



MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW STAFF REPORT

HERITAGE RIDGE PUD PARCEL C-4, LOT 2B PUD FINAL SITE PLAN (A/K/A STORAGE PLACE HOBE SOUND)

A. Application Information

Applicant/Property Owner:	8280 Constitution, LLC
Agent for Applicant:	McCarty & Associates Land Planning & Design, LLC
County Project Coordinator:	John Sinnott, Principal Planner
Growth Management Director:	Paul Schilling
Project Number:	K024-006
Record Number:	DEV2023110013
Report Number:	2026_0414_K024-006_Staff_Report_Final
Application Received:	01/18/2024
Transmitted:	01/19/2024
Date of Report:	03/26/2024
Application Received:	08/23/2024
Transmitted:	08/26/2024
Date of Report:	10/29/2024
Application Received:	03/27/2025
Transmitted:	03/27/2025
Date of Report:	05/23/2025
Application Received:	08/12/2025
Transmitted:	08/12/2025
Date of Report:	04/14/2026

B. Project description and analysis

This is a request by McCarty & Associates Land Planning & Design, LLC, on behalf of 8280 Constitution, LLC, for final site plan approval to construct an approximately 64,260-square-foot three-story residential self-storage facility and associated infrastructure within Parcel C-4, Lot 2B of the Heritage Ridge PUD. The approximately 1.5-acre undeveloped site is located on SE Constitution Boulevard, approximately 440 feet northeast of the intersection of SE Federal Highway and SE Constitution Boulevard, in Hobe Sound. Included is a request for Certificate of Public Facilities Reservation.

The Heritage Ridge development of regional impact (DRI) and PUD Zoning Agreement was approved by the Board of County Commissioners on October 31, 1978, to include residential units, recreational areas, golf course, open space, public service areas and commercial areas, together with accessory buildings, utilities and other related improvements. The 1978 PUD Agreement is recorded in Martin County official records Book 467, Page 1922. Within Exhibit F-1 of the PUD Agreement, Item #9 states "Parcel C-4 shall be developed as if zoned B-1 business district, as according to the Martin County Florida zoning regulations."

The Ninth Amendment to the Heritage Ridge PUD Agreement, approved on September 12, 1989, and recorded in Martin County official records Book 829, Page 261, revised Item #9 of Exhibit F-1, to set forth "Parcel C-4 shall be developed as if zoned General Commercial, according to the Martin County Zoning Regulations, as amended from time to time. This parcel may be subdivided by record plat as approved by the Board of County Commissioners." The Plat for Parcel C-4, which divided the parcel into three lots, was recorded in Plat Book 12, Page 16, on November 7, 1989. Lot 2 of Parcel C-4 was subsequently divided into Lot 2A and Lot 2B with the Hobe Sound BTS Retail Plat, as recorded in Plat Book 18, Page 19, on February 25, 2019.

Additionally, the Ninth PUD Amendment establishes that the total allowable commercial area within the PUD is 84,600 square feet. The proposed 64,260 square-foot residential storage facility and the existing 9,100 square-foot Dollar General on the adjacent Lot 2A property are within the allowable threshold.

Although the current maps show a land use designation of low density, the land use policies applicable to this parcel should be construed to be those for the General Commercial land use as set forth in the original PUD Agreement executed prior to the adoption of the Comprehensive Plan. The proposed development is required to meet all current site design standards and code requirements associated with the general commercial land use policies of the CGMP and with the development standards associated with the GC zoning district as set forth in Article 3 of the LDR.

The project is located inside the Primary Urban Services District. The project will connect to the water and wastewater services of South Martin Regional Utility. Access will be provided via an existing easement which extends through the adjacent Dollar General property to the west.

