



MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW

STAFF REPORT

A. *Application Information*

BEACON 21 PHASE 4 PUD MASTER AND FINAL SITE PLAN

Applicant:	Oskjn Jensen LLC
Property Owner:	Oskjn Jensen LLC
Agent for the Applicant:	Insite Studio, Brian Terry
County Project Coordinator:	Peter Walden, AICP, Principal Planner
Growth Management Director:	Paul Schilling
Project Number:	B006-006
Application Type and Number:	DEV2019020009
Report Number:	2021_0505_B006-006_Staff_Report_Final
Application Received:	03/22/2019
Transmitted:	03/26/2019
Staff Report Issued:	04/26/2019
Resubmittal Received:	05/28/2019
Transmitted:	05/28/2019
Date of Report:	06/25/2019
Resubmittal Received:	09/16/2019
Transmitted:	09/16/2019
Date of Report:	10/08/2019
Resubmittal Received:	03/05/2020
Transmitted:	03/05/2020
Date of Report:	03/27/2020
Resubmittal Received:	06/08/2020
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B. Project description and analysis

Request for a sixth amendment to the Beacon 21 Planned Unit Development Zoning Agreement (PUD) and a concurrent request for Master and Final site plan approval. Oskjn Jensen LLC proposes to construct 29 residential townhomes units on the approximate 4.84 acre parcel. The project site is located on the south side of NE Dixie Highway about 1.2 mile from NE Palmer Street in Rio. Included with this application is a request for a Certificate of Public Facilities Reservation.

The subject propoerty has a zoning designation of PUD and a future land use designation of Medium denisty. The parcel fronts Warner Creek and has St. Lucie River access. There is a 75 foot shoreline protection zone along the water and the site contains rare and unique habitat as well.

The site received prior approval of a master site plan for the construction of 32 residential units in 2007. That plan and PUD agreement have since expired and there is no current plan approvals on the property.

The property is in the Primary Urban Servises Boundary and utilities are 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	Peter Walden	219-4923	Non-Comply
F	ARDP	Samantha Lovelady	288-5664	Comply
G	Development Review	Peter Walden	219-4923	Non-Comply
H	Urban Design	Santiago Abasolo	288-5485	N/A
H	CommunityRedevelopment	Santiago Abasolo	288-5485	Comply
I	Property Management	Ellen McArthur	221-1334	N/A
J	Environmental	Shawn McCarthy	288-5508	Comply
J	Landscaping	Karen Sjoholm	288-5909	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	Water and Wastewater	James Christ	320-3034	Comply
O	Wellfields	James Christ	320-3034	Comply
P	Fire Prevention	Doug Killane	419-5396	Comply
P	Emergency Management	Sally Waite	285-2298	Comply
Q	ADA	Michelle Cullum	288-5512	Comply
R	Health Department	Todd Reinhold	221-4090	N/A
R	School Board	Kimberly Everman	219-1200	Comply
S	County Attorney	Krista Storey	288-5923	Review Ongoing
T	Adequate Public Facilities	Peter Walden	219-4923	Comply

D. Review Board action

This application meets the threshold requirements for processing as a major development. As such, a review of this application is required by the Local Planning Agency (LPA) and final action by the Board of County Commissioners (BCC). Both the LPA and the BCC meetings must be public hearings.

Pursuant to Section 10.1.F, 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:
Existing Zoning: PUD, Planned Unit Development, Rio CRA
Future land use: Medium Density
Commission district: 1
Planning area: Rio

