



# MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW STAFF REPORT

## **A. Application Information**

### **RIO MARINE VILLAGE PHASE I (EAST) REVISED MASTER/PHASING AND MAJOR FINAL SITE PLAN**

Applicant	Rio North Dixie, LLC, Josh Simon
Owner:	Rio North Dixie, LLC
Agent for the Applicant:	George Missimer, Cotleur & Hearing
County Project Coordinator:	Elizabeth (Liz) Nagal, AICP, CNU-A, Development Review Administrator
Growth Management Director:	Paul Schilling
Project Number:	S241-016
Record Number:	DEV2022060009
Report Number:	2024_0503_S241-016_Staff_Report_Final
Application Received:	12/14/2022
Transmitted:	12/15/2022
Staff Report:	03/14/2023
Application Received:	09/15/2023
Transmitted:	09/20/2023
Staff Report:	12/19/2023
Application Received:	04/09/2024
Transmitted:	04/11/2024
Staff Report:	05/03/2024

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

This is a request by Cotleur & Hearing on behalf of Rio South Dixie, LLC, for approval of the Rio Marine Village Phase I (East) Major Final Site Plan. The Final Site Plan shall be in compliance with a revised Master and Phasing Plan that is being reviewed with this application. The east phase contains two (2) live/work buildings, eight (8) multifamily buildings, one townhome building, and the marina clubhouse and pool. Phase I is generally located south of NE Dixie Highway, north of the St. Lucie River, and east of NE Martin Avenue. The northern portion of the final site plan is within the Core subdistrict and the southern portion is within the Waterfront subdistrict, all within the Rio Community Redevelopment Agency area. Included is a request for a certificate of public facilities reservation.

The future land use of the property is CRA Center and CRA Commercial Waterfront and the zoning is

Rio Redevelopment Zoning District with the Waterfront and Core Subdistrict designations. The proposed density is under the permitted 15 dwelling units per acre when utilizing density blending. Phase I has one access point proposed from NE Dixie Highway with three additional access connections from NE Martin Avenue via an extension of NE Stuart Street, NE Bernard Street and NE St. Lucie Terrace.

The project is within the Primary Urban Service Boundary and water and wastewater will be provided by Martin County Utilities.

### **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	Liz Nagal	320-3056	Non-Comply
G	Development Review	Liz Nagal	320-3056	Non-Comply
H	Urban Design	Liz Nagal	320-3056	N/A
H	Community Redevelopment	Jordan Pastorius	288-5461	Comply
I	Property Management	Ellen Macarthur	288-1334	N/A
J	Environmental	Shawn McCarthy	288-5508	Comply
J	Landscaping	Karen Sjoholm	288-5909	Non-Comply
K	Transportation	Lukas Lambert	221-2300	Comply
L	County Surveyor	Tom Walker	288-5928	Non-Comply
M	Engineering	Stephanie Piche	223-4858	Non-Comply
N	Addressing	Emily Kohler	288-5692	Comply
N	Electronic File Submission	Emily Kohler	288-5692	Comply
O	Water and Wastewater	Leo Repetti	320-3065	Non-Comply
O	Wellfields	Leo Repetti	320-3065	Non-Comply
P	Fire Prevention	Doug Killane	288-5633	Comply
P	Emergency Management	Sally Waite	285-2298	Comply
Q	ADA	Stephanie Piche	223-4858	Comply
R	Health Department	Nick Clifton	221-4090	N/A
R	School Board	Juan Lameda	223-3105	Comply
S	County Attorney	Elysse Elder	288-5925	Review Ongoing
T	Adequate Public Facilities	Liz Nagal	320-3056	Review Pending

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

This application meets the threshold criteria for a major development, with a previously approved master plan, pursuant to Table 10.2.C.1.B., LDR, Martin County, Fla. (2019), and requires one public meeting.

Minor technical changes to the master plan are approved to be consistent with minor changes to the site plan.

The public meeting shall be before the Board of County Commissioners, who will take final action on the request, pursuant to Table 10.5.F.9., LDR, Martin County, Fla. (2019).

Pursuant to Section 10.1.F, Land Development Regulations, Martin County, Fla., (2016) 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 is required to re-submit materials in response to the non-compliance findings within this report. Upon receipt, the re-submitted materials will be transmitted for review to the appropriate review agencies and individuals that participate in the County's review process. A revised staff report will be created once the next review cycle has been completed.

