



# MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW

## STAFF REPORT

### ***A. Application Information***

## **RIO MARINE VILLAGE PARKING LOT WEST REVISED MINOR FINAL SITE PLAN**

Applicant/Property Owner:	Rio West Dixie, LLC
Agent for the Applicant:	Cotleur & Hearing
County Project Coordinator:	John Sinnott, Senior Planner
Growth Management Director:	Paul Schilling
Project Number:	S241-020
Record Number:	DEV2023090013
Report Number:	2024_1024_S241-020_Staff_Report_Final
Application Received:	12/12/2023
Transmitted:	12/13/2023
Date of Report:	01/31/2024
Application Received:	09/17/2024
Transmitted:	09/17/2024
Date of Report:	10/24/2024

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

This is a request by Cotleur & Hearing on behalf of Rio West Dixie, LLC, for a revised minor final site plan approval to develop a 92-space parking lot to serve as additional parking for the Rio Marine Village project. The subject approximately 1.68-acre site currently consists of paved driveways/parking areas. The subject site is located at 1012 NE Dixie Highway, generally on the south side of NE Dixie Highway, west of the proposed Rio Marine Village development, in the Core Subdistrict of the Rio CRA. Included is a request for a Certificate of Public Facilities Reservation.

The project is located inside the Primary Urban Services District.

### 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	Comp Planning Review	John Sinnott	772-320-3047	Non-Comply
G	Site Design Review	John Sinnott	772-320-3047	Non-Comply
H	Community Redevelopment Review	John Sinnott	772-320-3047	N/A
H	Commercial Design Review	John Sinnott	772-320-3047	N/A
I	Property Mgmt Review	Ellen MacArthur	772-221-1334	N/A
J	Environmental Review	Shawn McCarthy	772-288-5508	Comply
J	Landscaping Review	Karen Sjöholm	772-288-5909	Non-Comply
K	Transportation Review	Stephanie Piche	772-223-4858	Comply
L	County Surveyor Review	Tom Walker	772-288-5928	N/A
M	Engineering Services Review	Matt Hammond	772-288-5512	Non-Comply
N	Addressing Review	Emily Kohler	772-288-5400	Comply
N	Electronic File Submission Review	Emily Kohler	772-288-5400	Comply
O	Wellfield Review	Jorge Vazquez	772-221-1448	Comply
O	Water and Wastewater Review	Jorge Vazquez	772-221-1448	Non-Comply
P	Emergency Mgmt Review	Sally Waite	772-285-2298	N/A
P	Fire Prevention Review	Doug Killane	772-419-5396	N/A
Q	ADA Review	Matt Hammond	772-288-5512	Non-Comply
R	Health Review	Nick Clifton	772-221-4090	N/A
R	School Board Review	Mark Sechrist	772-219-1200	N/A
S	County Attorney Review	Elysse Elder	772-288-5925	Ongoing
T	Adequate Public Facilities	John Sinnott	772-320-3047	Pending

### D. Review Board action

This application complies with the threshold for processing as a minor development, pursuant to Table 10.2.C.1., Section 10.2.C., LDR, Martin County, Fla. (2023). As such, final action will be taken by the Growth Management Director.

Pursuant to Sections 10.1.E. and 10.2.B.2., Land Development Regulations, Martin County, Fla. (2023), 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: 33-37-41-000-000-00011-4