Location Map



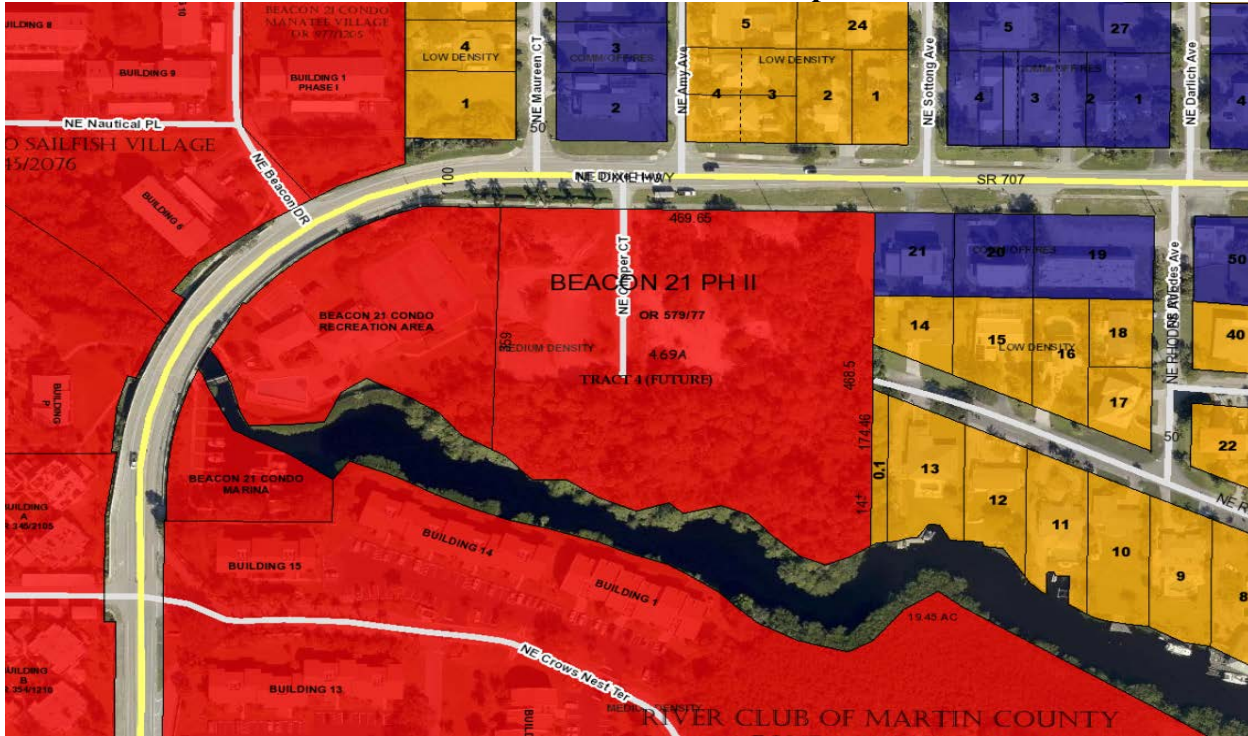
Aerial



Proposed Development Overlay



Future Land Use Map



Adjacent land uses:

North: NE Dixie Highway

East: COR and Low Density

South: Warner Creek then Medium Density

West: Medium Density

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

Policy 4.1E.6. PUD

A planned unit development is a unified development that is (1) planned, approved and controlled according to provisions of a binding written document negotiated between the developer and the County as a special PUD zoning district and (2) approved at a public hearing. The purpose of PUD districts is to introduce flexibility into the strict zoning and development regulations in a manner that is mutually beneficial to the County and the development. It is also to encourage enlightened and imaginative approaches to community planning. Benefits to the developer may include incentives to encourage affordable housing (consistent with the Housing Element); transfer of density from wetlands (consistent with the Conservation and Open Space Element, Chapter 9); flexibility in density distribution; flexibility and variety in land use, structure type and project design; and greater intensity than would be achievable under straight zoning. In exchange, the County may acquire such benefits as preservation zones, buffers, density transition zones and recreation facilities in excess of the County's minimum standards. Specific PUD district regulations are negotiated voluntarily by the developer and the County, and neither is guaranteed maximum benefits by right.

Policy 4.13A.7. Residential development.

The FLUM allocates urban residential density based on population trends; housing needs; and past trends in the character, magnitude and distribution of residential land consumption patterns. Consistent with the goals, objectives and policies of the CGMP, including the need to provide and maintain quality residential

environments, it also preserves unique land and water resources and plans for fiscal conservancy.

Policy 4.1E.8 Public Benefits. Flexible Design: Martin County shall allow PUD zoning districts associated with a site and project specific PUD zoning agreement to allow flexibility in the land development regulations in a manner which mutually benefits the county and the developer, and encourages innovative approaches to community planning. Specific PUD district regulations shall be negotiated voluntarily by both the developer and the county. Neither party to the agreement is guaranteed maximum benefits by right.

