



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_1016_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
Application Received:	09/23/2024
Transmitted:	09/24/2024
Staff Report:	10/16/2024

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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:

Section	Division or Department	Reviewer	Phone	Assessment
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 Sjöholm	288-5909	Non-Comply
K	Transportation	James Hardee	288-5470	Comply
L	County Surveyor	Tom Walker	288-5928	Non-Comply
M	Engineering	Matthew Hammond	288-5512	Non-Comply
N	Addressing	Emily Kohler	288-5692	Comply
N	Electronic File Submission	Emily Kohler	288-5692	Comply
O	Water and Wastewater	Jorge Vazquez	221-1448	Non-Comply
O	Wellfields	Jorge Vazquez	221-1448	Comply
P	Fire Prevention	Doug Killane	288-5633	Comply
P	Emergency Management	Sally Waite	285-2298	Comply
Q	ADA	Matthew Hammond	288-5512	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	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 considered as 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

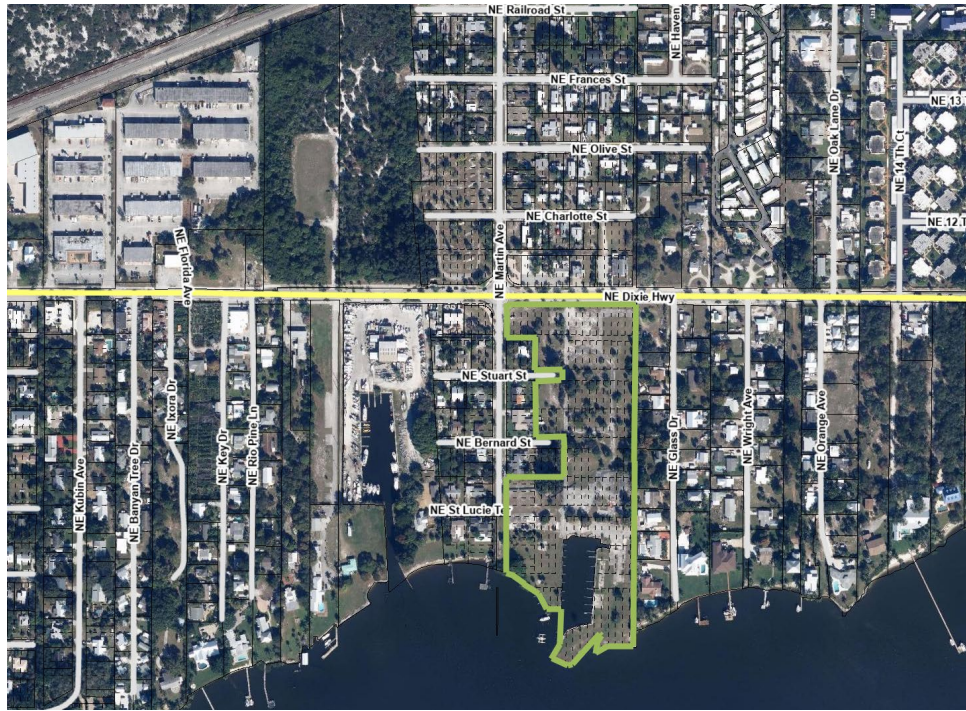
CRA Subdistrict:

Waterfront and Core

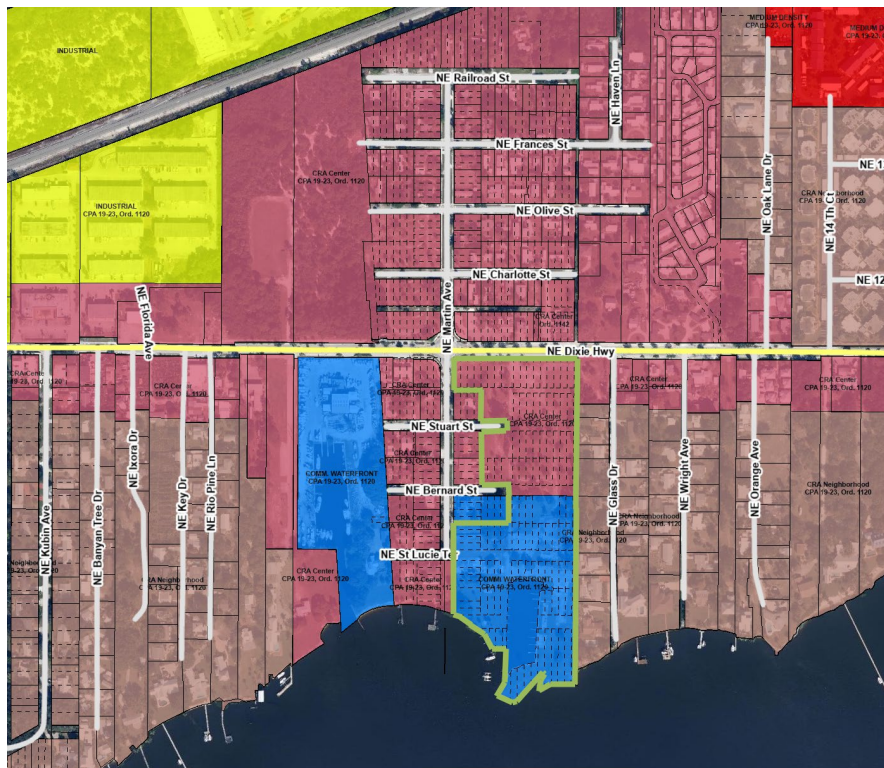
Future land use:

CRA Center, CRA Commercial Waterfront

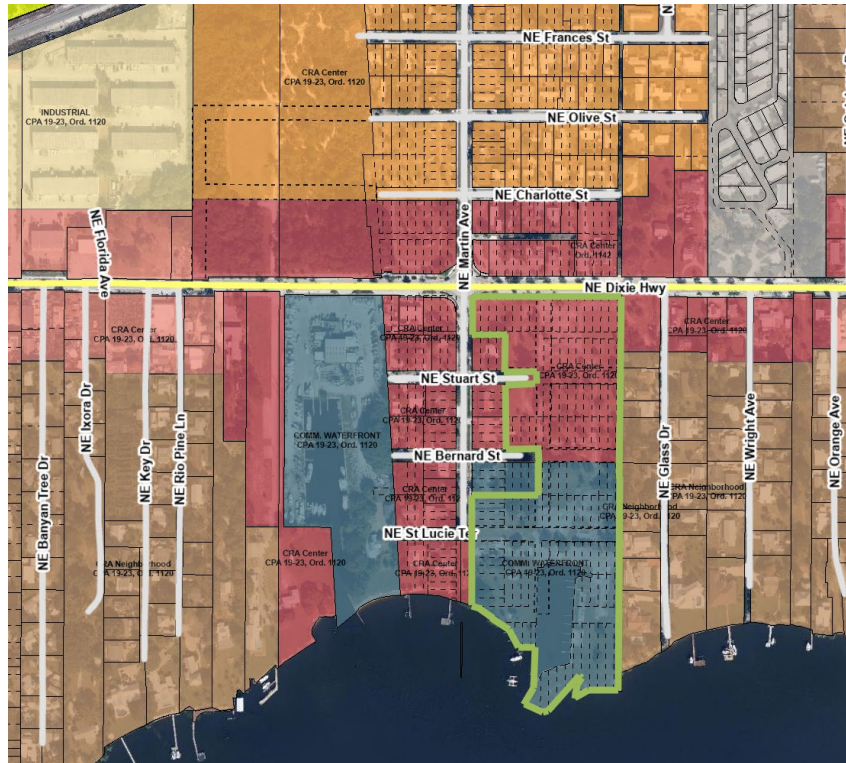
**Figure I:
Location Map**



**Figure II:
Future Land Use Map**



**Figure III:
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. The Core subdistrict acreage does not match the data shown for the master plan area on the final site plan (5.88 vs. 5.49). Core subdistrict development standards (e.g. building coverage) also do not match.

2. Comment not addressed: 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.
3. Comment not addressed: Provide an updated phasing plan that shows new parking lot area in east phase.
 - a. Phasing plan was not included in digital submittal.
4. The square footage of Building P does not match the square footage in the west phase site plan data tables. (13,833 SF vs 12,411 SF).
5. The parking for Building N should include total gross square footage of restaurant space.

Resubmittal Plans

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

Draft Conditions of Approval:

1. An easement for the transit stop will be required.
2. The maintenance responsibility of the landscape proposed within the Martin Avenue median will need to be determined.

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 landscape standards for the Rio CRA Section 12.03.09(4) requires that 1 tree per 1000 sf of the total site area be provided.