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

Parcel number(s) and address:

273741025001000008

No Address

Existing Zoning:

Rio Redevelopment Area

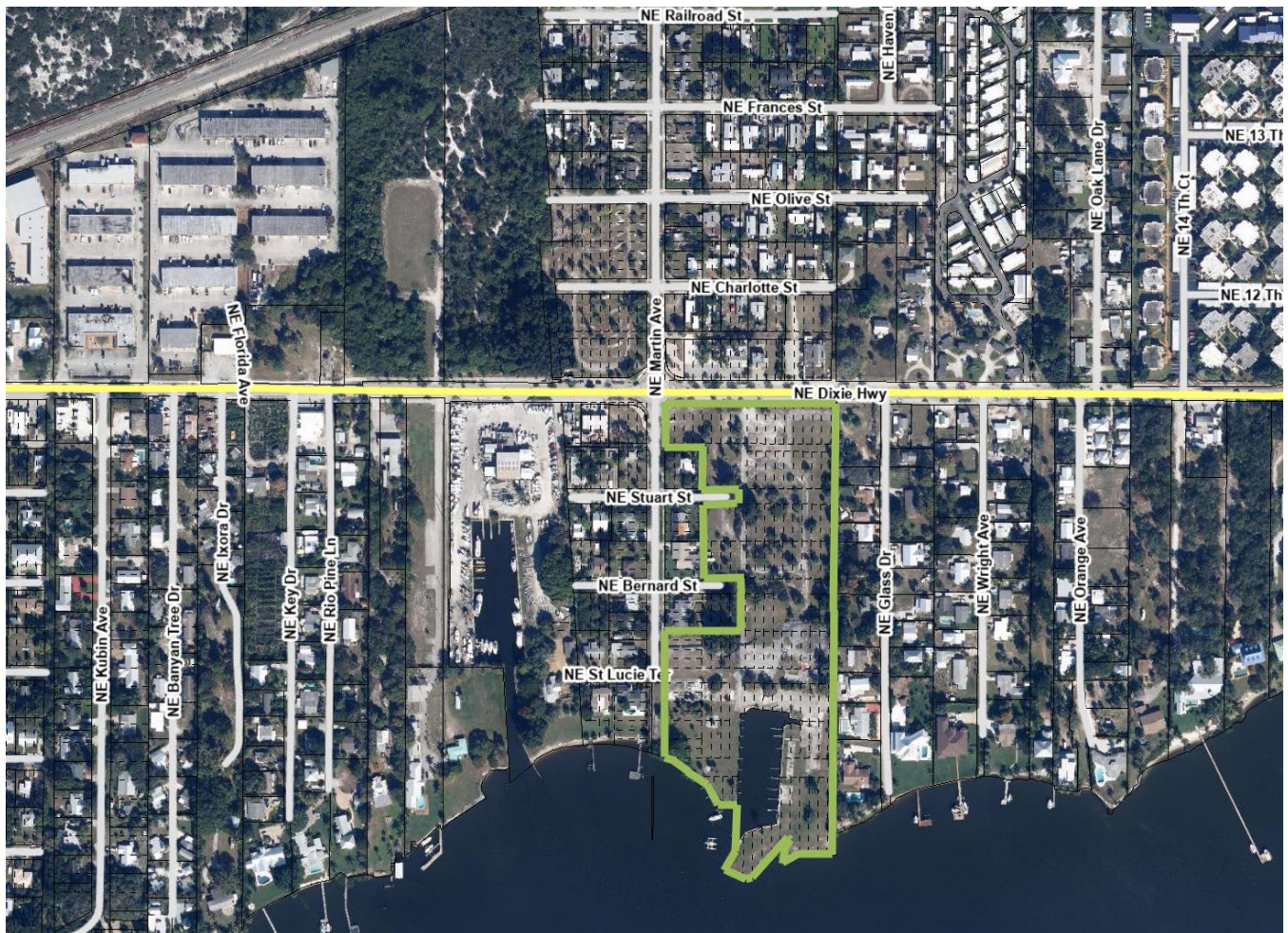
CRA Subdistrict:

Waterfront and Core

Future land use:

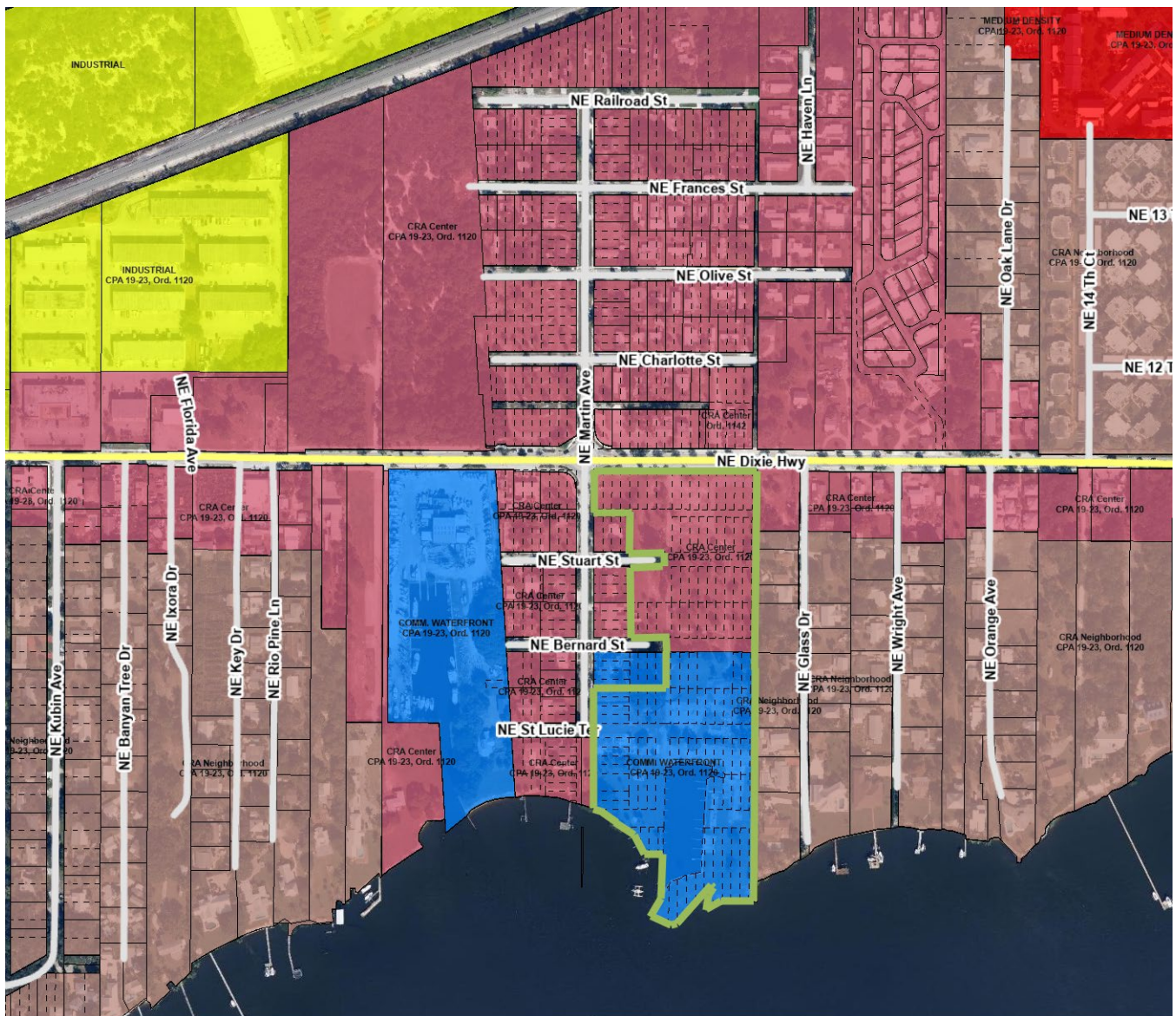
CRA Center, CRA Commercial Waterfront

**Figure 1:  
Location Map**



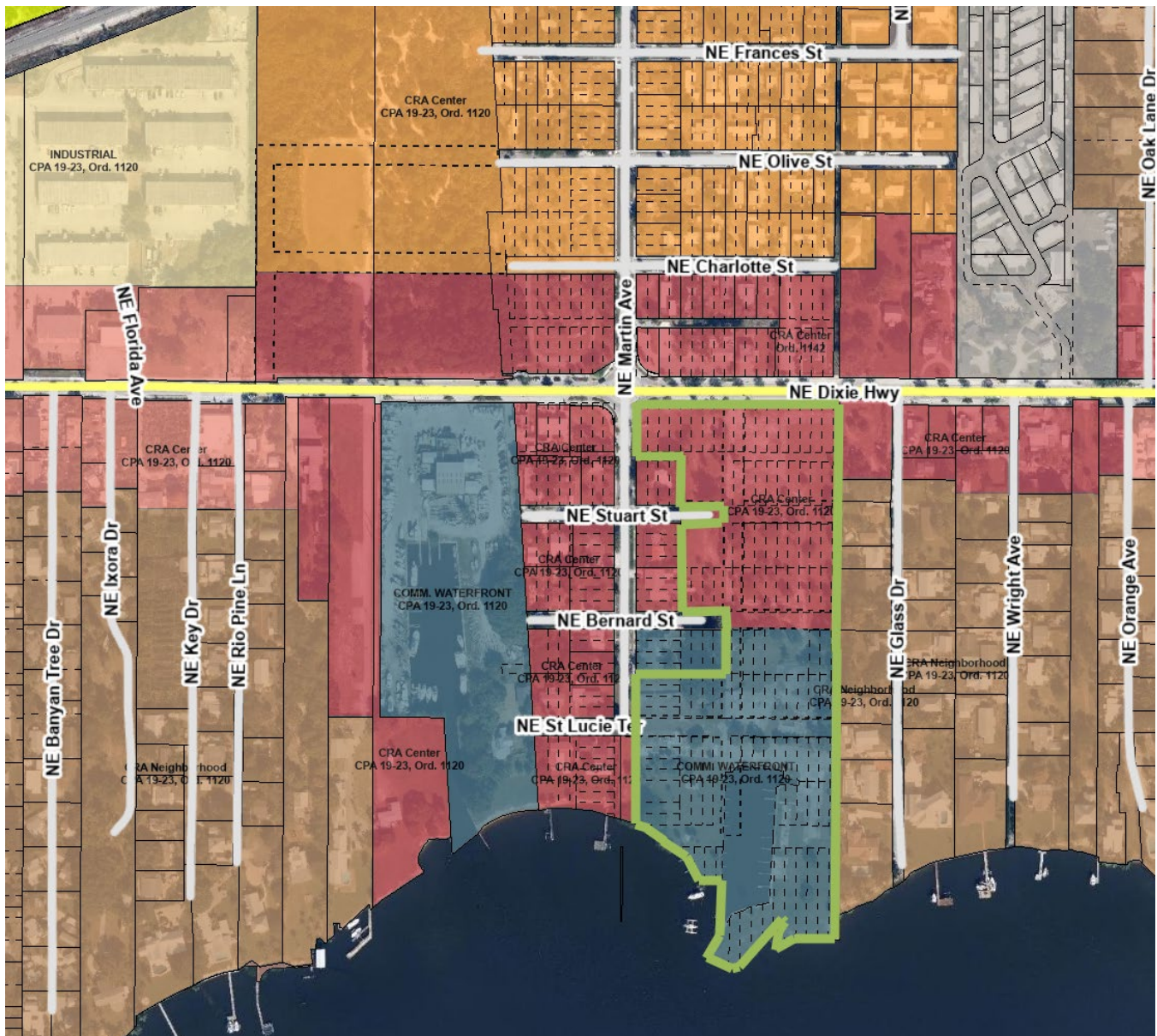


**Figure 2:  
Future Land Use Map**





**Figure 3:  
CRA Subdistrict**



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

**Unresolved Issues:**

**Item #1:**

**Generic Comp Plan Compliance:**

This application cannot be deemed to be in compliance with the Martin County Comprehensive Growth Management Plan (CGMP) until the issues identified in this report have been satisfactorily resolved. Martin County, Fla., CGMP, § 1.3

