



# MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW

## STAFF REPORT

### ***A. Application Information***

## **HOBE SOUND BTS RETAIL (F/K/A Heritage Ridge PUD, Parcel C-4, Lot 2) PUD Final Site Plan**

Applicant:	Olympus Development, LLC
Property Owner:	Olympus Development, LLC
Agent for the Applicant:	Avid Group, Richard Joudrey
County Project Coordinator:	Catherine Riiska, MS, PWS, Principal Planner
Growth Management Director:	Nicki van Vonno, AICP
Project Number:	K024-003
Record Number:	D007201700357
Report Number:	2018_1026_K024-003_DRT_Staff_FINAL.docx
Application Received:	10/04/2017
Transmitted:	10/05/2017
Staff Report:	12/01/2017
Joint Workshop:	12/14/2017
Resubmittal Received:	02/19/2018
Transmitted:	02/20/2018
Staff Report:	05/09/2018
Joint Workshop:	05/31/2018
Resubmittal Received:	07/31/2018
Transmitted:	08/01/2018
Staff Report:	10/01/2018
Joint Workshop:	10/11/2018
Resubmittal Received:	10/11/2018
Transmitted:	10/12/2018
Staff Report:	10/26/2018
BCC Meeting:	11/20/2018

### ***B. Project description and analysis***

This is a request for approval of a planned unit development (PUD) final site plan. The subject site is a parcel of approximately 4.06 acres located on the southeast corner of SE Federal Highway and SE Constitution Blvd in Stuart, known as Lot 2 of Parcel C-4 of the Heritage Ridge PUD. The site is undeveloped and bounded on the east and south by a drainage Right-of-way, by SE Constitution Blvd on the north and by SE Federal Highway on the west. The current application proposes the development of a Dollar General retail use within a single-story 9,100 square-foot building with associated infrastructure to be concentrated on the southwestern portion of the parcel, leaving the northeastern section undeveloped and vegetated.

The Heritage Ridge development of regional impact (DRI) and Planned Unit Development (PUD) Zoning Agreement was approved by the Board of County Commissioners on October 31, 1978, to include a maximum of 1067 residential units, recreational areas, golf course, open space, public service areas and commercial areas, together with accessory buildings, utilities and other related improvements and recorded in Martin County official records Book 467, Page 1922. Within Exhibit F-1 of the PUD Agreement, Item #9 identified “Parcel C-4 shall be developed as if zoned B-1 business district, as according to the Martin County Florida zoning regulations.”

The Ninth Amendment to the PUD Agreement, approved on September 12, 1989, and recorded in Martin County official records Book 829, Page 261, revised the Item #9 of Exhibit F-1, to set forth “Parcel C-4 shall be developed as if zoned General Commercial, according to the Martin County Zoning Regulations, as amended from time to time. This parcel may be subdivided by record plat as approved by the Board of County Commissioners.” The Plat for Parcel C-4, which divided the parcel into three lots, was recorded in Plat Book 12, Page 16, on November 7, 1989.

Although the current maps show a land use designation of low density, the land use policies applicable to this parcel should be construed to be those for the Commercial General land use as set forth in the original PUD Agreement executed prior to the adoption of the Comprehensive Plan. The proposed development is required to meet all current site design standards and code requirements associated with the commercial general land use policies of the CGMP and with the development standards associated with the GC zoning district as set forth in Article 3 of the LDR. The zoning of the site is PUD and it is located within the Primary Urban Services District and is serviced by Martin County Utilities for water and wastewater services. Included in this application is a request for a Certificate of Adequate Public Facilities Reservation.