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:

F	Comprehensive Plan Review	John Sinnott	772-320-3047	Comply
G	Site Design Review	John Sinnott	772-320-3047	Comply
H	Commercial Design Review	John Sinnott	772-320-3047	Comply
H	Community Redevelopment Review	John Sinnott	772-320-3047	N/A
I	Property Management Review	Ellen MacArthur	772-221-1334	Comply
J	Environmental Review	Shawn McCarthy	772-288-5508	Comply
J	Landscaping Review	Karen Sjöholm	772-288-5909	Comply
K	Transportation	James Hardee	772-288-5470	Comply
L	County Surveyor Review	Jet Martel	772-288-5928	N/A
M	Engineering Review	Kaitlyn Zanello	772-288-5920	Comply
N	Addressing Review	Emily Kohler	772-288-5692	Comply
N	Electronic File Submission Review	Emily Kohler	772-288-5692	Comply
O	Water and Wastewater Review	Kim McLaughlin	772-546-6259	Comply
O	Wellfields Review	Jay Johnson	772-320-3158	Comply
P	Fire Prevention Review	Doug Killane	772-419-5396	Comply
P	Emergency Management Review	Sally Waite	772-219-4942	N/A
Q	ADA Review	Kaitlyn Zanello	772-288-5920	Comply
R	Health Department Review	Paul Stemie	772-221-4090	N/A
R	School Board Review	Julie Sessa	772-219-1200	N/A
S	County Attorney Review	Elysse A. Elder	772-288-5925	Ongoing
T	Adequate Public Facilities Review	John Sinnott	772-320-3047	Comply

