



MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW

STAFF REPORT

A. *Application Information*

THREE LAKES GOLF CLUB PUD ZONING AGREEMENT AND MASTER SITE PLAN

Applicant:	Three Lakes Golf Club, LLC
Property Owner:	Three Lakes Golf Club, LLC
Agent for the Applicant:	Lucido and Associates, Morris A. Crady, AICP
County Project Coordinator:	Peter Walden, AICP, Deputy Growth Management Director
Growth Management Director:	Paul Schilling
Project Number:	B115-003
Record Number:	DEV2021110006
Report Number:	2022_0311_B115-003_Staff_Final
Application Received:	12/08/2021
Transmitted:	12/08/2021
Staff Report:	03/11/2022

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B. *Project description and analysis*

Request for Planned Unit Development (PUD) zoning and master site plan approval for an approximate 1218 acre undeveloped parcel located on the west and eastside of SW Kanner Highway north of Bridge Road in Stuart. Included is a deferral of public facilities reservation.

The project includes three 18 hole golf courses with practice ranges and club houses, a par 3 course and maintenance facilities. The club will also include guest cottages, spa and fitness facilities, pools and the associated infrastructure to support the club.

Employee housing is proposed with dormitory style buildings. No permanent residential units are proposed and all amenities cottages and dormitories will be owned and operated by the club.

The future land use on the property is Agricultural with the A-2, Agricultural zoning district. The project is proposed contingent on the approval of the Rural Lifestyle future land use designation being approved for the site. The project is proposed to provide the open space and public benefits consistent with the Rural Lifestyle land use.

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	N/A
G	Development Review	Peter Walden	219-4923	Non-Comply
H	Urban Design	Peter Walden	219-4923	N/A
H	Community Redevelopment	Peter Walden	219-4923	N/A
I	Property Management	Ellen MacArthur	288-5794	Non-Comply
J	Environmental	Shawn McCarthy	288-5508	Non-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	Clark Bridgman	288-5416	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	Non-Comply
O	Wellfields	James Christ	320-3034	Comply
P	Fire Prevention	Doug Killane	288-5633	Non-Comply
P	Emergency Management	Sally Waite	219-4942	N/A
Q	ADA	Clark Bridgman	288-5416	N/A
R	Health Department	Nicholas Clifton	221-4090	N/A
R	School Board	Kimberly Everman	223-3105	Comply
S	County Attorney	Krista Storey	288-5443	Review Ongoing
T	Adequate Public Facilities	Peter Walden	219-4923	Deferral

D. Review Board action

This application meets the threshold criteria for a major development, pursuant to Table 10.2.C.1.B., LDR, Martin County, Fla. (2019), and requires two public hearings. The two hearings will provide the public an opportunity to participate in the review and decision making process.

The first public hearing shall be before the Local Planning Agency, who will make a recommendation on the request, pursuant to Table 10.5.F.9., LDR, Martin County, Fla. (2019).