The applicant has proposed the following public benefits;

Martin County Utilities as a PUD public benefit is requesting construction of approximately 2,200' of 4" sewer force main.

Unresolved Issue:

Generic Comp Plan Compliance-GMD

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: PUD Agreement:

1. As previously discussed the PUD amendment must be initiated by the HOA not the subsequent developer. Revise the PUD amendment with the appropriate signatory. The application cannot proceed without the HOA or their representative as applicant to the proposed PUD amendment.

Additional Information:

Information #1:

No land clearing is authorized prior to the mandatory pre-construction meeting for the project. Property corners and preservation areas shall be located by a licensed land surveyor and clearly marked in the field prior to the pre-construction meeting. Authorization for clearing to install erosion control devices and preserve barricades will be granted at the pre-construction meeting. No additional land clearing shall commence until a satisfactory inspection of the required control structures and barricades has been obtained. Authorization for the relocation of gopher tortoises within the development, as provided for on state agency permits, may be granted by the Growth Management Department upon review of required permit materials. [Section 4.3.7., LDR, MCC]

Information #3:

Timetable Of Development - Final

The timetable of development for final site plans require all permits to be obtained within one year of approval and require all construction of infrastructure to be completed within two years of approval. MARTIN COUNTY, FLA., LDR, § 10.1., 5.32

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

The proposed development complies with the CRA requirements.

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., (2010) 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 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

Advisory Comment:

After a county development order is issued, the property owner and/or agent shall be responsible for obtaining a gopher tortoise relocation permit from Florida fish and wildlife conservation commission. All necessary permits, or a current wildlife survey showing no gopher tortoises exist onsite, shall be submitted to the growth management department, environmental division for review. The wildlife 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 receiving a gopher tortoise survey or a tortoise relocation permit and after action report.

Landscaping

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 Article 3, Division 6 – Section

3.2646 – Rio Community Redevelopment Area. [2004]. The applicant has proposed construction of a 29 townhome development that comprises Phase 4 of the Beacon 21 P.U.D.

The applicant has submitted landscape plans that provide for planting 147 trees to document compliance with Section 3.264.I.3.a., Land Development Regulations, Martin County, Fla. (2004). Pursuant to this regulation a minimum of 1 tree shall be established for each 1000 sq. ft. of the total development area.

The total site is 125,755 sq. ft. which requires the planting of 126 trees.

The landscaping on SR 707 is required to include native and non-native trees with a minimum height of 16 feet, with a four-foot clear trunk, and three-inch dbh at the time of planting, planted at a maximum of 30-foot intervals. These trees have been provided on the plans.

To provide for long-term sustainability of trees planted in the unit front green space islands, service lines to the units will be located under the driveways. This requirement is noted on the landscape plans and shall be re-enforced at the pre-con meeting so future contractors will be aware of this requirement.

Alterations cannot be made to the plans after final site plan approval. Any alteration may require an application to amend the affected approved plans.

The applicant is cautioned to consider the placement of utilities and any underground or above ground site improvement that could cause a conflict with the landscaping and possibly cause a change or amendment.

As-built landscape plans submitted prior to the release of a certificate of occupancy will be checked against the approved drawings. Inconsistencies may block the issuance of the certificate of occupancy and cause the applicant to begin the application process for a change or an amendment to the development order.

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:

Staff has reviewed the Traffic Statement prepared by JFO Group, Inc., dated February 2019. JFO Group, Inc. stated that the site's maximum impact was assumed to be 10 directional trips during the PM peak hour. Staff finds that NE Dixie Highway is the recipient of a majority of the generated trips. The generalized service capacity of NE Dixie Highway is 750. The project impact is 0.5% of the maximum volume of that roadway. NE Dixie Highway is currently operating at a level of service C; it is anticipated to operate at level of service C at buildout (year 2021).

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 accepted road facility) (Article 5, Division 1, Section 5.3).