Address: 1012 NE Dixie Highway, Jensen Beach

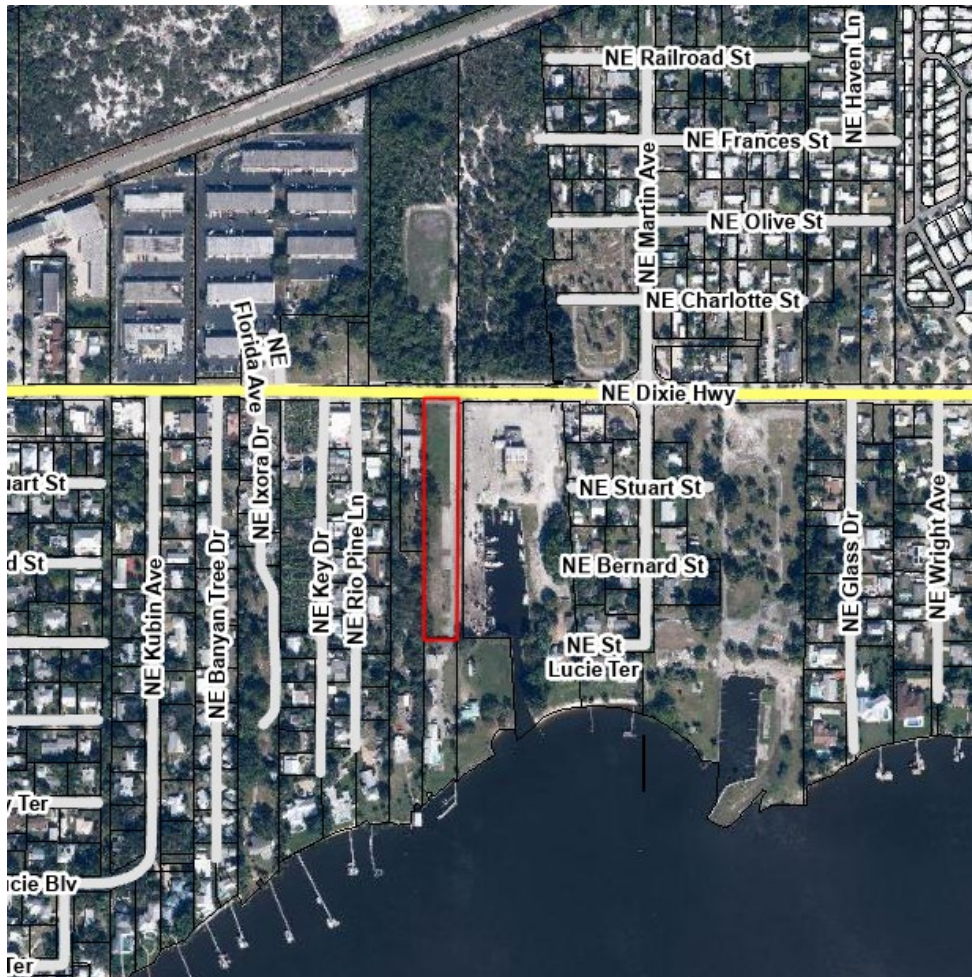
Existing Zoning: Rio Redevelopment Zoning District