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

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

Multiple parcels

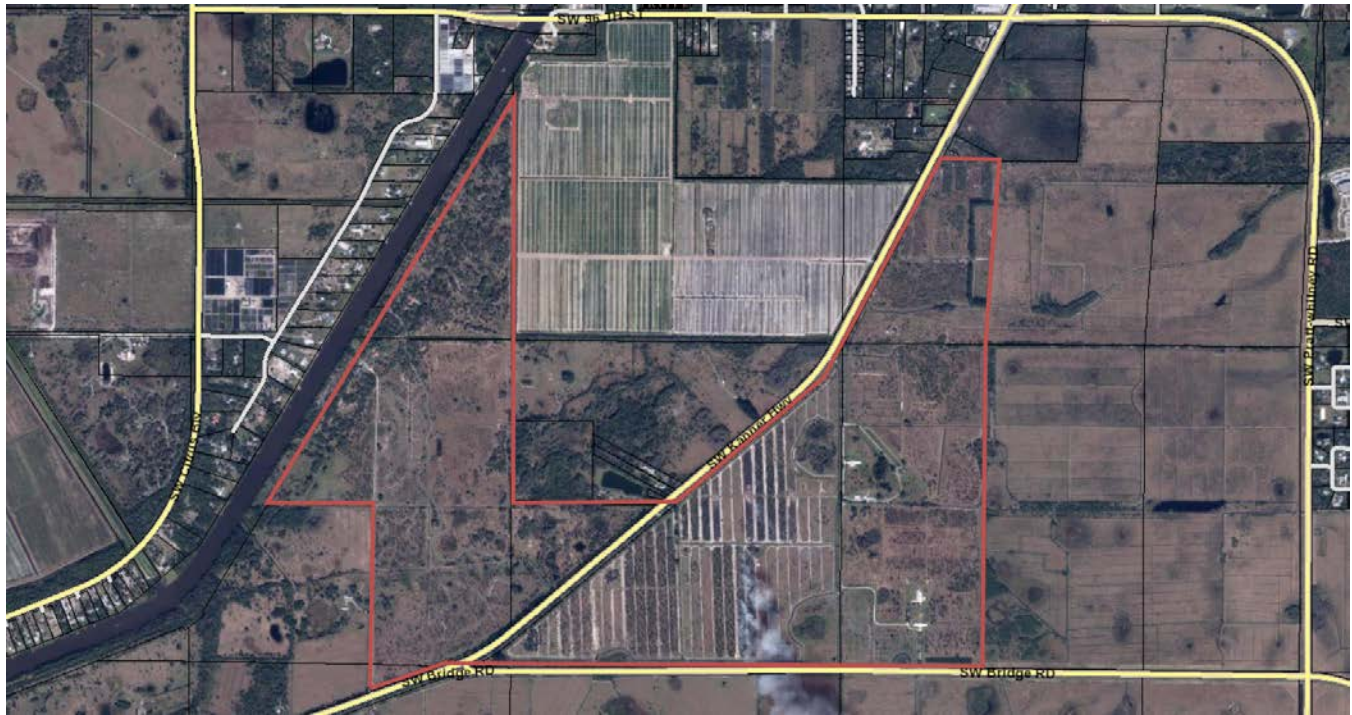
East and west of SW Kanner Highway adjacent to SE Bridge Road

Existing Zoning: A-2, Agricultural and A-1, Small Farms District
Future land use: Agricultural
Total Site Area: 1,219 acres

