



MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW

STAFF REPORT

A. Application Information

THE RANCH PUD PHASE 1 FINAL SITE PLAN

Applicant/Property Owner:	JWA Ranch, LLC
Agent for the Applicant:	Urban Design Studio, Tyler Woolsey, AICP, & Tyson J. Waters, Esq.
County Project Coordinator:	John Sinnott, Principal Planner
Growth Management Director:	Paul Schilling
Project Number:	S239-006
Record Number:	DEV2024100008
Report Number:	2025_0825_S239-006_Staff_Report_Final
Application Received:	10/21/2024
Transmitted:	10/21/2024
Date of Report:	01/14/2025
Application Received:	05/06/2025
Transmitted:	05/06/2025
Date of Report:	07/03/2025
Application Received:	07/21/2025
Transmitted:	07/21/2025
Date of Report:	08/25/2025

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B. Project description and analysis

This is a request by Urban Design Studio and Tyson J. Waters, Esq., on behalf of JWA Ranch, LLC, for approval of The Ranch PUD Phase 1 Final Site Plan. The Phase 1 Final Site Plan is to be consistent with the Revised Master Site Plan and Revised Phasing Plan approved as part of the First PUD Amendment. The development of Phase 1 includes agricultural activities, two 18-hole golf courses, short course,

clubhouse, cart barns, operations/maintenance facility, range building, training facility, seven golf cottages, and associated infrastructure. Phase 1 consists of approximately 1,842 acres located on the south side of SW Kanner Highway and SW Bridge Road in Stuart. Included is a request for a Certificate of Public Facilities Reservation.

Primary access to Phase 1 will be provided via SW Bridge Road. Secondary access is also proposed along SW Kanner Highway. Water and wastewater services will be provided Martin County Utilities.

C. Staff recommendation

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

Section	Division or Department	Reviewer	Phone	Assessment
F	Comp Planning Review	John Sinnott	772-320-3047	Comply
G	Site Design Review	John Sinnott	772-320-3047	Comply
H	Community Redevelopment Review	John Sinnott	772-320-3047	N/A
H	Commercial Design Review	John Sinnott	772-320-3047	N/A
I	Property Mgmt Review	Ellen MacArthur	772-221-1334	Comply
J	Environmental Review	Shawn McCarthy	772-288-5508	Comply
J	Landscaping Review	Karen Sjolholm	772-288-5909	Comply
K	Transportation Review	James Hardee	772-288-5470	Comply
L	County Surveyor Review	Tom Walker	772-288-5928	N/A
M	Engineering Services Review	Matthew Hammond	772-288-5512	Comply
N	Addressing Review	Emily Kohler	772-288-5400	Comply
N	Electronic File Submission Review	Emily Kohler	772-288-5400	Comply
O	Wellfield Review	Jorge Vazquez	772-221-1448	Comply
O	Water and Wastewater Review	Jorge Vazquez	772-221-1448	Comply
P	Emergency Mgmt Review	Amy Heimberger Lopez	772-285-7220	N/A
P	Fire Prevention Review	Doug Killane	772-419-5396	Comply
Q	ADA Review	Matthew Hammond	772-288-5512	Comply
R	Health Review	Nick Clifton	772-221-4090	N/A
R	School Board Review	Mark Sechrist	772-219-1200	N/A
S	County Attorney Review	Elysse 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 Plan. As such, final action on this request will be taken by the Board of

County Commissioners (BCC) in a public meeting pursuant to MARTIN COUNTY, FLA., LDR, §10.5.F.9 (2023).

Pursuant to Sections 10.1.E. and 10.2.B.2., Land Development Regulations, Martin County, Fla. (2019), it shall at all times be the applicant's responsibility to demonstrate compliance with the Comprehensive Growth Management Plan (CGMP), Land Development Regulations (LDR) and the Code.

The applicant addressed the non-compliance findings from the staff report dated July 3, 2025, with the resubmittal dated July 21, 2025, and additional materials received between August 12, 2025, and August 23, 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 Comprehensive Growth Management Plan (CGMP), Land Development Regulations (LDR) and the Code.