CRA Subdistrict: Core

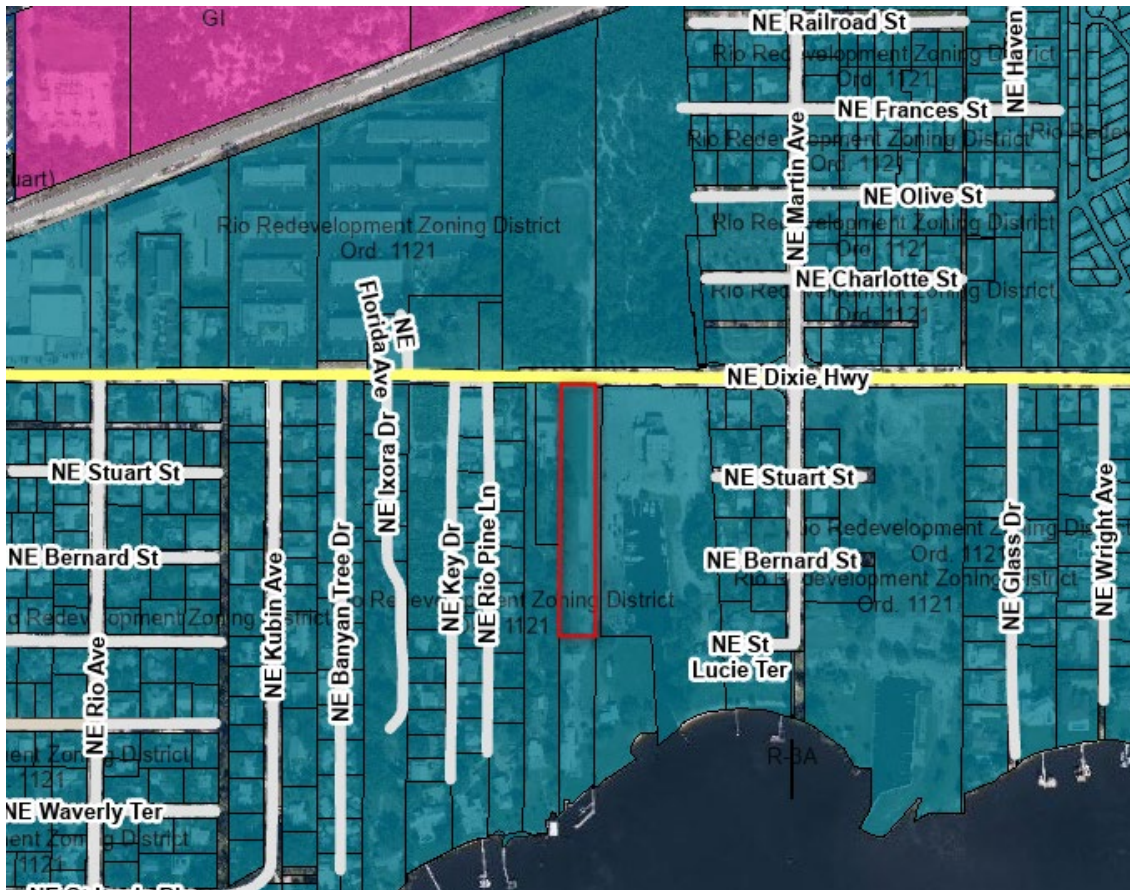
Future Land use: CRA Center

Gross area of site: 1.68 acres

**Figure I:  
Location Map**

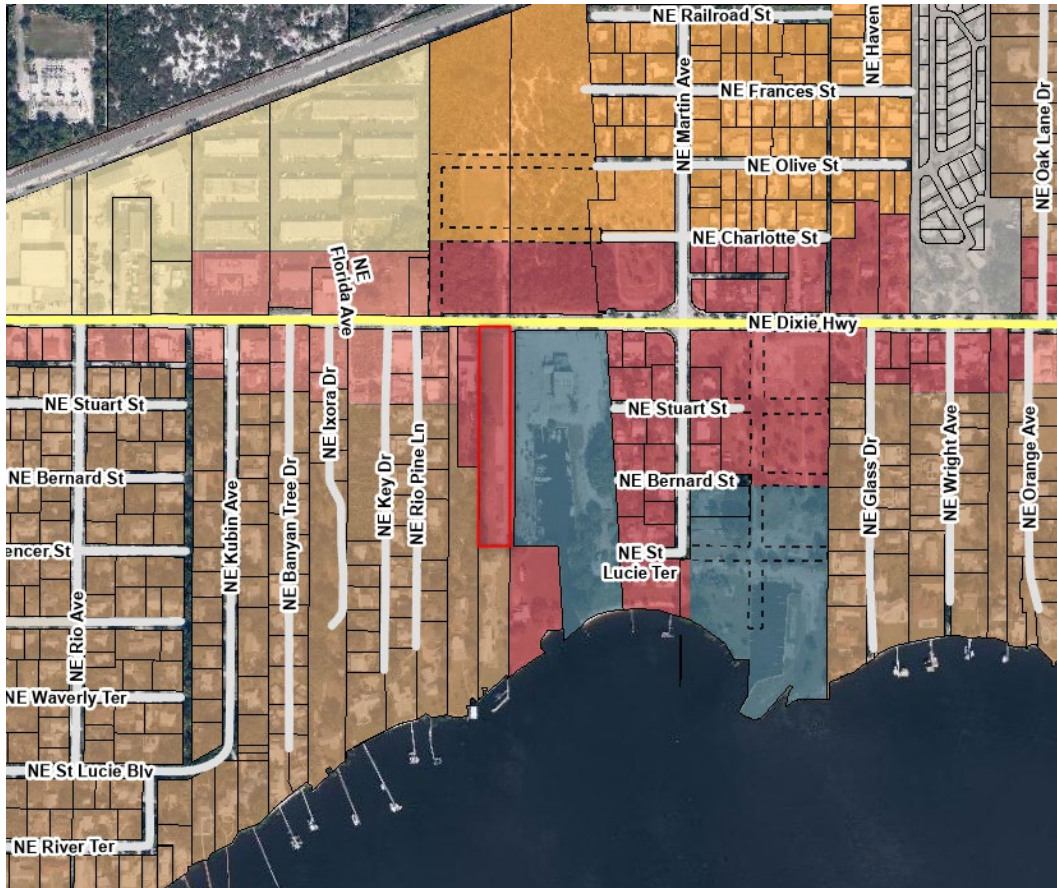


**Figure II:  
Zoning Map**



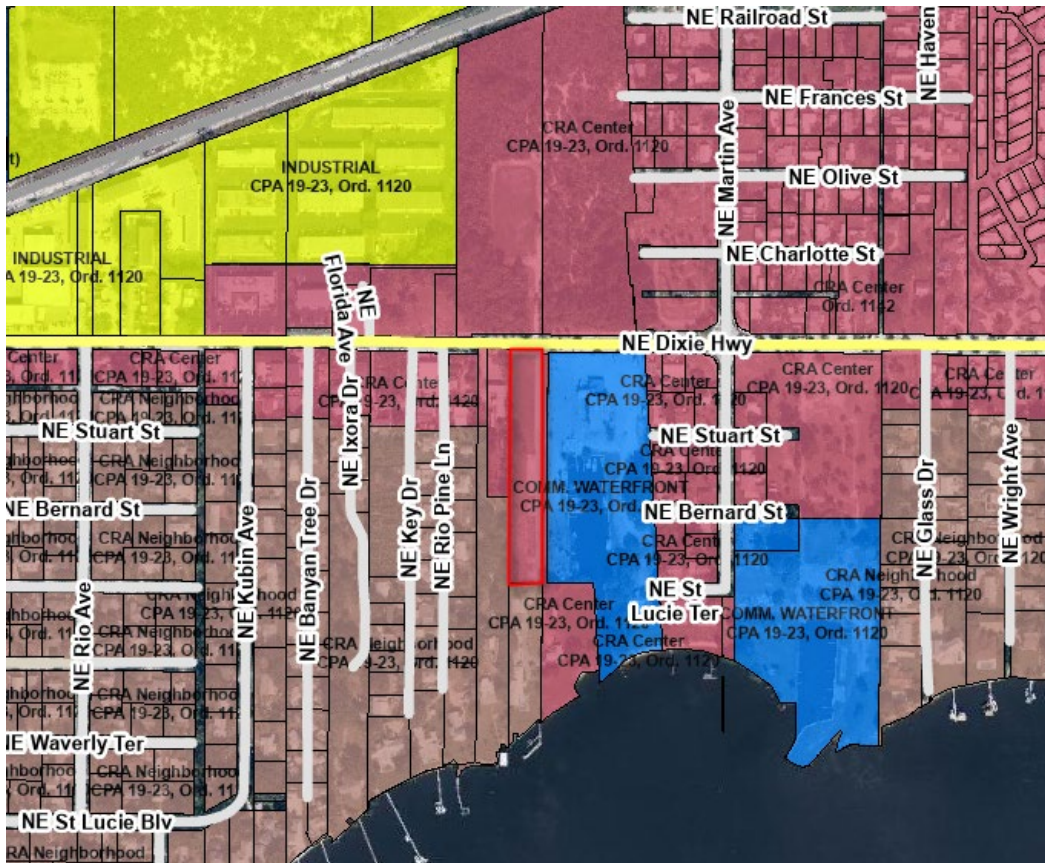
Zoning district of abutting properties: Rio Redevelopment Zoning District

**Figure III:  
CRA Subdistrict Map**



Property to the East: Core, Waterfront  
Property to the North: Core  
Property to the West: Core, Detached  
Property to the South: Detached

