



MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW STAFF REPORT

MARTIN COMMERCE PARK PUD, F.K.A., MARTINGALE ESTATES SUBDIVISION PUD ZONING AGREEMENT AND MASTER SITE PLAN

A. Application Information

Applicant:	Martin Commerce Park, LLC (Jill Marasa)
Property Owner:	Martin Commerce Park, LLC
Agent for Applicant:	Lucido & Associates (Morris A. Crady, AICP)
County Project Coordinator:	Brian Elam, PMP, Principal Planner
Growth Management Director:	Paul Schilling
Project Number:	M164-010
Record Number:	DEV2025040007
Report Number:	2025_1112_M164-010_Staff_Report_Final
Application Received:	04/22/2025
Transmitted:	04/25/2025
Date of Report:	06/12/2025
Traffic Comments Added:	07/18/2025
Date of Report:	07/21/2025
Application Received:	09/04/2025
Transmitted:	09/05/2025
Date of Report:	10/10/2025
Application Received:	10/30/2025
Transmitted:	10/31/2025
Date of Report:	11/12/2025

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B. Project description and analysis

This is a request by Lucido & Associates on behalf of Martin Commerce Park, LLC for rezoning approval to Planned Unit Development (PUD) through a PUD Zoning Agreement for the Martin Commerce Park Project including a Master Site Plan and Phasing Plan. The master site plan includes five (5) phases with a maximum proposed building floor area of 1,100,000 square feet and includes areas for trailer parking and outdoor storage. The property is approximately 167.18 acres and is located east and adjacent to I-95 and south of SW Martin Highway

approximately 0.10 mile south of the intersection of SW Martin Highway and SW Martingale Drive. Included with this application is an affidavit deferring adequate public facilities reservation.

The property received final site plan approval for 21 lot single-family residential subdivision known as Martingale Estates Subdivision on April 14, 2006. The Martingale Estates plat was recorded July 22, 2014. Site plan approval included a Preserve Area Management Plan (PAMP) which the current owner has brought into compliance after acquiring the property in 2022.

Comprehensive Plan Amendment (23-09) authorized extension of water and sewer services to the property, created a freestanding urban services district and placed the following restrictions on the property with Ordinance 1233.

- a. Residential units shall be prohibited by this policy and deed restriction.
- b. The maximum non-residential building square footage on the entire project site shall be limited to a cumulative total of 1,100,000 square feet.
- c. All future application for development approval shall be processed as a Planned Unit Development (PUD).
- d. Prior to the issuance of the first Certificate of Occupancy, the owner/developer of Martin Commerce Park shall construct a traffic signal at the intersection of SW Martin Highway and SW Stuart West Boulevard.
- e. The owner/developer shall plan and appropriately fund public facilities consistent with Policy 14.1B.2 which requires that future development pay the full cost of capital facilities needed to address the impacts of such development. This shall include an amendment to the Capital Improvements Element, if needed, and a PUD Agreement that addresses public facilities, infrastructure, and the timing of development.

Comprehensive Plan Amendment (23-10) amended the Future Land Use Map and changed the land use from Agricultural and Agricultural Ranchette to Industrial with Ordinance 1234. The property was concurrently rezoned to LI, Limited Industrial by way of resolution 24-11.6.

This application seeks approval of the Martin Commerce Park PUD Zoning Agreement that is consistent with the Comprehensive Growth Management Plan including the specific rights and restrictions detailed in Ordinances 1233 and 1234.

The phasing plan includes development over five phases with the supporting site infrastructure, traffic signal, donation of fire station site and Preserve Area Management Plan requirements occurring in phase 1.

The applicant seeks approval by way of the PUD agreement special conditions to have final site plans on development lots that are consistent with the PUD agreement, the Master Site

Plan and the Plat Infrastructure Final Site Plan approved administratively by way of an expedited minor final site plan which is consistent with Land Development Regulations for Industrial Development on platted lots pursuant to an industrial site plan.

The proposed uses within the PUD include light industrial development; Targeted Industry Business (TIB) development and Life Science, Technology and Research (LSTAR) development; warehouse; agricultural processing, indoor; and, outdoor storage, including without limitation aircraft, watercraft, and motor vehicle parking or storage.

The only developer benefit being requested in the proposal, and the only deviation from LI, Limited Industrial District development standards, is the request for a maximum building height of 40 feet, which is allowed in the LI zoning district for all commercial and business uses permitted in the LI zoning district.

