



# MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW STAFF REPORT

## STORAGE RENTALS OF AMERICA (EASTRIDGE ESTATES PUD BLOCK I, LOT 21) PUD FINAL SITE PLAN

### A. Application Information

Applicant:	Storage Rentals of America, Beau R. Raich
Property Owner:	SROA SE Sandy FL, LLC.
Agent for the Applicant:	Kimley-Horn and Associates, Inc., Aaron Mackey, P.E.
County Project Coordinator:	Luis Aguilar, Principal Planner
Growth Management Director:	Paul Schilling
Project Number:	0039-005
Record Number:	DEV2025030016
Report Number:	2026_0309_0039-005_Staff_Report_final
Application Received:	04/24/2025
Transmitted:	04/25/2025
<u>Date of Report:</u>	<u>06/18/2025</u>
Application Received:	08/20/2025
Transmitted:	08/21/2025
<u>Date of Report:</u>	<u>10/16/2025</u>
Application Received:	11/05/2025
Transmitted:	11/13/2025
<u>Date of Report:</u>	<u>01/13/2026</u>
Application Received:	02/13/2026
Transmitted:	02/13/2026
<u>Date of Report:</u>	<u>03/02/2026</u>
Application Received:	03/04/2026
Transmitted:	03/04/2026
<u>Date of Report:</u>	<u>03/09/2026</u>

### B. Project description and analysis

This is a request by Kimley-Horn and Associates, Inc. on behalf of Storage Rentals of America for final site plan approval to construct a 3-story, 32,500 square foot (97,500 Sq. Ft. total gross floor area) self-storage facility, The subject property is an approximately 2.51-acre vacant parcel within the Eastridge Estates PUD, generally at the southwest corner of SE Dixie Highway and SE Osprey Street, east of SE Sandy Lane, in Hobe Sound.

The PUD Zoning Agreement for this property, dated June 27, 1978, identifies the subject Lot 21 as a “commercial area.” (Lot 21, Block I) of the existing approximately 71.74-acre Eastridge Estates PUD which includes single family, duplex, multi-family sites, a park and the subject commercial 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	Luis Aguilar	772-228-5931	Comply
F	ARDP Review	Samantha Lovelady	772-288-5664	N/A
G	Site Design Review	Luis Aguilar	772-228-5931	Comply
H	Commercial Design Review	Luis Aguilar	772-228-5931	Comply
H	Community Redevelopment Review	Luis Aguilar	772-228-5931	N/A
I	Property Management Review	Ellen MacArthur	772-221-1334	Comply
J	Environmental Review	Shawn McCarthy	772-288-5508	Comply
J	Landscaping Review	Cara Gilmore	772-320-3055	Comply
K	Transportation Review	James Hardee	772-288-5470	Comply
L	County Surveyor Review	Juliette Martel	772 288-5418	N/A
M	Engineering Review	Christopher Rhoades	772-463-3273	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	Wellfield Review	Jay Johnson	772-221-1400	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	Christopher Rhoades	772-463-3273	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	Luis Aguilar	772-228-5931	Pending

**D. Review Board action**

This application meets the threshold requirements for processing as a PUD Final Site Plan with a previously approved Master Site Plan. Pursuant Table 10.5.F.9., Land Development Regulations (LDR), Martin County, Florida (2023), review of this application is required by the

Growth Management Director and final action by the Board of County Commissioners (BCC) at a public meeting.

Pursuant to Sections 10.1.E. and 10.2.B.2., LDR, Martin County, Florida. (2023, 2024), it shall at all times be the applicant’s responsibility to demonstrate compliance with the Comprehensive Growth Management Plan (CGMP), LDR and the Code.

The applicant addressed the non-compliance findings from the staff report dated, 03/02//2026 with the resubmittal dated 03/04/2026. 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(s) and address: 343842045009002105  
 Existing Zoning: Eastridge Estates PUD-R  
 Future land use: General Commercial  
 Total Site Area: 2.51 acres

Table 2: Abutting Properties Details

Direction	Future Land Use	Zoning
North	Mobile Home	RT
South	General Commercial	PUD-R
East	ROW/Railroad Tracks	ROW/Railroad Tracks
West	Medium Density	R-2 (water treatment plant)