**Figure IV:  
Future Land Use Map**



Property to the East: CRA Center, Commercial Waterfront  
Property to the North: CRA Center  
Property to the West: CRA Center, CRA Neighborhood  
Property to the South: CRA Neighborhood

***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:**

**Site Plan**

1. Add “Final” before “Site Plan” in title block.
2. The alternative compliance request discusses a proposed 5.1’ setback; however, the setback on the site plan graphic is 4.8’. Please revise where necessary. Please also refer to the comments regarding the alternative compliance request in Section J – Landscaping of this report. Staff cannot recommend approval of the alternative compliance request until the Landscaping comments are satisfactorily addressed.
3. Code reference in the site plan alternative compliance table should be “4.627.C.2(b).”
4. Depict future land use, zoning information, and existing use information for the east-abutting property.
5. Site Data:
  - a. The gross site square footage/acreage should correspond to the area noted on the boundary survey.
6. Based on the parking callout numbers on the landscape plan, it appears that 90 total spaces are proposed. Please update the number of parking spaces in the site plan data table and landscape plan data table accordingly. Please include the parking callout numbers on the site plan graphic.
7. Please remove the general note referencing preserve areas/PAMP. There is no PAMP for this site.
8. Sidewalk in northeast portion of parking area has a 6’ label. The standard/handicap parking detail and the paving/drainage plan note the total sidewalk width as 8’. Please update where necessary.
9. Remove the stormwater chambers and exfiltration trench layers from the final site plan graphic.
10. See comments in Section O – Water and Wastewater below. If the water line easement must be relocated, the site plan graphic should reflect both the existing and proposed locations.
11. Please explain the inclusion of the bus stop easement. The S241-016 Rio East and S241-017 Preserve at Rio applications already include public transit stop easements.
12. Please submit updated photometric plan.
13. Please include the revision date on subsequent submittals.

**Item #2**

**Plan Consistency**

1. Open space row can be removed from landscape plan site data.

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

**Community Redevelopment**

N/A – As there are no habitable structures proposed, the architectural standards of Article 12, Community Redevelopment Code, are not applicable to this project.

**Commercial Design**

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

***I. Determination of compliance with the property management requirements – Engineering Department***

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

***J. Determination of compliance with environmental and landscaping requirements - Growth Management Department***

**Environmental**

**Finding of Compliance:**

The Growth Management Department Environmental Division staff has reviewed the application and finds it in compliance with the applicable land development regulations. The environmental assessment submitted by the applicant shows that no wetlands or upland habitat exist on the property and these findings have been verified by county environmental staff. In addition, the wildlife survey shows that no listed species exist on the property. Therefore, the preservation requirements under Article 4, Division 1 and Article 4, Division 2 of the Land Development Regulations do not apply.

**Landscaping**

**Unresolved Issues:**

**Item #1:**

Section 12.3.09 Interior landscaping.

If a vehicular use area is larger than 15,000 square feet, landscaping shall be provided within its interior in accordance with Section 4.663.A.4, Div. 15, Article 4, except that these interior landscape areas may



also be used as stormwater management and conveyance facilities. If a vehicular use area is equal to or smaller than 15,000 square feet, no interior landscaping, terminal islands, interior medians, or interior islands are required.

#### Interior Vua Requirements-Non-Res Sites

Please demonstrate compliance with the following criteria for interior vehicular use areas [Section 4.663.A. 4.b., LDR]. The interior area includes the entire parcel to be developed exclusive of the required front, rear, and side perimeter landscape areas. As an incentive to preserving native areas, up to one-half of the required interior landscape area may be waived when an equal area (at least 800 square feet) within the vehicle use area is preserved in a native state.