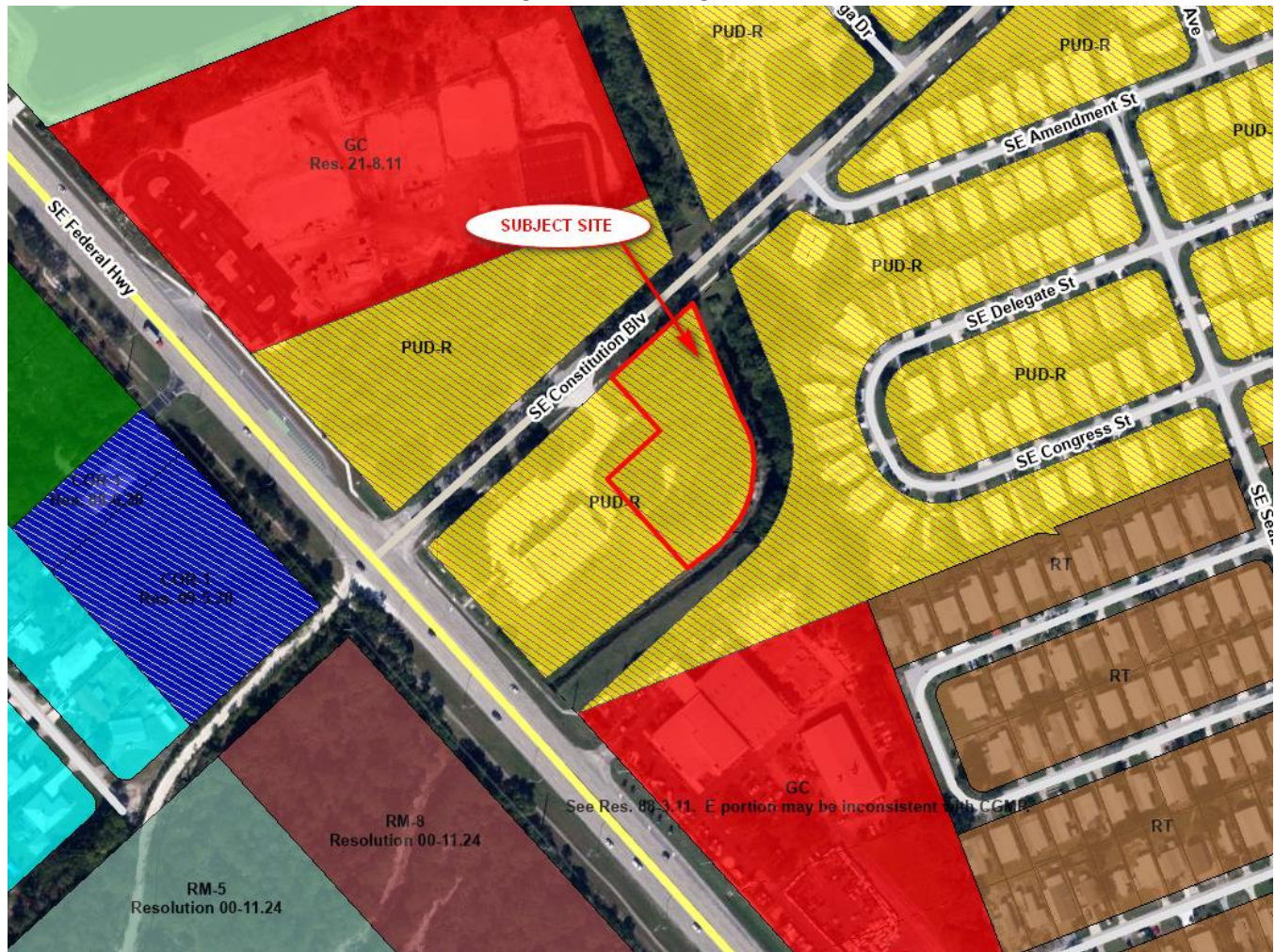
D. Review Board action

This application meets the threshold requirements for processing as a PUD Final Site Plan with a previously approved Master Site Plan. Pursuant to Table 10.5.F.9., Land Development Regulations (LDR), Martin County, Florida (2023), review of this application is required by the Growth Management Director and final action will be taken by the Board of County Commissioners (BCC) at a public meeting.

Pursuant to Sections 10.1.E. and 10.2.B.2., LDR, Martin County, Florida. (2025, 2024), it shall at all times be the applicant's responsibility to demonstrate compliance with the Comprehensive Growth Management Plan (CGMP), LDR and the Code.

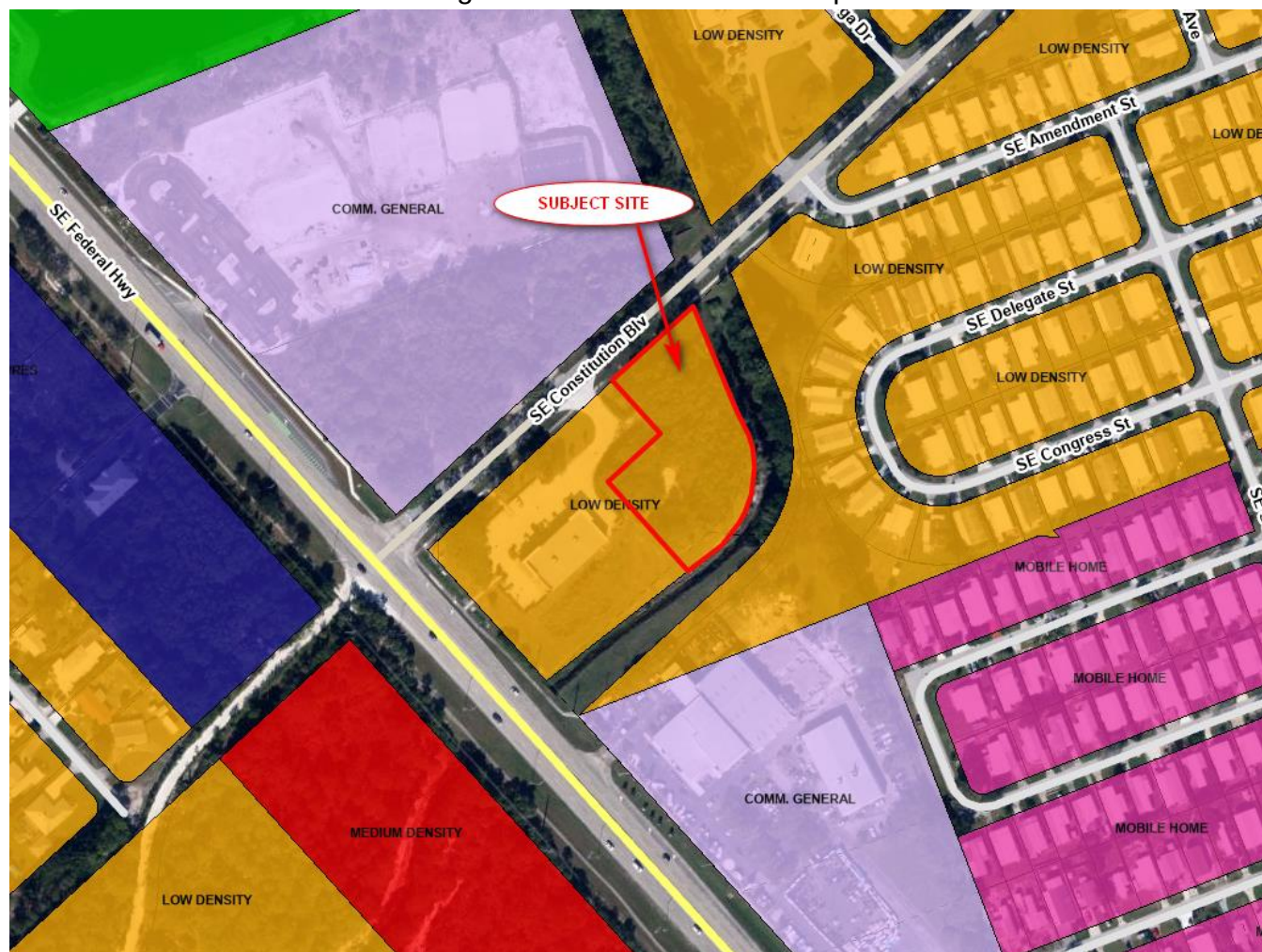
The applicant addressed the non-compliance findings from the staff report dated, May 23, 2025, with the resubmittal dated August 12, 2025, and additional materials received between October 27, 2025, and March 16, 2026. The previous staff reports, and resubmittals are incorporated herein by reference. It shall at all times be the applicant's responsibility to