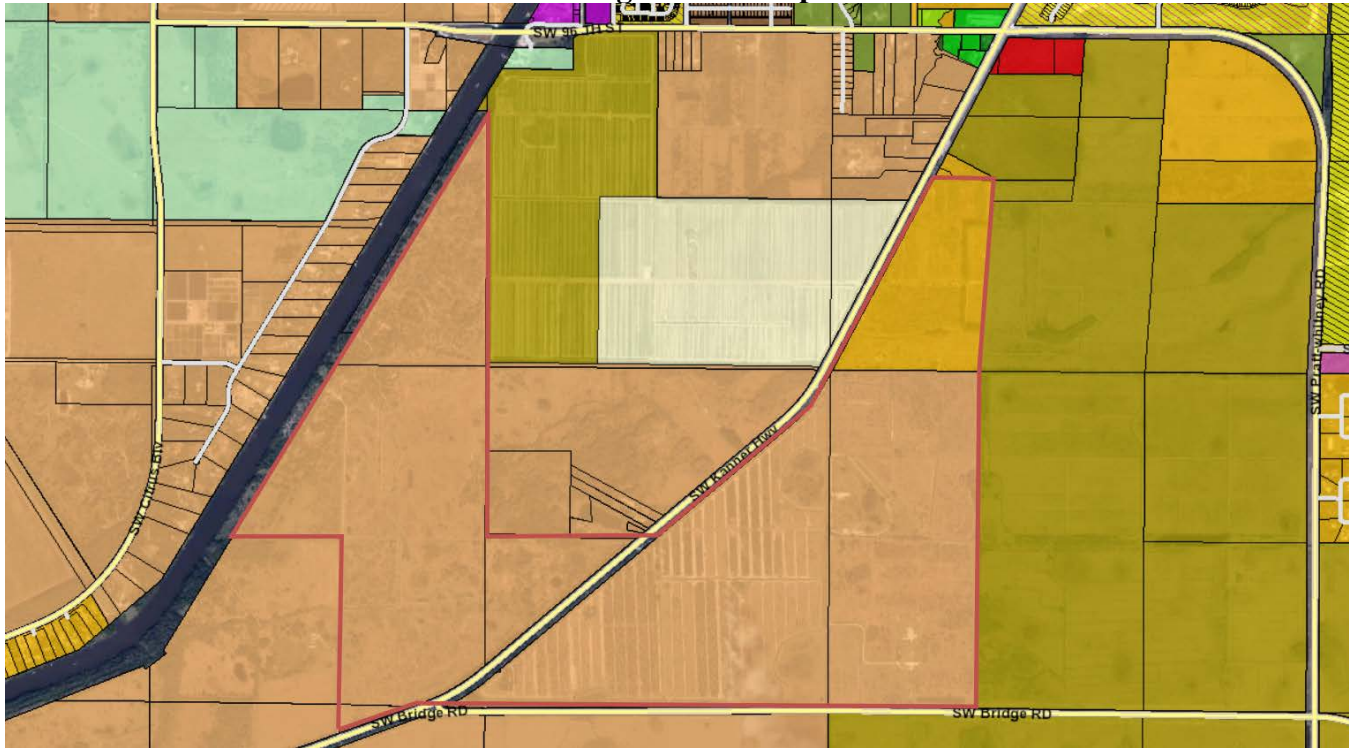
Location Map



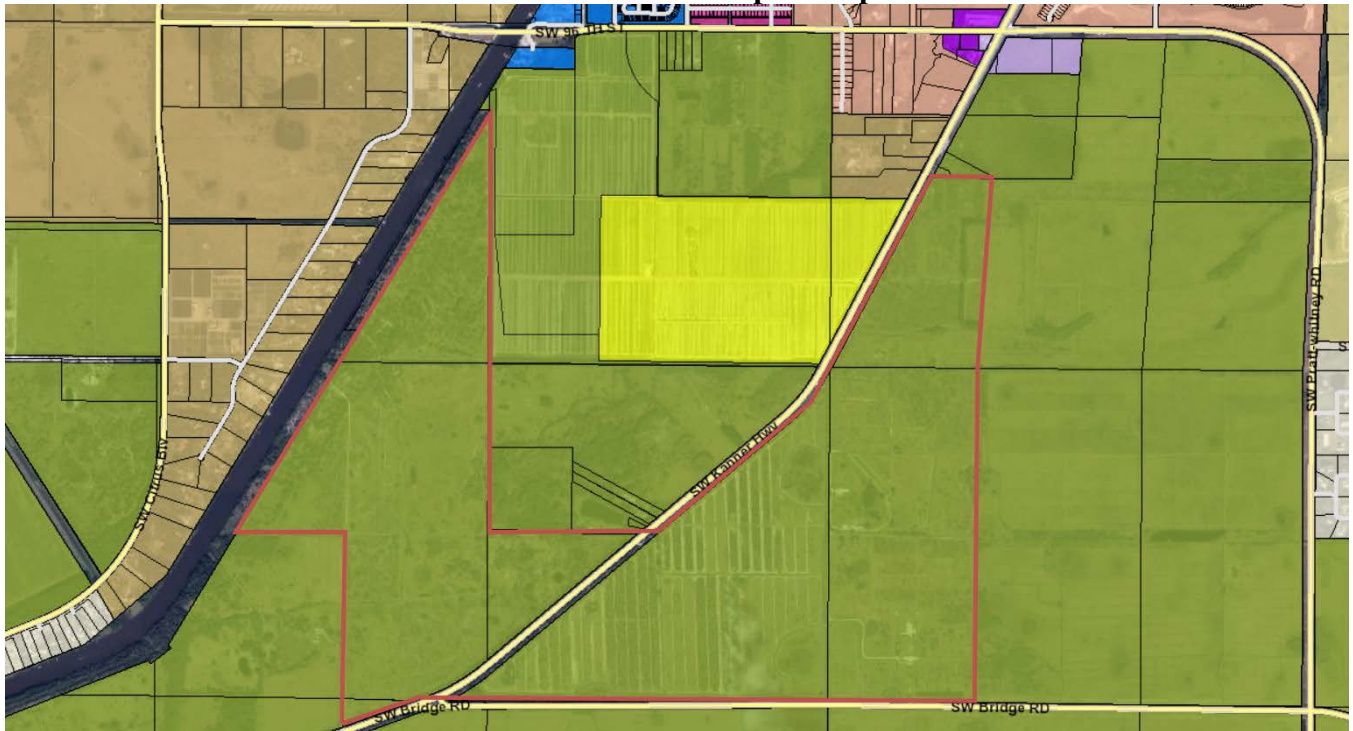
Aerial



Zoning Atlas Excerpt



Future Land Use Map Excerpt



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

The Project review is contingent on the application and review of a future land use change on the subject property. The current land use on the parcels under review is not conducive to all of the uses proposed in the PUD master plan.

