



MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW STAFF REPORT

A. Application Information

RIO MARINE VILLAGE PHASE I (EAST) REVISED MAJOR FINAL SITE PLAN

Applicant	Rio North Dixie, LLC, Josh Simon
Owner:	Rio North Dixie, LLC
Agent for the Applicant:	Marcela Camblor and Associates, Marcela Camblor-Cutsaimanis
County Project Coordinator:	Liz Nagal, AICP, Principal Planner
Growth Management Director:	Paul Schilling
Project Number:	S241-016
Record Number:	DEV2022060009
Report Number:	2023_0314_S241-016_Staff_Report_Final
Application Received:	12/14/2022
Transmitted:	12/15/2022
Staff Report:	03/14/2023

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B. Project description and analysis

This is a request by Marcela Camblor and Associates 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 Plan and revised 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	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	Comply
N	Electronic File Submission	Emily Kohler	288-5692	Non-Comply
O	Water and Wastewater	James Christ	320-3034	Non-Comply
O	Wellfields	James Christ	320-3034	Comply
P	Fire Prevention	Doug Killane	288-5633	Comply
P	Emergency Management	Sally Waite	285-2298	Non-Comply
Q	ADA	Stephanie Piche	223-4858	Non-Comply
R	Health Department	Nick Clifton	221-4090	N/A
R	School Board	Brian Allen	223-3105	Pending Review
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

