



# MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW

## STAFF REPORT

### A. Application Information

## NEWFIELD CROSSROADS FARM PMUV FINAL SITE PLAN

Applicant	Mattamy Palm Beach, LLC, James FitzGerald
Owner:	Mattamy Palm Beach, LLC, James FitzGerald
Agent for the Applicant:	Marcela Camblor & Associates, Marcela Camblor-Cutsaimanis, AICP
County Project Coordinator:	Elizabeth (Liz) Nagal, AICP, CNU-A, Development Review Administrator
Growth Management Director:	Paul Schilling
Project Number:	P172-015
Record Number:	DEV2024030013
Report Number:	2024_0522_P172-015_Staff_Report_Final
Application Received:	04/25/2024
Transmitted:	04/29/2024
Staff Report:	05/22/2024

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### B. Project description and analysis

This is a request by Marcela Camblor & Associates on behalf of Mattamy Palm Beach LLC for approval of a final site plan for the Newfield Farm. The subject site is within the approved Newfield Phase 1A Infrastructure plan, which is a portion of the approved 139-acre Crossroads Neighborhood Phase 1 Master plan of Newfield. The 2.86 acres site is located northeast of SW Newfield Parkway (fks SW Citrus Boulevard), approximately 0.7 miles south of the C23 Canal, in Palm City. Included is a request for a Certificate of Public Facilities Reservation.

Access to the site is proposed from the internal Newfield roads, SW Creek Street, SW Prarire Avenue, SW Farmer Drive and SW Pioneer Parkway. Pedestrian connectivity will be from the proposed new right-of-way design for SW Newfield Parkway (fka SW Citrus Boulevard).

### **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:

<b>Section</b>	<b>Division or Department</b>	<b>Reviewer</b>	<b>Phone</b>	<b>Assessment</b>
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	Comply
L	County Surveyor	Tom Walker	288-5928	Non-Comply
M	Engineering	Matthew Hammond	288-5512	Non-Comply
N	Addressing	Emily Kohler	288-5692	Comply
N	Electronic File Submission	Emily Kohler	288-5692	Non-Comply
O	Water and Wastewater	Leo Repetti	320-3065	Comply
O	Wellfields	Leo Repetti	320-3065	Comply
P	Fire Prevention	Doug Killane	288-5633	Comply
P	Emergency Management	Sally Waite	285-2298	N/A
Q	ADA	Matthew Hammond	288-5512	Comply
R	Health Department	Nick Clifton	221-4090	N/A
R	School Board	Juan Lameda	223-3105	N/A
S	County Attorney	Elysse Elder	288-5925	Ongoing
T	Adequate Public Facilities	Liz Nagal	320-3056	Pending

### **D. Review Board action**

This application is within the Planned Mixed-Use Village and meets the criteria for a final 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.

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 created once the next review cycle has been completed.

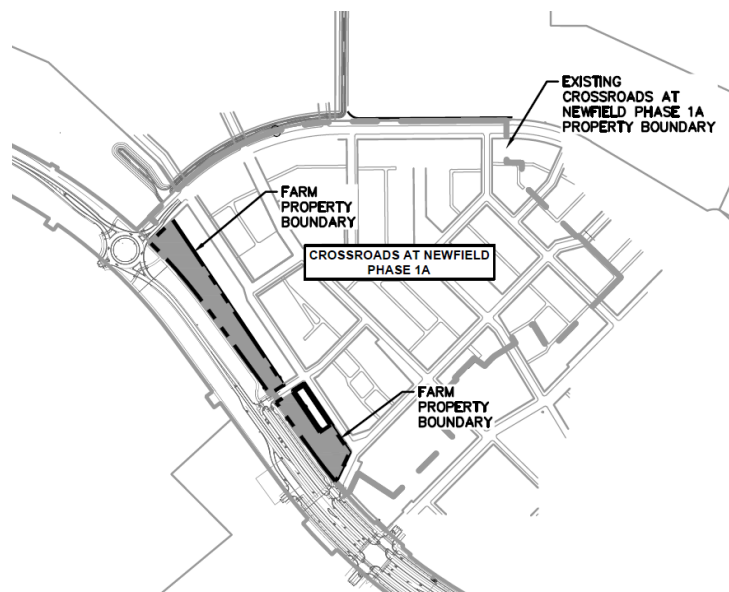
## ***E. Location and site information***