*In vehicular use areas within the interior of a site, one 500 square foot planting area shall be required for every 5,000 square feet of vehicular use area, or major portion thereof, and at least three two-inch, or two three-inch caliper shade trees together with other landscape material shall be planted within each such planting area.*

#### **Remedy/Suggestion/Clarification:**

**Previously requested. Comment not addressed.**

No interior vehicular use area (IVUA), planting areas have been provided. In addition to perimeter planting requirements, the 49,977 sq.ft. of vehicular use area requires the provision of #10 - 500 sq. ft. additional IVU planting areas with 30 additional trees @ 2' dbh. Please indicate where these areas and trees are located. This required area is in addition to perimeter and parking islands unless they meet the minimum required size.

The tree survey identifies several large existing sand pines, both on-site and off-site very close to the property line. These trees and the adjacent areas appear to be workable with existing grades and should be protected. These trees can count towards both required perimeter and IVUA trees and for tree mitigation. Suggested trees for preservation include #851-858 (#854-856 off-site) and #885-887.

Applicant Response: Acknowledged, a Tree Disposition Plan has been included with this submittal outlining the preservation schedule.

#### **Corrective Action required:**

- a) Key identifying tree species has not been included with this plan submittal. Revise tree disposition plan to include the identification key of tree types.
- b) Only 2 on-site trees are shown to be protected; tree #846 is identified as an on-site tree to be protected but appears to be located at the intersection of 3 lots. This tree may not be able to be claimed for credit. Tree #885 is shown to be preserved but is located less than 2 feet from edge of parking and within an area of excavation.

- c) The large off-site sand pines are shown to be preserved; however, construction impacts are shown 1' from the property line; this disturbance will likely kill the trees.

The American Forests 2021 National Register of Champion Trees lists the co-champion sand pines to have diameters of 25.5" & 29.9"; the site trees are identified to be 20" & 24" in diameter. Their status so close to champion specimens needs to afford them special protections.

Revise plans to preserve these trees and incorporate them into the design. Elimination of the 5 parking spaces adjacent to trees # 854-858 would facilitate their protection and could qualify for interior VUA area. Similar protection from grade changes is necessary to protect tree #885. These options could qualify for approval of Alternative Compliance for IVUA.

- d) Revise clearing plans to show these trees as protected and to show tree barricades as applicable.

**Item #2:**

No Landscape Site data has been provided. Provide data summarizing required and provided area and plantings for the perimeter and interior interior VUA landscape areas.

**Item #3:**

**Alternative Compliance**

The applicant has requested Alternative Compliance to Article 4, Division 14, Section 4.627.C. The agent's justifications as shown in italics below were offered in support of approval. Staff comments are in bold black font and provided in response.

1. Identify the specific sections of the Land Development Regulations that will not be strictly followed. Please provide section references.

*(Request #1) Article 4, Division 14, section 4.627.C. Design and Setbacks. This code section requires that the side setback for parking lots must be no less than 10' when abutting a non-residential zone.*

2. Why is strict adherence to the requirements not feasible? Identify any site constraints.

*(Request #1) Due to the restraints such as the width of the parking lot, expanding the setback beyond what is currently shown would inhibit the applicant's ability to provide enough parking needed to support the Rio Marine Development.*

3. Describe the distinctiveness of the request. How does this request accommodate unique site features (i.e. historical or archeological features, topography, scenic views or native vegetation) or utilize innovative design.

*(Request #1) This proposed parking design seeks to maximize the quantity of parking needed to support*

*the Rio Marine Development to the east, while providing sufficient landscape screening to shield views from the adjacent non-residential property.*

4. How does the proposed alternative means for compliance with the specific requirements provide an equal or superior means of meeting the intent and purpose of the regulation?

*(Request #1) The proposed alternative means for compliance provide equal or superior means of meeting the intent of the regulation by providing sufficient landscape coverage that will screen the property from view while also providing the public with additional parking.*

**Staff disagrees that 5.1' width landscape area also encumbered with a 2' vehicle overhang will provide sufficient landscape coverage to screen adjacent properties or to protect the site trees. Establishment of large oak trees in such a narrow strip is not considered to be sustainable. As discussed above in Item #2, size of the existing sand pine warrant site plan design that incorporates these unique site features.**

**Because the adjacent design has not allocated for sufficient parking for the project, provision of additional parking at the expense of landscape code requirements is not felt to be a valid justification to eliminate the landscaping.**

5. Will the alternative compliance request, as proposed, create an adverse effect to nearby properties or the neighborhood? If so, how will this be mitigated?

