



MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW STAFF REPORT

ISLAND CROSSINGS (F/K/A ROSCOMMON SQUARE) COMMERCIAL PUD SIXTH PUD AMENDMENT WITH REVISED MASTER SITE PLAN AND OUTPARCEL A FINAL SITE PLAN (A/K/A BRIDGE ROAD SELF-STORAGE)

A. Application Information

Applicant/Property Owner:	Buhl Land South LLC
Agent for Applicant:	McCarty & Associates Land Planning & Design LLC
County Project Coordinator:	John Sinnott, Principal Planner
Growth Management Director:	Paul Schilling
Project Number:	R059-011
Record Number:	DEV2024020012
Report Number:	2026_0218_R059-011_Staff_Report_Final
Application Received:	04/19/2024
Transmitted:	04/22/2024
Date of Report:	06/28/2024
Application Received:	01/23/2025
Transmitted:	01/27/2025
Date of Report:	04/07/2025
Application Received:	07/11/2025
Transmitted:	07/11/2025
Date of Report:	09/19/2025
Application Received:	11/07/2025
Transmitted:	11/07/2025
Date of Report:	02/18/2026

B. Project description and analysis

This is a request by McCarty & Associates Land Planning & Design on behalf of Buhl Land South LLC for approval of the 6th Amendment to the Island Crossings (F/K/A Roscommon Square) Commercial PUD Agreement including a revised master site plan and final site plan for Outparcel A. The proposed development of Outparcel A consists of a two-story, 99,922 square-foot residential storage facility and associated infrastructure. Outparcel A is approximately 6.83 acres and currently consists of a portion of SE Florida Avenue, a stormwater retention area, and undeveloped land. Outparcel A is located at 11850 SE Federal

Highway, approximately 500 feet west of the intersection of SE Federal Highway 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:

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	Jana Cox	772-288-5461	N/A
I	Property Management Review	Ellen MacArthur	772-221-1334	N/A
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	Stephanie Piche	772-223-4858	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	Stephanie Piche	772-223-4858	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 PUD Zoning Agreement and PUD Master and 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.

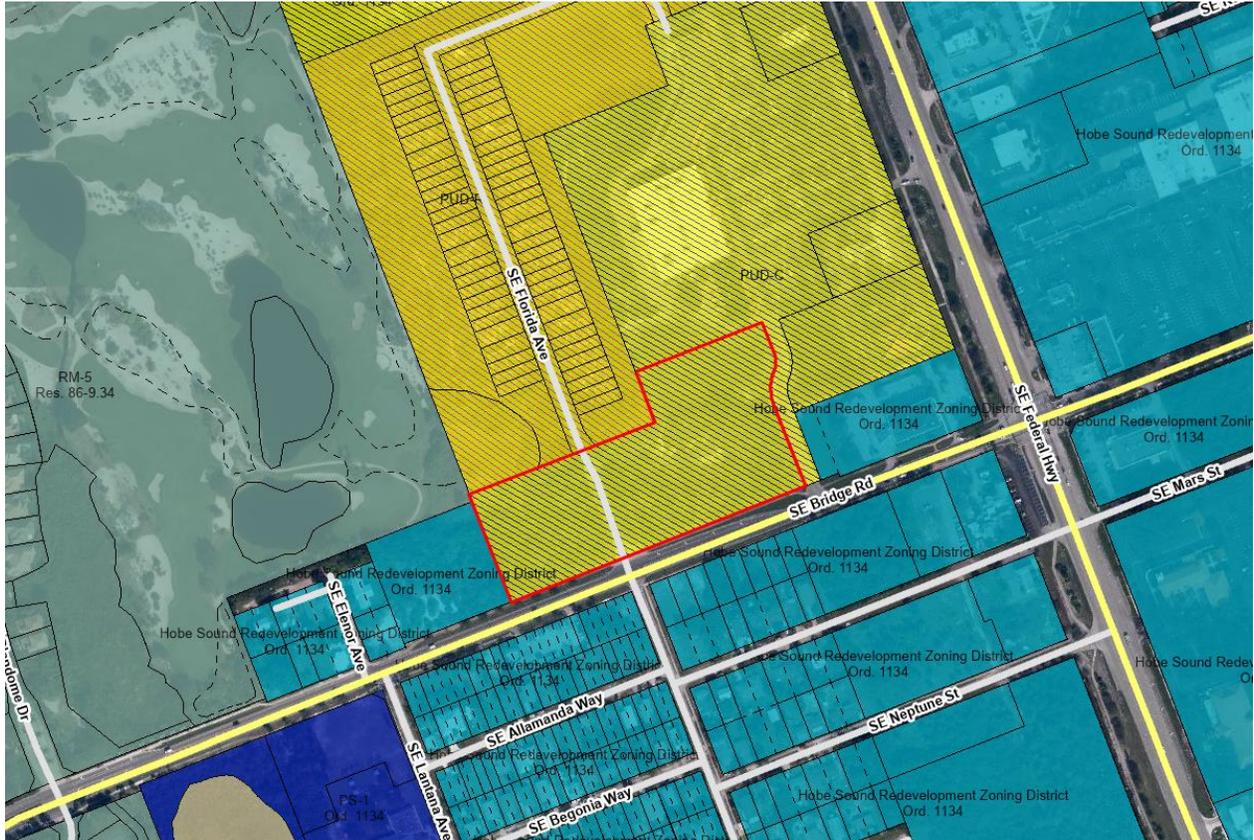
The applicant addressed the non-compliance findings from the staff report dated September 19, 2025, with the resubmittal dated November 7, 2025, and additional materials received between December 17, 2025, and February 18, 2026. The previous staff reports, and resubmittals are incorporated herein by 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

