of underground rock base. L6-1-13 are just 5' cutouts in pavement. All sheets have similar limitations.
- Staff had recommended utilization of structural soils to increase root space volume for the street trees. Structural soils are indicated on the plans, however, structural soil as specified is not structural soil, it is a planting soil. The below definition is common definition for structural soil.

o *Structural soils. Structural soil is designed to support the weight of walks, roads, pedestrians, and vehicles as well as provide a well-aerated soil substrate for tree root growth. Weight is transferred from aggregate to aggregate then to the soil under the aggregate.*

- Proposed “structural soils” do not provide for use under sidewalks or roads to support vehicular or pedestrian traffic while providing space for roots. Cornell University has a good formula. See following link to Cornell Blog for information regarding structural soil. <https://blogs.cornell.edu/urbanhort/outreach/cu-structural-soil/>
- No structural cells are shown to be utilized.
- Incorporate use of structural soils and/or structural cells to support sustainability of street tree planting.
- Provide construction details for the establishment of adequate soil volume and soil matrix required below ground to accommodate proposed street trees.
- Provide a means of certifying subgrade after install.

Item #2

Green Stormwater Infrastructure

(Sec 11.6.7.C.5., LDR)

Bioretention systems, rain gardens, bioswales, tree filters, and other vegetated stormwater management systems are encouraged for treatment of stormwater runoff from streets, parking lots, plazas, and other impervious surfaces. These vegetated stormwater management systems can include impermeable liners with underdrains to provide water quality treatment where infiltration is not technically feasible due to site contamination concerns.

Remedy/Suggestion/Clarification:

- Encourage incorporation of Light Imprint Best Management Practices (BMPs) at the Block, street, and site scales of development, appropriate to land use context and site conditions.
- There are no bioswales, tree wells, or other GIS elements for stormwater incorporated into street landscape or stormwater programs. Incorporate elements into streetscape design.

- At the intersection of SW Pioneer Parkway & SW Newfield Parkway (Sheet L6-1-01, LX-1-01 & LX-1-01a) , trees are located within a scaled 23' wide landscape area. This area provides a good opportunity to embellish with a green stormwater element instead of only trees and sod as shown. Please enhance landscape in this area.
- Is any water quality or landscape enhancement planned for the canal adjacent to SW Creek Street?
- No plans for littoral or upland transition zones are shown for the proposed lake. Where are areas where cross-section MM or JJ are located?
- Also, HH & GG which indicate a slope of 1:1; it will be difficult to prevent erosion and could be a hazard for occupants. Staff did not find a plan with location of these cross cross-sections identified.

Item #3

Native Species

11.6.6.A.

Native species are encouraged. See Sec. 4.664.A, Sec. 4.664.C, Sec. 4.664.D, Sec. 4.664.E. of the Martin County Land Development Regulations for landscape material standards. See Sec 4.665 of the Martin County Land Development Regulations for standards on maintenance of required landscaping.

The use of turf shall be minimized and shall not be planted in strips less than 5 feet wide. Lawn seed mixes shall be drought resistant. To achieve a high level of drought tolerance, lawn mixes may include, but shall not be limited to, a predominance of Floratam. The use of Zoysia hybrids and other drought tolerant grasses is encouraged.

Remedy/Suggestion/Clarification:

- Most of the shrubs and groundcovers proposed do not consist of native species.
- Though majority of the proposed trees consist of LARGE oaks, other species do not seem appropriate for this temperature zone.
 - Wild Tamarind is native to hammocks within Everglades National Park and portions of the Upper Keys. Planting of this species is risky for areas this far north and west of its native range.
 - Same for Geiger unless planted in very protected alcoves.
- Review species selection for suitability for regional area.

Item #4

Limited Use of Sod

11.6.6.A.

The use of turf shall be minimized and shall not be planted in strips less than 5 feet wide. Lawn seed mixes shall be drought resistant. To achieve a high level of drought tolerance, lawn mixes may include, but shall not be limited to, a predominance of Floratam. The use of Zoysia hybrids and other drought tolerant grasses is encouraged.