E. Location and site information

Parcel numbers (Overall PUD): 23-39-40-000-000-00040-8; 26-39-40-000-000-00020-5; 22-39-40-000-000-00020-4; 27-39-40-000-000-00010-5; 25-39-40-000-000-00010-9; 34-39-40-000-000-00010-1; 35-39-40-000-000-00010-8; 36-39-40-000-000-00010-6

Address: 4505 SW Kanner Highway, Stuart

Existing Zoning: PUD

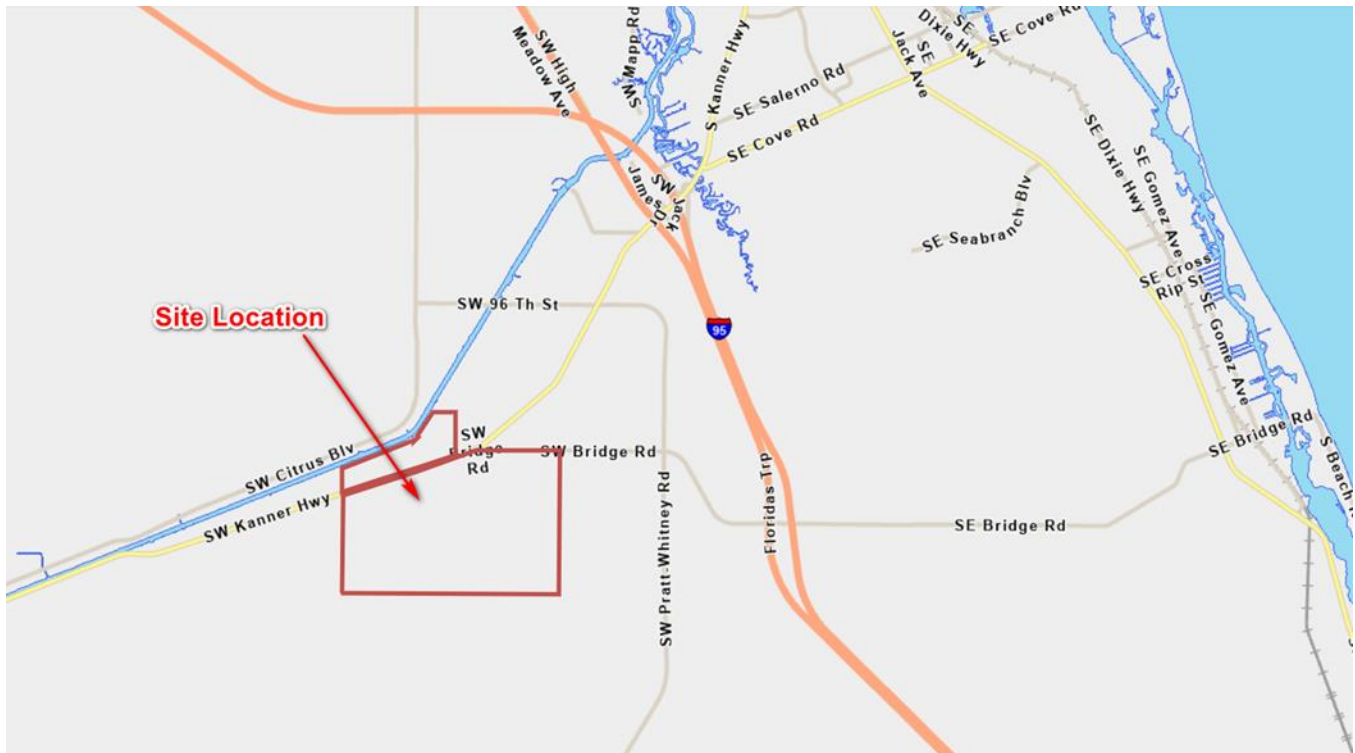
Future Land use: Rural Lifestyle

Gross Area of Overall PUD: ~3,902.6 acres