Figure 2: Zoning Atlas



Zoning designation of surrounding properties: Heritage Ridge PUD

Figure 3: Future Land Use Map



Future land use designation of surrounding properties:

North: General Commercial

East: Low Density

South: Low Density, General Commercial

West: Low Density

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

Findings of Compliance:

Staff has reviewed this application and finds that that it complies with the LDR, as detailed within this report. Staff recommends approval of this development application as consistent with the guidelines and standards of the applicable Comprehensive Plan goals, objectives and policies, as implemented in the LDR.

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

Findings of Compliance:

Staff has reviewed this application and finds that that it complies with the LDR, as detailed within this report. Staff recommends approval of this development application as consistent with the guidelines and standards of the applicable Comprehensive Plan goals, objectives and policies, as implemented in the LDR.

1. Informational: Parking Rate Adjustment

The applicant has requested a parking rate adjustment pursuant to Section 4.625, Martin County LDR. The applicant proposes a parking rate of approximately 0.1 spaces / 1,000 square feet of gross floor area (GFA) in lieu of the 1 space / 1,500 square feet GFA as specified for residential storage facilities in Table 4.14.1, Section 4.624, Martin County LDR. The request for parking rate adjustment is subject to approval by the final decision-maker for the development application, the Board of County Commissioners.

2. Informational: Land Clearing

No land clearing is authorized prior to the pre-construction meeting for the project. 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 by applicable state agency permits may be granted by the Growth Management Department pursuant Section 10.14.C., Martin County, Florida., LDR (2019).

3. Informational: Public Meetings

Pursuant Table 10.5.F.9., Land Development Regulations (LDR), Martin County, Florida., (2023), Major Final Site Plans with previously approved Master Plans are scheduled and presented to the Board for final action at a public meeting. Final action is described in subsection 10.9.B., Land Development Regulations (LDR), Martin County, Florida., (2019). General regulations and procedures governing hearings and meetings is found in section 10.10. Land Development Regulations (LDR), Martin County, Florida., (2019). Pursuant subsection 10.10.B.5., "The applicant shall make a presentation, as the applicant deems appropriate. It shall be that applicant's responsibility to establish that the application is in compliance with the Comprehensive Growth Management Plan, the LDR and the Code. Pursuant subsection 10.10.B.2., proof of mailed notices is not required for a public meeting.