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, will necessarily result in overcrowding of trees, or that it is not typical of a CRA infill development project. By description and vision, CRA projects are infill development and the CRA code was written for such development. The code instead provides for flexibility in site development to how code requirements related to zoning, land use, engineering, environmental, and landscape standards can be incorporated into a unified and comprehensive manner.

Remedy/Suggestion/Clarification:

- a. With that said, it is acknowledged that allowances were agreed to reduce some of the CRA landscape standards specifically by using larger tree sizes. However, tree sizes specified for the project shade trees as currently proposed do not meet the CRA minimum requirement of 4" dbh. With exception of the east buffer, at a minimum the perimeter VUA trees should comply with the CRA standard. In addition, to compensate for the alternative compliance (quantity, % of shade trees, and native designation), it was agreed to increase size of some of the oaks and Gumbo Limbo to be 5-6" dbh. This upsizing of trees has not been proposed.
- b. 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.
- c. No line item for trees has been included for the perimeter VUA buffer south of Building B or for the additional parking area west of Building I. Please add to the data table.

Correction Required:

- a. To demonstrate compliance and compensate for alternative compliance, modify plant list to upsize trees.
- b. Plan has been modified to provide trees at the required spacing. However, modify landscape site data table to indicate that trees required in the east buffer are 25' O.C. and equaling 60 trees for required and provided. The request for reduced size of trees in this east buffer can be approved.
- c. Sufficient trees have been provided but line-item data is not included in the data table. Update data table to include.

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 criterion. Please modify the data table to add line item that 80 trees are required, 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:

The response letter states that an approval letter has been provided for landscaping within easement areas. Staff has not located this letter in the latest submittal. 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:

A revised tree disposition summary table has been provided. However, this summary assigns 3 tree credits mitigation for each sabal palm proposed to be preserved or relocated. The Code standards assign palm credit as three sabal palms equal 1 tree credit, with other palms equaling 1 tree credit for every 2 palms. At the most, staff can allocate 1 tree credit of mitigation for every 2 sabal palms protected or relocated. Revise mitigation credits.

Item #5:

Landscape Protection and Maintenance

Remedy/Suggestion/Clarification:

Revise location of the required notes.

Previous comment only partially addressed. Notes are still located in small print mixed within contractor notes – some are in section titled Landscape Notes, others in section titled Landscape specifications. Required Martin County long-term notes have not been provided in a separate section as requested.

Please provide with its own heading as General Landscape Notes in manner to clarify and identify that the notes are long-term requirements associated with the development order.

Contractor notes state that root barrier is to be utilized for trees within 6’ of public rights-of-way. Revise this note to include utilization of root barrier when trees are within 6’ of pavement whether public or private.

K. Determination of compliance with transportation requirements - Engineering Department

Findings of Compliance:

CRA's 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:

Previous comment not resolved:

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.

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 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. Informational: A Right-of-Way Maintenance Agreement is required for the brick paver crosswalk within the NE Martin Avenue public right-of-way.
3. Section L-L on Sheet 17 of 30 shows a swale with a with a “V”-shaped bottom. Revise the Construction Drawings to provide a minimum 1-foot-wide flat swale bottom. [Stormwater Management and Flood Protection Standards for Design and Review 1.2.B.1]
4. Clearly identify the width and extents of the new access easement being provided along the length of the public boardwalk as well as the new public access to the to the boardwalk on the Final Site Plan.
5. As Previously Requested: Cross sections provided in the Construction Plans previously listed “3:1 Max Slope” in several locations. While the maximum slopes noted on Cross-Sections E-E, J-J, and M-M have been changed on Sheet 17 of 30, the elevations shown on the cross-sections and the Paving and Drainage Plan demonstrate that the slopes will exceed 4:1 in several areas. Revise Cross-Sections E-E, J-J, and M-M and the Paving and Drainage Plan to demonstrate a maximum slope of 4:1 will be met. [LDR 4.347.A.7 & 4.347.B.2]
6. As Previously Requested: 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. The response to comments indicated that this revision had been made however neither the Final Site Plan nor Construction Plans were revised to address this comment.

Development Order Conditions:

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)

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
Total Forecasted Students	38

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.

Item	Description	Requirement
5.	Unity of Title	Original executed version of the 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 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.	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.
14.	ROW Dedication	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.
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.

Item	Description	Requirement
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 after the post approval package has been submitted.
- *** 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