Unresolved Issues:

Item #1:

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:

Data Tables:

1. update minimum required open space to 70 percent.

Site Plan:

1. The 50 ft. landscape buffer on the eastern property line of the north course should be continuous through the East Golf maintenance facility.
2. Add a note to the master plan that the project is limited to 54 golf cottages.

PUD agreement:

1. Update the timetable for the phases.
2. The source for water and waste water service for the site is under review, no commitment to utility service is being made at this time.

Additional Information:

Information #1:

Timetable Of Development - Master

All final site plan approvals for a multi-phase development shall be obtained no later than five years after the date of the master site plan approval, provided that no certificate of public facilities reservation was issued with the master site plan approval. MARTIN COUNTY, FLA., LDR SECTIONS 10.2.D.1.d. and 5.32. (2019)

Information #2:

Notice Of A Public Hearing

The notice of a public hearing regarding development applications shall be mailed at least 14 calendar days (seven calendar days if the application is being expedited pursuant to section 10.5.E.) prior to the public hearing by the applicant to all owners of real property located within a distance of 500 feet of the boundaries of the affected property. For development parcels which lie outside of or border the primary urban service district, the notification distance shall be increased to 1000 feet. In addition, notice shall be mailed to all homeowner associations, condominium associations and the owners of each condominium

unit within the notice area. MARTIN COUNTY, FLA., LDR SECTION 10.6.E.1. (2019)

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

Commercial Design

There is no vertical development associated with this application. Therefore, review for urban design is not applicable.

Community Redevelopment Area

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

RIGHT OF WAY - SW Bridge Road (CR-708) is Minor Arterial under Sec. 4.843, Roadway Classification. The minimum right of way width requirements for each roadway classification are set forth in Section 4.843.B., Land Development Regulations, Martin County, Fla. (2001) and Table 4.19.1., Right of Way Requirements. Section. 4.843.B. also provides that additional width may be necessary as determined by the County Engineer, depending upon the approved roadway cross section, design elements within the right of way and the drainage requirements for the area. Also, right of way requirements may be adjusted by the County Engineer for specific roadways involving intersection right of way improvements or restrictions of Martin County or the Florida Department of Transportation.

It has been determined that the Applicant is required to dedicate five (5) feet of right of way along the property frontage on SW Bridge Road. A Condition of Approval requiring the conveyance of the dedicated property to Martin County will be included in the Development Order.

The following is a list of the required due diligence materials:

TITLE COMMITMENT

1. Original Title Commitment for the proposed dedication site(s).
2. The Proposed Insured is: Martin County, a political subdivision of the State of Florida
3. The Insurable Amount is subject to approval by the Real Property Division.
4. Legible copies of all documents listed on the Title Commitment as B-II Exceptions must be provided with the Title Commitment.

SURVEY – SKETCH AND LEGAL DESCRIPTION

1. Two (2) original signed and sealed Surveys of the dedication site (s).
2. The Survey must be certified to Martin County, a political subdivision of the State of Florida and to the Title Company.
3. The Survey must be prepared with the benefit of the Title Commitment and include the Commitment Number, Name of the Title Company and Date and Time of the Commitment.
4. Parcel ID number(s) must be included.
5. All title exceptions that can be plotted must be shown on the Survey.

6. The legal description for the dedication site(s) on the Survey must match the legal description on the proposed Plat or Planned Unit Development (PUD), if applicable.
7. Two (2) original 8 ½” by 11” signed and sealed Sketch and Legal Descriptions of the dedication site(s) must be provided.