Figure 1: Location Map



Figure 2: Subject Site Aerial



Figure 3: Zoning Atlas

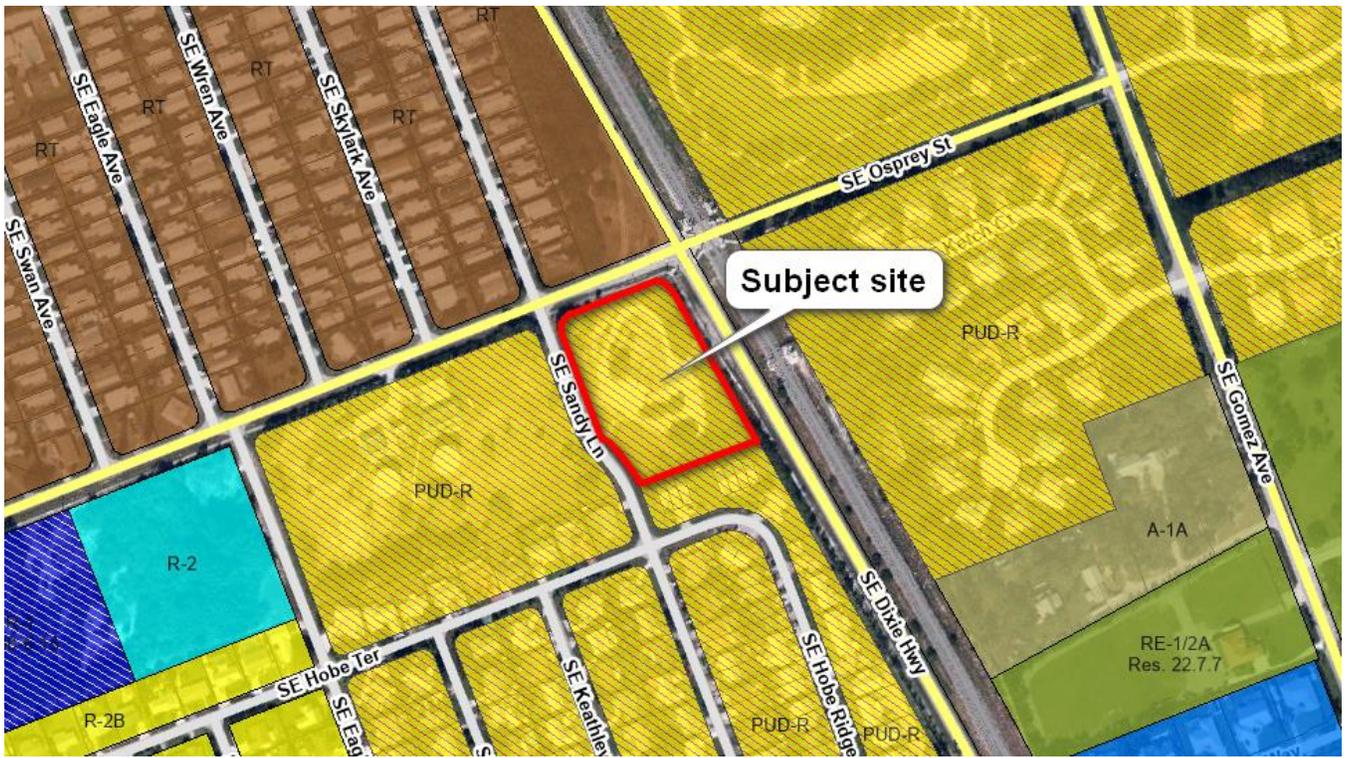


Figure 4: Future Land Use Map

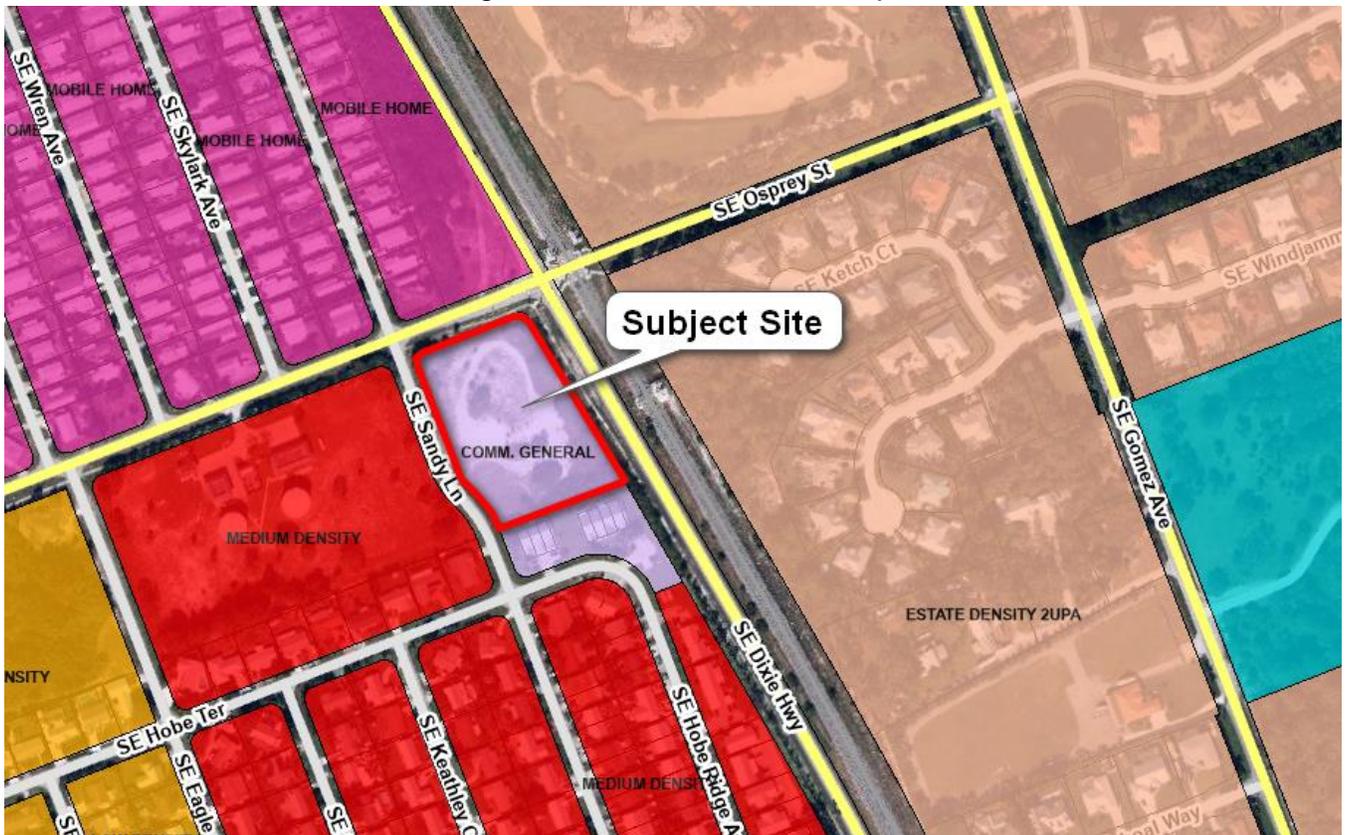


Figure 5: Eastridge Estates PUD Boundaries (outlined in red)



**F. Determination of compliance with Comprehensive Growth Management Plan requirements – Growth Management Department**

**Findings of Compliance:**

Staff has reviewed this application and finds that that it complies with the LDR, as detailed within this report. Staff recommends approval of this development application as consistent with the guidelines and standards of the applicable Comprehensive Plan goals, objectives and policies, as implemented in the LDR.

**G. Determination of compliance with land use, site design standards, zoning and procedural requirements – Growth Management Department**

**Findings of Compliance:**

Staff has reviewed this application and finds that that it complies with the LDR, as detailed within this report. Staff recommends approval of this development application as consistent with the guidelines and standards of the applicable Comprehensive Plan goals, objectives and policies, as implemented in the LDR.

**Information #1:**

**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 1,000 feet. In addition, notice shall be mailed to all homeowner associations, property owners associations, condominium associations and the owners of each condominium unit within the notice area MARTIN COUNTY, FLA., LDR §10.6.E.1. (2019).

**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, Florida., LDR §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 following Alternative Compliance is requested:**

1. Relief from Ground Floor Fenestration criteria of Martin County LDR, Section 4.872.B.5(b) (2023)]. For the North-East, South-West, and North-West primary façades. As alternative compliance, the Client has presented additional landscaping, greater than the required code to break up the building façade.

**Informational:**

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

All elevation drawings used to demonstrate compliance with the requirements of division 20, commercial design, including conceptual drawings, shall be prepared under the direction of an architect licensed pursuant State Statute, Chapter 481.

