



MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW STAFF REPORT

A. Application Information

RIO MARINE VILLAGE PHASE II (WEST) REVISED 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: | S241-018 |
| Record Number: | DEV2022120011 |
| Report Number: | 2024_0503_S241-018_Staff_Report_Final |
| Application Received: | 12/14/2022 |
| Transmitted: | 12/21/2023 |
| 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 II (West) Major Final Site Plan. The Final Site Plan shall be in compliance with a revised Master Plan and revised Phasing Plan that is being reviewed with Phase I (East). The west phase contains one retail building, two (2) restaurant buildings, and one (1) mixed use building, 15 proposed docks and outside boat storage, along with the associated infrastructure. Phase II is generally located south of NE Dixie Highway, north of the St. Lucie River, and west of NE Martin Avenue. The southern portion of the final site plan is within the Waterfront subdistrict and the northern portion is within the General 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. The proposed density is under the permitted 15 dwelling units per acre when utilizing density blending. Phase II has one access point proposed from NE Dixie Highway with two additional access connections from NE Martin Avenue via an extension of NE St. Lucie Terrace and the existing NE Stuart Street connection.

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 | Non-Comply |
| J | Landscaping | Karen Sjöholm | 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 | Non-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 | 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 | N/A |
| 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.

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

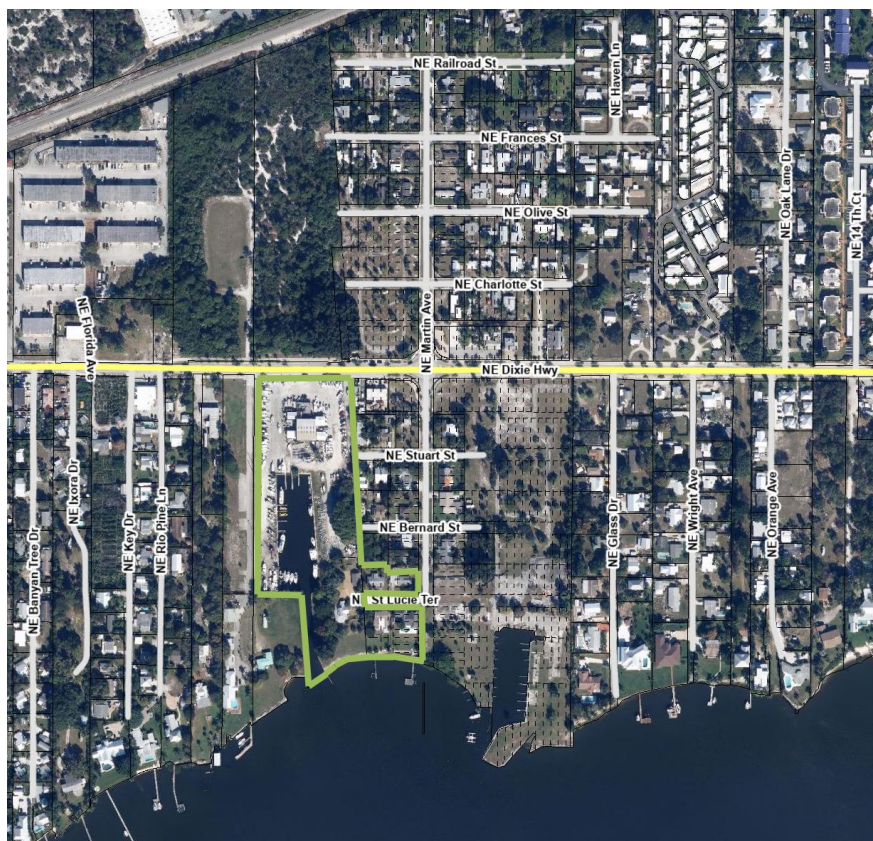
CRA Subdistrict:

Waterfront and Core

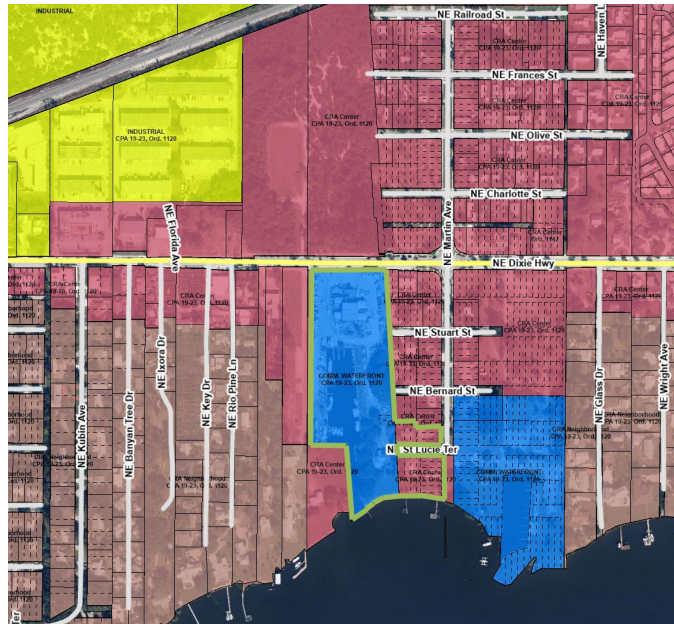
Future land use:

CRA Center, CRA Commercial Waterfront

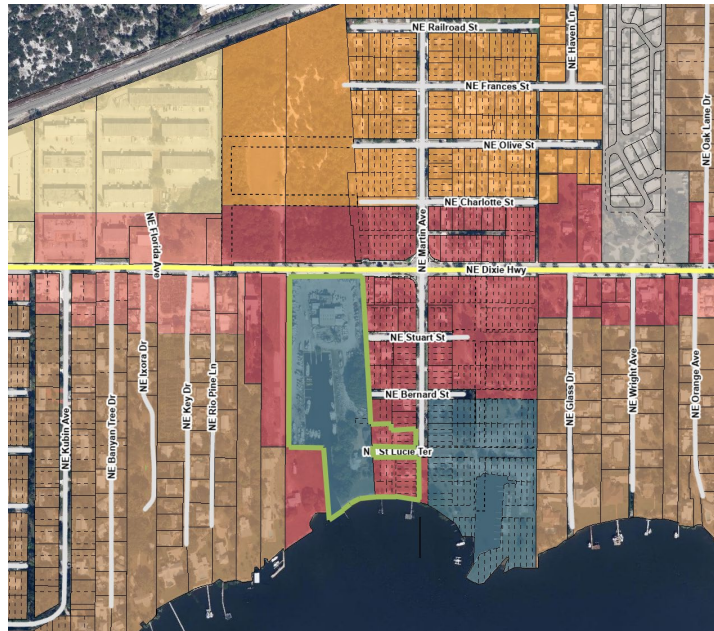
**Figure 1:
Location Map**



**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

General:

1. The legal description is under review by the County surveyor. Additional comments may be forthcoming.
2. Please remove word “conceptual” from landscape plans for any proposed items (e.g. boardwalk ramp)

Item #2

Data Tables:

1. Please include data line for ROW dedication and the total remaining land less the ROW dedication.
2. 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. The 20% open space requirement appears to be 3.3 acres (based on the 16.50 acres). 7.52 acres is listed, please clarify.
3. The sum of the percentages of impervious and pervious areas for Phase II add up to 6.33, the net total site area adds up to 6.23. It appears the sum should add up to 6.23 (area less ROW dedication).
4. Confirm the front build to zone of building N and O. 25.5’ is listed in the data table for Building N, but alternative compliance references 24’8”. Building O data table references 26’, the alternative compliance references 25.8”. Please update for consistency
5. The Building N gross square footage provided within architectural plans sheet T0-02 (including outdoor patio) does not match the building N site plan data SF
6. Façade transparency percentage in data table for Building A does not match transparency calculations in architectural plans (26% vs 38%)
7. The provided parking for this phase II data has changed, however the new parking lot is included with the construction plans for Phase I. please remove the parking spaces from Phase II data
8. The building footprint for Building P and Building O in data table is the full first and second floor gross sf. Please update to footprint for all buildings where necessary

Item #3
Site Plan

1. Page 3 shows the adjacent parking lot as part of the west phase
2. Label “NE Preserve Drive” street name on site plan to match construction plans
3. 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.

Item #4:
Architectural Elevations

1. Please revise the height measurement for Building 10, the highest point of coping of the flat roof is not the highest point of the parapet. Remove note on right side on sheet A0.03.10
2. Show height for Building O to mean of eaves and ridge on page A2-01 and A2-02
3. Show height of Building P on page A2-01
4. Differentiate page numbers for each building (e.g. A2-01 used for both building O and P)
5. The tower is still shown on Building P on sheet T0-02, removed from other plans. The tower exceeds permitted maximum height.
6. Building N building height in data table – revise to 30’2” for building, the fish is an architectural element, not the height of the building.

Item #5:
Resubmittal Plans

1. With resubmittal, please provide three sets of construction plans with two sets of other plans and documents. Exception: Please do not submit paper copies of the architectural plans with resubmittal (electronic only).

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

Unresolved Issues:

Item#1: Landscape Plans

Thank you for providing additional information on the living shoreline area in the plans. In order to ensure the contractor can construct the living shoreline and to avoid obtaining a shoreline stabilization permit through the county, more details are needed in the plans. Please provide construction level details on the rip-rap and oyster bags including heights and width dimensions.

Please also provide a landscape table showing the living shoreline plantings with quantities, sizes, and spacing. Currently, the plans only show species and quantities. The plantings should be sized sufficiently to survive in the sometimes harsh conditions after planting. It is also suggested the living shoreline be constructed outside of the king tide seasons in the winter and fall.

Since it appears some of the shoreline work will take place at or below the mean high water line (MHW), will a FDEP permit be needed to construct the living shoreline? Please explain.

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 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.