The proposed public benefits are the donation of land to the County for a proposed fire station in western palm city within 120 days of approval of the PUD Agreement and the restoration of an additional 2.75 acres of Upland Habitat as shown on the master site plan in accordance with the Amended Preserve Area Management Plan.

C. Staff recommendation

The specific findings and conclusion of each review agency related to this request are identified in Section F through T of this report. The current review status for each agency is as follows:

Table 1 Development Review Team

Section	Division or Department	Reviewer	Phone	Assessment
F	Comprehensive Plan Review	Brian Elam	772-288-5501	Comply
F	ARDP Review	Samantha Lovelady	772-288-5664	N/A
G	Site Design Review	Brian Elam	772-288-5501	Comply
H	Commercial Design Review	Brian Elam	772-288-5501	N/A
H	Community Redevelopment Review	Brian Elam	772-288-5501	N/A
I	Property Management Review	Ellen MacArthur	772-221-1334	N/A
J	Environmental Review	Maddie Gierczak	772-221-1377	Comply
J	Landscaping Review	Karen Sjolholm	772-288-5909	N/A
K	Transportation Review	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	Jorge Vazquez	772-221-1448	Comply
O	Wellfields Review	Jorge Vazquez	772-221-1448	Comply
P	Fire Prevention Review	Doug Killane	772-419-5396	Comply
P	Emergency Management Review	Sally Waite	772-219-4942	N/A

Section	Division or Department	Reviewer	Phone	Assessment
Q	ADA Review	Kaitlyn Zanello	772-288-5920	N/A
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	Brian Elam	772-288-5501	Comply

D. Review Board action

This application meets the threshold requirements for processing as a PUD Zoning Agreement with a master site plan. Pursuant Table 10.5.F.9., Land Development Regulations (LDR), Martin County, Florida (2023) 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 Sections 10.1.E. and 10.2.B.2., LDR, Martin County, Florida. (2023, 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, October 10, 2025 with the resubmittal dated October 30, 2025. The previous staff reports, and resubmittals are incorporated herein by reference. It shall at all times be the applicant's responsibility to demonstrate compliance with the CGMP, LDR and the Code.

E. Location and site information

The following parcel numbers are part of this application.

1. 193840001000002100
2. 193840001000002000
3. 193840001000001900
4. 193840001000001800
5. 193840001000001700
6. 193840001000001600
7. 193840001000001500
8. 193840001000001400
9. 193840001000001300
10. 193840001000001200
11. 193840001000001100
12. 193840001000001000
13. 193840001000000900
14. 193840001000000800
15. 193840001000000700
16. 193840001000000600
17. 193840001000000500

18.193840001000000400

19.193840001000000300

20.193840001000000200

21.193840001000000100

Address: No Assigned Address

Existing Zoning: LI, Limited Industrial

Future Land Use: Industrial

Nearest Major Road: SW Martin Highway

Gross area of site: 167.18 acres

Non-residential gross floor area: ≤ 1,100,000 square feet

Table 2: Abutting Properties Details

Direction	Development	Future Land Use	Zoning
North	Undeveloped	Agricultural, Ag. Ranchette	PUD-C, A-2
South	ROW	N/A	N/A
East	Undeveloped	Ag. Ranchette	A-2
West	ROW	N/A	N/A