**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**

1. It has been determined that the Applicant is required to dedicate five (5) feet of right of way on SE Osprey Street, five (5) feet of right of way on SE Dixie Highway and five (5) feet of right of way on SE Sandy Lane.
2. It has also been determined that the Applicant is required to dedicate a 25 foot corner clip at the corner of SE Sandy Lane and SE Osprey Street and a 25 foot corner clip at the corner of SE Osprey Street and SE Dixie Highway pursuant to Section 4.843.B.4, Land Development Regulations, Martin County, Fla. (2010).

A Condition of Approval requiring the conveyance of the dedicated property to Martin County during the post approval process will be included in the Development Order. 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 dated January 7, 2026. The applicant has complied with this requirement.**

**SURVEY – SKETCH AND LEGAL DESCRIPTION**

1. Two (2) original signed and sealed Surveys of the dedication site (s).
2. The Survey must be certified to Martin County, a political subdivision of the State of Florida and to the Title Company.

3. The Survey must be prepared with the benefit of the Title Commitment and include the Commitment Number, Name of the Title Company and Date and Time of the Commitment.
4. Parcel ID number(s) must be included.
5. All title exceptions that can be plotted must be shown on the Survey.
6. Two (2) original 8 ½" by 11" signed and sealed Sketch and Legal Descriptions of the dedication site(s) must be provided.

**Note:**

**The applicant did provide an updated sketch and legal description and a boundary survey of the dedication sites. After review by the County Surveying Division, both documents are acceptable.**

**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 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.

**Gopher Tortoise Permit requirements prior to scheduling Pre-Construction Meeting:**

Gopher tortoises (GT) were identified during the review of this project. The property owner and/or agent is responsible for conducting an appropriate GT survey to obtain a relocation permit from Florida Fish and Wildlife Conservation Commission (FWC). The current GT survey and all necessary permits for the protection or relocation of listed species shall be submitted to the growth management department, environmental division: env@martin.fl.us. An after-action report shall be provided by the qualified GT agent/consultant to document that FWC permit conditions for the relocation have been satisfied prior to the pre-construction meeting.

***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. 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**

Staff reviewed the Traffic Impact Statement prepared by Kimley-Horn & Associates dated 4/17/2025. It is estimated that 15 trips will be added to the SB bound direction on CR-A1A in the PM peak hour, which is currently operating at a level of service C; it is anticipated to operate at level of service C at buildout (year 2027). Therefore, the evaluation is positive and serves as a determination that adequate facilities are in place to serve the development at the time of anticipated impact.

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

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

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

##### **Engineering**

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

The application was reviewed for compliance with the following Divisions of the Land Development Regulations. Staff's finding is summarized after each:

**Division 8- Excavation, Fill, and Mining:** The applicant demonstrated in the Engineer's Opinion of Probable Excavation, Fill, and Hauling that the excavation of 1,728 cubic yards is proposed; therefore, a hauling fee of \$0.21 per cubic yard of material being hauled from the site in the amount of \$362.82 shall be paid within sixty (60) calendar days of the project approval. The applicant demonstrated compliance with Division 8.

**Division 9- Stormwater Management:** The applicant has demonstrated the proposed development will include full on-site retention the 100-year 1-day storm event. The applicant proposed a stormwater system consisting of swales and dry retention areas. The applicant demonstrated the water quality volume is being met in the proposed stormwater 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 19.10-feet NAVD is set at or above the maximum predicted stage of the 100-year 3-day storm event (18.99 -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 -** The applicant is not proposing to make modifications to the existing roads (SE Sandy Lane, SE Osprey Street, and SE Dixie Highway). The applicant has demonstrated compliance with Division 19 with the design of the proposed driveway connections to SE Sandy Lane.

### **Development Order Conditions**

1. 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.
2. Within sixty (60) days of final site plan approval, the Owner shall convey 5-feet of right-of-way along SE Sandy Lane, SE Osprey Street, and SE Dixie Highway along with 25-foot corner clips to the County, as depicted on the final site plan.
3. The Owner is authorized to haul approximately 1,728 cubic yards of the material from the site. In exchange for this authorization, the Owner is required to pay \$362.82, as set forth in the Development Review Fee Schedule, as part of the post-approval process in accordance with Section 10.11, Land Development Regulations, Martin County, Florida.

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

#### ***Addressing***

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

The application has been reviewed for compliance with Division 17, Addressing, of the Martin County Land Development Regulations. Staff finds that the proposed site plan / plat complies with applicable addressing regulations. All street names are in compliance. They meet all street naming regulations in Article 4, Division 17, Land Development Regulations. Martin County, Fla. (2025).