Parcel number(s) and address: 043840000000000120  
Existing Zoning: PMUV  
Future land use: MUV  
Gross area of site: 2.86

**Figure I:  
General Location Map**



**Figure II:  
Location Within Newfield Crossroads Phase 1A**



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

**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:**

**General**

1. To maintain consistency with the master plan and simplify the submittal, please consider the following information.
  - a. Review: The proposed lot lines are not required to pull separate building permits for the different buildings and may create more challenges to the plan than intended. The master plan transect data cannot be revised through a data table on the final site plan (Table A); this would create inconsistencies between the final site plan and master plan. While understood that the proposed changes to the master plan transects are to provide for civic building criteria, and to utilize the design flexibility within the civic transect area, the permitted use table within Section 11.3.5.A includes a list of permitted uses within the civic transect. The Barn building (within T-2 transect in Master Plan) and Farm Retail (within civic transect in Master Plan) are agricultural by design and could fit under open market building (farmers market), agricultural facility (office), agricultural uses (crops), or agritourism, or retail. The barn storage/farm clubhouse building (within T-2 transect in Master Plan) appears to be agriculture in nature, associated with the greenhouse and planter beds.
  - b. Potential solutions consistent with Article 11.7.7 have been identified by staff. Please consider with resubmittal and coordinate with staff to schedule a meeting to discuss options.
2. The OSA shall set the sign pole and frame standard for use throughout the PMUV prior to approval of the first Final Site Plan for aesthetic conformity and maintenance inventory. Any signage, post or frame, to be maintained by Martin County shall be approved by the County Engineer.
3. Please relabel “Softscape Plan” as landscape plans and include as separate plan set.
4. Remove site plan sheets from electronic version of construction plan set (keep as a separate set).

**Item #2:**

**Site Plan Data**

1. SP-2:
  - a. Update neighborhood name to “Crossroads”
  - b. Remove proposed future land use and proposed zoning lines as the FLU and zoning are in place.
  - c. Confirm building area under A/C for both buildings, there are discrepancies between the site plan data and architectural building data (e.g. Building 1, 1,500 SF in architectural plans, 2,388 SF in site plan).
  - d. Remove note regarding 4.663.1, Open Space. 4.663 does not apply within the PMUV. Open space was calculated within the overall Crossroads master plan, as min 5% of all transected area. Keep impervious and pervious data, remove open space area data.
  - e. General Notes:
    - i. Note number 13 under General Notes: references sec. 6.01.20 LDC. Please update reference to PMUV requirement Table 6-3.
    - ii. Please remove note number 14 on sheet SP2 relating to Port Salerno CRA
  - f. Include bicycle rack requirement and provided data.
2. Table A references changes to the approved Crossroads Master Plan, which cannot be done as part of the Final Site Plan. Please remove Table A from final site plan set.
  - a. Informational: Table A states that the transect zone allocation for the Farm area was 100% T2, however the approved master plan designated the event lawn area as T4-O and the canals as civic.
3. Please move Table B and building 1 & 2 placement data to sheet SP-2 (general notes and project team can be on a different plan to create more space for these tables)
4. Building table parking location on Table B – updated “read” to “rear”
5. Please identify the use for the required parking rate. Parking shall be provided based upon minimum and maximum requirements outlined by use in Table 6-1, Sec 11.6.2.A
6. Please update table section title for transparency (currently labeled as “Parking Location”)
7. Provide transparency data along both Citrus and frontage streets for both buildings. It appears from the Civic transect language (11.3.13.A) that civic transect is either civic open space or civic buildings and transparency would apply to the east side of the Barn building. Please provide data for transparency along east façade of Building 2 Barn and along west and north façade of Building 1 Farm Retail.
8. Building 1 covered porch encroachment into the rear property line can encroach a maximum of 4’ into the required 5’ sidewalk. The porch is shown right on the property line. This comment may not be applicable if lot lines are adjusted.
  - a. Please identify allowable encroachment dimension, required and provided, in table.
9. No building data was provided for the farm club, provide more information on proposed use as it seems related to agriculture and building data may be required.
10. The proposed overlook terrace extends over the canal, if proposed as part of future brewery