Remedy/Suggestion/Clarification:

- Most of the right of way green space consists only of trees and sodded strips, limited inclusion of groundcover species is shown. Increase use of small shrubs and groundcovers. Where use of sod is appropriate, utilize a species selection that does not require abundant water and fertilizer to remain healthy.
- What is the area shown on Sheet L-6-1-11 that is densely screened by vegetation? Access to a lift station? What treatment is proposed within the white space adjacent to the access drive.

K. Determination of compliance with transportation 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.

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 Department

Engineering

Unresolved Issues:

1. **This plan review was completed without the benefit of having an accepted master drainage plan or a vertical final site plan submitted for review and is therefore limited to review of the roadway and drainage infrastructure design only. The construction documents and infrastructure design will be subject to change at the owner's sole expense once the master drainage plan has been reviewed and accepted and the vertical final site plan has been submitted, reviewed, and accepted by Martin County (MC).**
2. Show and annotate all proposed Right-of-Way (ROW) lines on the final site plan and horizontal control plan so there is a basis for platting and dedicating all ROW and parcels.
3. On the roadway maintenance plan clarify ownership and maintenance responsibility for all streets and alleys depicted as POA, (is the POA going to own those streets and Alleys?).
4. Remove all pavers in Martin County maintained ROW or depict those streets/intersections to be CDD maintained.
5. Provide for hard scape between MC maintained roadway components and CDD maintained

components within ROW to provide a clear maintenance delineation point.

6. Relocate all valley gutter inlets out of intersections with all roads and alleys.
7. Identify the wavy hatching in the legend which is shown for some of the on-street parking.
8. Identify the diagonal hatching in the legend which is shown through parcels.
9. Extend the 18" storm stub out on SW Snook Drive out from under the pavement.
10. Locate and call out standards for ADA compliant on-street parking as required in the Federal Highway Administrations Public Right-of-Way Accessibility Guidelines.
11. Provide the location and elevation of all temporary perimeter berm locations showing containment of the 25-year-3 day storm event within the developed area.
12. Provide security fencing between all public access areas and farm ditches with slopes steeper than 4 ft horizontal to 1 ft vertical.
13. Provide the standard MC Detail for pervious pavement R-20 or propose an alternative.
14. Provide a detail for the pervious pavers.
15. Please note that the attached plan mark-up sheets are not meant to be all inclusive but rather a representative sample of items noted during review, it is the Engineer's responsibility to ensure compliance with all applicable codes and standards.

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

Addressing

Unresolved Issues:

I have spoken with Martin County Fire Rescue 911 staff and was told that they want to see unique names for the alleys. Also, I was told that for Fire Rescue to respond to the rear of a building, there must be an actual door not just a garage door. They will not enter a building thru the garage.

Issues:

#1 The street suffix type for the named alley SW Pioneer Way is incorrect. It will need to use our regulations for north/south running streets:

4.768.A. North/south running streets shall be designated "avenue," "court," "drive," "lane", or some other designation beginning with a letter in the first half of the alphabet (A through M).

These suffix naming rules will still apply if you change the name of the alley.

#2 The street suffix type for the named alley SW Cline Way is incorrect. It will need to use our regulations for north/south running streets:

4.768.A. North/south running streets shall be designated "avenue," "court," "drive," "lane", or some other designation beginning with a letter in the first half of the alphabet (A through M).

These suffix naming rules will still apply if you change the name of the alley

#3 The named alleys SW Hosford Way and SW Snook Ct must have the same name since they have connectivity with each other at the intersection of SW Snook Dr.

4.767.E. Continuity of street names. New streets shall not change names at intersections, except as authorized

by the Board of County Commissioners at a public hearing held for the purpose of changing street names.