4. Informational: Final Site Plans

Except as provided in section 10.1.D.2., a final site plan is required for all development. A development application for a final site plan shall comply with the requirements set forth in subsection 10.2.D.2. Martin Count, Florida., LDR §10.2.D., (2024).

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

Commercial Design

Findings of Compliance:

Development review staff have reviewed the application and finds that it complies with Article 4, Division 20, Commercial, Multifamily, and Industrial Design Standards of the Martin County Land Development Regulations.

The decision-maker for a particular development application, as determined by Article 10, Development Review Procedures, may approve a design plan that varies from the standards set forth in Article 4, Division 20 in order to accommodate unique site features or to provide a more innovative design, provided that the decision-maker finds that the alternative plan generally fulfills the purpose and intent as set forth in Section 4.871 or complies to the maximum extent practicable considering the configuration of the development that existed prior to the effective date of Division 20.

The applicant has requested the following Alternative Compliance:

1. Relief from the façade transparency requirements of Section 4.872.B.5(a).
2. Relief from dumpster location criteria of Section 4.873.D.2. Additional landscape buffering is proposed to mitigate visibility from SE Constitution Boulevard.

Community Redevelopment Area

N/A - The proposed project is not located within a Community Redevelopment Area. Therefore, the Community Redevelopment Area reviewer was not required to review this application.

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

It has been determined that the Applicant is required to provide an easement to Martin County over pipes diverting off-site flows to lateral ditch. The following is a list of the required due diligence materials:

TITLE COMMITMENT

1. Original Title Commitment for the proposed easement site.
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.

Note: The applicant did not provide an updated Title Commitment. The applicant did note that

it would be provided during the post-approval process. This easement will need to be brought before the Board of County Commissioners for approval and then recorded with the Clerk of Court.

SURVEY – SKETCH AND LEGAL DESCRIPTION

1. Two (2) original 8 ½" by 11" signed and sealed Sketch and Legal Descriptions of the dedication site(s) must be provided.

Note: The applicant did provide a sketch and legal description of the easement site. After review by the County Surveying Division, the sketch and legal are acceptable. Please provide 2 wet signed/sealed originals.

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. The environmental assessment submitted by the applicant shows that no wetlands or upland habitat exist on the property and these findings have been verified by county environmental staff.

Landscaping

Findings of Compliance:

The Growth Management Department staff has reviewed the application and finds it in compliance with the applicable Land Development Regulations regarding landscaping. The applicant has proposed construction of a storage facility within an existing Planned Unit Development. The applicant has submitted landscape plans that provide .30 acres of landscape area which equates to 20.21% of the 65,211 s.f development area to document compliance with Section 4.663.A.1., Land Development Regulations, Martin County, Fla. (2013). Pursuant to this regulation a minimum of 20% of the total development area shall be landscaped.

Section 4.663.A.3.b. Land Development Regulations, Martin County, Fla. (2013) requires that all nonresidential development provide at least one tree per 2,500 sq. ft. of site area; a total of 26 trees for this project. To demonstrate compliance the applicant has proposed the planting of 89 trees and preservation of 6 trees for this site.

Landscaped bufferyards are required between differing land uses and along certain transportation corridors. Martin County, Fla Section 4.663.B.1.a, (2013). Surrounding land use

to the east is residential and requires a Type 3 buffer with 47 trees 1606 shrubs.

Section 4.666.E.Land Development Regulations, Martin County, Fla. (2013) requires that development activity preserve at least ten percent of the total number of protected trees on the site unless it can be shown that the property would be precluded of reasonable use if the trees are not removed. To demonstrate compliance the applicant is proposing to preserve 6 of the 31 existing protected trees on the site.

Section 4.663.A.4.b.1, 2, , and 3., Land Development Regulations, Martin County, Fla. (2013) requires one 500 s.f. landscape area with 2 trees for each 5000 s.f. of interior vehicular use area. This project has 10,715 sq.ft. of paving requiring 4 additional trees at min. 3"dbh. To document compliance the applicant is proposing the installation of 4 additional native trees within the vehicular use area of the site.