ENVIRONMENTAL SITE ASSESSMENT

1. A Phase I Environmental Site Assessment must be provided stating that there are No Recognized Environmental Conditions in accordance with the current standards of the American Society for Testing Material (ASTM15271).
2. The Phase I report must be dated within 180 days of submission or include a current updated letter from the ESA firm.
3. The Phase I Environmental Site Assessment and/or the update letter must state that Martin County, a political subdivision of the State of Florida can rely on the results of the report.

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

Environmental

Unresolved Issues:

Item#1: Environmental Assessment

Please update the FLUCCS map in the EA to include FNAI descriptions of the native upland habitats that have been identified onsite (Section 4.31.C, LDR, Martin County, Fla.).

As stated in the assessment, please provide site specific nesting surveys for the listed species that were observed onsite including the crested caracara and Florida sandhill crane. As with the gopher tortoise, will these surveys need to be updated with approval of each phase of the project? Please explain.

The assessment states the indigo snake has a medium likelihood to be present onsite. Is consultation with the wildlife agencies necessary given the size and existing habitats of the site? Please explain.

Staff agrees with the statement about listed plant species that a specific relocation plan will be developed with each PAMP/phase as the project moves forward.

Please have your environmental consultant contact the environmental staff identified in this report to schedule a site visit of your project or to provide for site access to corroborate the information provided in the environmental assessment.

Item#2: Site Plan Data

The digital master site plan within the pdf submittal contains artifacts and is illegible. Please correct with the next resubmittal.

Please provide the following in the preserve area data table:

- a. Site acreage, Total. Total upland, wetland, surface water area and any submerged lands for site.
- b. Preserve Area Calculations. Provide upland preserve calculations to demonstrate that at least 30% of existing common native upland habitats are preserved.
- c. Wetland Preserve. Wetland preserve acreage, onsite. Identify any areas to be created for on-site mitigation, if applicable.

- d. Wetland Buffer. Native upland habitat area, to be provided as wetland preserve area buffer. Other upland area, required to be restored as wetland preserve area buffer (non-habitat).
- e. Upland Preserve, Common. Native upland preserve area habitat provided, as common habitat.
- f. Additional buffer for golf courses. Please quantify the additional buffer provided for golf courses adjacent to the required fifty foot wetland buffer.
- f. Total Preserve Acreage, for site.

Item#3: Master Site Plan

The site plan shows a potential conflict with native upland areas proposed as preserve and areas proposed for golf. It appears there is conflict with preserves next to golf hole #2,3, and 4 in the west course. Please correct accordingly.

Item#4: Upland Common Habitat for Golf Courses

On sites where common native upland habitat exists, not less than 30 percent of each particular type of common native upland habitat shall be preserved in place on the project site, such that the cumulative total need not exceed 30 percent of the existing native upland vegetation on site, except as required under the provisions for endangered, unique and rare habitat. Please verify 30 percent of common native upland habitat is being established as preserve area (Section 4.33.C, LDR, Martin County, Fla.).

Item#5: Preserve and PAMP Requirements for Phased Projects

Establishment of preservation areas in phased development. Section 10.11.D.13., LDR, Martin County, Fla. (2016)

On sites that are 50 acres or greater where the subject property is to be developed in discrete geographical phases, required preservation areas may be set aside as follows:

- a. At a minimum, required preservation areas shall be set aside in proportion with the proposed developed areas in each phase. For example, if 30 percent of the developable area of the property is included in the first phase, at least 30 percent of the required preservation area shall be included with the first phase. A preserve area management plan (PAMP) shall be provided with the final development order for the first phase.
- b. The preservation area to be set aside with each phase shall be designed to follow natural ecotonal boundaries to preclude fragmentation of like habitat into subsequent phases. Preservation areas shall be designed to consolidate contiguous habitat restoration areas that require vegetative exotic species removal or restoration planting areas. Additional preservation area may be required to be included in the first and subsequent phases if a discrete management area cannot be established to separate contiguous habitats.

c. The water management system, including wetlands and wetland buffers, shall be designed to function independently in each phase. A wetland and its corresponding wetland buffer area shall not be divided into a separate phase of a development.

Please demonstrate the following criteria is met and update the project's phasing plan as necessary.