Parcel number: 34-38-42-630-000-00010-0
Address: 11850 SE Federal Highway, Hobe Sound, FL
Existing zoning: PUD-C (Island Crossings F/K/A Roscommon Square)
Future land use: General Commercial
Nearest major road: SE Bridge Road
Gross area of site: 6.83 acres

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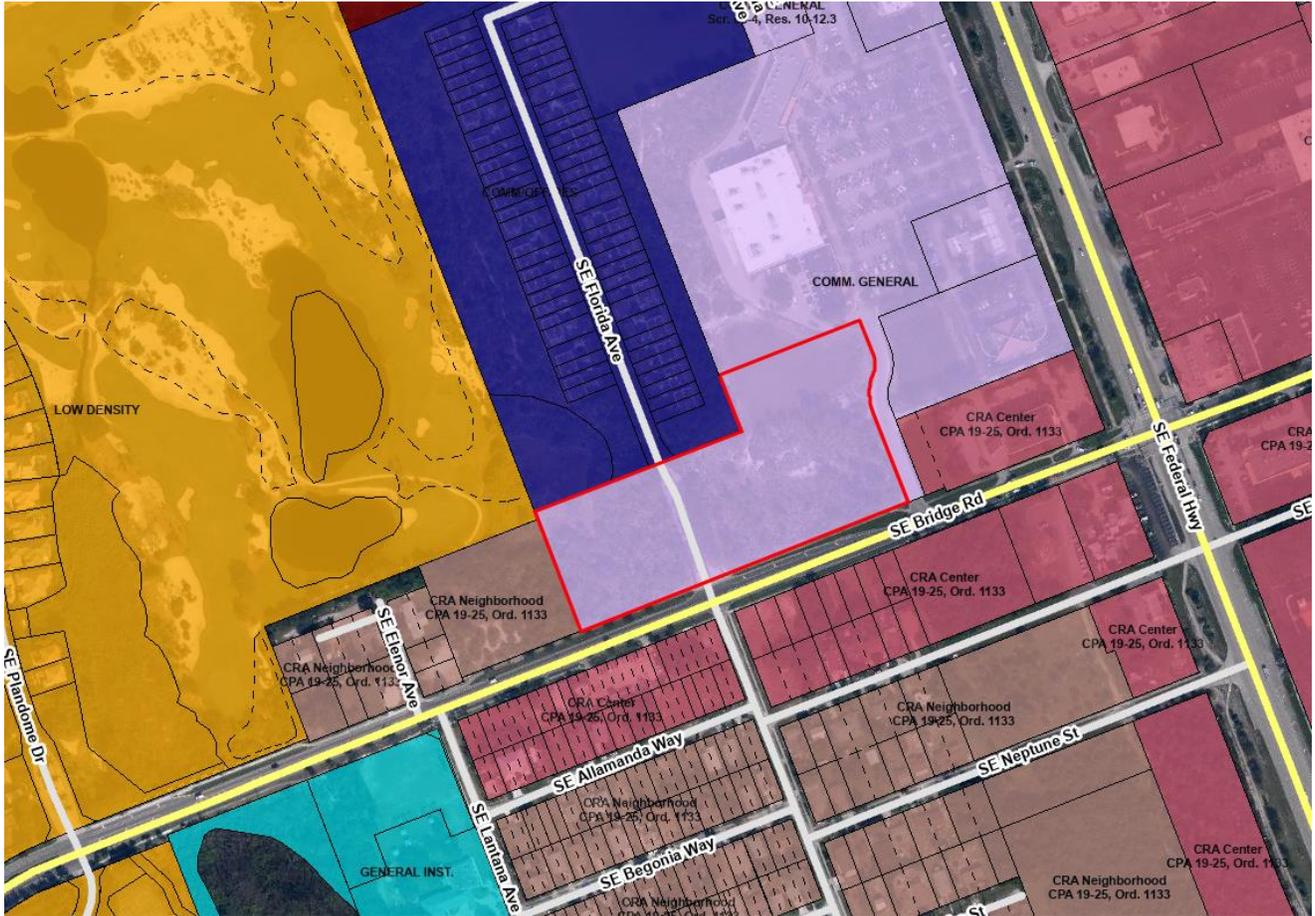
Figure 2: Zoning Atlas