Figure 1: Location Map



Figure 2 Subject Site Aerial



Figure 3: Zoning Atlas

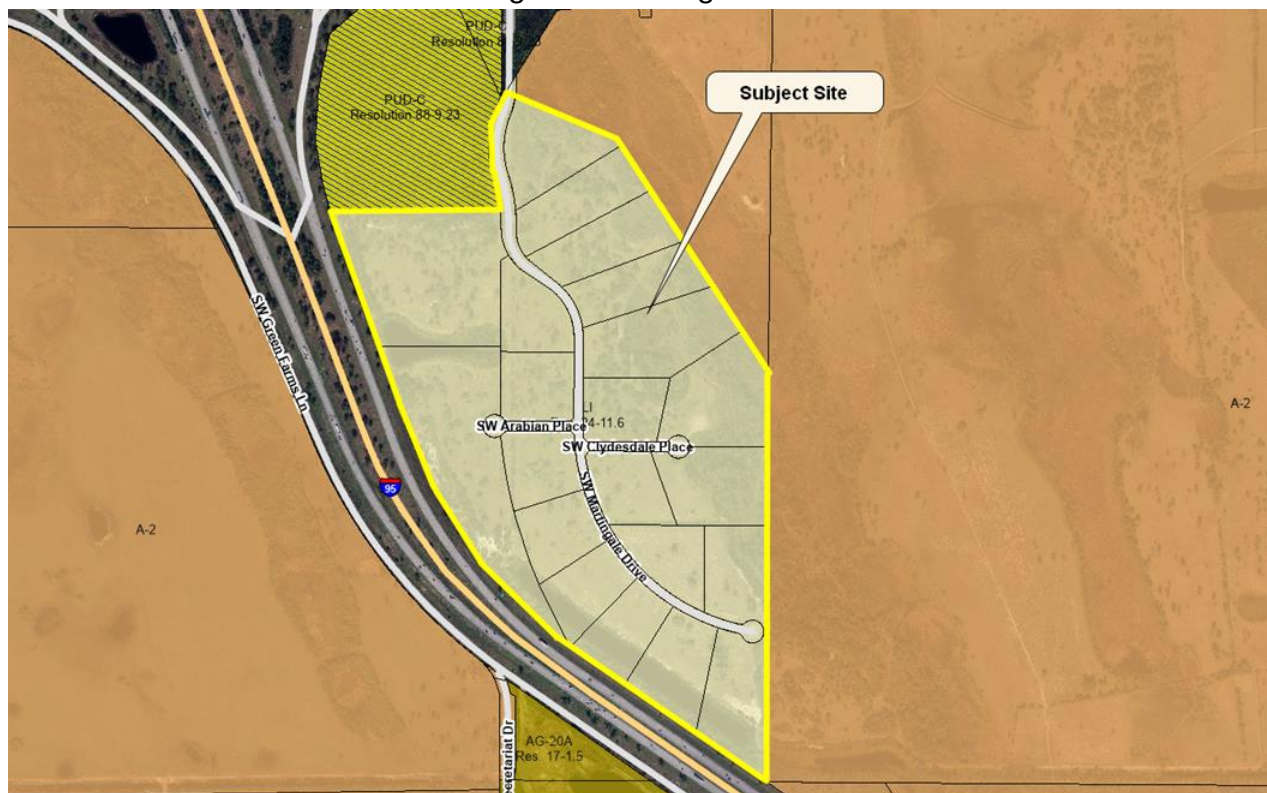


Figure 4: Future Land Use Map



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.

Information #1: 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).

Information #2: Notice of 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 1,000 feet. In addition, notice shall be mailed to all homeowner associations, property owners associations, condominium associations and the owners of each condominium unit within the notice area pursuant Martin County, Florida, LDR, Section 10.6.E.1. (2023).

Information #3: Effect of a Master Site Plan Development Order

Issuance of a master site plan development order shall authorize the applicant to submit the final site plan(s) for the development in accordance with the terms and conditions of the master site plan, including the timetable of development. Issuance of a master site plan development order shall not constitute approval to build or construct any improvement and is not the final approval necessary for construction of the development Martin County, Florida., LDR §10.2.D.1.g. (2024).

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

Commercial Design

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

Informational:

No final site plan or building permit shall be approved unless the application demonstrates compliance with the requirements of Division 20 commercial design pursuant Section 4.871.C.1., LDR, Martin County, Florida (2023).

Community Redevelopment Area

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

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

As part of the Public Benefits in the Planned Unit Development (PUD), the applicant has

indicated a donation of approximately 6 acres +/- fire station site on Martin Highway.

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

Environmental

RECOMMEND COMPLIANCE - ENVIRONMENTAL

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. In addition, the wildlife survey shows that no listed species exist on the property. Therefore, the preservation requirements under Article 4, Division 1 and Article 4, Division 2 of the Land Development Regulations do not apply.

INFORMATIONAL DETAILS:

1. PUD AGREEMENT - PUBLIC BENEFIT

The 2.75 acres of Restored Upland Habitat proposed to be added to the PAMP are not mentioned in the PUD agreement. Please provide details as to the public benefit provided in consideration of the approval as a PUD. Examples of an environmental benefit provided for this project may include establishment of habitat islands within proposed lakes (ref. Section 4.348.D, LDR, Martin County Fla. (2001), creation of native flow-through marsh treatment areas, or creation/restoration of additional upland habitat adjoining preserved wetlands.

2. GOPHER TORTOISE STATEMENT

After a county development order is issued, the property owner and/or agent is responsible for obtaining a gopher tortoise relocation permit from Florida Fish and Wildlife Conservation Commission (FWC). All necessary permits, or a current 100% gopher tortoise survey showing no gopher tortoises exist onsite, shall be submitted to the growth management department, environmental division for review. The gopher tortoise 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 the pre-construction meeting.

