



MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW

STAFF REPORT

A. Application Information

PALM PIKE CROSSING LOT 4 REVISED MINOR FINAL SITE PLAN

Applicant:	Palm Pike Crossing LLC
Property Owner:	Palm Pike Crossing LLC
Agent for the Applicant:	Thomas Engineering Group, LLC, Brandon Ulmer P.E.
County Project Coordinator:	Brian Elam, PMP, Principal Planner
Growth Management Director:	Paul Schilling
Project Number:	P175-006
Record Number:	DEV2022020014
Report Number:	2023_0424_P175-006_DRT_STAFF_FINAL
Application Received:	02/24/2023
Transmitted:	02/28/2023
Date of Report:	04/24/2023

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B. Project description and analysis

Request revised minor final site plan approval to develop an approximate 10,010 square foot commercial daycare building and 14,664 square foot commercial pet care facility and associated infrastructure on lot 4 of the Palm Pike Crossing subdivision. The approximate 3.05 acre undeveloped parcel is located on the south side of Martin Highway (CR 714) between the Turnpike and High Meadow Avenue (CR 713) in Palm City. Included in this application is a request for a Certificate of Public Facilities Reservation.

The future land use on the property is Industrial with an (LI) Limited Industrial zoning district. The commercial day care and commercial kennel are permitted uses in the limited industrial zoning district.

Palm Pike Crossing received master site plan and phasing plan approval on April 13, 2021. Lot 4 of the Palm Pike Crossing development received final site plan approval on October 27th, 2021.

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 Review	Brian Elam	772-288-5501	Non-Comply
G	Site Design Review	Brian Elam	772-288-5501	Non-Comply
H	Community Redevelopment Review	Brian Elam	772-288-5501	N/A
H	Commercial Design Review	Brian Elam	772-288-5501	Non-Comply
I	Property Management Review	Ellen MacArthur	772-221-1334	N/A
J	Environmental Review	Shawn McCarthy	772-288-5508	Comply
J	Landscaping Review	Karen Sjöholm	772-288-5909	Non-Comply
K	Transportation Review	Lukas Lambert	772-221-2300	Non-Comply
L	County Surveyor Review	Tom Walker	772-288-5928	N/A
M	Engineering Review	Alice Custis	772-288-5956	Non-Comply
N	Electronic File Submission Review	Emily Kohler	772-288-5692	Comply
N	Addressing Review	Emily Kohler	772-288-5692	Comply
O	Wellfield Review	James Christ	772-320-3034	Comply
O	Water and Wastewater Review	James Christ	772-320-3034	Non-Comply
O	South Martin Regional Utility (SMRU)	Kim McLaughlin	772-546-6259	N/A
P	Fire Prevention Review	Doug Killane	772-419-5396	Comply
P	Emergency Management Review	Sally Waite	772-219-4942	N/A
Q	ADA Review	Alice Custis	772-288-5956	Non-Comply
R	School Board Review	Brian Allen	772-219-1200	N/A
R	Health Department Review	Nicholas Clifton	772-221-4090	N/A
S	County Attorney Review	Elysse A. Elder	772-288-5925	Ongoing
T	Adequate Public Facilities Review	Brian Elam	772-288-5501	Pending

D. Review Board action

This application meets the threshold requirements for processing as a minor development, pursuant to Table 10.2.C.1., Section 10.2.C., LDR, Martin County, Fla. (2019). As such, final action will be taken by the Growth Management Director.

Pursuant to Sections 10.1.E. and 10.2.B.2., Land Development Regulations, Martin County, Fla. (2019), 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: 243840006000000400
Address: 3440 SW Martin Highway, Palm City
Existing Zoning: (LI) Limited Industrial
Future Land Use: Industrial
Nearest Major Road: SW Martin Highway
Gross Area of Site: 3.05 Acres