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

**Unresolved Issues:**

**Item #1**

**Revised Master Plan**

1. Please include data line for ROW dedication and the total remaining land less the ROW dedication.
2. Confirm the overall acreage accounts for the added parking lot. Please clarify the change in overall site acreage beyond the added parking lot (0.7 acre increase since original master plan).
3. The 20% open space requirement appears to be 3.3 acres (based on the 16.50 acres). 7.52 acres is listed, please clarify.
4. The maximum density in the Core subdistrict is 82 du/ac (maximum 15 du/ac). Please remove density lines from the subdistrict lines and keep density in overall data as density is blended through the different future land uses. Please include a note to reference Comp Plan Policy 18.4E.2 for density blending.
5. Remove frontage buildout percentage from subdistrict line as this is based on specific building type in the building data tables.
6. Consider the use of structural wall panels in lieu of the CMU walls proposed for the equipment screening. This will reduce the footer size and overall width of the walls making better space for both the A/C units and landscaping.
7. Provide an updated phasing plan that shows new parking lot area in east phase.
8. Confirm that the new parking lot data has been included within the master plan provided parking data.
9. Update project number to S241-016 as master/phasing plan is being processed with East phase

**Item #2**

**Final Site Plan Data Tables:**

1. The specific phase legal description is under review by the County surveyor. Additional comments may be forthcoming.
2. The dimension for Building C side at property line shows 16.9' on plan, but 13' is listed in the data table. Please revise for consistency.
3. The frontage buildout percentage requirement for Building D-M is N/A not 60/80%, these buildings do not front the street. Please revise data to "N/A" for required.
4. Please also include the minimum setback from Martin Avenue for the entry features to assist with future permitting.
5. The sum of the impervious and pervious area in the waterfront subdistrict adds up to 5.38, 5.78 is listed in the data.
6. The provided parking for this phase has increased with the addition of the new parking lot, the data was not changed (still states "246 provided"). The data for the new parking seems to have been included in the phase II west data table (S241-018), but the parking lot construction is included with this subject east phase.
7. Confirm that building footprint is footprint not total interior SF for all the building data (e.g. Building G is for the full interior SF, both floors).

**Item #3:**

**Site Plan Graphics**

1. Please reference Section 12.3.11 for signage requirements for the water tower and for the entry features.
2. Please include label identifying the proposed area of NE Stuart Street as “to be abandoned”.

**Item #4:**

**Plan Consistency**

1. Construction plans reference “relocated” water tower/artwork. Please clarify if relocated or remove label.

**Item #5:**

**Landscape Design**

1. The maintenance responsibility of the landscape proposed within the Martin Avenue median will need to be determined.
2. The landscape design for the new parking lot should be included with this phase’s landscape plans.

**Item #6:**

**Architectural**

1. Please make the height consistent for Building 3. On Sheet A0.03.3, under code information, the proposed height is listed as 36’6”, the site data table lists 37’2”.
2. Remove the reference to the general subdistrict from sheet A0.03.8 (General subdistrict is not applicable to Marine Village, only to Preserve at Rio Marine)

**Item #7:**

**Resubmittal Plans**

1. Please do not submit paper copies of the architectural plans with resubmittal (electronic only).

**Draft Conditions of Approval:**

1. An easement for the transit stop will be required.

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

**Commercial Design**

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

**Community Redevelopment Area**

**Findings of Compliance:**

CRA staff has reviewed the application and finds it in compliance with the applicable regulations.

***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. All right-of-way dedications will take place during the Right-of-Way Use Permit process.

***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.

**Landscaping**

**Unresolved Issues:**

**Item #1:**

**Landscape Data**

The development footprint incorporated with this Master Plan does create restrictions that make it difficult to meet the Rio CRA landscape code, however, staff does not agree with the interpretation that the CRA Code is contrary to implementation of flexible or sustainable design.

It is acknowledged that allowances have been agreed to reduce some of the CRA landscape standards specifically by using larger tree sizes. However, tree sizes specified for the VUA perimeter shade trees do not meet the CRA minimum requirement of 4" dbh. To compensate for alternative compliance (quantity, % of shade trees, and native designation), increase size of oaks and perimeter Gumbo Limbo to be 5-6" dbh.