### ***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:

<b>Section</b>	<b>Division or Department</b>	<b>Reviewer</b>	<b>Phone</b>	<b>Assessment</b>
F	Comprehensive Plan	Catherine Riiska	288-5667	Comply
F	ARDP	Samantha Lovelady	288-5664	N/A
G	Development Review	Catherine Riiska	288-5667	Comply
H	Urban Design	Santiago Abasolo	288-5485	Comply
H	Community Redevelopment	Santiago Abasolo	288-5485	N/A
I	Property Management	Colleen Holmes	288-5794	Comply
J	Environmental	Shawn McCarthy	288-5508	Comply
J	Landscaping	Karen Sjöholm	288-5909	Comply
K	Transportation	Lukas Lambert	221-2300	Comply
L	County Surveyor	Tom Walker	288-5928	N/A
M	Engineering	David Moore	320-3057	Comply
N	Addressing	Emily Kohler	288-5692	Comply
N	Electronic File Submission	Emily Kohler	288-5692	Comply
O	Water and Wastewater	James Christ	320-3034	Comply
O	Wellfields	James Christ	320-3034	Comply
P	Fire Prevention	Doug Killane	288-5633	Comply
P	Emergency Management	Dan Wouters	219-4942	N/A

Q	ADA	Kevin Landry	320-3046	Comply
R	Health Department	Todd Reinhold	221-4090	N/A
R	School Board	Kimberly Everman	223-3105	N/A
S	County Attorney	Krista Storey	288-5443	Review Ongoing
T	Adequate Public Facilities	Catherine Riiska	288-5667	Reservation

Staff has reviewed this application for a final site plan of a planned unit development, for compliance with the applicable goals, objectives and policies of the Martin County Comprehensive Growth Management Plan, the Martin County Land Development Regulations and the code. The staff determination is that this application is in compliance with these laws, ordinances and policies, standards and criteria. Staff recommends approval of this application for this PUD development order, final site plan, subject to any conditions as identified in this report.

#### ***D. Review Board action***

This application for a Planned Unit Development (PUD) final site plan approval is classified as a major development which has received a prior site plan approval. As such, final action on this request for approval is required by the Board of County Commissioners at a public meeting pursuant to Section 10.5.A.2., Land Development Regulations, Martin County, Fla., (2016).

Pursuant to Section 10.1.F, Land Development Regulations, Martin County, Fla., 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.

Pursuant to Section 10.4.A.1., Land Development Regulations, Martin County, Fla., a review of this application is not required by the Local Planning Agency (LPA)

#### ***E. Location and site information***

Parcel number(s) and address:

34-38-42-091-000-0002.0-7

SE Federal Hwy

Existing Zoning:

PUD-R, Planned Unit Development Residential

Future land use:

FLU-LDR, Future Land Use Low Density Res 5/Acre

Census tract:

001402 Tract

Commission district:

3

Community redevelopment area:

Not Applicable

Municipal service taxing unit:

District 3

Planning area:

South County

Storm surge zone:

Not Available

Taxing district:

District C

Traffic analysis zone:

41

Gross area of site:

176,884 square feet

Non-residential gross floor area:

9,100 square feet

### Figure 1: Location Map



**Figure 2: Subject Site 2017 Aerial**



Adjacent existing or proposed development:

To the north:	Undeveloped (across SE Constitution Blvd)
To the south:	General Commercial (across drainage ROW)
To the east:	Single Family Residential (across drainage ROW)
To the west:	Undeveloped (across SE Federal Hwy)