Landscaping

This project is a N/A for landscaping. No landscape plans are being reviewed in association with this application for Revised Zoning 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 Services Department

Findings of Compliance:

Staff reviewed the Site-Specific Traffic Analysis and the Signal Warrant Analysis prepared by Kimley-Horn and Associates, Inc. dated October 29th, 2025. It is estimated that 58 trips will be added to the eastbound bound direction on SR-714 (SW Martin Highway) in the AM peak hour, which is currently operating at a level of service D. The applicant has demonstrated that traffic on SR-714 (SW Martin Highway) is anticipated to exceed the adopted level of service D in the buildout year (2032), regardless of the development of Martin Commerce Park. The applicant has also demonstrated that the southbound left turn movement in the intersection of SR-714 (SW Martin Highway) and the off-ramp for the southbound I-95 motorists currently exceeds the adopted level of service D. These are considered deficiencies. In accordance with Florida State Statute 163.3180(5)(h)2, “An applicant shall not be held responsible for the additional cost of reducing or eliminating deficiencies” and the transportation improvements necessary to correct that deficiencies shall be considered to be in place for purposes of determining whether concurrency is met.

In accordance with Comprehensive Growth Management Plan Policy 4.1B.2.(6)(d), “Prior to the issuance of the first Certificate of Occupancy, the owner/developer of Martin Commerce Park shall construct a traffic signal at the intersection of SW Martin Highway and SW Stuart West Boulevard.” SW Martin Highway is part of the State Highway System under the jurisdiction of the Florida Department of Transportation (FDOT) and the applicant must obtain a permit from the FDOT prior to construction of the traffic signal. FDOT will only issue a permit after it has determined that necessary traffic signal warrant criteria established in the Manual of Uniform Traffic Control Devices (MUTCD) have been met, therefore, staff recommends the following language for Special Condition 6 related to Traffic Improvements:

6. TRAFFIC IMPROVEMENTS

The OWNER shall design, permit, and, subject to approval by the Florida Department of Transportation (FDOT), construct a traffic signal at the intersection of SR-714 (SW Martin Highway) and SW Stuart West Boulevard / SW Martingale Drive, in accordance with FDOT and Martin County standards, that is fully equipped with all infrastructure necessary to support full signal operation, including, but not limited to, green mast arms, signal heads, vehicle detection, controller and cabinet, and fiber optic communications. The traffic signal shall operate in flash mode and shall be capable of being converted to full operation without additional construction. The OWNER shall operate and maintain the traffic signal in flash mode until such time the FDOT determines the traffic signal is fully warranted, at which time the OWNER shall convert the traffic signal to full signal operation mode and transfer the traffic signal to the FDOT for operation and maintenance.

The schedule controls for the completion of the construction and the conversion from flash

mode to full signal operation mode shall be determined with the First Final Site Plan and may require the OWNER to provide additional, detailed traffic signal warrant analyses, as determined by the County Engineer.

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: This application is for a Master Site Plan approval; therefore, construction is not proposed at this time and compliance with Division 8 will be determined during the Final Site Plan approval.

Division 9- Stormwater Management: The applicant has demonstrated the proposed development will retain the 25- year, 3 day storm event prior to discharging into permitted outfall (wetlands to the east and the existing canal to the south). The applicant proposed a stormwater system consisting of dry detention and wet detention areas. 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: The site does not fall within a Special Flood Hazard Area. The applicant demonstrated that the minimum finished floor elevation of 32.00-feet NAVD is set at or above the maximum predicted stage of the 100-year 3-day storm events for all basins; therefore, the applicant demonstrated compliance with Division 10.

Division 14- Parking and Loading: This application is for a Master Site Plan approval; therefore, construction is not proposed at this time and compliance with Division 14 will be determined during the Final Site Plan approval.

Division 19- Roadway Design: This application is for a Master Site Plan approval; therefore, construction is not proposed at this time and compliance with Division 19 will be determined during the Final Site Plan approval.

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. (2025).

Electronic File Submittal

Findings of Compliance:

Both the AutoCAD dwg file of the site plan and boundary survey were 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:

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

Findings of Compliance:

FIRE PROTECTION

Fire Department access and water supply shall comply with Florida Fire Prevention Code Latest Adopted Edition, NFPA 1 Uniform Fire Code, Chapter 18.