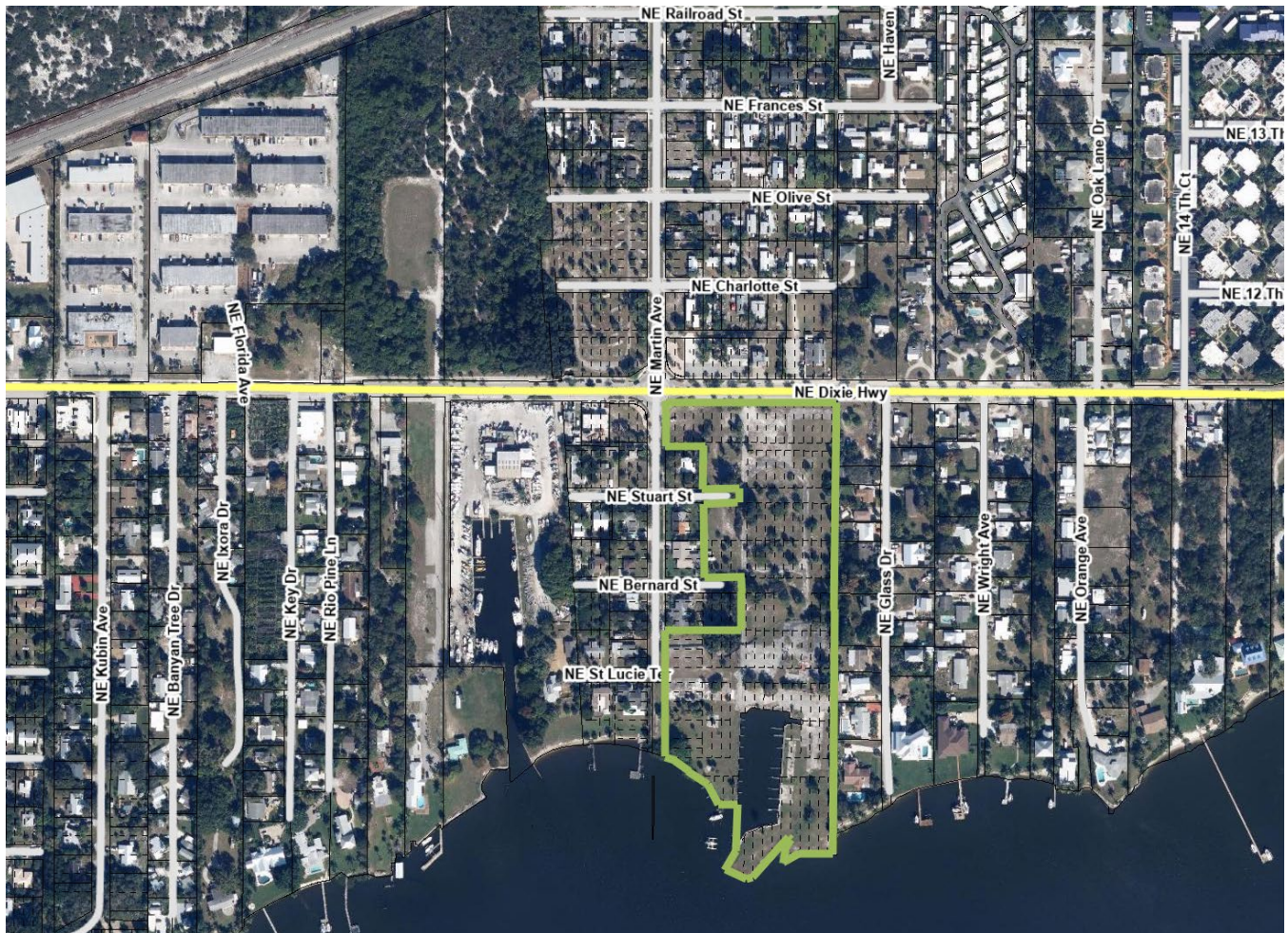


Figure 2: Future Land Use Map