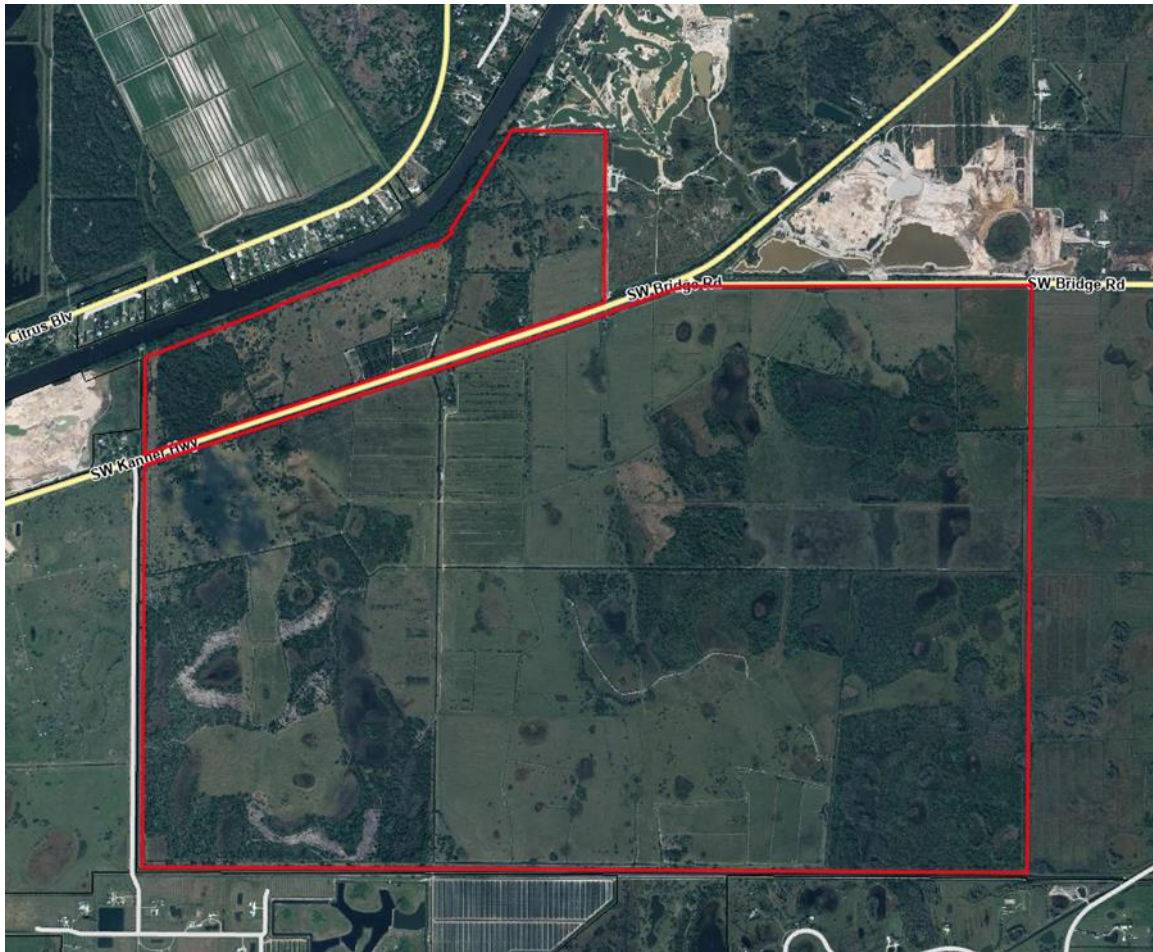
Phase 1 Site Area: 1,842.37 acres

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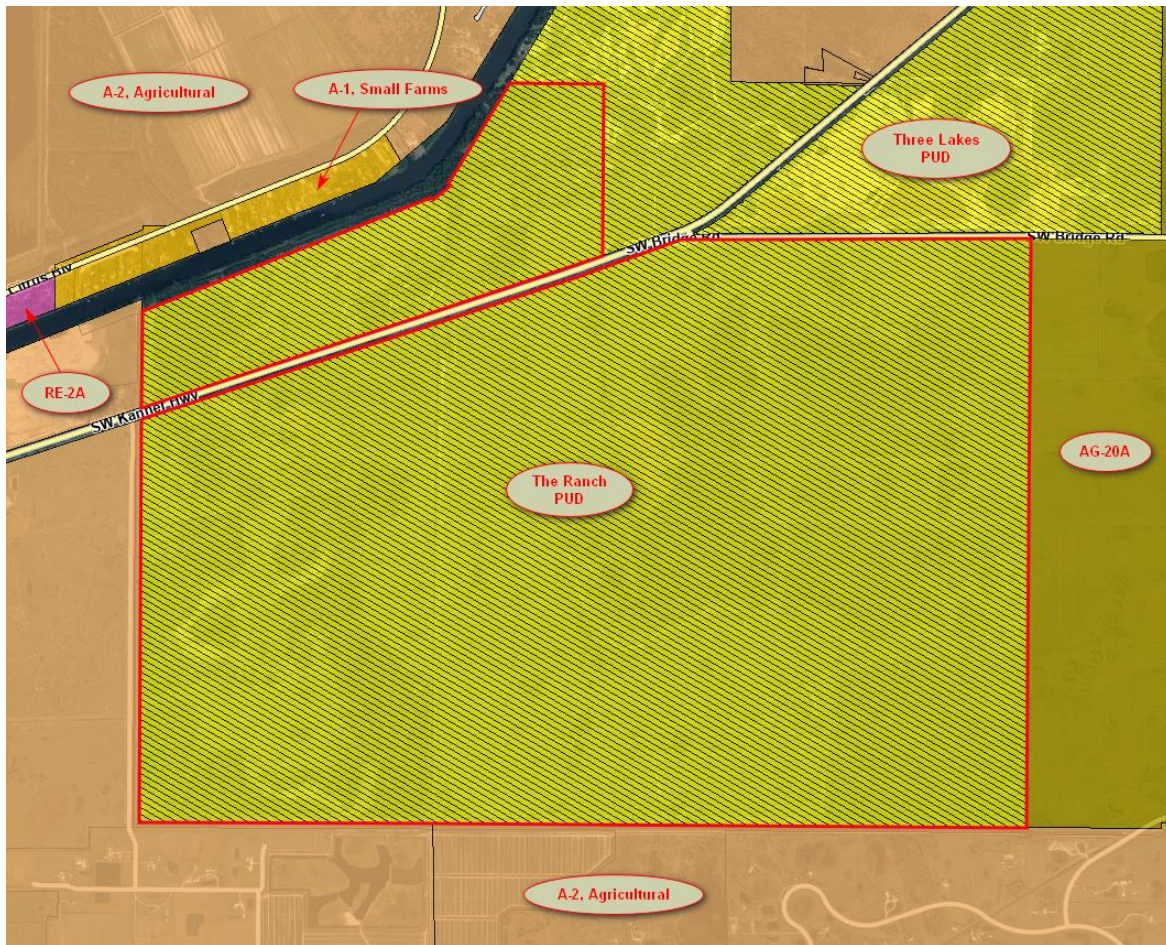
**Figure I:
Location Map (Overall PUD)**