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. A statement from the Engineer of Record is to be submitted.

DEMONSTRATE FIRE DEPARTMENT ACCESS ROUTES DURING THE CONSTRUCTION PHASE.

Develop a fire safety and prevention program in accordance with the requirements of NFPA 241, Standard for Safeguarding Construction, Alteration, and Demolition Operations (2019 ED.), for the construction site.

Additional conditions will be relevant as the development is under way.

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

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

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 review for compliance with the standards for a Certificate of Adequate Public Facilities Exemption for development demonstrates that no additional impacts on public facilities were created in accordance with Section 5.32.B., LDR, Martin County, Fla. (2016). Exempted

development will be treated as committed development for which the County assures concurrency.

Examples of developments that do not create additional impact on public facilities include:

- A. Additions to nonresidential uses that do not create additional impact on public facilities.
- B. Changes in use of property when the new use does not increase the impact on public facilities over the pre-existing use, except that no change in use will be considered exempt when the preexisting use has been discontinued for two years or more.
- C. Zoning district changes to the district of lowest density or intensity necessary to achieve consistency with the Comprehensive Growth Management Plan.
- D. Boundary plats which permit no site development.

U. Post-approval requirements

After approval of the development order, the applicant will receive a letter and a Post Approval Requirements List that identifies the documents and fees required. Approval of the development order is conditioned upon the applicant’s submittal of all required documents, executed where appropriate, to the Growth Management Department (GMD), including unpaid fees, within sixty (60) days of the final action granting approval.

Please submit all of the following items in a single hard copy packet. 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.

Table 3 Post Approval Requirements

Item	Description	Requirement
1.	Response to Post Approval Requirements List	The applicant will submit a response memo addressing the items on the Post Approval Requirements List.
2.	Post Approval Fees	The applicant is required to pay all remaining fees when submitting the post approval packet. If an extension is granted, the fees must be paid within 60 days from the date of the development order. Checks should be made payable to Martin County Board of County Commissioners.

Item	Description	Requirement
3.	Recording Costs	The applicant is responsible for all recording costs. The Growth Management Department will calculate the recording costs and contact the applicant with the payment amount required. Checks should be made payable to the Martin County Clerk of Court.
4.	Warranty Deed	One (1) copy of the recorded warranty deed if a property title transfer has occurred since the site plan approval. If there has not been a property title transfer since the approval, provide a letter stating that no title transfer has occurred.
5.	Approved Master Site Plan and Phasing Plan	One (1) 24" x 36" paper copy of the approved Master Site Plan and phasing plan. (Rolled)
6.	Digital Copy of Master Site Plan and Phasing Plan	One (1) digital copy of the master site plan in AutoCAD drawing format (.dwg). An e-Transmit zip file with 2018 file format is preferred. The digital version of the master site plan must match the hardcopy version as submitted.
7.	PUD Zoning Agreement	Original and one (1) copy of the executed approved PUD zoning agreement.
8.	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

There are no applicable Local, State and Federal Permits required in conjunction with this master plan application.

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:

Table 4 Fee Table

Fee type:	Fee amount:	Fee payment:	Balance:
Application review fees:	\$13,800	\$13,800	\$0.00
Inspection fees:			
Advertising fees *:			
Recording 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.

X. General application information

Table 5 Applicant Contact Information

Entity	Contact Information
Applicant:	Martin Commerce Park, LLC Jill Marasa 2740 SW Martin Downs Boulevard, Suite 45 Palm City, Florida 34990 772-370-8108 jmarasa@ashleycapital.com
Owner:	Martin Commerce Park, LLC Jill Marasa 2740 SW Martin Downs Boulevard, Suite 45 Palm City, Florida 34990 772-370-8108 jmarasa@ashleycapital.com
Agent:	Lucido & Associates Morris A. Crady, AICP 701 SE Ocean Boulevard Stuart, Florida 34994 772-220-2100 mcrady@lucidodesign.com
Engineer of Record:	Kimley-Horn Jordan Haggerty 1615 South Congress Avenue, Suite 201 Delray Beach, Florida 33455 772-342-3183 Jordan.Haggerty@kimley-horn.com

Y. Acronyms

Table 6 Acronym Definitions

Acronym	Definition
ADA	Americans with Disability Act
AHJ	Authority Having Jurisdiction
ARDP	Active Residential Development Preference

Acronym	Definition
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
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
W/WWSA	Water/Wastewater Service Agreement

Z. Attachments