**Remedy/Suggestion/Clarification:**

- a) Site data states that perimeter trees are required at 1 tree per 30 lf.. When these buffer areas are adjacent to Detached, Detached Estate, Multifamily or Mobile Home that is not a part of the subject development they shall be planted with trees at 25-foot intervals. Where oaks are proposed within the west perimeter buffers, this increase in spacing is logical as alternative compliance, however, within the east buffer where undersized small trees are being utilized this code standard should be adhered.
- b) No line item for trees has been included for the perimeter VUA buffer south of Building B. Please add to the data table.
- c) Only 16 perimeter **shade** trees have been provided. Data states that 65% of perimeter trees consist of shade trees, however, silver buttonwood and crape myrtle do not meet the definition of being shade trees



as normally growing to be a minimum of 35'x30' in size. Due to the existence of the powerlines along the east property line, these smaller trees can be utilized in this location but should be approved as alternative compliance due to the overhead restriction.

d) 46% of proposed trees consist of palms. Since this is greater than the 1/3 allowed by code, provide an alternative compliance request based on limited room to install trees with larger canopies and/or rootballs.

e) *Hamelia patens* 'Compacta' is not a native species, either specify the variety 'Calusa' which is native or correct the classification to non-native. With this re-classification, only 60% of shrubs consist of native species, however 80% of groundcovers are native and will compensate for reduced quantity of native shrubs.

**Item #2:**

Interior Vehicular Use Areas (IVUA)

**Remedy/Suggestion/Clarification:**

The site data table identifies the requirement for IVUA trees but does not include calculations for required and provided trees to meet this criteria. Please add that 58 trees (if 3" caliper) which are required to satisfy this requirement and quantity provided.

**Item #3:**

Landscaping Proposed In Easements

Please provide for compliance with the following for landscaping proposed in easements (ref. Section 4.665.B.6., LDRs):

"Landscaping shall be permitted in easements only with the written permission of the easement holder. Written permission shall specify the party responsible for replacing disturbed landscape areas and shall be submitted to the County in a form acceptable to the County Attorney. Written permission to plant within easements shall be filed with the land records applicable to the site."

1. Provide copies of recorded easements where landscaping is proposed identifying the easement holder that is to provide the written permissions, as required above.
2. Provide a note on the Landscape Plan to state that the property owner is responsible for replacing any required landscaping in easement areas that may be disturbed by future maintenance.

**Remedy/Suggestion/Clarification:**

Has permission to plant within the eastern perimeter area been obtained? Please provide this information regarding any easements within landscape planting areas.

**Item #4:**

Landscape Native Tree Protect & Survey

A tree survey is required to identify specific native trees required to be protected from development [Section 4.666, LDR].

**Remedy/Suggestion/Clarification:**

1. The response letter states that a revised tree disposition summary table will be provided. When is it proposed to provide this tree summary detailing tree disposition, tree credits, and mitigation?
2. There are several large Gumbo Limbo trees on the parcel. These Gumbo Limbo are indicated to be relocated but are not shown on the clearing or barricade plans. Show these trees on the construction plans.

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

**Findings of Compliance:**

CRAs are designated Transportation Concurrency Exception Areas (TCEA). Development within the TCEAs shall be exempt from the County's transportation concurrency requirement. [Martin County Comprehensive Growth Management Plan, Policy 18.4D.1. (2018)]

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

**Unresolved Issues:**

1. *Any surveyor and mapper undertaking to establish a local tidal datum and to determine the location of the mean high-water line or the mean low-water line shall submit a copy of the results thereof to the department within 90 days if the same is to be recorded or submitted to any agency of state or local government. Chapter 177.37, Florida Statutes.*

The survey should meet all Tidal Water Survey Guidelines and include a MHW File No. provided by FDEP.

If the survey was recently filed and does not have a MHW File Number, include a copy of the Notice of Tidal Water Survey Filing and the Tidal Water Survey Procedural Approval form.

2. **A separate survey is required for each individual phase associated with the phase site plan.**

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

**Unresolved Issues:**

1. Informational: A Right of Way Use Permit Application is required for this proposed development. Please contact [pwdpermits@martin.fl.us](mailto:pwdpermits@martin.fl.us) with any questions regarding the right-of-way use permit application process. The application can be found at: <https://www.martin.fl.us/martin-county-services/right-way-use-permit-application>.
2. As Previously Requested: Provide sight triangles / sight distances at all intersections on the Landscape Plans. Note: The resubmitted Landscape plans, dated August 13, 2023, did not include the required sight triangles / sight distances. [LDR Section 4.843.F] [FDOT DESIGN MANUAL SECTION 212.11, (2021)]
3. Revise the Final Site Plan and Construction Drawings to replace the brick paver crosswalk within the NE Martin Avenue public right-of-way with the one meeting County standards or provide a right-of-way maintenance agreement for the applicable portion of NE Martin Avenue.
4. As Previously Requested: Shift all streetlights out of the proposed sidewalks. The first two decorative streetlights on NE Riverfront Drive, immediately south of Dixie Highway, are shown within the concrete sidewalk.
5. Provide a construction sequencing plan for all phases of the proposed right-of-way improvements and final site plans.