*(Request #1) The alternative compliance request will not create an adverse effect on other properties or within the neighborhood.*

6. How does the request improve or provide for the integration of proposed development with the surrounding off-site development.

*(Request #1) The proposed redevelopment within the RIO CRA is integrated into a development area of Martin County. The plan proposes to revitalize the area and is compatible with the existing land uses. The alternative compliance request is partially born out of the applicant's desire to ensure the redevelopment is compatible with the existing properties stormwater drainage grades and systems. Additionally, portions of the requests for alternative compliance are born from the Applicant's proposal to construct improvements to the NE Dixie Highway ROW. The improvements have had a domino effect by, providing additional landscaping in the areas where it is most impactful and creating a better-quality development within the RIO CRA.*

**While it is appreciated that the Rio Town Center project is valuable to district revitalization, the proposed site grading does not adhere to justification for approval of alternative compliance. Structures and other improvements have not been designed to utilize existing site characteristics of topography, existing vegetative communities, or any unique environmental feature. Destruction of**

**the “champion” trees does not evidence respect for the site’s unique characteristics.**

1) That the strict adherence of the code requirements(s) is not feasible.

*(Request #1) Strict adherence to the code requirement is not feasible as the width of the lot will not be able to accommodate the appropriate amount of parking spaces needed to support the Rio Marine Development.*

2) The request utilizes innovative design and/or accommodates unique site features.

*(Request #1) The property is of unique size and orientation. The proposed redevelopment project is located within an area of existing single family and waterfront commercial uses. The layout of the site is necessary in supporting the mixed-use development being proposed to the east.*

3) The request provides an equal or superior means of meeting the intent and purpose of the regulation.

*(Request #1) As described throughout this alternative compliance request, the proposed design meets and exceeds the intent of County code to establish an innovative development to the Rio Redevelopment Area.*

**The proposed plan does not provide superior compliance with intent of the Code, merely proposes to ignore important code requirements. The request for alternative compliance only states it is requesting a setback alternative; it will also result in elimination of required landscape areas and tree protection. Please describe what efforts are being employed for alternative to meet or exceed compliance with the landscape requirements.**

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

**Traffic**

**Finding 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***

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

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

**Engineering**

**Unresolved Issues:**

1. As Previously Requested: The minimum depth of a swale shall be eight inches, unless approved by the County Engineer. The response to comments indicated that swales have been removed from the site, however the Paving and Drainage Plan and cross sections still show swales for stormwater conveyance. Revise the Construction Drawings to provide a minimum swale depth of 8 inches and 1-foot minimum swale bottom. [LDR 4.347.A.5 and Stormwater Management and Flood Protection Standards 1.2.B.1]
2. As Previously Requested: Provide proof of percolation rate/ k-value used for the exfiltration trench and recovery calculations. The response to comments indicated that percolation reports were provided in the revised stormwater report, however a revised stormwater report was not submitted. [LDR 4.384.A.3.c.(3)]
3. As Previously Requested: Half of the treatment volume must be recovered between 24 hours and five days. The response to comments indicated that recovery is included within the revised stormwater report, however a revised stormwater report was not submitted. [LDR 4.384.A.3.c.(3)]
4. As Previously Requested: 90 percent of the 25-year 72-hour day runoff volume must be recovered within 12 days. The response to comments indicated that recovery is included within the revised stormwater report, however a revised stormwater report was not submitted. [LDR 4.384.A.3.c.(3)]
5. Revise the Construction Plans and stormwater management report/calculations to incorporate the access road/driveway that traverses the lot within the stormwater system. Since the existing high-point is on the eastern boundary of the subject parcel, separating this access road into a separate basin effectively creates a low-point with no outfall.
6. Revise the Construction Plans to include the limits of the private access easement for the access/road driveway (ORB 1260 PG 276).
7. Stormwater collected at inlets A3, A4, A9, and A10 appear to be connected downstream of the outlet to the proposed chamber system, bypassing the inlet manifold, inlet structure, and isolator row. Revise the stormwater collection and treatment system as required to route all captured stormwater through the designed storage system(s).
8. Revise the Paving and Drainage Plan to clearly show the location and elevation of the perimeter berm. The eventual as-builts will rely on the perimeter berm being clearly demonstrated. Note, the

entire parcel is required to be contained within the perimeter berm, including the access road/driveway.