Figure 1 Location Map

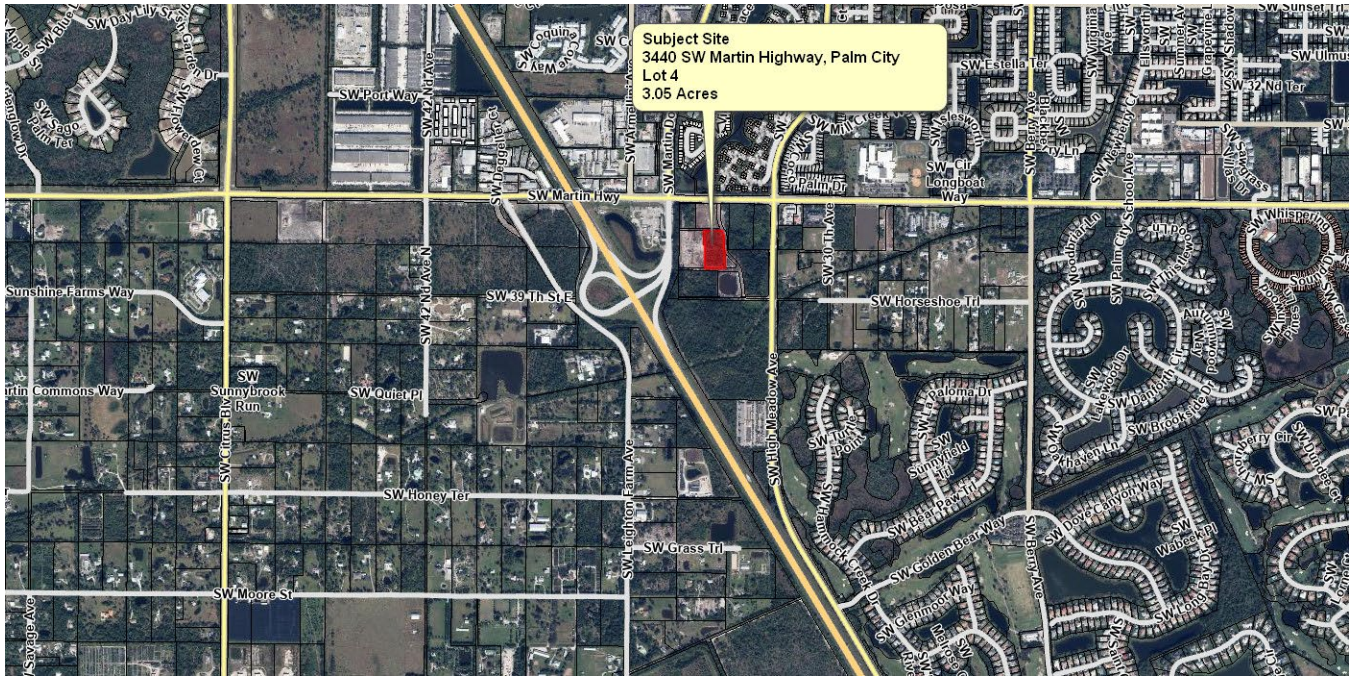


Figure 2 2021 Aerial



Figure 3 Subject Property Future Land Use

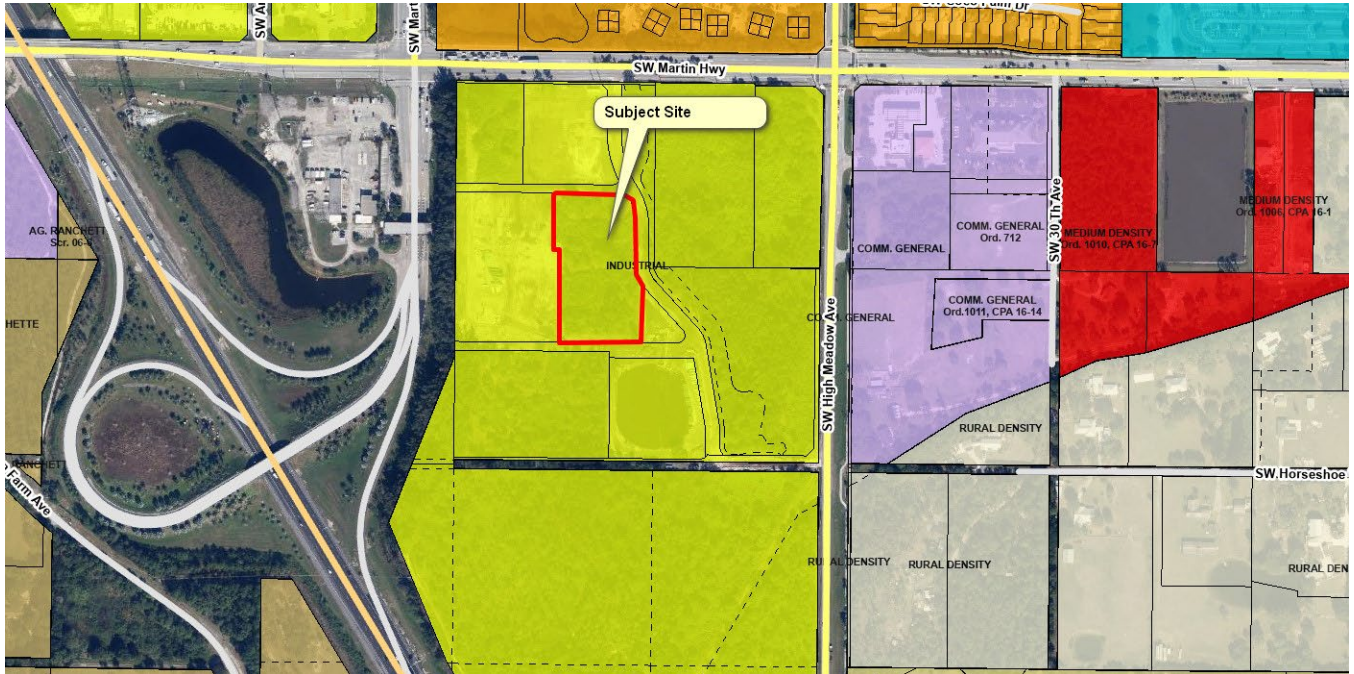


Figure 4 Subject Property Zoning Atlas

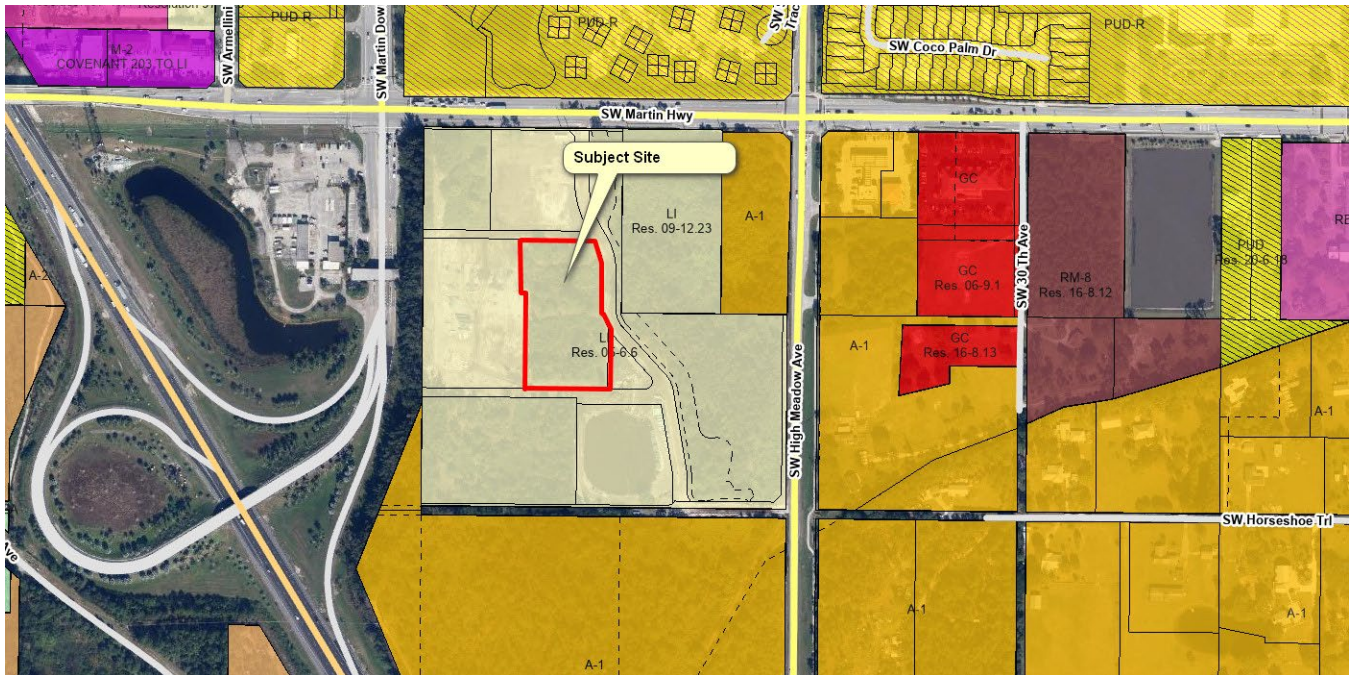
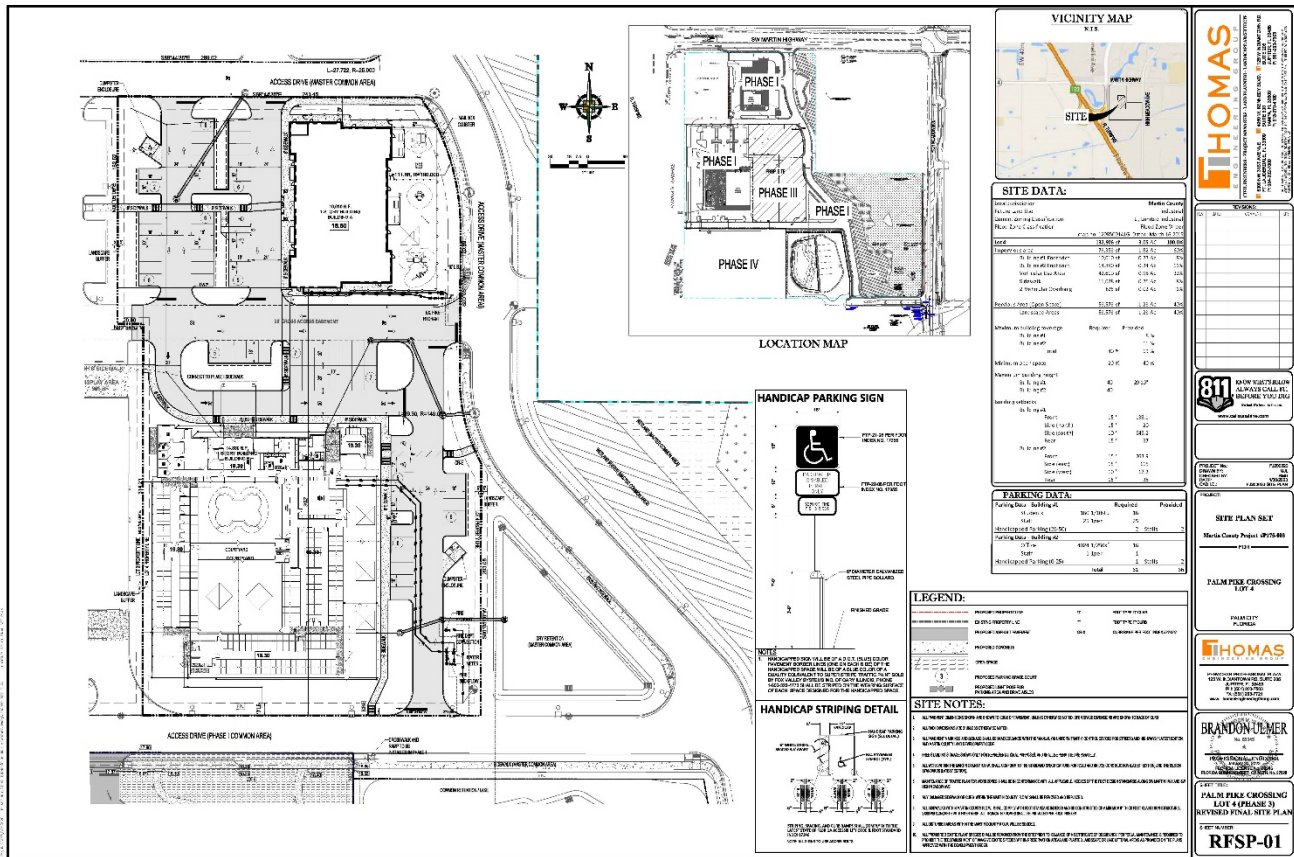


Figure 5 Proposed Final Site Plan



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

Unresolved Issues:

Item #1

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 POLICY 4.1A.1. (2016)

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

Unresolved Issues:

Item #1

Title Block

The title block for the revised final site plan and landscape plan identifies P175-003 as the Martin County Project.

Remedy/Suggestion/Clarification:

This application for a revised minor final site plan is project P175-006. Update and revise drawings and other documentation as required for the next submittal.