**Consistency with Other Plans**

1. The existing 10' access and surface drainage easement between the NE St. Lucie Terrace right-of-way and the river runs underneath the east side of Building N. The response to comments indicates that it will be abandoned, however the abandonment cannot occur until a new location is established and accepted. Provide the proposed location for a new 10' access easement in addition to the existing access easements that will remain on the property.
2. Informational: The review did not include the Dixie Highway Improvements construction drawings as result of communication from the Developer that revised plans for the Dixie Highway Improvements will be reviewed with the right-of-way use permit application.

**Stormwater Management Construction Plans**

1. As Previously Requested: Cross sections provided in the revised Construction Plans list "3:1 Max Slope" in several locations. Please revise to note 4:1 maximum slope or provide retaining walls as needed to maintain a maximum 4:1 slope on all grading.
2. Stormwater from the public NE St. Lucie Terrace and NE Martin Avenue rights-of-way is conveyed through the private property to the outfall at the East Boat Basin. Provide a new 15-foot Flow-Through Drainage Easement on the Final Site Plan and Construction Plans centered on the proposed stormwater pipes from the NE St. Lucie Terrace and Martin Avenue public ROW to the outfall at the East Boat Basin.



**Development Order Conditions:**

1. Hauling of material is allowed in accordance with Section 4.343.C. Land Development Regulations, Martin County, Fla. The applicant is proposing to haul 142 CY from the site. The OWNER shall pay a hauling fee of \$0.21 per cubic yard of material being hauled from the site in the amount of \$93.66 shall be paid within sixty (60) calendar days of the project approval.

***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. (2022).

**Electronic Files**

**Findings of Compliance:**

Both AutoCAD dwg file of the major final site plan of Phase 1 (East) and boundary survey were received and found to be in compliance with Section 10.2.B.2., Land Development Regulations, Martin County, Fla. (2023).

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

**Water and Wastewater Service**

**Unresolved Issues:**

Item #1:

Drawings Must Be Approved

The construction drawings must be approved by the Utilities and Solid Waste Department prior to sign off by the Department of permit applications and agreements. [ref. Martin County Water and Wastewater Service Agreement. 6. Obligations of Developer, Paragraph 6.1]

**Item #2:**

The applicant must submit an executable, final draft water and wastewater service agreement to the Growth Management Department for review by the Legal and Utilities departments prior to approval of the scheduling of a Pre-construction meeting. The 'Water and Wastewater Service Agreement' must be executed, and the applicable fees paid within sixty 60 days of final Martin County approval of the request.

## 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

The Emergency Management Division finds this submittal to be in compliance with the applicable provisions.

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

### ADA

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

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)

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## Martin County School Board

### THE SCHOOL BOARD OF MARTIN COUNTY, FLORIDA

#### Facilities Department

District Office, 1939 SE Federal Highway, Stuart, FL 34994 • Telephone (772) 219-1200 ex.30131



### Martin County School District General School Capacity Analysis

This general analysis is completed to meet the development review policies specified in Section 6.2.6 of the Martin County, City of Stuart, and Martin County School Board Interlocal Agreement for School Facilities Siting and Planning, and Section 17.7 Public School Facilities Element of the Martin County Comprehensive Plan.

**Applicant/Project:** Rio South Dixie, LLC, George Missimer, 561-406-1008

**Project Name:** Rio Marine Village (Phase II (East))

**Parcel # -** Various

**Date:** 04/04/2023

**Request:** Request for a General School Capacity Analysis for Rio Marine Village 192 unit(s) community on 16.915+/- acres, located on North East Dixie Highway

#### Student Generation Calculation:

Residential Units	192
Current Student Generation Rate	.1987
Elementary 61 %	23
Middle 22%	8
High 17%	7
<b>Total Forecasted Students</b>	<b>38</b>

#### School Zone Enrollment & Permanent Capacity:

Enrollment Numbers below reported from FOCUS, Projections through School District CIP Application