#4 If you choose the name Snook, it cannot use Court as its suffix since this named alley will use the rules for east/west running streets, which are:

4.768.B. East/West running streets shall be designated "street," "terrace," "place," "way", or some other designation beginning with a letter in the second half of the alphabet (N through Z).

These suffix naming rules will still apply if you change the name of the alley

Electronic Files

Unresolved Issues:

#1

Please submit an updated AutoCAD dwg file of the revised infrastructure final site plan to reflect the modification in street location and blocks. Alternatively, a AutoCAD dwg file of the construction drawings can be submitted.

O. Determination of compliance with utilities requirements - Utilities Department

Water and Wastewater Service

Unresolved Issues:

Item #1:

Drawings Must Be Approved

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]

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

Finding 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.

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

ADA

Unresolved Issues:

1. Locate and call out standards for ADA compliant on-street parking as required in the Federal Highway Administrations Public Right-of-Way Accessibility Guidelines.
2. Note that once the vertical site plan is submitted, reviewed and accepted changes to the on-street parking are subject to being required to change at the owner's sole expense.

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

Martin County Health Department

The applicant has indicated that the proposed final site plan contains no onsite potable wells or septic disposal systems. Therefore, the Department of Health was not required to review this application for consistency with the Martin County Code requirements within the Land Development Regulations or Comprehensive Growth Management Plan. MARTIN COUNTY, FLA., LDR SECTION 10.1.F. (2016)

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.

Review required at time of vertical site plan submittal.

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

Review Ongoing

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

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 service provider – Martin County Utilities

Findings – Pending Evaluation

Source – Utilities Department

Reference - see Section O of this staff report

Sanitary sewer facilities service provider – Martin County Utilities

Findings – Pending Evaluation

Source – Utilities Department

Reference - see Section O of this staff report

Solid waste facilities

Findings – In Place

Source - Growth Management Department

Stormwater management facilities

Findings – Pending evaluation

Source - Engineering Department

Reference - see Section N of this staff report

Community park facilities

Findings – In Place

Source - Growth Management Department

Roads facilities

Findings – Positive Evaluation

Source - Engineering Department

Reference - see Section M of this staff report

Mass transit facilities

Findings – In Place

Source - Engineering Department

Reference - see Section L of this staff report

Public safety facilities

Findings – In place

Source - Growth Management Department

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.
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.

Item	Description	Requirement
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 Illustrative Plans Final Site Plan	One (1) copy 24" x 36" of the approved final site plan.
8.	Approved Infrastructure Final Site Plan	One (1) copy 24" x 36" of the approved final site plan.
9.	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.
10.	Digital Copy of Plat/Site Plan	One (1) digital copy of the plat/site plan in AutoCAD 2010 – 2014 drawing format (.dwg). The digital version of the site plan must match the hardcopy version as submitted.
11.	Construction Schedule	Original of the construction schedule.
12.	Cost Estimate	Two (2) originals of the Cost Estimate, 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.	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.
14.	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. NOT APPLICABLE FOR SMRU, CHECK WITH UTILITIES
15.	Flash/Thumb Drive	One (1) blank flash/ thumb drive for digital file recording.

V. Local, State, and Federal Permits

All state and federal permitting is the responsibility of the applicant.

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:	\$9,127.00	\$9,127.00	\$0.00
Inspection Fees:	\$4,160.00		\$4,160.00
Advertising fees*:	TBD		
Recording fees**:	TBD		

- * 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.
- *** Required at building permit

X. General application information

Applicant/Owner: Mattamy Palm Beach, LLC
2500 Quantum Lakes Drive, Suite 215
Boynton Beach, FL 33426

Agent: Marcela Cambor & Associates
Marcela Cambor-Cutsaimanis, AICP
47 W. Osceola Street, #203
Stuart, FL 34994
772-708-1108
marcela@marcelacambor.com

Engineer of Record: Kimley-Horn, Michael Schwartz
1920 Wekiva Way, Suite 200
West Palm Beach, FL 33411
561-404-7247
mike.schwartz@kimley-horn.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/Waste Water Service Agreement