L. Determination of compliance with county surveyor - Engineering Department

N/A

The applicant has indicated that there are no proposed changes to the approved project boundary as part of the current application. Therefore, The Engineering Department was not required to review this

application for consistency with the Martin County Codes for survey requirements contained in Article 4 of the Land Development Regulations. MARTIN COUNTY, FLA., LDR §10.1.F

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

Right Of Way Improvements

1. As previously requested in the 3/27/2020 staff report, provide stations and offsets for all proposed for all construction elements. For example, the station and offsets for the start and end of the curb, at the start of the tapers, at the end of the pavement widening, station of each pint of curvature, station for each point of tangency, the radius of curves, etc.
2. Provide the proposed turning radii for the entrance.
3. Include the milling and resurfacing of the eastbound edge line along the entire length of the proposed right turn lane. The milling and resurfacing may be limited to the edge line only; it does not need to encompass the entire roadway width if the existing striping is to remain.
4. Cross sections should provide the proposed width and elevations at that specific station. Remove references to “width varies” and provide the proposed width for that station location.
5. Provide proposed elevations for the regrading of the roadside swale east of the entrance between stations 9+60 and 13+00. Roadside swales shall have a minimum bottom width of 1-foot, a minimum depth of 8-inches, and side slopes that do not exceed 4(H):1(V).
6. As previously requested, Martin County standard details were updated on December 3, 2019. Please revise the details in the construction plans to the current standards.
7. Revise the left turn lane length to a minimum of 145-feet to meet FDOT Design Manual for a 35 MPH design.
8. Remove the 6-inch white skip lines that cross the entrance.
9. Provide details for the removal and replacement of structure D-13. Provide the proposed pipe lengths and materials. All drainage pipes within Martin County right-of-way must be RCP.
10. It is unclear if structure D-12 is new or existing. Please label accordingly.
11. There’s an existing inlet just west of the proposed entrance. Provide a plan that shows all existing facilities within the right-of-way and proposed modifications to make the proposed improvements.
12. Remove the aerial on the construction plans. The aerial makes the existing topography and proposed improvements difficult to read.

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. (2018).

Electronic File Submittal

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. (2019)

Both AutoCAD site plan and boundary survey were in State Plane coordinates and found to be in compliance with Section 10.2.B.2., Land Development Regulations, Martin County, Fla. (2019)

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 Bureau finds this submittal in compliance with the applicable provisions governing construction and life safety standards of the Florida Fire Prevention Code and referenced publications. 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.

Informational

Development Review Informational

Martin County Code of Laws and Ordinances, Section 79.121, adopts the Florida Fire Prevention Code (NFPA 1 and NFPA 101) as the County's fire prevention code. The Code is to prescribe minimum requirements for emergency vehicle access and water supply, necessary to establish a reasonable level of fire and life safety and property protection from the hazards created by fire, explosion, and dangerous conditions for site development. This is in accordance with Chapter 633, F.S. All construction, including, but not limited to, fire sprinklers, fire alarms and fire suppression systems, shall be subject to these codes. All documents including specifications and hydraulic calculations in accordance with FS 61G15-32 are required at the time of the application for a building permit for the property that is the subject of this application for site plan approval.

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

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. (2014 FBC, FIFTH EDITION\ACCESSIBILITY)

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

**Martin County School District CIP
School Concurrency Determination**

Project: Beacon 21
Date Received: 2/25/2-2-
Project #: B006-006
Owner/Applicant: Brian Terry
Location: NE Dixie Hwy. at Intersection NE Amy Ave., Rio Community

Planned Project Units: 28 Project Unit Yield by Type of School

School Type	Rate	Students
Elementary:	.100	3
Middle School:	.056	1
High School:	.073	2
SGR =	.229	6

Service Area Analysis

CSA	LOS	3 YR Added Capacity	Total LOS Capacity	Current Student Enrollment	Projects w/Reserved Capacity	This Project Demand	TOTAL Demand	Available Capacity
North Zone - Elementary (Felix A. Williams, Jensen Beach)	1379	0	1379	1203	71	3	1277	102

Stuart Zone – Middle (Stuart Middle)	1323	0	1303	875	60	1	936	367
North Zone – High (Jensen Beach High)	1914	0	1914	1485	48	2	1535	379

Concurrency Availability: Pursuant to the City, County, School District Interlocal Agreement for School Planning and Siting, Section 6.2.7 and Article 5 of the Martin County Land Development Regulations, Division 5, Section 5.83, the School District has determined that sufficient school capacity does exist at all grade levels to serve the change in residential dwelling units proposed in this application to meet the school concurrency requirements under Florida Statute 163.3180.