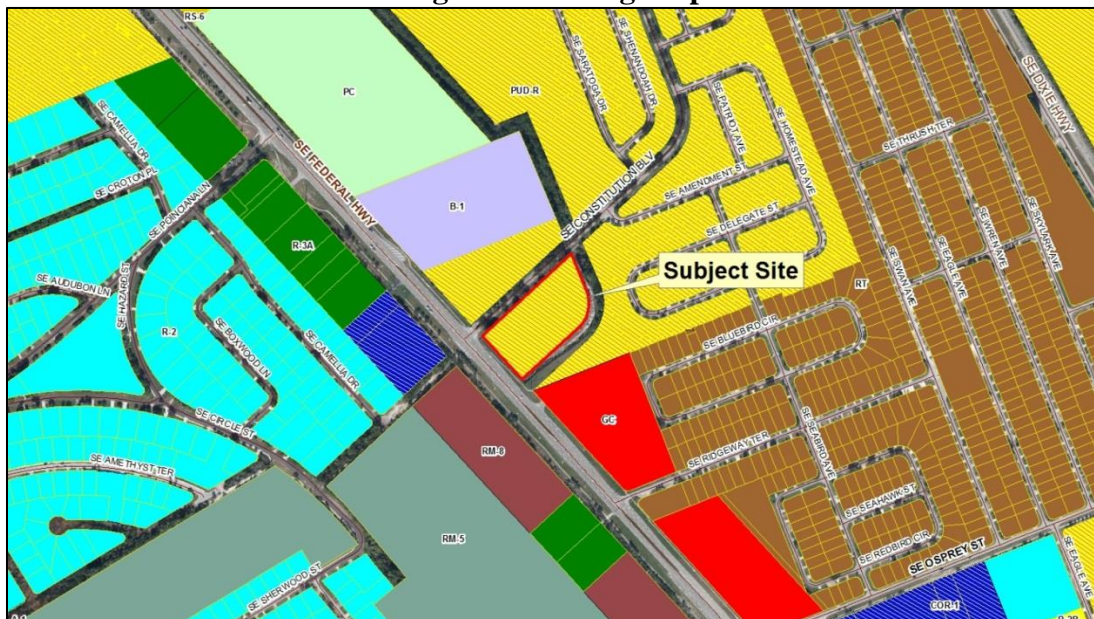
**Figure 3: Local Area 2017 Aerial**



Zoning district designations of abutting properties:

To the north:	PUD-R, Residential PUD (across SE Constitution Blvd)
To the south:	GC, General Commercial (across drainage ROW)
To the east:	PUD-R, Residential PUD (across drainage ROW)
To the west:	RM-8, Medium Density Residential (across SE Federal Hwy)

**Figure 4: Zoning Map**



To the north:	Commercial General (across SE Constitution Blvd)
To the south:	Commercial General (across drainage ROW)
To the east:	Low Density Residential (across drainage ROW)
To the west:	Medium Density Residential (across SE Federal Hwy)

- (b) Specify those receiving zones in the Primary Urban Service District that can accept additional density and where in-fill development allows for new development and redevelopment of previously underused portions of the Primary Urban Service District.

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:**

The Growth Management Department Development Review Division staff has reviewed the application and finds it in compliance with the applicable regulations of Article 3 and Article 10 of the Martin County Land Development Regulations. There are no unresolved land use, zoning, or procedural requirements issues associated with this application.

**Additional Information:**

**Information #1:**

Once everyone has signed off with a comply, the project will be scheduled for the next BCC meeting dependent upon the County's scheduling policy.

For BCC meeting, additional copies of the site plan will be requested for the distribution packets from the applicant.

**Information #2:**

No land clearing is authorized prior to the mandatory pre-construction meeting for the project. Property corners and preservation areas shall be located by a licensed land surveyor and clearly marked in the field prior to the pre- construction meeting. 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 on state agency permits, may be granted by the Growth Management Department upon review of required permit materials. MARTIN COUNTY, FLA., LDR § 4.37

**Information #3:**

Timetable Of Development - Final

The timetable of development for final site plans require all permits to be obtained within one year of approval and require all construction to be completed within two years of approval. MARTIN COUNTY, FLA., LDR, § 10.1., 5.32

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

**Commercial Design**

**Findings of Compliance:**

The proposed development complies with the requirements of Article, DIVISION 20 - Commercial Design - of the Martin County, Florida, Land Development Regulations.

**Community Redevelopment Area**

The proposed project is not located within a Community Redevelopment Area. Therefore, the Community Redevelopment Area reviewer was not required to review this application. MARTIN COUNTY, FLA., LDR ARTICLE 3, DIVISION 6 (2016)

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

**Findings of Compliance:**

The Applicant has provided the Title Commitment, Sketch and Legal Description and Phase I Environmental Site Assessment for the dedication of a 25' corner clip at the corner of SE Constitution Boulevard and SE Federal Highway as required.