Item #2

Data Table

1. Setbacks for both buildings are listed in the data table but no dimensions are shown on the site plan demonstrating the requirement is met. Show dimensions on site plan for setbacks.
2. Building #1 height is defined as 29'-10" but the elevation drawings show this to the peak of the roof. Please refer to Section 3.14.A., Land Development Regulations, Martin County, Fla. (2005) where building height is defined as:
 - A. The lowest permissible elevation above the existing grade which complies with finished floor elevation (FFE) requirements as established by flood maps, the Health Department, or building code, along the front of a building.
 - AND
 - B. Either the highest point of the coping of a flat roof, the deck line of a mansard roof, or the mean height level between eaves and ridge for gable, hip and gambrel roofs. For buildings placed along the oceanfront, the oceanside of the building may be considered the front for height measurement purposes.Provide dimensions, with the references defined in Section 3.14.A., that demonstrate compliance with the building height requirement on the elevation drawings for both buildings
3. Building #2 height is not defined. Refer to above for details on building height.

Item #3

Site Plan

1. Site Data refers to the two buildings as Building #1 and Building #2. Site Plan identifies buildings as Building A and Building B. Provide consistent labeling on the site plan and data tables.

Application

1. The application type submitted is Major Final Site Plan. This is a Revised Minor Final Site Plan.
2. The Parcel Control Number submitted, 243840000007000001 is incorrect for parcel 4 of the Palm Pike Crossing development.

Remedy/Suggestion/Clarification:

Submit the application with corrections on the next round. Change the application type to Revised Minor Final Site Plan and the parcel number to 243840006000000400.

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

Commercial Design

Code references in this section, unless specifically called out otherwise, refer to the Article 4, Division 20 Commercial Design standards found in the Martin County Land Development Regulations.

Unresolved Issues:

Item #1

Building #1: The Learning Experience

Elevation drawing sheet SA-1.2 directional references don't appear to match the site plan orientation of the building. The main entrance on the site plan is shown facing west and the elevation is labeled north.

Item #2

Building #2: Pet Paradise

Sheet A3.1 shows elevation keynote 20 on the Exterior North Elevation that is not defined in the elevation keynotes.

Note: The following comments refer to both buildings commercial designs.

Item #3

Reference Section G, Item #2, detailing how building height is measured and provide dimensions on the elevation drawings showing the building heights for all roofs. The measurement of the highest roof should be placed in the Provided column of our Maximum Building height within your site data table on the Revised Final Site Plans.

Provide some dimensions on the elevation or floor plan so Commercial Design requirements may be verified such as:

1. On the primary façade no continuous wall plane shall exceed 100 linear feet, nor shall any single wall plane constitute 60 percent of the building's total length §4.872.B.
2. Limitations on blank wall spaces shall not exceed ten feet in vertical direction and 20 feet in horizontal direction on any primary façade §4.872.C.3.
3. Awnings, located over windows or doors, in increments of ten feet or less in length §4.872.C.2.a.
4. Parapet roof and three-dimensional cornice treatment along the entire primary façade §4.872.F.2.
5. Customer patio area as required for customer entrances §4.872.G.2.

Item #4

Primary facades are any building elevation that is visible from a public street, excluding alleys designed primarily for service vehicles or which provides a customer entrance to a commercial or institutional use.

The minimum design elements for a primary façade are detailed in §4.872.C. of Article 4, Division 20 of the Martin County Land Development Regulations. Demonstrate compliance of the minimum design elements defined within the code.

Item #5

Demonstrate compliance with the bicycle and pedestrian access requirements defined in §4.873.

Item #6

If lighting is proposed show the locations on the site plan. Add a detail showing on the site plan and add the light symbol to the drawing legend. Information should demonstrate compliance with §4.873.C.

Community Redevelopment Area (CRA)

The proposed project is not located within a Community Redevelopment Area. Therefore, the Community Redevelopment Area reviewer was not required to review this application MARTIN COUNTY, FLA., LDR, ARTICLE 3, DIVISION 6 (2016).

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

N/A - No dedication of additional right of way is required or proposed by the Applicant pursuant to the Roadway Classifications set forth in Section 4.843.B, Land Development Regulations, Martin County, Fla. [2001] which includes Table 4.19.1 that lists the minimum right of way requirements. Therefore, the Applicant is not required to submit due diligence materials for review by the Martin County Real Property Division

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

Environmental

Findings 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:

Item #1

Landscape Plan

Please provide a scale and north arrow on the Landscape Plan.

