



MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW STAFF REPORT

BRIDGE ROAD CAR CLUB MAJOR FINAL SITE PLAN

A. Application Information

Applicant/Property Owner:	MCFL Properties, LLC
Agent for Applicant:	HJA Design Studio, Erika Beitler
County Project Coordinator:	John Sinnott, Principal Planner
Growth Management Director:	Paul Schilling
Project Number:	T130-005
Record Number:	DEV2024060012
Report Number:	2026_0121_T130-005_Staff_Report_Final
Application Received:	07/30/2024
Transmitted:	07/31/2024
Date of Report:	10/21/2024
Application Received:	01/22/2025
Transmitted:	01/23/2025
Date of Report:	04/09/2025
Application Received:	07/07/2025
Transmitted:	07/08/2025
Date of Report:	09/17/2025
Application Received:	11/14/2025
Transmitted:	11/18/2025
Date of Report:	01/21/2026

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B. Project description and analysis

This is a request by HJA Design Studio, LLC, on behalf of MCFL Properties LLC for major final site plan approval to construct three (3) one-story vehicular self-storage buildings and associated infrastructure. The buildings consist of thirty-six (36) storage units totaling approximately 55,823 square feet. The subject 32.27-acre site is currently undeveloped and is located at 7550 SE Bridge Road, approximately 0.32 miles northeast of the intersection of SE

Powerline Avenue and SE Bridge Road, in Hobe Sound. Included is a request for a Certificate of Public Facilities Reservation.

The project is located inside the Primary Urban Services District. The property is within the South Martin Regional Utility service area.

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	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	N/A
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 Sjolholm	772-288-5909	Comply
K	Transportation Review	James Hardee	772-288-5470	Comply
L	County Surveyor Review	Juliette Martel	772-288-5418	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	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
Q	ADA Review	Kaitlyn Zanello	772-288-5920	Comply
R	Health Department Review	Paul Stemle	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 major development final site plan. As such, a review of this application is required by the Local Planning Agency (LPA) and final action by the Board of County Commissioners (BCC). Both the LPA and the BCC meetings must be public hearings.

Pursuant to Sections 10.1.E. and 10.2.B.2., Land Development Regulations, Martin County, Fla. (2024), 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 September 17, 2025, with the resubmittal dated November 14, 2025, and additional materials received between January 2, 2026, and January 21, 2026. 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

Table 2 Property Information

Parcel number: 34-38-42-000-185-00010-8

Address: 7550 SE Bridge Road, Hobe Sound

Existing zoning: General Industrial (GI)