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

**Environmental**

**Findings of Compliance:**

The Growth Management Department Environmental Division staff has reviewed the application and finds it in compliance with the applicable land development regulations. The environmental assessment submitted by the applicant shows that no wetlands or upland habitat exist on the property and these findings have been verified by county environmental staff. In addition, the wildlife survey shows that no listed species exist on the property. Therefore, the preservation requirements under Article 4, Division 1 and Article 4, Division 2 of the Land Development Regulations do not apply.

**Landscape**

**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 retail facility within an existing Planned Unit Development. The applicant has submitted landscape plans that provide 1.55 acres of landscape area which equates to 60% of the 111,363 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 45 trees for this project. To demonstrate compliance the applicant has proposed the planting of 36 trees and preservation of 6 trees and 13 sabal palms for this 111,363 sq. ft. site.

Landscaped bufferyards are required between differing land uses and along certain transportation corridors. Martin County, Fla Section 4.663.B.1.a, (2013). Surrounding land use is commercial so non-compatibility buffers are not required.

Section 4.666.E.Land Development Regulations, Martin County, Fla. (2013) requires that development activity preserve at least ten percent of the total number of protected trees on the site unless it can be shown that the property would be precluded of reasonable use if the trees are not removed. To demonstrate compliance the applicant is proposing to preserve 6 of the 23 existing protected trees on the site.

Section 4.663.A.4.b.1, 2, , and 3., Land Development Regulations, Martin County, Fla. (2013) requires one 500 s.f. landscape area with 2 trees for each 5000 s.f. of interior vehicular use area. This project has 30,363 sq.ft. of paving requiring 12 additional trees. To document compliance the applicant is proposing the installation of 12 native trees within the vehicular use area of the site.

Alterations cannot be made to the plans after final site plan approval. Any alteration may require an application to amend the affected approved plans.

The applicant is cautioned to consider the placement of utilities and any underground or above ground site improvement that could cause a conflict with the landscaping and possibly cause a change or amendment.

As-built landscape plans submitted prior to the release of a certificate of occupancy will be checked against the approved drawings. Inconsistencies may block the issuance of the certificate of occupancy and cause the applicant to begin the application process for a change or an amendment to the development order.

#### ***K. Determination of compliance with transportation requirements - Engineering Department***

##### **Findings of Compliance:**

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

##### **Compliance with Adequate Public Facilities Ordinance:**

Staff has reviewed the Traffic Statement prepared by LTG Engineering and Planning, dated June 2018. LTG Engineering and Planning stated that the site's maximum impact was assumed to be 16 directional trips during the PM peak hour. Staff finds that Constitution Boulevard is the recipient of a majority of the generated trips. The generalized service capacity of Constitution Boulevard is 790. The project impact is 2.0% of the maximum volume of that roadway. Constitution Boulevard is currently operating at a level of service A/B; it is anticipated to operate at level of service A/B at buildout (year 2020).

#### ***L. Determination of compliance with county surveyor - Engineering Department***

The applicant has provided a certified boundary and topographic survey for the proposed development, pursuant to Section 10.1.F., LDR, Martin County, Fla. (2016). Therefore, the Engineering Department was not required to review this application for consistency with the Martin County Codes for survey

requirements contained in Article 4, LDR, Martin County, Fla.