Item #2

Landscape Tabular Data

Landscape plans shall include a table which lists the acreage of development, square footage of vehicular use areas, etc. (Ref. Section 4.662.A.10, LDR). Interior and perimeter vehicular use areas should be quantified separately in the table. Tabular data shall also indicate a calculation of the minimum total number of trees and shrubs required to be planted based upon the proposed developed area and separately based upon quantities required to meet the vehicular use area planting requirements.

It seems the data tables were omitted on the landscape plan. Please include data tables as described above on the landscape plan.

Item #3

Plant Schedule

Although Moraine Sweet Gum is native to Florida, it is deciduous and recommended for northern Florida hardiness zones 5-8; this project is in Zone 10. Please consider choosing a local shade tree such as live oak, slash pine, gumbo limbo etc.

Blue flag iris (*Iris virginica*) is a wetland species that typically will not survive in a developed landscape without some special soil or watering accommodations. Please explain any accommodations or consider choosing another species.

You may want to consider pond cypress (*Taxodium ascendens*) instead of *Taxodium distichum* because it is smaller.

K. Determination of compliance with transportation requirements – Engineering Department

Unresolved Issues:

The Traffic Impact Analysis does not comply with Article 5, Division 3, Section 5.64 because:

1. Estimated project trip generation and assignment, considering pass-by and internal capture, on a peak hour peak direction basis. [Martin County, Fla., LDR Article 5, Division 3, Section 5.64.C.3 (2009)]

Pass-by rate for Animal Hospital/Veterinary Clinic shall use same rate as Medical Office and Hospital of 10%.

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 Department

Unresolved Issues:

Item #1

Off Street Parking

1. As stated in the preapplication meeting, provide a minimum of 1 loading space for each facility with minimum dimensions of 10-feet in width and 25-feet in length. [MARTIN COUNTY, FLA., LDR SECTION 4.626.B.4]
2. Label entry and exit side radii for access points which were not included as part of or constructed in accordance with the master site plan.
3. Provide an auto-turn analysis demonstrating that the site is accessible by fire rescue vehicles and by the vehicles required for the proposed use. Truck dimensions and turning radii information for emergency service vehicles are available upon request.
4. Provide sight triangles / sight distances for the entrances on the landscape plans. [MARTIN COUNTY, FLA., LDR SECTION 4.843, F; FDOT Design Manual 212.11.1]. Include all points of access/egress.

Item #2

Consistency with Other Plans

1. Provide updated boundary and topographic survey. Current survey is dated Feb 9, 2022 (with CAD of December 22, 2020). Include updated elevations in the construction plans.
2. Include boundary and annotations on the Final Site Plan and construction drawings.
3. Remove “proposed” from existing elements that were approved and constructed as part of the Master Site Plan.

Item #3

Stormwater Management Materials – Final Site Plan

1. Label all FFE as “minimum FFE NAVD” on final site plan and construction plans.
2. Include the building dimensions on the site plan. [Martin County Stormwater Management and Flood Protection Martin County Standard Details for Road and Site Construction for Design and Review 1.4.B.2.A]
3. Include a plan for the control of erosion and sedimentation which describes in detail the type and location of control measures; the stage of development at which they will be installed or used; and provisions for inspection and maintenance. [Martin County Stormwater Management and Flood Protection Martin County Standard Details for Road and Site Construction for Design and Review 1.4.B.2.F]
4. Clarify the amount of exfiltration trench in the stormwater management report. Under Water Quality, it is indicated 50’, then under Exfiltration Trench, all lots will incorporate 100 LF of exfiltration.

Item #4

Stormwater Management Plan

1. Revise the Stormwater Management Report to include the certification language given in MARTIN COUNTY, FLA., LDR SECTION 4.384.A.2
2. Review the water quality calculation. The calculation values were inconsistent with the values for the subject development lot.

Item #5

Stormwater Management Construction Plans

1. Revise the title of sheet C-4.0 to reflect erosion and sediment control work efforts shown on the drawing.
2. Sheet C 7.0 signage for “HC signs” between buildings, is inconsistent with location of actual accessible spaces.
3. Separate the Final Site Plan from the construction drawings. Include a horizontal control plan with the construction drawings.
4. Sheet 5.2 (Cross Sections) was not included with the submittal but was listed on the Cover sheet. Provide additional cross sections demonstrating how the proposed improvements will tie into existing grade at the property line. All cross sections should include sufficient proposed elevations, existing elevations, and incremental distances.
5. Sheet 7.0 on the cover sheet appears to be mislabeled as 7.1.