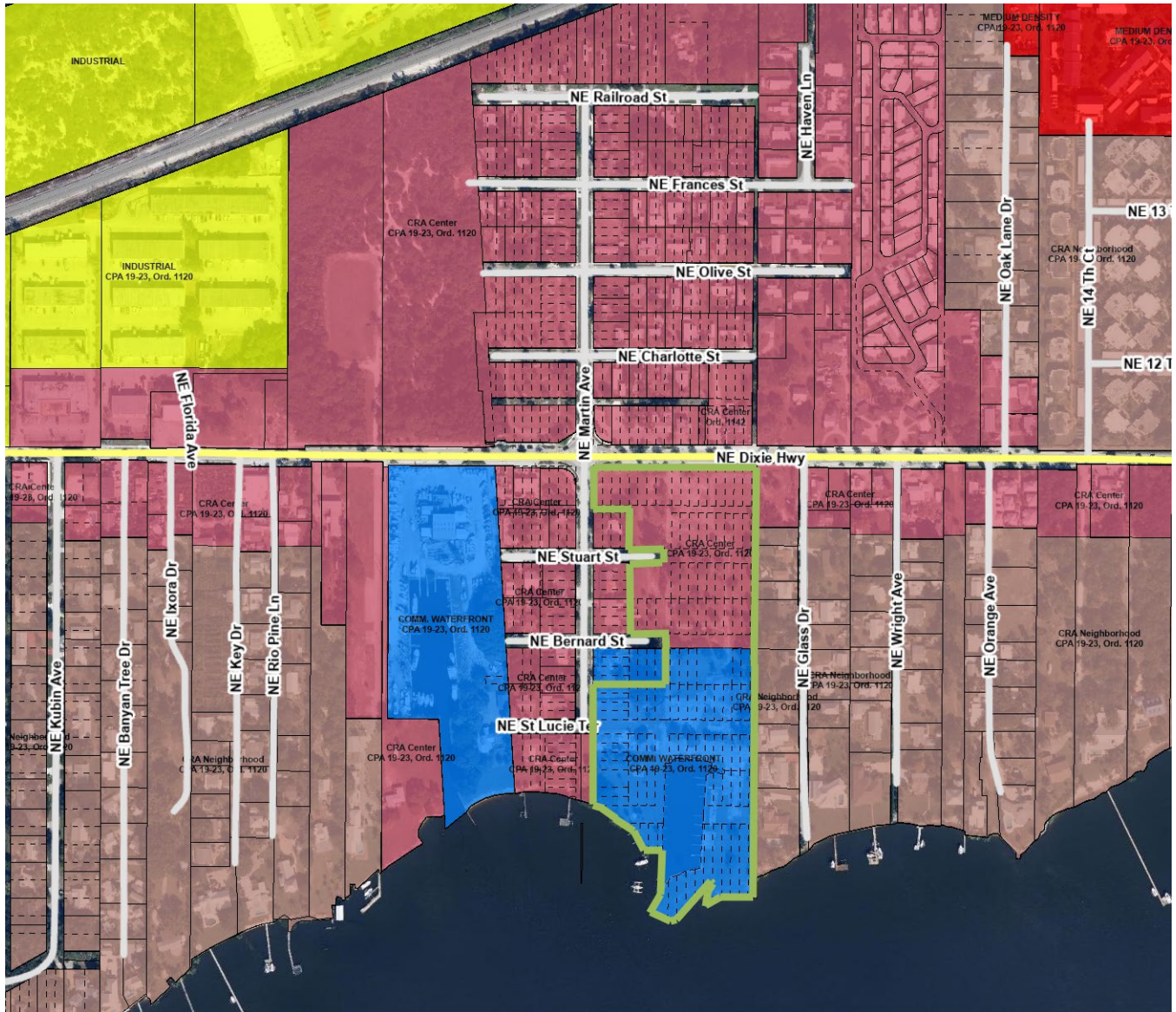
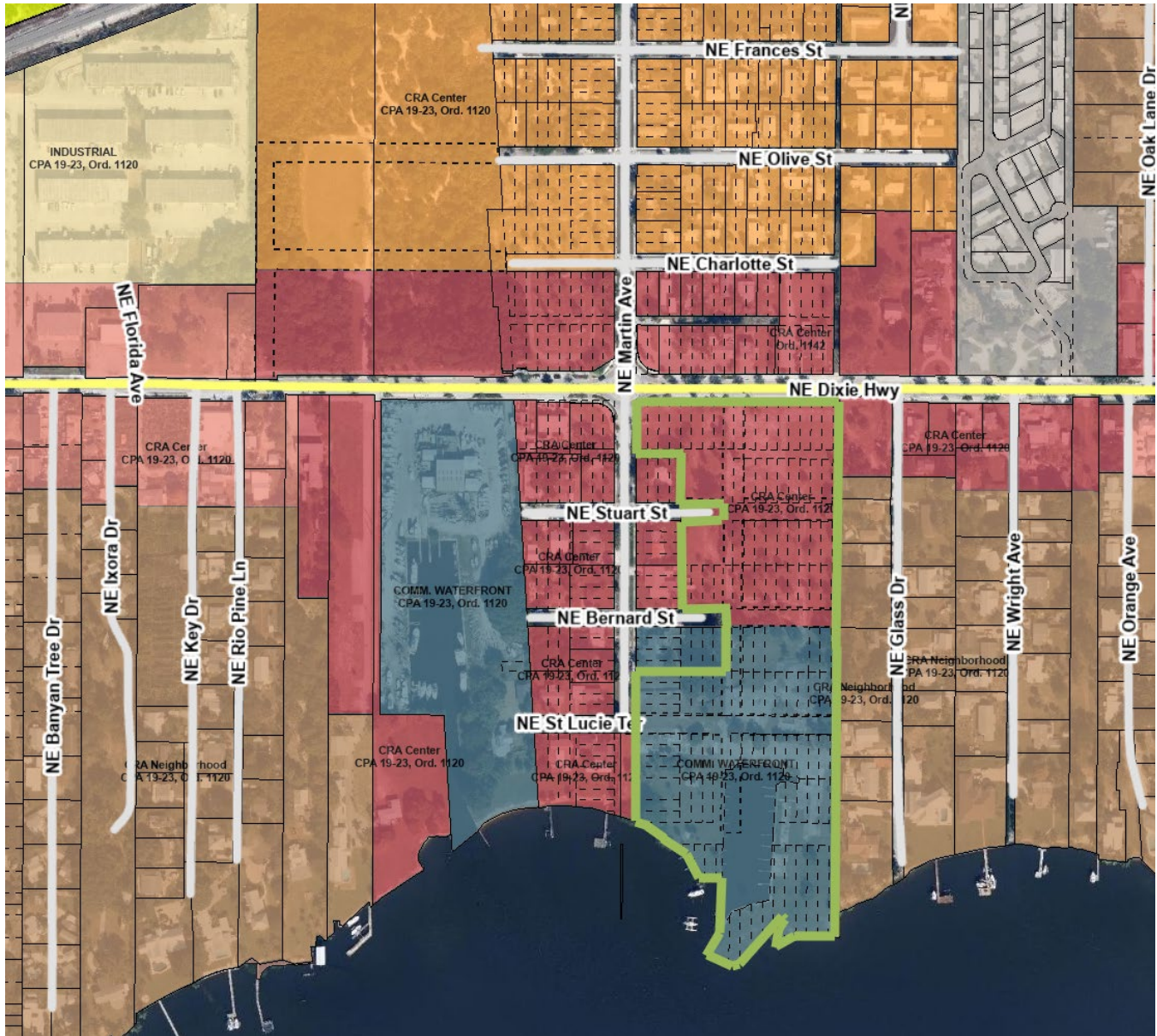