Zoning districts of surrounding properties:

- Property to the Northeast: PUD-C (Island Crossings F/K/A Roscommon Square), Hobe Sound Redevelopment Zoning District
- Property to the Northwest: PUD-C (Island Crossings F/K/A Roscommon Square), PUD-R (Bridgetown PUD F/K/A Island Crossings PUD-R)
- Property to the Southeast: Hobe Sound Redevelopment Zoning District
- Property to the Southwest: Hobe Sound Redevelopment Zoning District, RM-5

Figure 3: Future Land Use Map



Future land use designation of surrounding properties:

Property to the Northeast: General Commercial, CRA Center

Property to the Northwest: Commercial Office/Residential, General Commercial

Property to the Southeast: CRA Center

Property to the Southwest: CRA Neighborhood, 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 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:

Policy 4.1E.8 Public Benefits.

Flexible Design: Martin County shall allow PUD zoning districts associated with a site and project specific PUD zoning agreement to allow flexibility in the land development regulations in a manner which mutually benefits the county and the developer and encourages innovative approaches to community planning. Specific PUD district regulations shall be negotiated voluntarily by both the developer and the county. Neither party to the agreement is guaranteed maximum benefits by right.

Benefits to the developer may include such items as incentives to encourage affordable housing; flexibility in density distribution; flexibility and variety in land use, structure type and project design; and greater intensity than would be achievable under straight zoning. In exchange, the County may acquire such benefits as transportation, recreation or other public facility improvements, additional preservation of environmental resources, and additional density transition zones. The provision of affordable and/or workforce housing, shall be strongly encouraged as a public benefit for any residential PUD. Any public benefits offered by the developer must clearly be in excess of the County's minimum standards.

The applicant has proposed the followed PUD public benefits:

- The proposed development of Outparcel A includes a pedestrian plaza in the southeast corner with two shaded benches.
- Outparcel A contains an existing 2.30-acre preserve area. Approximately 0.52 acres of additional native upland vegetation will be preserved in landscape buffers on Outparcel A north and south of the proposed building.
- The applicant will contribute \$25,000 to the Hobe Sound Historical Society to be used for the restoration and maintenance of the Hobe Sound Railroad Station.

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: 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.

Information #2: 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

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).

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

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

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 compliance report provided by the applicant's environmental consultant found the existing preserve areas to be out of compliance with the requirements of the PAMP. Exotic maintenance will be necessary and shall be completed prior to issuance of the first certificate of occupancy for the project.

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 residential storage facility.

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 commercial so non-compatibility buffers are not required.

The purpose and intent of this division is to promote the health, safety and welfare of existing and future residents by establishing minimum standards for the installation and continued maintenance of landscaping and buffering. This division requires specific water conservation measures including the preservation of native vegetation for landscaping purposes where applicable to minimize water use, conserve energy, limit nutrient loading to surface waters, and provide mature vegetation for aesthetics, shade and wildlife habitat.

In compliance with Section 4.663.A. the applicant has maximized protection of the existing native vegetation which consists of rare and unique vegetative species and habitat. All landscape areas have been designed to consist of and protect existing native scrub vegetation. Provision of required infrastructure and utilities has been carefully designed to afford protection of all such vegetation to the maximum extent possible.

Applicant has demonstrated compliance with the following criteria for interior vehicular use areas [Section 4.663.A. 4.b., LDR]. As an incentive to preserving native areas, up to one-half of the required interior landscape area may be waived when an equal area within the vehicle use area is preserved in a native state. To qualify for such a waiver, preserved native areas must be at least 800 square feet in size. The area must not be altered by grade changes or irrigation impacts which may stress the vegetation in its existing habitat.