### Item #3:

#### Site Plan Graphics

1. In the title bar please designate this site plan within Crossroads Neighborhood Phase 1A (e.g. Crossroads Neighborhood Phase 1A-1, 1A-2, depending on how the model row plan set is named). Select phase names at this point in the PMUV review stage to carry throughout future master, infrastructure and final site plans.
2. Please title sheet SP-1 as “Overall Site Plan” (remove “Infrastructure”). This can be a larger scale, not all of SW Newfield Parkway needs to be shown.
3. Please provide similar naming convention for the buildings across all plans (e.g. Building 1 CSA Building is Newfield Farm Retail in architectural plans)
4. Include transect labels for canals as designated in the master plan.
5. Please remove notes from this sheet that are relevant only to the previously approved infrastructure plan.
6. The following can be removed from the site plan:
  - a. Labels identifying access for SW Newfield Parkway (eg. Right in & right out driveway access, full driveway access).
  - b. Call before you dig and construction notes (leave in construction plans where needed)
  - c. Furnishings (planter beds, chairs/tables) that aren’t fixed to ground
7. A windmill character element anchoring Pioneer Square is referenced in the narrative but not shown on plans.
8. Sheet SP3 includes details of the canal. If canal is included, update Sheet SP1 and SP2 to include canals within subject farm site plan boundary.
9. Please complete the key map on sheet SP3 (page numbers missing)
10. Please include a site plan detail sheet including details from the hardscape plan:
  - a. Compost bins, bicycle racks, light poles, dumpster enclosures, 4’ high fence
11. Please label “farm club” as building 3 or other distinguisher that will tie to the architectural plans. Use consistent labels throughout plans (“storage” on one plan, “farm club” on other plans)
12. Please identify the parking spots that are counted towards the specific buildings, within ¼ mile.
13. Include the following items from the hardscape plan on the site plan:
  - a. General pavers (specific material not required on site plan)

### Item #4:

#### Architectural plans

1. Please use consistent naming convention for the buildings relating to labels on the site plan. Please label farm club as building 3 and include floor plan and elevations.
2. Please include additional labels on the elevations to identify facade direction (north, south, etc.).
3. Building 1 (CSA/Farm Retail):
  - a. All buildings must have a Principal Entrance along the Front Façade. The principal entrance is not provided along front façade (SW Prairie Avenue). Front façade is defined as a *façade of a building that faces the street*. In the case of a corner lot, it is the façade along the higher priority street on the street hierarchy.
4. Barn Building: update rear elevation label to reflect “SW Farmer Drive” (not Snook Drive)

5. Provide height measurement to mean height level between eaves and ridge (update in height table as necessary)
6. Window and door openings in masonry facades should express a structural lintel above to express the conveyance of building weight. 11.4.5.E.1.
  - a. The right side elevation of Barn and Building 1 does not appear to meet this requirement)
7. Windows and doors shall be vertically proportioned or subdivided to appear vertical.
  - a. Building 1 is not meeting this requirement.
8. Please include note on the cover sheets for both buildings that the signage will be reviewed through separate building permit.

#### ***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.

##### **Landscaping**

##### **Unresolved Issues:**

Since distinct plans for hardscape and plantings are submitted, it is somewhat difficult to review in a holistic manner. It is necessary to keep switching between sets to evaluate related conditions. In addition, patterns for artificial turf and concrete 2 on the hardscape plans are very faint and similar to each other and the pattern for sod on the planting plans. This makes it difficult to identify related ground treatment being proposed. Please clarify pattern representations. It would be helpful if simple labels were added to the softscape plans

to identify surfaces, such as paving, gravel, turf.

- 1) It is presumed that artificial turf is proposed to reduce water usage and fertilizers and ‘image of cleanliness’, these goals are appreciated. However, the use of artificial turf is discouraged. In addition to radiating high heat, new research studies are indicating that synthetic turf contributes to plastic pollution in the environment with numerous potential impacts to human health. Many States and municipalities are instituting bans for use of synthetic turf on public properties.

This breakdown of PFAS in an area of food production could increase potential toxic exposure and soil/water pollution. Farm materials such as soil, fertilizer, compost etc. could contribute to difficulty maintaining cleanliness and elimination of hazardous microbial contamination. Reconsider this use.