Item#6: PUD Agreement

Pursuant to Section 4.33, LDR, Martin County Fla. (2013), planned unit developments which take advantage of variances in lot size and density must exceed the minimum upland habitat preservation requirements. Please demonstrate the project is providing over 30 percent preservation of native upland habitat.

Please make the following changes to the PUD agreement relating to environmental and preserve area issues:

1) Exhibit F - Preserve Areas - Paragraph A "A separate Preserve Area Management Plan (PAMP) shall be required for each phase of the Three Lakes Golf Club PUD. A PAMP shall be submitted with the application for each final site plan that complies with Section 10.11.D.13., LDR, Martin County, Fla. (2016)"

Will there be environmental public benefits provided as part of this project? Examples of an environmental benefit provided for this project may include establishment of habitat islands within proposed lakes, creation of native flow-through marsh treatment areas for additional water quality treatment, or creation/restoration of additional upland habitat adjoining preserved wetlands and/or upland preserve areas. Please explain.

Landscape

Findings of Compliance

This project is a N/A for landscaping. No landscape plans are being reviewed in association with this application for PUD Agreement and Masterplan. Landscape plans will be submitted and reviewed at time of Final Site Plan Review. It appears that areas provided on the Master Plan will provide for required landscape areas.

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 O'Rourke Engineering & Planning, dated November 2021. O'Rourke Engineering & Planning stated that the site's maximum impact was assumed to be 59 directional trips during the PM peak hour. Staff finds that SW Bridge Road is the recipient of a majority of the generated trips. The generalized service capacity of SW Bridge Road is 740. The project impact is 7.97% of the maximum volume of that roadway. SW Bridge Road is currently operating at a level of service C; it is anticipated to operate at level of service C at buildout (year 2029).

L. Determination of compliance with county surveyor - Engineering Department

The applicant has provided a certified boundary and topographic survey for the proposed development, pursuant to Section 10.1.E., LDR, Martin County, Fla. (2019). 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, LDR, Martin County, Fla.

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

Unresolved Issues:

RIGHT-OF-WAY IMPROVEMENTS

Revise the following components to comply with the cited references:

1. Right of Way connections to SW Kanner Highway will be through FDOT. However, Three Lakes includes a connection to SR-76 (S Kanner Highway) directly across from SW Gateway Place an internal road proposed in the adjacent proposed project on the west side of SW Kanner. (South Florida Gateway Master Plan). Consider relocating this access to be relocated to avoid signalization and still meet the Florida Department of Transportation's access management standards. It's our understanding the Florida Department of Transportation will require a raised median on SR-76 (S Kanner Highway) between the proposed access roads to the adjacent project on the west side of SW Kanner Highway.

CONSISTENCY WITH OTHER PLANS

Provide the following components on the proposed Master Site Plan

1. Provide locations, size, and types of easements (buffer, utility, drainage, etc.).
2. Provide locations for anticipated water management tracts.

STORMWATER MGMT REPORT - MASTER

1. Revise the Stormwater Management Report to adequately describe the following as required with the cited references:
 - i. describe any flood plain encroachment [MARTIN COUNTY, FLA LDR SECTIONS 4.385.B (2015)] [MARTIN COUNTY STORMWATER MANAGEMENT AND FLOOD PROTECTION STANDARDS FOR DESIGN AND REVIEW, SECTION 1.4.A.3 (2001)]
 - ii. Provide a statement of how the water quality treatment analysis will account for the appropriate safety factor (1.25 for dry detention or 1.5 for wet detention) in the Stormwater Management Report to be used on the project [MARTIN COUNTY, FLA., LDR SECTION 4.385.F (2015)] [MARTIN COUNTY STORMWATER MANAGEMENT AND FLOOD PROTECTION STANDARDS FOR DESIGN AND REVIEW, SECTION 1.4.A.4 (2001)]

2. Demonstrate the wet season water table elevation (WSWT) is the highest described in the USDA Soil Survey of Martin County or provide competent evidence to demonstrate the WSWT is different from that shown in the soil survey [MARTIN COUNTY, FLA., LDR SECTION 4.348.B.6 (2015)]

STORMWATER MGMT MASTER PLANS

The six phased development must be constructed as standalone drainage systems. Describe how each phase will be designed and constructed as a standalone drainage system.

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. (2021).