9. Revise the Construction Plans to identify the two benchmarks on the Paving and Drainage Plan. [LDR 4.426.A.(2)]
10. The crushed shell rock path added in this submittal must be a minimum of 6-feet wide, paved pathway. [LDR 4.843.G.1 & 12.1.07.6.a]

### **Development Order**

Hauling is not permitted. The Owner is not authorized to haul fill off the site and must coordinate with the County Engineer regarding the routes and timing of any fill to be hauled to the site. The Owner must comply with all County excavation and fill regulations.

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

### **Electronic Files**

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

The AutoCAD dwg file of the site plan was received and found to be in compliance with Section 10.2.B.2., Land Development Regulations, Martin County, Fla. (2024).

### **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. (2023).

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

### **Water and Wastewater**

#### **Unresolved Issues:**

This development application is in noncompliance with Martin County's water and wastewater requirements. The Water service for 1010 NE Dixie Hwy needs to be relocated out of the proposed parking lot.

## Wellfield 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 Rescue

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

#### Emergency Management

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

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

#### ADA

### Unresolved Issues:

1. Revise the construction plans to provide additional grading detail demonstrating that the pedestrian pathway added in this submittal meets ADA maximum running and cross slope requirements. [ADA Standards for Accessible Design 403]

### ***R. Determination of compliance with Martin County Health Department and Martin County School Board***

#### Martin County Health Department

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

## Martin County School Board

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

### ***S. Determination of compliance with legal requirements - County Attorney's Office***

Review Ongoing

### ***T. Determination of compliance with the adequate public facilities requirements - responsible departments.***

The following is a summary of the review for compliance with the standards contained in Article 5.32.D of the Adequate Public Facilities LDR for a Certificate of Adequate Public Facilities Reservation.

Potable water facilities service provider – Martin County Utilities

Findings – Positive Evaluation

Source - Martin County Utilities

Reference - see Section O of this staff report

Sanitary sewer facilities service provider – Martin County Utilities

Findings – Positive Evaluation

Source - Martin County Utilities

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 Services 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 Services Department

Reference - see Section M of this staff report

Mass transit facilities

Findings – Positive Evaluation

Source - Engineering Services Department



Reference - see Section K of this staff report

Public safety facilities

Findings – In Place

Source - Growth Management Department

Reference - see Section P of this staff report

### ***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 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.	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.
10.	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.
11.	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.
12.	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 meeting. 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:	\$8,750.00	\$8,750.00	\$0.00
Inspection fees:	\$4,160.00	\$0.00	\$4,160.00

Advertising fees*:	\$0.00	\$0.00	\$0.00
Recording fees**:	\$0.00	\$0.00	\$0.00
Impact fees***:	\$0.00	\$0.00	\$0.00

\* 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.

\*\*\*Impact fees are required at building permit.

## X. General application information

Applicant/Owner: Rio West Dixie, LLC  
Josh Simon  
8985 SE Bridge Road  
Hobe Sound, FL 33455  
561-575-6454  
[joshsimon@flholdings.com](mailto:joshsimon@flholdings.com)

Agent: Cotleur & Hearing  
George Missimer  
1934 Commerce Lane #1  
Jupiter, FL 33458  
561-406-1008  
[gmissimer@cotleur-hearing.com](mailto:gmissimer@cotleur-hearing.com)

Engineer of Record: Simmons & White  
Greg Bolen, P.E.  
2581 Metrocentre Boulevard West, Suite 3  
West Palm Beach, FL 33407  
561-644-4312  
[bolen@simmonsandwhite.com](mailto:bolen@simmonsandwhite.com)

## 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

**Z. Attachments**

N/A