## 2) Plant Selection

Overall, the plant selection and variety is considered appropriate, however the following comments are noted:

- Psidium littorale is on the Martin County List of prohibited species (Section 4.664.A.3.b). Replace this species.
- Native classification. Correct native status.
  - Senna surattensis is not native to Florida, though it has become naturalized in some areas.
  - Agave lophantha is native to Mexico, not Florida.
  - Yucca gloriosa is not native to Florida. Yucca aloifolia is the Yucca native to Florida.
- Use of Asclepias tuberosa is wonderful, but also consider including the other native milkweeds A. incarnata & A. perennis, these may be especially appropriate adjacent to the retention area.

## 3) Other General Comments

- On Sheet L4-01 (softscape) near SW Creek St. there is an element with 2 half-moons connected under the sidewalk. What is this element? Drainage structures? A large oak is shown on top of it.
- The Canary Date palms along the center promenade are shown along the same axis. This configuration results that both end palms are installed approximately 1 ft from the edge of pavement. Adjust locations to be sustainable in the longterm.
- Numerous oaks are shown to be installed  $\leq 2$  feet from pavement. Is use of root barrier to be utilized? Is this going to be sustainable?

## ***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:**

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). [Martin County, Fla., LDR Article 5, Division 1, Section 5.3 (2009)]

The application is bound by the improvements and timetables identified in the Development Agreement between Martin County and Master Developer for Newfield in Section H – Transportation.



***L. Determination of compliance with county surveyor - Engineering Department***

**Unresolved Issues:**

**1. The Boundary and Topo survey does not meet the requirements for the following reasons:**

- a. Date of last field work not within 180 days.
- b. Does not reference the current title commitment.
- c. Does not list all easements and encumbrances of record and show all those easements and encumbrances that affect the property and are plottable.

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

**Engineering**

**Unresolved Issues:**

**Signed and Sealed Construction Plan**

1. Provide the Horizontal Control Plan Sheet within the Construction Plans. Although Sheets C2.01 and C2.02 are listed in the Sheet Index, the sheets were excluded from the submittal.

**Consistency among Survey, Master Plan, Final Site Plan, Construction Plans, Stormwater Report, and PUD Agreement**

1. Informational: In conjunction with the eventual plat, a drainage easement will be required to encompass the conveyance pipes from SW Newfield Parkway to the drainage canal.
2. The pervious/impervious areas on the Site Plan and within the Stormwater Management Calculations are not consistent. Revise values for consistency.

**Development Order**

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. (2024).

**Electronic Files**

**Unresolved Issues:**

1. No AutoCAD dwg files of the final site plan or boundary survey were received with your round 1 submittal.

***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**

**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**

**Findings of Compliance:**

The Public Works Department staff has reviewed the application and finds it in compliance with the applicable Americans with Disability Act requirements. [2020 Florida Building Code, Accessibility, 7<sup>th</sup> Edition]

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

**Martin County Health Department**

N/A: 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 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 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 – Positive Evaluation

Source – Utilities Department

Reference - see Section O of this staff report

Sanitary sewer facilities service provider – Martin County Utilities

Findings – Positive 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 M of this staff report

Community park facilities

Findings – In Place

Source - Growth Management Department

Roads facilities

Findings – Pending 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

Reference - see Section P 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.

Item	Description	Requirement
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.	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
6.	Approved Site Plan	One (1) copy 24" x 36" of the approved site plan.
7.	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.
8.	Digital Copy of 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.
9.	Engineer's Design Certification	One (1) 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 shall be submitted as part of the post-approval process in accordance with Section 10.11, Land Development Regulations, Martin County, Florida
10.	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:	\$8,750.00	\$8,750.00	\$0.00
Inspection Fees:	\$4,160.00		\$4,160.00

TBD

Advertising fees\*:

Recording fees\*\*:

Impact fees\*\*\*:

TBD

TBD

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

\*\* Recording fees will be identified after the post approval package has been submitted.

\*\*\* Required at building permit

## **X. General application information**

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

Agent: Marcela Camblor & Associates  
Marcela Camblor-Cutsaimanis, AICP  
47 W. Osceola Street #203  
Stuart, FL 34994  
772-708-1108  
[marcela@marcelacambolor.com](mailto:marcela@marcelacambolor.com)

Engineer of Record: Kimley-Horn, Michael Schwartz,  
P.E.  
1920 Weikiva Way, Suite 200  
West Palm Beach, FL 33411  
561-404-7247  
[Mike.schwartz@kimley-horn.com](mailto: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

## ***Z. Attachments***