### ***Electronic File Submittal***

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

Both the AutoCAD dwg file of the site plan and boundary survey were found to be in compliance with Section 10.2.B.2., Land Development Regulations, Martin County, Fla. (2025).

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

##### ***South Martin Regional Utility (SMRU)***

The project plans have been approved by SMRU and are considered compliant.

##### ***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)

##### ***South Martin Regional Utility (SMRU)***

South Martin Regional Utility (SMRU) is the water and sewer utility provider for this project. Developments served by SMRU must receive and submit a letter of capacity reservation directly from the Utility. Please contact SMRU to obtain a reservation letter to demonstrate utility compliance. [ref. South Martin Regional Utility, Regulations, Policies, and Procedures; Section 1.2 “Utility Capacity Reservation Process”]

#### **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**

#### **Finding of Compliance:**

The Public Works Department staff has reviewed the application and finds it in compliance with the applicable Americans with Disability Act requirements. (2014 FBC, FIFTH EDITION \ ACCESSIBILITY)

**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 – Health Department

Reference – see Section O of this staff report

***Sanitary sewer facilities service provider – SMRU***

Findings – Positive Evaluation

Source – Health Department

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 – Pending Evaluation

Source – Engineering Services Department

Reference – see Section M of this staff report

**Mass transit facilities**

Findings – Positive Evaluation

Source – Engineering Services Department

Reference – see Section K of this staff report

**Public safety facilities**

Findings – *In Place*

Source – Growth Management Department

Reference – see Section P of this staff report

**Public school facilities**

Findings – Positive Evaluation

Source – Growth Management Department

Reference – see Section R of this staff report

**U. Post-approval requirements**

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

Please submit all of the following items in a single hard copy packet. Once submitted, a unique ShareBase link will be provided to the agent via email. CDs and Flash Drives are no longer accepted for post approval submittals. The 24" x 36" plans should be submitted rolled and in separate sets as itemized below. Please note, the Public Works Department still requires a blank flash drive for the plans that will be stamped as part of post approval process. This flash drive will be distributed to the applicant/engineer of record at the pre-construction meeting. This blank flash drive now needs to be **brand new, unopened in the original package.**

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

Item	Description	Requirement
10.	Digital Copy of Site Plan	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.
11.	Hauling Fee	The Owner is authorized to haul approximately 1,728 cubic yards of the material from the site. In exchange for this authorization, the Owner is required to pay \$362.82, as set forth in the Development Review Fee Schedule, as part of the post-approval process in accordance with Section 10.11, Land Development Regulations, Martin County, Florida.
12.	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.
13.	Right-of-Way, Property, or Easement Acceptance	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.
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	\$9,127	\$0.00
Inspection fees:	\$6,000		\$6,000
Advertising fees *:			
Recording fees **:			

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

\*\* Recording fees will be identified after the post approval package has been submitted.

**X. General application information**

Table 5: Applicant Contact Information

Entity	Contact Information
Applicant:	Storage Rentals of America, Beau R. Raich 2751 S. Dixie Hwy, Suite 450 West Palm Beach, FL 33405
Owner:	NSROA SE Sandy FL, LLC. 2751 S. Dixie Hwy. West Palm Beach, FL 33405
Agent:	Kimley-Horn and Associates, Aaron Mackey, P.E. 8201 Peters Road, Suite 2200 Plantation, FL, 33324 Aaron.Mackey@kimley-horn.com
Engineer of Record:	Kimley-Horn and Associates, Aaron Mackey, P.E. 8201 Peters Road, Suite 2200 Plantation, FL, 33324 954-613-2418 Aaron.Mackey@kimley-horn.com

**Y. Acronyms**

Table 6: Acronym Definitions

Acronym	Definition
ADA	Americans with Disability Act
AHJ	Authority Having Jurisdiction
ARDP	Active Residential Development Preference
BCC	Board of County Commissioners
CGMP	Comprehensive Growth Management Plan
CIE	Capital Improvements Element
CIP	Capital Improvements Plan
FACBC	Florida Accessibility Code for Building Construction
FDEP	Florida Department of Environmental Protection
FDOT	Florida Department of Transportation
LDR	Land Development Regulations
LOS	Level of Service
LPA	Local Planning Agency
MCC	Martin County Code
MCHD	Martin County Health Department
NFPA	National Fire Protection Association
SFWMD	South Florida Water Management District
W/WWSA	Water/Wastewater Service Agreement

**Z. Attachments**