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 Services 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 is de minimis and will generate less than one percent of the generalized capacity at the adopted level of service of the affected roadway (Sections 5.32.B.3.h and 5.64.B).

L. Determination of compliance with county surveyor – Engineering Department

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

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

Compliance with Adequate Public Facilities Ordinance:

This project will provide the proposed development sufficient services based upon the adopted LOS for stormwater management facilities.

Findings of Compliance:

The application was reviewed for compliance with the following Divisions of the Land Development Regulations. Staff's finding is summarized after each:

Division 8- Excavation, Fill, and Mining: The applicant demonstrated in the Engineer's Opinion of Probable Excavation, Fill, and Hauling that no excavation is proposed and only fill will be brought onto the site; therefore, hauling material from the site is not approved with this Development Order. The applicant demonstrated compliance with Division 8.

Division 9- Stormwater Management: The applicant has evaluated the 25- year, 3-day storm event and has demonstrated that the discharge rate for the proposed development is lower than the pre-development discharge rate for the parcel. The applicant proposed a stormwater system consisting of a dry retention area. The applicant demonstrated the water quality volume is being met in the proposed prior to discharging; thereby, the required attenuation and water quality treatment is in compliance with Division 9.

Division 10- Flood Protection: A portion of the project lies within a Special Flood Hazard Area AE with a Base Flood Elevation of 16.0-feet NAVD. The proposed finish floor elevation is 17.73-feet NAVD, which is higher than the 100-year, 3-day zero discharge storm stage of 15.98-feet NAVD and also higher than one foot above the base flood elevation of 16.00-feet NAVD; therefore, the applicant demonstrated compliance with Division 10.

Division 14- Parking and Loading: The applicant demonstrated compliance with the parking and loading requirements set forth in Division 14 with the design and layout of the proposed on-site parking facilities.

Division 19- Roadway Design: The applicant is not proposing to make modifications to the existing roads (SE Constitution Boulevard); therefore, compliance with Division 19 is not applicable with this project.

Development Order

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.
2. The OWNER shall dedicate an estimated 128-square foot drainage easement to the County

along the northerly property boundary as shown on the Final Site Plan within 60 days of approval of the final site plan.

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 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. (2025).

Electronic File Submittal

Findings of Compliance:

The AutoCAD dwg file of the site plan was received and found to be in compliance with Section 10.2.B.2., Land Development Regulations, Martin County, Fla. (2025).

O. Determination of compliance with utilities requirements – Utilities Department

Water and Wastewater Service

Findings of Compliance:

The proposed project will connect to the water and wastewater facilities of South Martin Regional Utility (SMRU). The applicant must coordinate directly with SMRU for agreement, capacity reservation, and fees.

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

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, 7th Edition]

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.

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 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 LDR for a Certificate of Adequate Public Facilities Reservation.

Potable water facilities service provider – SMRU

Findings – Positive evaluation

Source – SMRU

Reference – see Section O of this staff report

Sanitary sewer facilities service provider – SMRU

Findings – Positive Evaluation

Source – SMRU

Reference – see Section O of this staff report

Solid waste facilities

Findings – In Place

Source – Growth Management Department

Stormwater management facilities

Findings – Positive evaluation

Source – Engineering Services Department

Reference – see Section M of this staff report

Community park facilities

Findings – In Place

Source – Growth Management Department

Road's facilities

Findings – Positive evaluation

Source – Engineering Services Department

Reference – see Section M of this staff report

Mass transit facilities

Findings – Positive evaluation

Source – Engineering Services Department

Reference – see Section K of this staff report

Public safety facilities

Findings – Positive evaluation

Source – Growth Management Department

Reference – see Section P of this staff report

Public school facilities

Findings – Positive evaluation

Source – Growth Management Department

Reference – see Section R of this staff report

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. Once submitted, a unique ShareBase link will be provided to the agent via email. CDs and Flash Drives are no longer accepted for post approval submittals. The 24" x 36" plans should be submitted rolled and in

separate sets as itemized below. Please note, the Public Works Department still requires a blank flash drive for the plans that will be stamped as part of post approval process. This flash drive will be distributed to the applicant/engineer of record at the pre-construction meeting. This blank flash drive now needs to be brand new, unopened in the original package.

