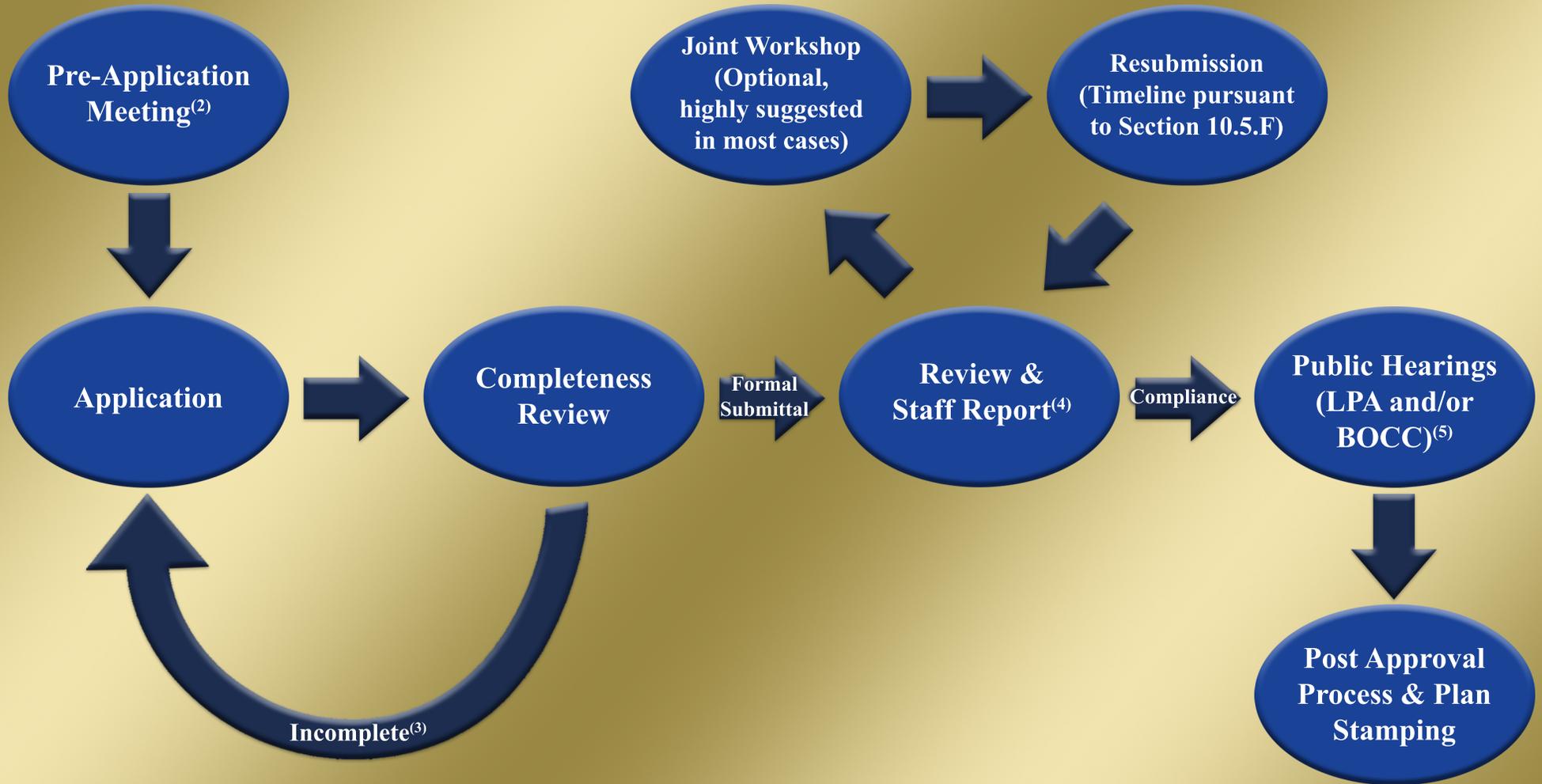




Martin County Development Review Process Major Development, Master and/or Final (PUD and Non-PUD)⁽¹⁾



(1) Thresholds for Major review are listed in Section 10.2.C. Applicability for Master and/or Final site plans are found within Section 10.2.D.

(2) If required per Section 10.5.C.

(3) If the County Administrator determines the application is not complete for review, the applicant shall be provided with a written explanation of the application deficiencies. More information on completeness is listed in Section 10.5.D.

(4) Review time is dependent on the application, as listed in Section 10.5.E.

(5) Decision maker for application type is listed in Table 10.5.F.9.

Martin County Development Review Process for Major Development, Master and/or Final (PUD and Non-PUD)

Note: Thresholds for "Major Review" are defined in Section 10.2.C, and applicability for Master or Final site plans is found in Section 10.2.D.

Step 1: Pre-Application Meeting

If required per Section 10.5.C, the applicant meets with county staff. This is the starting point of the process.

Step 2: Application

The applicant submits the formal development proposal to the county.

Step 3: Completeness Review

The county reviews the application to ensure all required materials are present.

- **If Incomplete:** Per Section 10.5.D, the County Administrator will provide a written explanation of the deficiencies. The applicant must then return to the **Application** stage to fix the issues.
- **If Complete:** The application proceeds as a **Formal Submittal** to the next stage.

Step 4: Review & Staff Report

County staff evaluates the technical details of the submittal. This stage often involves a "Technical Review Cycle":

- **Optional Joint Workshop:** A highly suggested meeting to discuss the project details.
- **Resubmission:** The applicant submits revised plans based on feedback. The timeline for this is governed by Section 10.5.F.
- **Review Continues:** This cycle repeats until the project reaches **Compliance**.

Step 5: Public Hearings

Once staff confirms compliance, the project moves to public hearings before the **LPA (Local Planning Agency)** and/or the **BOCC (Board of County Commissioners)** as required per Section 10.5.C.

Step 6: Post Approval Process & Plan Stamping

The final stage of the process where approved plans are officially stamped and finalized by the county.