**Figure II:
Aerial Map (Overall PUD)**



**Figure III:
Zoning Map (Overall PUD)**



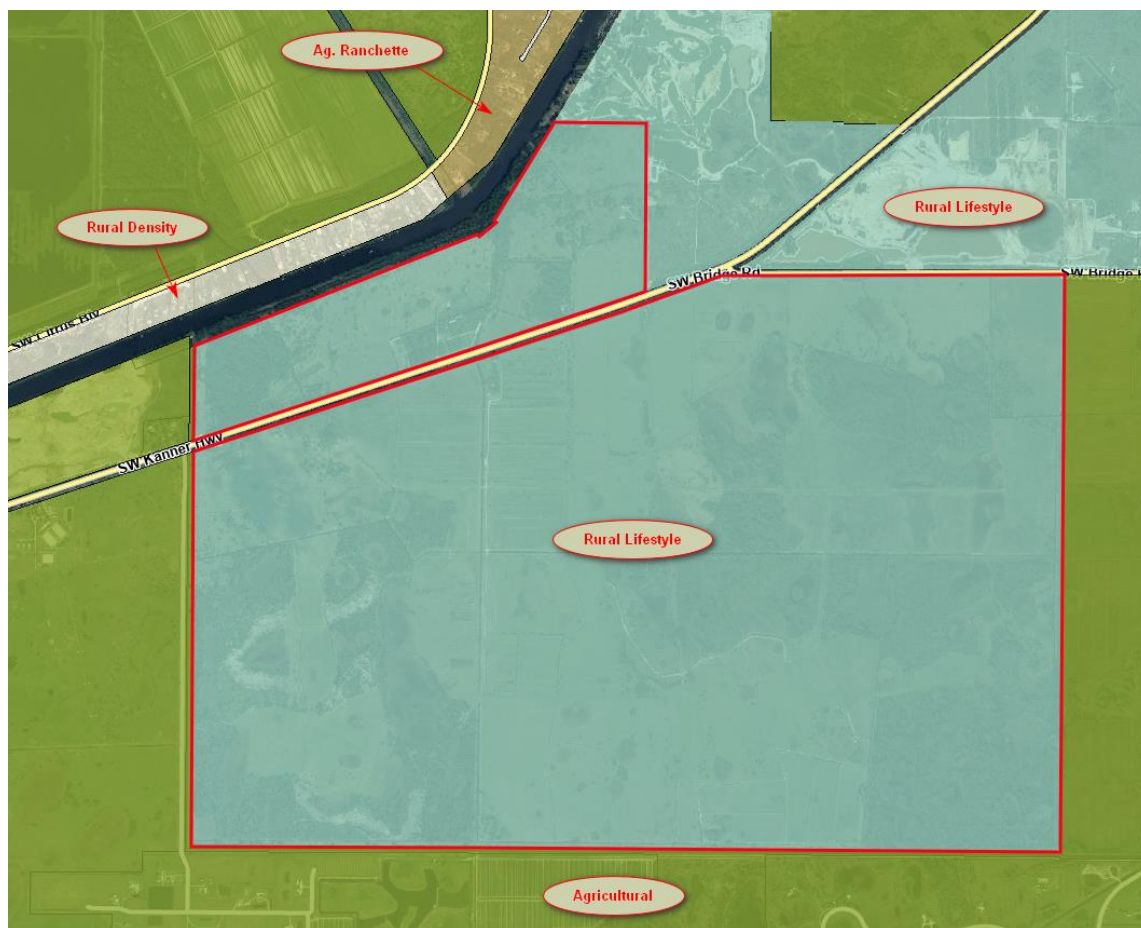
Property to the East: AG-20A

Property to the North: Three Lakes PUD

Property to the West: A-2

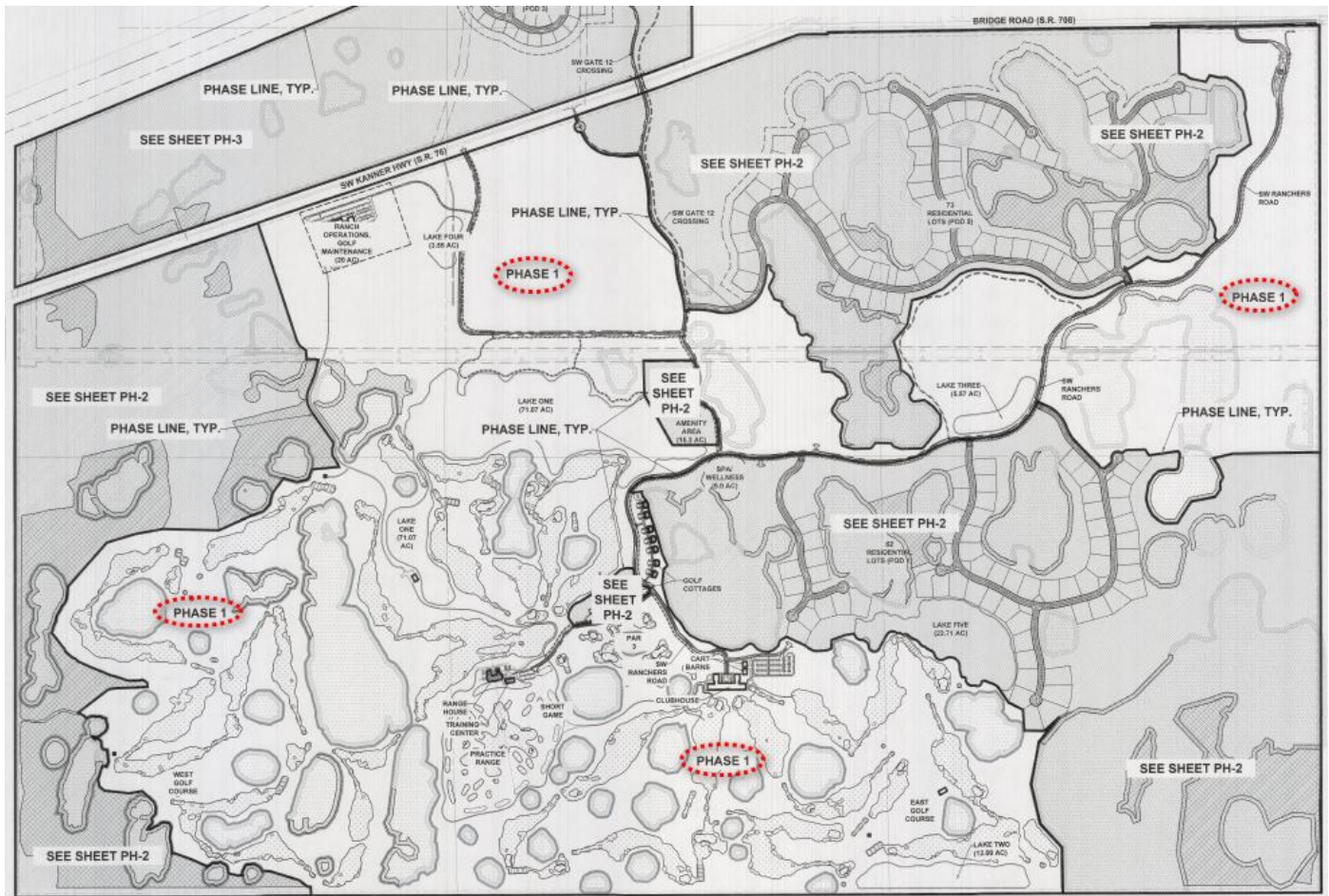
Property to the South: A-2

**Figure IV:
Future Land Use Map (Overall PUD)**



Surrounding Future Land Use: Agricultural and Rural Lifestyle

**Figure V:
The Ranch PUD, Phase 1 (Excerpted from Approved Phasing Plan)**



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 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.

Additional Information:

Information #1:

Once the application has been determined to comply by the development review team staff, the project will be scheduled for the next BCC meeting dependent upon the County's scheduling policy. For the BCC meeting, additional copies of the site plan will be requested for the distribution packets from the applicant. MARTIN COUNTY, FLA., LDR SECTION 10.10.A.1. (2019)

Information #2:

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. MARTIN COUNTY, FLA., LDR SECTION 10.14.C. (2019)

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

Community Redevelopment

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

Commercial Design

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

It has been determined that the Applicant is required to dedicate 15 feet of right of way along the property frontage on SW Bridge Road to meet half of the total required right-of-way width of 130-feet (for swale drainage) as measured from the centerline of the existing Right of Way.

An equestrian trail is required along SW Bridge Road. A right of way dedication will be required to accommodate the required trail if it cannot be accommodated within the existing right of way.