Figure 3: CRA Subdistrict



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. A revised master plan is required due to changes along the waterfront associated with Phase II. Please also reflect changes to the pool area and park areas in Phase I (e.g. water tower replace gazebo, BBQ area replaced dog park, etc.). Please submit the revised master plan with Phase I (East).
2. Include a phasing line on the SPZ exhibit. Please update title to Rio Marine Village Phase I and Phase II. There are new portions along the waterfront areas in Phase II that are within the 25' SPZ. Revise to show all impacted areas.
3. Revise narrative to reference the specific information for the Phase including the phase acreage. Indicate if the Dixie Highway improvements are part of this phase or the other phase. Please remove reference to dock boat storage racks and only include reference to the wet storage proposed within this specific phase. Include separate information regarding building coverage, the total SF of SPZ in the specific phase. The narrative states that the project complies with the frontage and setback requirements, please update statement if alternative compliance is request (see further information within report regarding specific requirements for specific buildings). Please revise title to include "Phase I". Please update parcel acreage breakdown, these PCNs appear to no longer exist as presented in the tables. Please include breakdown by phase.
4. As the survey is for the full site, please revise survey title to reflect full Rio Marine project and not reference "East".
5. Provide a separate legal description for Phase I.
6. There is a note that named streets will be maintained by Martin County, however Public Works will not maintain a privately owned street. If publicly owned, the project would likely need to be platted, which opens up new requirements. See Engineering comments in Section M.
7. Please revise the application to reflect the applicant. The applicant is typically the owner or contract purchaser.

Item #2

Revised Master Plan:

1. Please ensure the building coverage data and impervious data is updated based on modifications to plan.
2. Building coverage is defined as the horizontal area measured from the building footprint of the roofed area of the ground floor of the principal and accessory structures on a lot. Please ensure building coverage is calculated correctly within master plan and final site plan data tables.
3. Confirm the light pole locations match the photometric plans.
4. Include the required and proposed lot width. This applies along Dixie Highway for the entire project.
5. Clearly delineate the mean high-water line. It is challenging to read on the plan.
6. Include delineation of the Waterfront and Core subdistricts.

Item #2

Final Site Plan Data Tables:

1. The data for the final site plan should contain a break down of data that is applicable to the Phase I project only. Please update proposed uses based on phase I uses. There should be data for the “Overall Site” (both phases) and data just for Phase I. Open space and density is project wide (both phases combined).
2. Update MC project number to S241-016.
3. Include the ROW dedication area for the full site in the “Overall Site” data and the ROW dedication applicable to this Phase in the Phase I data. In each, include the total site area less the ROW dedication. All data with the exception of density should be based on the site data less the ROW dedication (e.g. open space, building coverage, etc.).
4. Half of the adjacent ROW can be utilized for each parcel with the ROW frontage, however, the overall density on the property acreage without the ROW cannot exceed 15 units per acre. Please maintain the data of the density bonus from half of the adjacent ROW to the project as a whole in the Overall Data, to align with the provision of density blending.
5. It appears the clubhouse and pool areas are parked under the retail and service parking data. If the clubhouse is accessory to the residential use, the clubhouse does not need to be parked separately. If the clubhouse will serve the public or membership outside of the site boundaries, please break down the required and provided parking for by internal use (e.g. clubhouse, pool, marine commercial, etc.) for clarity. It appears the clubhouse will include a café/bistro which may need to be parking at a restaurant use parking rate if open to the public.
6. Indicate the building type for each building. Building types are not what is provided in the architectural plans. Within the CRA, each building is built to a building type which generally does not dictate use. The building types permitted in Core and Waterfront are listed in Table R-5 in Section 12.3.04 of Article 12. The standards for each building type can be found in Section 12.3.05. It would appear that apartment building, townhouse building, and live/work building apply for the buildings on site for this phase.
7. If any alternative compliance is requested for any dimensional requirement including build to zone, frontage buildout percentage, parking setback, etc. please include an asterisk or other notation next to the proposed dimension with a note underneath explaining that alternative compliance requested from Article 12, Section __. Please list all alternative compliance requests under one “Alternative Compliance” notes section.
8. Provide the regulations for each building type.
 - a. The front build to zone and frontage buildout percentage only applies to buildings with frontages along the boundary property lines, facing existing roadways. As the other buildings are internal and not on separate lots, the front build-to-zone does not apply. Please note that if the internal buildings will be parceled on individual lots, the standards for front build to zone and frontage build out would apply for the buildings on the individual lot. The standards are based on the full building for townhouses. If fee simple, the townhouse building is still treated as one building. The build to zone is measured from property boundary at street, and the side at street setback to the building would apply, and building separation applies.
 - b. The required setbacks would be measured as below. If N/A the setback is either not applicable to the building or does not need to be listed as the setback is far exceeding the minimum requirement. Please include the “N/A” in the data table.
 - c. **Building B:**
 - i. Front Build to Zone: from Dixie Highway
 - ii. Side at Street: from NE Martin Avenue

- iii. Side at Property Line: N/A
- iv. Rear: N/A
- d. **Building C:**
 - i. Front Build to Zone: from Dixie Highway
 - ii. Side at Street: N/A
 - iii. Side at Property Line: from east property line
 - iv. Rear: N/A
- e. **Building D:**
 - i. Front Build to Zone: N/A
 - ii. Side at Street: south side of structure, from NE Stuart Street
 - iii. Side at Property Line: from west property line
 - iv. Rear: N/A
- f. **Building E:**
 - i. Front Build to Zone: NA
 - ii. Side at Street: N/A
 - iii. Side at Property Line: N/A
 - iv. Rear: N/A
- g. **Building F:**
 - i. Front Build to Zone: NA
 - ii. Side at Street: north side from NE Stuart Street, south side from NE Bernard Street
 - iii. Side at Property Line: west side of structure from property line
 - iv. Rear: N/A
- h. **Building G:**
 - i. Front Build to Zone: NA
 - ii. Side at Street: N/A
 - iii. Side at Property Line: N/A
 - iv. Rear: N/A
- i. **Building H:**
 - i. Front Build to Zone: NA
 - ii. Side at Street: N/A
 - iii. Side at Property Line: N/A
 - iv. Rear: N/A
- j. **Building I:**
 - i. Front Build to Zone: NE Martin Avenue (west)
 - ii. Side at Street: N/A
 - iii. Side at Property Line: north of building
 - iv. Rear: N/A
- k. **Building J:**
 - i. Front Build to Zone: N/A)
 - ii. Side at Street: N/A
 - iii. Side at Property Line: east side of building
 - iv. Rear: N/A
- l. **Building K:**
 - i. Front Build to Zone: NA
 - ii. Side at Street: NA
 - iii. Side at Property Line: north side of building, west side of building
 - iv. Rear: N/A
- m. **Building L:**
 - i. Front Build to Zone: NA