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

**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:

1. 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 excavation is less than the amount of fill needed for the site; therefore, hauling material from the site is not approved with this Development Order. The applicant demonstrated compliance with Division 8.
2. Division 9- Stormwater Management: The applicant has demonstrated the proposed development will retain the required 25- year, 3 day storm event prior to discharging into the FDOT drainage ditch. The applicant proposed a stormwater system consisting of an on-site dry detention area. The applicant demonstrated the water quality volume is being met in the proposed dry detention area prior to discharging into the FDOT drainage ditch; thereby, the required attenuation, flood protection, and water quality treatment is in compliance with Division 9.
3. Division 10 - Flood Protection: This site does not fall within a Special Flood Hazard Area. The applicant demonstrated that the minimum finished floor elevation of 18.16 NAVD, is set at or above the maximum predicted stage of the 100-year 3-day storm event; therefore, the applicant demonstrated compliance with Division 10.
4. Division 14 - Parking and Loading: The applicant demonstrated compliance with the parking requirements set forth in Division 14 for the proposed use.
5. Division 19- Roadway Design: The applicant has demonstrated compliance with the design of the stabilized shoulder area and the driveway connection on SE Constitution Boulevard; therefore, the proposed design meets the requirements in Division 19.

**Compliance with Adequate Public Facilities Ordinance:**

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

**Development Order Conditions:**

The Engineering Department finds this application in compliance provided the Development Order includes conditions for the following:

1. Hauling of fill from the site is prohibited. The routes and timing of any fill to be hauled to the site shall be coordinated with the County Engineer. Compliance with all County excavation and fill regulations is required.

***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. (2017).

### **Electronic File Submittal**

#### **Findings of Compliance:**

The Information Services Department staff has reviewed the electronic file submittal and finds it in compliance with the applicable county requirements.

Both AutoCAD site plan and boundary survey were received and found to be in compliance with Section 10.2.B.5, Land Development Regulations, Martin County, Fla. (2018)

Both AutoCAD site plan and boundary survey were in State Plane coordinates and found to be in compliance with Section 10.2.B.5, Land Development Regulations, Martin County, Fla. (2018)

The AutoCAD boundary survey was received and found to be in compliance with Section 10.2.B.5, Land Development Regulations, Martin County, Fla. (2018)

### ***O. Determination of compliance with utilities requirements - Utilities Department***

#### **Water and Wastewater Service**

#### **Findings of Compliance:**

This development application has been reviewed for compliance with applicable statutes and ordinances and the reviewer finds it in compliance with Martin County's requirements for water and wastewater level of service. [Martin County, Fla., LDR, Article 4, Division 6 and 7, (2016)]

#### **Wellfield and Groundwater Protection**

#### **Findings of Compliance:**

The application has been reviewed for compliance under the Wellfield Protection Program. The reviewer finds the application in compliance with the Wellfield Protection and Groundwater Protection Ordinances. [Martin County, Fla., LDR, Article 4, Division 5] (2016)

### ***P. Determination of compliance with fire prevention and emergency management requirements – Fire Rescue Department***

#### **Fire Prevention**

#### **Findings of Compliance:**

The Fire Prevention Bureau finds this submittal to be in compliance with the applicable provisions governing construction and life safety standards of the Florida Fire Prevention Code and referenced publications. 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

The applicant has indicated that the proposed project is for a non-residential use and is not anticipated to impact Martin County Emergency Management resources. Therefore, Emergency Management was not required to review this application. MARTIN COUNTY, FLA., LDR SECTION 10.1.F. (2016)

### ***Q. Determination of compliance with Americans with Disability Act (ADA) requirements - General Services Department***

#### **Findings of Compliance:**

The General Services Department Staff has reviewed the application and finds it in compliance with the applicable Americans with Disability Act requirements.

### ***R. Determination of compliance with Martin County Health Department and Martin County School Board***

#### **Martin County Health Department**

The applicant has indicated that the proposed final site plan contains no onsite potable wells or septic disposal systems. Therefore, the Department of Health was not required to review this application for consistency with the Martin County Code requirements within the Land Development Regulations or Comprehensive Growth Management Plan. MARTIN COUNTY, FLA., LDR SECTION 10.1.F. (2016)

#### **Martin County School Board**

The applicant has indicated that the proposed final site plan is for a non-residential use. Therefore, the Martin County School Board was not required to review this application for consistency with the Martin County Code requirements for school concurrency purposes. MARTIN COUNTY, FLA., LDR SECTION 10.1.F. (2016)

### ***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 Section 5.32.D., LDR, Martin County, Fla. (2016), for a Certificate of Adequate Public Facilities Reservation.