Turn lanes are required for developments along undivided roadways with a speed limit of 35 MPH and over. An additional right of way dedication (32 feet total dedication) is required in the area of the right turn lane to fit the required shoulder, the required swale and full equestrian trail fit within the right of way after the 15' along SW Bridge Road.

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.

Note: An updated Title Commitment was submitted and is acceptable.

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

Note:

1. **The applicant provided a sketch and legal description and it is accepted by the County Surveying Division.**
2. **The applicant provided a boundary survey of the right-of-way dedication site and is accepted by**

the County Surveying Division.

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

Environmental

Finding of Compliance:

The Growth Management Department Environmental Division staff has reviewed the application and finds it in compliance with the applicable land development regulations. Phase 1 of the Ranch contains 196.4 acres of wetlands, 94.55 acres of wetland buffers, and 27.07 acres of upland preserve areas associated with this phase. These areas, in addition to a wading bird rookery, are placed and protected under a Preserve Area Management Plan (PAMP). The PAMP also identifies areas to be restored and areas to be maintained for golf 'fly over' areas as allowed by county code.

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. Within this phase, the applicant has proposed construction of 2 new golf courses and associated facilities on parcels totaling 1,842.37 acres. Approximately 500 acres will remain as bonafide agricultural lands; additional 117 acres of former agricultural lands will remain and be enhanced by establishment of native grasses, shrubs, and pollinator species. The applicant has submitted landscape plans that will remove prohibited exotic species, preserve and/or relocate 2,758 existing trees, and install 15,522 new tree plantings to restore native vegetation throughout the properties.

Plans indicate that the required swales and golf buffer zones shall preserve existing native vegetation, sand, or be planted with native species. Specific quantities of vegetation shall be modified during construction to provide necessary stabilization.

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 is agricultural so non-compatibility buffers are not required, however the applicant has proposed to establish buffers consisting of preserved and relocated vegetation adjacent to SW Kanner Highway and Bridge Road.

A lake management plan has been submitted that will satisfy lake littoral and upland transitional planting requirements and provide 5.51 acres of littoral plantings and 5.51 acres of upland transitional planting areas.

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 order.

K. Determination of compliance with transportation requirements - Engineering Department

Traffic

Findings of Compliance

The Traffic Division of the Public Works Department finds this application in compliance.

L. Determination of compliance with county surveyor - Engineering Department

This project was reviewed by this department as a final site plan and no further review is necessary.

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

Engineering

Compliance with Adequate Public Facilities Ordinance:

This project will provide the proposed development sufficient services based upon the adopted Level-of-Service 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 the amount of proposed fill needed for the site exceeds the proposed excavation; 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 demonstrated the proposed development will retain the 25-year, 3-day storm event prior to discharging to the St. Lucie Canal. The applicant proposed a stormwater system consisting a wet and dry detention systems on site. 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 25.5 NAVD is set at or above the above the maximum predicted stages of the 100-year 3-day storm event; 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 has demonstrated compliance with Division 19 with the design of the proposed connection to SW Bridge Road.

Development Order

1. Hauling is not permitted. 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 proposed development includes off-site construction within the SW Bridge Road (CR-708) right-of-way, including but not limited to, turn lanes and an equestrian trail. The final design of the off-site improvements will be reviewed and approved separately through a County Right-of-way Use Permit, which shall be accompanied by the appropriate insurance, security, and maintenance of traffic plan. These improvements must be complete, certified to, and accepted by, the County Engineer prior to the issuance of the first certificate of occupancy.

3. Within sixty (60) days of final site plan approval, the Owner shall convey right-of-way along SW Bridge Road (CR-708) to meet a minimum width of 65-feet as measured to the centerline of the existing roadway. As depicted on the Final Site Plan, the width of this dedication varies between 15-feet and 32-feet, and accommodates the required turn lanes and equestrian trail.

N. Determination of compliance with addressing and electronic file submittal requirements – Growth Management and Information Technology Departments

Electronic Files

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).

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).

O. Determination of compliance with utilities requirements - Utilities Department

Water and Wastewater

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 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 Rescue

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.