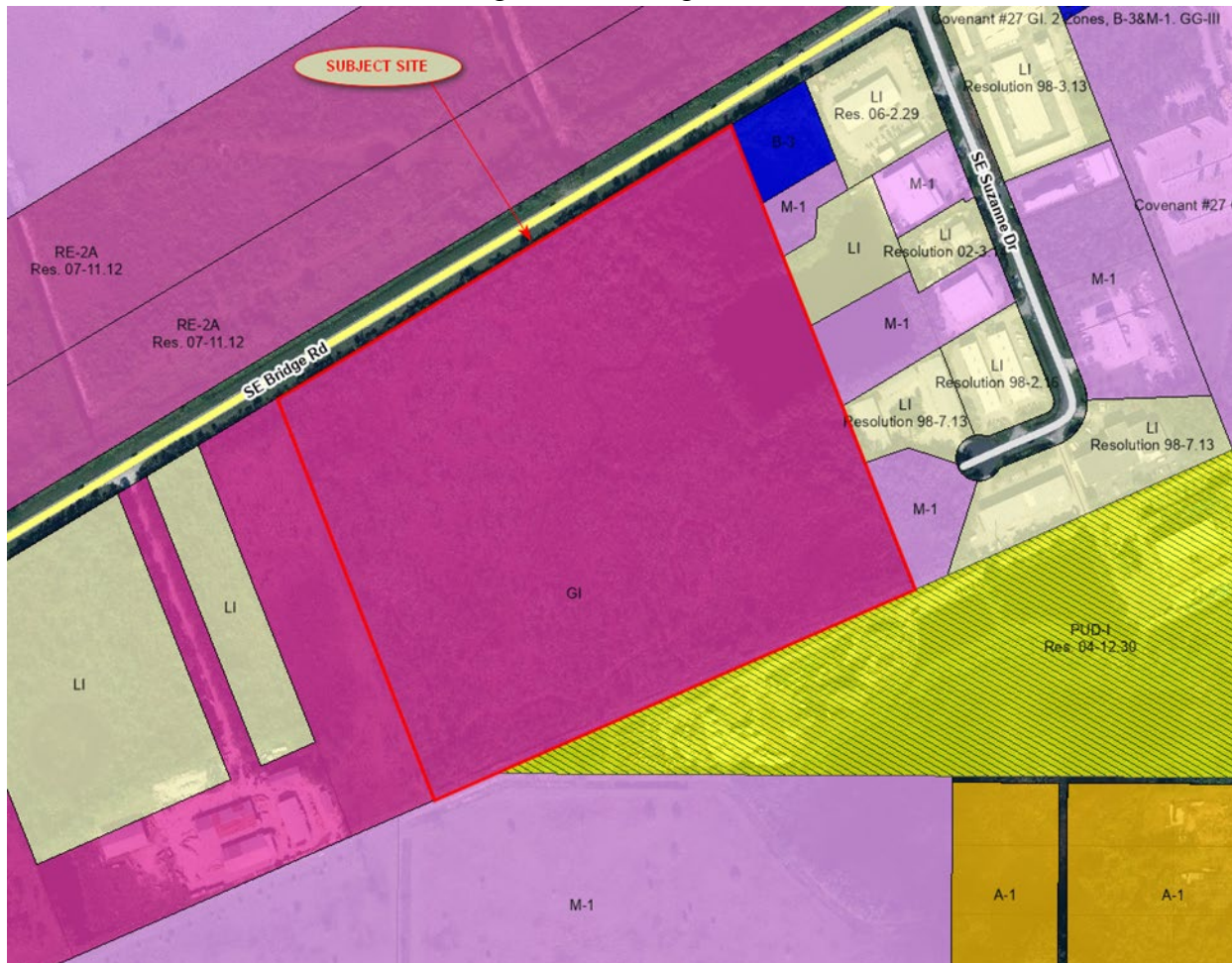
Future land use: Industrial

Gross area of site: 32.27 acres

Figure 1: Location Map



Figure 2: Zoning Atlas



Zoning districts of surrounding properties:

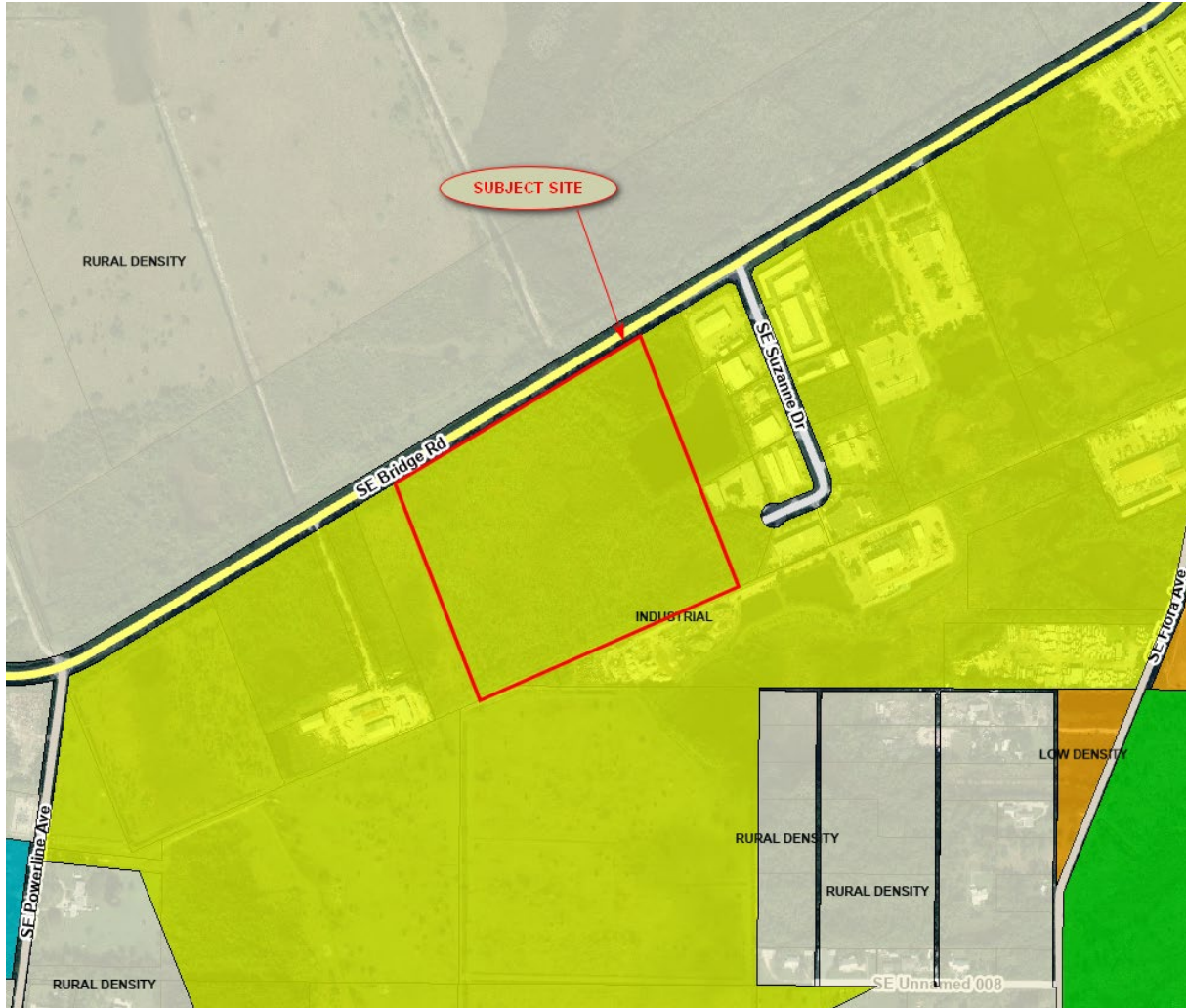
Property to the Northeast: B-3, M-1, LI

Property to the Northwest: SE Bridge Road, RE-2A

Property to the Southwest: GI

Property to the Southeast: PUD-I (Coastal Waste & Recycling PUD)

Figure 3: Future Land Use Map



Future land use designation of surrounding properties:

Property to the Northeast: Industrial

Property to the Northwest: SE Bridge Road, Rural Density

Property to the Southwest: Industrial

Property to the Southeast: Industrial

F. Determination of compliance with Comprehensive Growth Management Plan 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.

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.

Information #1:

Once the application has been determined to comply by the development review team staff, the project will be scheduled for the next LPA and BCC meetings dependent upon the County's scheduling policy. For the LPA and BCC meetings, 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:

NOTICE OF A PUBLIC HEARING:

The notice of a public hearing regarding development applications shall be mailed at least 14 calendar days (seven calendar days if the application is being expedited pursuant to section 10.5.E.) prior to the public hearing by the applicant to all owners of real property located within a distance of 500 feet of the boundaries of the affected property. For development parcels which lie outside of or border the primary urban service district, the notification distance shall be increased to 1000 feet. In addition, notice shall be mailed to all homeowner associations, property owners associations, condominium associations and the owners of each condominium unit within the notice area MARTIN COUNTY, FLA., LDR §10.6.E.1. (2019).

Information #3:

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

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.

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

The proposed development must dedicate right-of-way along the property frontage to meet a minimum width of 65-feet to the centerline of the roadway or to the back of the existing conveyance ditch, whichever is greater. An additional right of way dedication may be required to accommodate the required turn lanes. [LDR 4.843.B]. The required right-of-way dedication shall be shown on the Final Site Plan.

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: The applicant did provide a Title Commitment.

SURVEY – SKETCH AND LEGAL DESCRIPTION

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

Note:

1. **The applicant did provide a boundary survey of just the 42' dedication site. The Surveying Division has accepted this survey.**
2. **The applicant did provide a sketch and legal description for the 42' dedication. The Surveying Division has accepted this legal description.**

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 PAMP for this project will establish 14.90 acres of wetlands and 8.99 acres of wetland buffer as preserve areas that will be enhanced through removal of exotic vegetation and maintained in perpetuity.