Remedy/Suggestion/Clarification:

- a) Provide Site Landscape Data Table. Plans for Round 2 included this table, but it is missing from this round submittal; is there a layer that was turned off? Please correct this omission.
- b) Based on Round 2 landscape site data, include sq. footage of landscape areas, not just a % of total site.

c) 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 green buttonwood to be 5-6" dbh.

d) Correct the General Requirements section that states 75% of trees are native and 86% of shrubs are native. Note that Muhly grass and Fakahatchee grass need to be included in the groundcover category not as shrubs. With this re-classification, only 70% of shrubs consist of native species, 70% of groundcovers are native and will compensate for reduced quantity of native shrubs however, please correct table for accuracy.

Min. of 75% of required trees be shade trees $271 \times .75 = 203$ shade trees required - only 134 shade trees provided (67%)

Min. of 75% of trees to be native species $271 \times .75 = 203$ native trees required - only 163 native trees provided (68%)

Minimum of 50% of groundcovers are native 70% native groundcovers provided

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 add to the table that 42 trees (if 3" caliper) are required to satisfy this requirement and the quantity provided.

The interior VUA areas can be adjoining the perimeter to expand areas to make areas conducive for planting of canopy trees. but the interior VUA areas are in addition to perimeter areas. Please verify that the same areas are not being utilized to meet both requirements.

Item #3:

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:

The response letter states that a revised tree disposition summary table will be provided. When is this tree summary detailing tree disposition, tree credits, and mitigation to be provided?

Item #4:

SPZ Plantings

Sec. 4.4. ? Shoreline protection.

4.4.A. ?*General. Check*

b (4) Planting of exotic vegetation or incompatible native vegetation shall not occur within or encroach upon the Shoreline Protection Zone. Any proposed plantings shall consist of native vegetation which is compatible with existing native plant communities, soils, and climatic conditions, and must be approved in writing by the County Administrator.

Remedy/Suggestion/Clarification:

Coconut palms are shown just outside of the 25 ft SPZ, since these are classified as a Category II invasive species by FLEPPC & FISC, it is suggested that these trees not be planted so close to the SPZ.

Item #5:

Landscape Protection and Maintenance

Please add the following notes regarding landscape maintenance to the plans provided [Section 4.665, LDR]:

Protection of required landscaping.

a. The following statement is provided: "All prohibited species shall be removed from the entire site prior to the issuance of a certificate of occupancy." (Section 4.664, LDR)

Remedy/Suggestion/Clarification:

Add the required notes.

Previous comment only partially addressed and added in small print within contractor notes – Miscellaneous Landscape Work.

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

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:

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 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. A right-of-way maintenance agreement will be required for NE St Lucie Terrace.
4. As Previously Requested: Shift all streetlights out of the proposed sidewalks. The first two decorative streetlights on NE Preserve Drive, immediately south of Dixie Highway, are shown within the concrete sidewalk and paver walkway respectively.

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. The existing stormwater infrastructure conveying stormwater from Dixie Highway to the West Boat Basin is not contained within the existing drainage and flow-through easements. Provide a new 15-foot easement on the Final Site Plan and Construction Plans centered on the existing stormwater pipe.

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. Provide details on the conflict between proposed 18" RCP between drainage structures C15 and C17 and the existing 36" stormwater pipe serving Dixie Highway.
3. The review assumes that the Dixie Highway Improvements and Phase I (East) improvements will be completed prior to construction of Phase II (West). Provide a construction sequencing plan for all phases of the proposed right-of-way improvements and final site plans.
4. Provide detail demonstrating the proposed access dock will not conflict with or impede flow from the existing 36" stormwater outfall into the West Boat Basin?
5. Stormwater from the public NE St. Lucie Terrace right-of-way is conveyed through the private property to the outfall at the West 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 public ROW to the outfall at the West Boat Basin.

Development Order Conditions:

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

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

Addressing

Issue #1:

Please label NE Preserve Dr. This is the western most main entrance street into Rio Marine Village West off of NE Dixie Hwy. This street is a continuation of the northern section of NE Preserve Dr that is within the Preserve at Rio Marine Village.

4.767.E. *Continuity of street names.* New streets shall not change names at intersections, except as authorized by the Board of County Commissioners at a public hearing held for the purpose of changing street names.

Electronic Files

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. (2024).

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]

Wellfield and Groundwater Protection

Findings of Compliance:

The applicant must submit information/calculations concerning the irrigation prior to approval of the Site Plan. [ref. Code, GEN, s.159.164 Code, GEN, Ch.159, Art.6]

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

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 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. |

| Item | Description | Requirement |
|------|---------------------------------|--|
| 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. |
| 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) copy 24"x36" of the approved elevations (no floor plans or building permit plans, cover page and elevations only). |
| 10. | 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. |
| 11. | Construction Schedule | Original of the construction schedule. |
| 12. | 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. |

| Item | Description | Requirement |
|------|--------------------------------------|--|
| 13. | 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. NOT APPLICABLE FOR SMRU, CHECK WITH UTILITIES |
| 14. | 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: Coteleur & 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 |