School Capacity: This analysis is only used to serve as a review of the potential impact of the schools within the area of a future residential land use. School capacity shall be reserved for the above referenced project upon receipt of a final approval from the Martin County Growth Management Department. This concurrency reservation shall expire **three (3)** years from the date of issuance of this concurrency determination.

Comments: This determination does not guarantee that the students from the above referenced project will be assigned to attend a particular school(s). Please note if capacity demand should exceed existing availability, students may be housed in relocatable units.

Letter of No Objection w/Conditions: At this time we can provide a **letter of no objection** with the following conditions:

1. No conditions

School District Contact: Kimberly Everman

Date Issued: 3/11/20

Telephone: 772- 219-1200, Ext. 30220

E-Mail: evermak@martin.k12.fl.us

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 5.32.D of the Adequate Public Facilities, Land Development Regulations (LDR's), Martin County Code for a Certificate of Adequate Public Facilities Reservation.

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

Service provider - Martin County

Findings –positive 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)

Service 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 –in place
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

Roads facilities (Section 5.32.D.3.f, LDR)
Findings –pending evaluation
Source - Engineering Department
Reference - see Section K of this staff report

Public safety facilities (Section 5.32.D.3.h, LDR)
Findings –in place
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 #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.

Item #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 #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.

Item #4:

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.

Item #5:

One (1) copy 24" x 36" of the approved master and final site plans. (rolled)

Item #6:

One (1) Copy 24" x 36" of the Construction drawings. (rolled)

Item #7:

One (1) digital copy of master and final site plan in AutoCAD 2010 - 2018 drawing format (.dwg). The digital version of the site plan must match the hardcopy version as submitted.

Item #8:

Original and one (1) copy of the executed approved PUD zoning agreement.

Item #9:

One (1) 24" x 36" copy of the approved landscape plan signed and sealed by a landscape architect licensed in the State of Florida. (rolled)

Item #10:

The applicant has submitted the information for a draft Water and Wastewater Service Agreement as requested. The applicant must execute the Agreement and pay the resultant fees within sixty (60) days of final Martin County approval of the request. [ref. Code, LDR, s.5.32.D.1, 2.(a)(b) and (c)Code, LDR, Art.5, Div.2]

Item #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.

Item #12:

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.

Item #13:

An Original of the construction schedule.

Item #14:

Include one (1) blank flash/thumb drive, which will be utilized to provide the applicant with the approved stamped and signed project plans.

V. Local, State, and Federal Permits

Required Permits

The applicant must provide a copy of all required Department of Environmental Protection permits prior to scheduling the Pre-Construction meeting.

The following permits must be obtained prior to scheduling a Pre-Construction meeting:

1. Martin County Right-of-Way Use Permit
2. South Florida Water Management District (SFWMD) Environmental Resource Permit
3. South Florida Water Management District (SFWMD) Dewatering Permit
4. Florida Department of Environmental Protection (FDEP) NPDES Generic Permit for Stormwater Discharge for Large and Small Construction Activities

Environmental Permits

- 1) All state and federal permits related to the project, including the docking facility.
- 2) Updated gopher tortoise survey that is within 90 days of the proposed land clearing date and/or gopher tortoise relocation permit from the Florida Fish and Wildlife Conservation Commission (FWC).

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:	\$13,800.00	\$13,800.00	\$0.00
Inspection Fees:	\$4,000.00		\$4,000.00
Advertising fees*:	TBD		
Recording fees**:	TBD		
Impact 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.

*** To be paid at time of building permit issuance

X. General application information

Applicant: Oskjn Jensen LLC
1890 South Ocean Boulevard
Lantana, FL 33462

Agent: Insite Studio
Brian Terry
8144 Okeechobee Boulevard
West Palm Beach
561-249-0940

Engineer: Caulfield & Wheeler, Inc.
Hayes Templeton
7900 Glades Road, Suite 100
Boca Raton, FL 33434

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