An environmental waiver for access to uplands was applied for by the applicant and reviewed by the Growth Management Department, Environmental Division. Environmental staff has found the waiver to be in compliance with the county's Comprehensive Growth Management Plan and Land Development Regulations. As a result, the Growth Management Director has approved the waiver request. The waiver authorizes 0.16 acres of wetlands and 0.36 acres of wetland buffer to be impacted to construct a driveway for access to the upland portion of the property. The wetland impacts will be offset through onsite mitigation by creating 0.16 acres of wetlands in a historically disturbed area of the site. The wetland creation area will be connected to existing wetlands to ensure long term success and a wetland restoration plan has been provided and will be part of the PAMP.

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 3 one-story vehiculat self-storage buildings and associated infrastructure. The applicant has submitted landscape plans that provide 2.30 acres of landscape area which equates to 45% of the 223,708 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 90 trees for this project. To demonstrate compliance the applicant has proposed the planting of 104 trees and the preservation of 26 existing trees.

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

is industrial so noncompatibility buffers are not required. However, the applicant is proposing the establishment of a 28' VUA buffer along the west property line.

Section 4.663.E, Land Development Regulations, Martin County, Fla. (2013) requires that preserve areas, landscape areas and stormwater treatment areas be consolidated to extent feasible and that plantings adjacent to a preserve be limited to native species. To document compliance the applicant has proposed to plant all the dry retention areas with native species. This consolidation and large expanse of additional native plantings being proposed will increase the function, benefits, and value provided by the on-site preserves.

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

K. Determination of compliance with transportation requirements – Engineering Services Department

Findings of Compliance:

This application satisfies the Adequate Public Facilities Standard; it is exempt as it has a de minimis impact, which is an impact that would not affect more than one percent of the generalized capacity at the adopted level of service of the affected road facility (Article 5, Division 3, Section 5.32.B.3.h).

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 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 demonstrated the proposed development will discharge offsite through an existing outfall structure and ultimately to wetland B at a discharge rate that is lower than the allowable rate for the project. The applicant proposed a stormwater system consisting of three dry detention areas 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 18.00-feet NAVD is set at or above the maximum predicted stage of the 100-year 3-day storm event (17.50-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 proposes to construct an east bound right turn lane and west bound left turn lane within the SE Bridge Road right of way. The applicant is proposing to construct, mill and resurface, and stripe the pavement for SE Bridge Road in compliance with Division 19. The applicant has demonstrated compliance with Division 19.

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. Pursuant to Section 4.843.G., Land Development Regulations, Martin County, Florida, in lieu of constructing a sidewalk along SE Bridge Road, the Owner shall pay \$53,120, the cost of construction accepted by the County Engineer, as part of the post-approval process in accordance with Section 10.11, Land Development Regulations, Martin County, Florida.
3. The Owner shall dedicate 42-feet of right-of-way along SE Bridge Road (CR-708) along the property frontage 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 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**.

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

Item	Description	Requirement
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.
9.	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.
10.	Digital Copy of Site Plan	One (1) digital copy of final 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
11.	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.
12.	Right-of-way Dedication	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.

Item	Description	Requirement
13.	Payment in Lieu Of Sidewalk	Pursuant to Section 4.843.G., Land Development Regulations, Martin County, Florida, in lieu of constructing a sidewalk along SE Bridge Road, the Owner shall pay \$53,120, the cost of construction accepted by the County Engineer, 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:

Table 4 Fee Table

Fee type:	Fee amount:	Fee payment:	Balance:
Application review fees:	\$9,127.00	\$9,127.00	\$0.00
Inspection fees:	\$7,100.00		\$7,100.00
Advertising fees *:			
Recording fees **::			
Impact 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

Table 5 Applicant Contact Information

Entity	Contact Information
Applicant/Owner:	MCFL Properties, LLC 9508 Windy Ridge Road Windermere, FL 34786 Matt Basaraba
Agent:	HJA Design Studio, LLC 50 SE Ocean Boulevard, Suite 101 Stuart, FL 34994 Erika Beitler 772-678-7200 erika@hjastudio.com
Engineer of Record:	Captec Engineering, Inc. 301 NW Flagler Avenue #201 Stuart, FL 34993 Joseph Capra, P.E. 772-692-4344

Y. Acronyms

Table 6 Acronym Definitions

Acronym	Definition
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
LOS	Level of Service
LPA	Local Planning Agency
MCC	Martin County Code

Acronym	Definition
MCHD	Martin County Health Department
NFPA	National Fire Protection Association
SFWMD	South Florida Water Management District
W/WWSA	Water/Wastewater Service Agreement

Z. Attachments