Informational:

All structures will require fire sprinkler protection.

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.

BDA requirements

Florida Statute (FS) 633.202 – Florida Fire Prevention Code, states that oversight and enforcement of the Two-Way Radio Enhancements Systems/BDAS is the responsibility of the Authority Having Jurisdiction (AHJ), officially known as MCFR Fire Prevention Division.

Reporting Requirements: 1. Perform a pre survey signal strength test per Florida Fire Prevention Code 6th ed. and submit results to the MCFR Fire Prevention Division. 2.If a Two Way Radio Communication Enhancement System is required, then apply for the appropriate permit within the required time frame and submit to MC Communications Russell Norvell 772-320-3132 rnorvell@martin.fl.us

If you have any questions regarding this notification, please contact the Martin County Fire Marshal's Office at 772-288-5633 or via email at Fire_prev@martin.fl.us.

<https://www.martin.fl.us/resources/bda-codes-and-standards>

NFPA 1: Fire Code -18.2.2.2 Access to Gated Subdivisions or Developments.

The AHJ shall have the authority to require fire department access be provided to gated subdivisions or developments through the use of an approved device or system.

All electric gates and barrier arms entering a Martin County Community and gated Commercial property are required to install a radio transceiver system (www.click2enter.net) and an electric key switch (www.knoxbox.com)

Martin County Fire Rescue utilizes the Knox Access system. www.knoxbox.com

Per new Martin County ordinance all gates not manned 24/7-365 will require a Click2enter Inc. by March of 2025. www.click2enter.net

Contact the Fire Prevention office at (772)288-5633 for information.

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

ADA

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 the adequate public facilities requirements - responsible departments.

The following is a summary of the review for compliance with the standards contained in Article 5.32.D of the Adequate Public Facilities LDR for a Certificate of Adequate Public Facilities Reservation.

Potable water facilities service provider – Martin County Utilities

Findings – Positive Evaluation

Source - Martin County Utilities

Reference - see Section O of this staff report

Sanitary sewer facilities service provider – Martin County Utilities

Findings – Positive Evaluation

Source - Martin County Utilities

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

Roads 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 – In Place

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.**

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.
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.	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.
6.	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.
7.	Approved Final Site Plan	One (1) copy 24" x 36" of the approved final site plan.
8.	Approved Landscape Plan	One (1) 24" x 36" copy of the approved landscape plan signed and sealed by a landscape architect licensed in the State of Florida.

Item	Description	Requirement
9.	Digital Copy of Site Plan	One (1) digital copy of the site plan in AutoCAD 2010 – 2014 drawing format (.dwg). The digital version of the site plan must match the hardcopy version as submitted.
10.	Engineer's 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.
11.	Property Management Documents	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.
12.	Water & Wastewater Service Agreement	A copy of the executed Water and Wastewater Service Agreement. Original executed agreement and payment shall be provided directly to Martin County Utilities prior to submittal of the post approval package to Growth Management.
13.	Unopened 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:

<i>Fee type:</i>	<i>Fee amount:</i>	<i>Fee payment:</i>	<i>Balance:</i>
Application review fees:	\$9,127.00	\$9,127.00	\$0.00
Inspection Fees:	\$4,000.00		\$4,000.00
Advertising fees*:	TBD		

Recording fees**: TBD
Impact fees***: TBD

- * Advertising fees will be determined once the ads have been placed and billed to the County.
- ** Recording fees will be identified after the post approval package has been submitted.
- *** Required at issuance of building permit.

X. General application information

Applicant/Owner: JWA Ranch, LLC
13401 Oakmeade
Palm Beach Gardens, FL 33418
Kenneth S. Bakst

Agent: Urban Design Studio & Tyson J. Waters, Esq.
610 Clematis Street, Suite CU-02
West Palm Beach, Florida 33401
561-366-1100

Engineer of Record: Kimley-Horn
1615 S. Congress Avenue, Suite 201
Delray Beach, FL 33445
Jason Webber & Brad Younts
561-404-7250
jason.webber@kimley-horn.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

N/A