The following minimum landscaping and tree planting requirements have been applied.

Credit towards landscape area requirements has been allowed for native habitat in addition to upland preserve area requirements provided; the applicant has demonstrated to the satisfaction of the Director of Growth Management that the native area claimed for credit includes one or more of the following:

- a. Tree clusters including native vegetative communities, protected from development impact.
- b. Vegetative areas with native understory flora, protected from development impact.
- c. Protected trees.

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 satisfies the Adequate Public Facilities Standard; the 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.h and 5.64.B).

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 is included in the Master Stormwater Management System and the proposed development is consistent with the approved existing system; 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 20.0-feet NAVD is set at or above the maximum predicted stage of the 100-year 3-day storm event (20.0-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 required to construct a right turn lane from SE Bridge Road into the shopping center. The final design of the turn lane will be reviewed through the right-of-way use permit process and must be designed in full compliance with the specifications and requirements of the County Engineer. 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. The proposed development includes required improvements within the SE Bridge Road (CR-708) right-of-way, including but not limited to turn lanes. 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. Once complete, these improvements must be complete, certified to, and accepted by the County Engineer prior to the issuance of the first certificate of occupancy.

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).

Note: This parcel has the current address of 11850 SE Federal Hwy. This will become a SE Bridge Rd address.

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:

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

6. 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.

7. Approved PUD Amendment

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

8. Approved Revised Master Site Plan

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

9. 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.

10. 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.

11. Approved Final Site Plan

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

12. 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.

13. 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.

14. Approved Architectural Plans

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

15. Turn Lane Security

Per the Island Crossings PUD Agreement, a security in a form acceptable to the County Attorney in an amount acceptable to the County Engineer to guarantee the construction of the required turn lanes must be provided within sixty days of final site plan approval. This will be provided in conjunction with a right-of-way use permit application. Application and instructions are available on the Martin County website.

16. Turn Lane Design

Address the following outstanding comments regarding the design of the turn lane within the SE Bridge Road right-of-way.

- a. As previously stated, provide a signed and sealed topographic survey for the proposed turn lane work within the SW Bridge Road right-of-way. The survey provided does not extend to the area of the proposed right-of-way improvements. It is unclear what existing elevations are being relied upon.
- b. As previously stated, provide site-specific cross-sections with detailed grading information for the proposed turn lanes within the SW Bridge Road right-of-way. The

cross sections shall clearly demonstrate what is being proposed including any regrading, ties to existing grades, existing pavement slopes, proposed turn lane slope, etc. Provide additional details as to how the cross slope of this turn lane was determined. The proposed cross sections do not differentiate between existing and proposed elevations and do not provide sufficient information to demonstrate compliance.

c. For ease of review, provide a full sheet for the plan view of the turn lane improvements. Include existing and proposed grading. Extend the plan view to show the existing driveway to the east.

d. It is unclear if the existing shoulder meets Martin County pavement design standards for arterial roadways. Provide documentation that the existing shoulder meets Martin County standards and revise the plans to specify the existing shoulder to be milled and resurfaced if found to be structurally sufficient.

17. 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.

18. 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:	\$13,800.00	\$13,800.00	\$0.00
Inspection*	\$7,100.00	\$0.00	\$7,100.00
Advertising**:	\$0.00	\$0.00	\$0.00
Recording***:	\$0.00	\$0.00	\$0.00
Impact fee****:	\$0.00	\$0.00	\$0.00

* Represents \$4,900 engineering; \$1,100 landscaping; \$1,100 environmental.

** 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.

**** Impact fees to be paid at time of building permit issuance.

X. General application information

1. Applicant/Owner

Name: Buhl Land South LLC

Address: P.O. Box 35

City/State: Harbor Springs, MI 49740

2. Agent

Name: McCarty & Associates Land Planning & Design LLC

Contact: Michael T. McCarty

Address: 309 SE Osceola Street, Suite 104

City/State: Stuart, FL 34994

Phone Number: 772-341-9322

Email: mike@mccartylandplanning.com

3. Engineer

Name: KMA Engineering & Surveying, LLC

Contact: Blaine Bergstresser, P.E.

Address: 3001 Industrial Avenue 2

City/State: Fort Pierce, FL 34946

Phone Number: 772-569-5505, ext. 103

Email: blaineb@kmafl.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

N/A