1. Response to Post Approval Requirements List

The applicant will submit a response memo addressing the items on the Post Approval Requirements List.

2. Post Approval Fees

The applicant is required to pay all remaining fees when submitting the post approval packet. If an extension is granted, the fees must be paid within 60 days from the date of the development order. Checks should be made payable to Martin County Board of County Commissioners.

3. Recording Costs

The applicant is responsible for all recording costs. The Growth Management Department will calculate the recording costs and contact the applicant with the payment amount required. Checks should be made payable to the Martin County Clerk of Court.

4. Warranty Deed

One (1) copy of the recorded warranty deed if a property title transfer has occurred since the site plan approval. If there has not been a property title transfer since the approval, provide a letter stating that no title transfer has occurred.

5. Unity of Title

Original executed version of the Unity of Title in standard County format or one (1) copy of the existing recorded Unity of Title for the subject property.

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. Digital Copy of Construction Plans

One (1) digital copy of the Construction Plans in PDF format. The digital version shall be signed / sealed, and third party authenticated. The digital version must match the hardcopy as submitted and be consistent with the approved documents.

8. Approved Final Site Plan

One (1) copy 24" x 36" of the approved final site plan. Rolled.

9. Digital Copy of Final Site Plan

One (1) digital copy of site plan in AutoCAD drawing format (.dwg). An e-Transmit zip file with 2018 file format is preferred. The digital version of the site plan must match the hardcopy

version as submitted.

10. 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. Rolled.

11. Approved Architectural Plans

One (1) copy 24" x 36" of the approved architectural plans signed and sealed by the licensed architect.

12. Engineers 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.

13. Property Management

One (1) copy of documents verifying that the right-of-way, property, or easements have been accepted by the Board of County Commissioners and recorded in the public records of Martin County, Florida shall be submitted as part of the post-approval process in accordance with Section 10.11, Land Development Regulations, Martin County, Florida.

14. South Martin Regional Utilities Reservation

Proof of capacity reservation and fees paid to South Martin Regional Utilities (SMRU). The original agreement and payment shall be coordinated directly with SMRU prior to submittal of the post approval package to Growth Management.

15. Flash/Thumb Drive

One unopened (1) blank USB flash/thumb drive, in the original package, which will be utilized to provide the applicant with the approved stamped and signed project plans at the pre-construction meeting.

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:

Fee type:	Fee amount:	Fee payment:	Balance:
Application review:	\$9,127.00	\$9,127.00	\$0.00
Inspection Fees*:	\$6,000.00	\$0.00	\$6,000.00
Advertising fees**:	\$0.00	\$0.00	\$0.00
Recording fees***:	\$0.00	\$0.00	\$0.00
Impact fees****:	\$0.00	\$0.00	\$0.00

* Represents \$4,900 engineering and \$1,100 landscaping inspection fees.

** 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 issuance of building permit.

X. General application information

1. Applicant/Owner

Name: 8280 Constitution, LLC

Address: 7190 SE Federal Highway, #8

City/State: Stuart, FL 34997

2. Agent

Name: McCarty & Associates Land Planning & Design, LLC

Contact: Mike McCarty

Address: 309 SE Osceola Avenue, Suite 104

City/State: Stuart, FL 34994

Phone Number: 772-341-9322

Email: mike@mccartylandplanning.com

3. Engineer of Record

Name: Mills, Short & Associates

Contact: James W. Mills, P.E.

Address: 700 22nd Place

City/State: Vero Beach, FL 32960

Phone Number: 772-226-7282

Email: wmills@millsshortassociates.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
CID	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
LOS	Level of Service
LPA	Local Planning Agency
MCC	Martin County Code
MCHD	Martin County Health Department
NFPA	National Fire Protection Association
SFWMD	South Florida Water Management District

Z. Attachments