CSA	2022-2023 (as of 10/31/2022) Enrollment	2024-2025 COFTE Projected Enrollment	2024-2025 LOS Concurrency Capacity
North Zone – Elementary (Felix A. Williams, Jensen Beach El)	1093	998	1603
Stuart Zone – Middle (Stuart)	861	904	1335
North Zone – High School (Jensen Beach High)	1577	1538	1914



**THE SCHOOL BOARD OF MARTIN COUNTY, FLORIDA**

*Facilities Department*

District Office, 1939 SE Federal Highway, Stuart, FL 34994 • Telephone (772) 219-1200 ex.30131



**Comments:** This General School Capacity Analysis shall be used in the evaluation of a development proposal but shall not provide a guarantee that the students from the above-referenced project will be assigned to attend the particular school(s) listed. The analysis indicates the elementary, middle and high school enrollment is projected to meet the Concurrency (LOS) Level of Service capacity.

A School Concurrency Review is completed for Final Site Plan application that include residential units.

Prepared by:

Facilities Department  
**Martin County School District**  
1939 SE Federal Highway  
Stuart, Florida 34994  
Ph. 772.219.1200 Ext 30131

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***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 Article 5.7.D of the Adequate Public Facilities LDR for a Certificate of Adequate Public Facilities Reservation.

Potable water facilities service provider – Martin County Utilities

Findings – Pending Evaluation

Source – Utilities Department

Reference - see Section O of this staff report

Sanitary sewer facilities service provider – Martin County Utilities

Findings – Pending Evaluation

Source – Utilities Department

Reference - see Section O of this staff report

Solid waste facilities

Findings – In Place

Source - Growth Management Department

Stormwater management facilities

Findings – Pending evaluation

Source - Engineering Department

Reference - see Section N of this staff report

Community park facilities

Findings – In Place

Source - Growth Management Department

Roads facilities

Findings – Pending Evaluation

Source - Engineering Department

Reference - see Section M of this staff report

Mass transit facilities

Findings – Positive Evaluation

Source - Engineering Department

Reference - see Section L of this staff report

Public safety facilities

Findings – In place

Source - Growth Management Department

Reference - see Section P 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***

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 and in electronic pdf format (on disk or flash drive) with the documents arranged in the order shown in the list below. The 24" x 36" plans should be submitted rolled and in separate sets as itemized below.

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 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	Description	Requirement
6.	Construction Plans	One (1) 24" x 36" copy of the approved construction plans signed and sealed by the Engineer of Record licensed in the State of Florida. Rolled
7.	Approved Master Site Plan	One (1) copy 24" x 36" of the approved master site plan.
8.	Approved Phasing Site Plan	One (1) copy 24" x 36" of the approved phasing site plan.
9.	Approved Final Site Plan	One (1) copy 24" x 36" of the approved final site plan.
10.	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.
11.	Approved Elevations	One (1) copy 24"x36" of the approved elevations (no floor plans or building permit plans, cover page and elevations only).
12.	Digital Copy of Site Plan	One (1) digital copy of the plat/site plan in AutoCAD 2010 – 2014 drawing format (.dwg). The digital version of the site plan must match the hardcopy version as submitted.
13.	Construction Schedule	Original of the construction schedule.
14.	Engineer's Design Certification	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.
15.	Water & Wastewater Service Agreement	Original and one (1) copy or two (2) copies of the executed and signed Water and Wastewater Service Agreement with Martin County Utilities and one (1) copy of the payment receipt for Capital Facility Charge (CFC) and engineering and recording fees.
16.	Flash/Thumb Drive	One (1) blank flash/ thumb drive for digital file recording.

## ***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:

<i>Fee type:</i>	<i>Fee amount:</i>	<i>Fee payment:</i>	<i>Balance:</i>
Application review fees:	\$9,127.00	\$9,127.00	\$0.00
Inspection Fees:	\$4,000.00		\$4,000.00
Advertising fees*:	TBD		
Recording fees**:	TBD		
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.

\*\*\* Required at building permit

**X. General application information**

Owner: Rio South Dixie, LLC  
Josh Simon  
601 Heritage Dr, Suite #227  
Jupiter, FL 33458

Agent: Cotleur & Hearing  
George Missimer  
1934 Commerce Lane, #1,  
Jupiter, FL 33458

Engineer of Record: Simmons & White,  
Greg Bolen, PE  
2581 Mentrocentre boulevard, Suite 3  
West Palm Beach, FL, 33407

**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