Potable water facilities

Service provider - Martin County

Findings - Comply

Source - Utilities and Solid Waste Department

Reference - see Section O of this staff report

Sanitary sewer facilities

Service provider - Martin County

Findings - Comply

Source - Utilities and Solid Waste Department

Reference - see Section O of this staff report

Solid waste facilities

Findings – In Place

Source - Growth Management Department

Stormwater management facilities

Findings - Comply

Source - Engineering Department

Reference - see Section M of this staff report

Community park facilities

Findings – N/A

Source - Growth Management Department

Roads facilities

Findings - Comply

Source - Engineering Department

Reference - see Section K of this staff report

Public safety facilities

Findings – N/A

Source - Growth Management Department

Reference - see Section P of this staff report

Public school facilities

Findings – N/A

Source - Growth Management Department

Reference - see Section R of this staff report

A timetable for completion consistent with the valid duration of the development is to be included in the Certificate of Public Facilities Reservation. The development encompassed by Reservation Certificate must be completed within the timetable specified for the type of development.

***U. Post-approval requirements***

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.

**Item #1:**

Post Approval Requirements List: After approval the applicant will receive a letter and a Post Approval Requirements List that identifies the documents and fees required. The applicant will return the Post Approval Requirements List along with the required documents in a packet with the documents arranged in the order shown on the list.

**Item #2:**

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

**Item #3:**

Post Approval Impact Fees: Impact fees must be paid after the development order has been approved. Submit a check made payable to Martin County Board of County Commissioners within 60 days of project approval.

**Item #4:**

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.

**Item #5:**

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.

**Item #6:**

Original and one (1) copy of the current Unity of Title in standard County format 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 so that no transfer has occurred.

**Item #7:**

Ten (10) 24" x 36" copies of the approved construction plans signed and sealed by the Engineer of Record licensed in the State of Florida. Fold to 8 by 12 inches.

**Item #8:**

Ten (10) copies 24" x 36" of the approved site plan and one (1) reduced copy 8 1/2" x 11".

**Item #9:**

Original approved site plan on Mylar or other plastic, stable material.

**Item #10:**

Ten (10) 24" x 36" copies of the approved landscape plan signed and sealed by a landscape architect licensed in the State of Florida.

**Item #11:**

One (1) digital copy of site plan in AutoCAD 2010 - 2014 drawing format (.dwg). The digital version of the site plan must match the hardcopy version as submitted.

**Item #12:**

Original of the construction schedule.

**Item #13:**

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.

**Item #14:**

Two (2) copies of the documents verifying that the right-of-way, property, or easements have been adequately dedicated to the Board of County Commissioners and recorded in the public records of Martin County.

**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 the Growth Management Department (GMD).

**Item #1:**

**Permits Required**

The following permits must be obtained prior to scheduling a Pre-Construction meeting:

1. Martin County Right of Way Use Permit
2. Florida Department of Environmental Protection (FDEP) NPDES Generic Permit for Stormwater Discharge for Large and Small Construction Activities

**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:	\$11,409.00	\$11,409.00	\$0.00
Advertising fees*:	TBD		
Recording fees**:	TBD		
Mandatory impact fees:	TBD		
Non-mandatory impact fees:	TBD		

\* Advertising fees will be determined once the ads have been placed and billed to the County.

\*\* Recording fees will be identified on the post approval checklist.

**X. General application information**

Applicant: Olympus Development, LLC  
9336 Equus Cir  
Boynton Beach, FL 33472

Agent: Avid Group  
Richard Joudrey  
2300 Curlew Rd Ste 201  
Palm Harbor, FL 34683  
727-789-9500

**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***