Development Order Conditions:

1. 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 Department

Electronic Files

Findings of Compliance:

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

Addressing

Findings of Compliance:

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

Information:

The address for Lot 4 is 3440 SW Martin Hwy. It was assigned after the master site plan was approved. A second address will be assigned during post approval.

O. Determination of compliance with utilities requirements – Utilities Department

Water and Wastewater

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]

Item #2

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 and Groundwater

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

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

Fire Prevention

Findings of Compliance:

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

Emergency Management

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

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

Unresolved Issues:

Accessibility (ADA) [Martin County, Fla., LDR Section 4.627.E (2009)]

1. Provide proposed sidewalk elevations demonstrating that a 5% running slope and 2% cross slope are not exceeded. Note 2 on sheet C 5.0 is not sufficient to demonstrate compliance. [MARTIN COUNTY, FLA., LDR SECTION 4.843.G]

2. It appears that in some locations (i.e. at the day care entrance) the minimum 6-foot unobstructed sidewalk width is not provided. Revise accordingly. [MARTIN COUNTY, FLA., LDR SECTION 4.843.G]
3. All spaces must be located on an accessible route that is at least 44 inches wide so that users are not compelled to walk or wheel behind parked vehicles except behind his or her own vehicle. This condition does not appear to be met for Building A. [Florida Statutes: Title XXXIII, Chapter 553, Florida Statutes]
4. Accessible parking spaces and the required accessible route should be located where individuals with disabilities do not have to cross vehicular lanes or pass behind parked vehicles to have access to an accessible entrance. [ADA.gov, Advisory 502.3 Access Aisle; https://archive.ada.gov/regs2010/titleIII_2010/reg3_2010_appendix_b.htm; Title XXXIII, Chapter 553, Florida Statutes]

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

Martin County Health Department

N/A - There are no onsite potable wells or septic disposal systems, pursuant to Section 10.1.F, LDR, Martin County, Fla. Therefore, the Department of Health was not required to review this application for consistency with the Martin County Codes.

Martin County School Board

N/A - The application does not contain a residential component. Therefore, the Martin County School Board was not required to review this application for school concurrency evaluation. MARTIN COUNTY, FLA., LDR §10.1.F.

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

Review Ongoing

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

The following is a summary of the review for compliance with the standards contained in Section 5.32.D., LDR, Martin County, Fla. (2016), for a Certificate of Adequate Public Facilities Reservation.

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

Service provider - Martin County
Findings - pending evaluation
Source - Utilities and Solid Waste Department
Reference - see Section O of this staff report

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

Sewer provider - Martin County
Findings - pending evaluation
Source - Utilities and Solid Waste Department
Reference - see Section O of this staff report

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

Findings - pending evaluation
Source - Growth Management Department

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

Findings - pending evaluation
Source - Engineering Department
Reference - see Section M of this staff report

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

Findings - in place
Source - Growth Management Department

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

Findings - pending evaluation
Source - Engineering Department
Reference - see Section K of this staff report

Potable water facilities

Service provider - Martin County
Findings - pending evaluation
Source - Utilities and Solid Waste Department
Reference - see Section O of this staff report

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

Findings - in place
Source - Engineering Department
Reference - see section K of this staff report

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

Findings - positive evaluation
Source - Growth Management Department
Reference - see Section P of this staff report

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

Findings - positive evaluation
Source - Growth Management Department
Reference - see Section R of this staff report

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

U. Post-approval requirements

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.

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.	Digital Copy of Site Plan	One (1) digital copy of site plan in AutoCAD 2010 – 2014 drawing format (.dwg). The digital version of the site plan must match the hardcopy version as submitted.
10.	Construction Schedule	Original of the construction schedule.

Item	Description	Requirement
11.	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.
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

No Local, State and Federal Permits are applicable to a rezoning action which does not permit any development activities.

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:

Fee type:	Fee amount:	Fee payment:	Balance:
Application review fees:	\$8,750	\$8,750	\$0.00
Advertising fees *:			
Recording fees **:			
Mandatory impact fees:	N/A		
Non-mandatory impact fees:	N/A		

* 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.

X. General application information

Applicant: Palm Pike Crossing, LLC
 Katie Bucher
 7940 VIA Dellagio Way, Suite 200
 Orlando, FL 32819

Agent: Thomas Engineering Group, LLC
 Brandon Ulmer
 840 SE Osceola Street
 Stuart, FL 34994

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