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. (2021)

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. (2021)

O. Determination of compliance with utilities requirements - Utilities Department

Water and Wastewater

Unresolved issues:

Utilities will need more information on the Florida Department Environmental Department permitting of the proposed Onsite systems.

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

Special condition F, 6. Fire Protection excludes cottages from Fire Sprinkler protection, which does not satisfy requirements listed below.

WATER SUPPLY

NEEDED FIRE FLOW REQUIREMENT FOR BUILDINGS

Identify the Needed Fire Flow Requirements for all buildings / structures. Fire flow calculations shall be prepared by a professional engineer currently licensed in the state of Florida for each newly constructed building. Per Florida Administrative Code section 61G15-32.004 Fire Protection Engineering documents shall include the point of service for the water supply, a list of NFPA standards applicable to the project, classification of hazard and occupancy for each room or area, suppression system type, design densities, water supply data (fire pump, hydrant flow test data) and any performance based information such as pre-engineered systems.

18.4.5 Fire Flow Requirements for Buildings.

18.4.5.1 One- and Two-Family Dwellings.

18.4.5.1.1 The minimum fire flow and flow duration requirements for one- and two-family dwellings having a fire flow area that does not exceed 5000 ft² (334.5 m²) shall be 1000 gpm (3785 L/min) for 1 hour.

Developments unable to meet the fire flow requirements must provide the following;

All Structures that are in excess of 1000 square feet or two stories or greater in height shall be provided with a sprinkler system installed in accordance with NFPA 13D, Standard for the installation of Sprinkler Systems in One and Two Family Dwellings and Manufactured Homes. Compliance with all other provisions of the National Fire Protection Association is required. Specifically, stabilized roads and hydrant installations shall be completed before issuance of building permits pursuant to NFPA 241.

Emergency Preparedness

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

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

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

1. The ADA requirements will be reviewed with the Final Site Plan Submittal for Phase 2A.

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

Martin County Health Department

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

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.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

5.32.C. Procedure to obtain an evaluation of adequate public facilities (nonbinding) and affidavit deferring adequate public facilities reservation.

1. *Purpose.* An application for an evaluation of adequate public facilities and affidavit deferring public facilities shall be submitted with an application for a preliminary development order to ensure that the County and the developer plan together to meet concurrency at the preliminary development order stage. The evaluation provides a current view of the availability of public facilities for a proposed development based upon the concurrency evaluation and concurrency reservation tests of this article. Neither a positive nor a negative evaluation confers concurrency rights or is binding on the County pursuant to section 14.4.A.3.d(2) and (3) of the Comprehensive Plan.

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.

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 #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. Submit a copy of the Post Approval Requirements 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 certified letter stating

that no title transfer has occurred.

Item #5:

One (1) 24" x 36" paper copy of the approved master site plan.

Item #6:

One (1) digital copy of master site plan in AutoCAD 2010 - 2014 drawing format (.dwg). The digital version of the site plan must match the hardcopy version as submitted.

Item #7:

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

Item #8:

One (1) blank USB 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

All permits will be required before the commencement of any construction.

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
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.

***Impact fees required at building permit.

X. General application information

Applicant: Three Lakes Golf Club LLC
Mike Davis
501 Fern Street
West Palm Beach FL 33401

Owner: Same as above

Agent: Lucido and Associates
Morris A. Crady
701 SE Ocean Boulevard
Stuart FL 34994
772-220-2100
mcrady@lucidodesign.com

Y. Acronyms

ADA.....	Americans with Disability Act
AHJ.....	Authority Having Jurisdiction
ARDP.....	Active Residential Development Preference
BCC.....	Board of County Commissioners
CGMP.....	Comprehensive Growth Management Plan
CIE.....	Capital Improvements Element
CIP.....	Capital Improvements Plan
FACBC.....	Florida Accessibility Code for Building Construction
FDEP.....	Florida Department of Environmental Protection
FDOT.....	Florida Department of Transportation
LDR.....	Land Development Regulations
LPA.....	Local Planning Agency
MCC.....	Martin County Code
MCHD.....	Martin County Health Department
NFPA.....	National Fire Protection Association
SFWMD.....	South Florida Water Management District
W/WWSA.....	Water/Waste Water Service Agreement

Z. Attachments