- ii. Side at Street: NA
- iii. Side at Property Line: west side of building from St. Lucie River
- iv. Rear: south side of building from St. Lucie River
- n. **Building M:**
 - i. Front Build to Zone: NA
 - ii. Side at Street: NA
 - iii. Side at Property Line: west side of building
 - iv. Rear: south side of building
- o. **Mail Kiosk:** This is an outbuilding building type.
 - i. Front Build to Zone: N/A
 - ii. Side at Street: N/A
 - iii. Side at property Line: Measured from north property line
 - iv. Rear: N/A
- 9. The maximum building height for an outbuilding (mail kiosk) is 24'½ stories. Please include in data (proposed and required).
- 10. Please include minimum setback from Dixie Highway for the entry features to assist with future permitting. The entry feature is a sign and shall be reviewed through building permit for compliance with signage regulation requirements
- 11. Please include the following data within the data table:
 - a) Proposed building and frontage type (if applicable). Only the live/work buildings north façade, and the west façade of Building I require a frontage as they face primary streets.
 - b) Dimensions related to the demonstrated frontage type (i.e. depth, width, height, etc.).
 - c) Proposed building frontage buildout (as a percentage in addition to SF). Buildout percentage is based on proposed building type. This only applies to the combination of Building B and C along Dixie, and the portion of Building I along NE Martin Avenue.
 - i. The calculation shall only include the portion of the primary facade within the minimum and maximum front build-to-zone. ARTICLE 12, DIVISION 1, SECTION 12.1.04.6).
 - d) Permitted minimum and proposed parking setbacks for applicable areas (based on building type). This includes the parking lot west of Building I. Other parking areas are N/A as they exceed the setback requirements.
 - e) Required and provided ADA parking.
 - f) Required and provided bicycle racks and pedestrian amenities. Please provide a bike rack for type 5 townhouse buildings, 1 bike rack and 1 bench for the apartment building types, and 1 rack for each live/work building. 1 rack includes parking for six bicycles.

Item #2:

Site Plan Graphics

1. Include "Phase I (East)" in the title bar on all pages (currently not on sheet 1).
2. Clearly delineate property line from phasing line. Clearly delineate the mean high-water line.
3. Include delineation of the Waterfront and Core subdistricts.
4. Phasing line work, including hatching of other phase, should not include properties with different ownerships (outside project boundaries).
5. Include adjacent structures on the site plan to a reasonable extent. MARTIN COUNTY, LDR, ARTICLE 12, DIVISION 1, §12.1.13.2.a
6. Label NE Dixie Highway and NE Martin Avenue as Primary Streets. (Rio Regulating Plan Figure R-3.)

7. Under “General Notes” please modify that public paver path and boardwalk will grant access to the public.
8. Keep a generalized pool area illustrated on the plan, please remove the paver outline, pool shape and chairs.
9. Include a note that no fuel sales are permitted.
10. It is unclear if the jog in the line work along the St. Lucie River between Building M and N is a property boundary. Include the rear setback of Building M from the St. Lucie River property line. The building may not meet the required 5’ rear setback for shopfront building type if this is a property line. It appears from the survey this is not a property line.
11. **Building I;**
 - a. The front build-to-zone for Building I is from NE Martin Avenue. The front build to zone and frontage are not being met. Parking for apartment type buildings is provided in the side or rear of the building. Additionally, the front setback for parking for apartment buildings (30’) is not met. Please include in alternative compliance request. MARTIN COUNTY, LDR, ARTICLE 12, SECTION 12.5.05, FIGURE HS-5.04 and SECTION 12.5.05
 - b. The west side of the vehicular use area west of Building I shall be planted with trees minimum height of 12 feet, with a four-foot clear trunk, and two-inch dbh at 30-foot intervals, and a wall, fence, or hedge shall be provided along the east side not to exceed six feet in height. As proposed, this requirement is not being met.

Possible Remedy:

Please accommodate an open space use in this area as alternative compliance is being requested. Consider relocating the mail kiosk to a more centralized location that will not impact the public realm and be further from the restaurants and clubhouse area and relocate some or all parking elsewhere on site. This area could better serve as passive open space, not only for residents, but for visitors of the commercial areas. Consider seating and landscape shade cover in the design.

12. The frontage buildout percentage of 70% is not met for Building B and C for the live/work building type. It is recognized that the Riverfront Drive is an access point and the provision of civic open is a public benefit, which both can be means for alternative compliance justification. Please provide an alternative compliance request for this provision and include in the data table. MARTIN COUNTY, LDR, ARTICLE 12, SECTION 12.5.05, FIGURE HS-5.07.
 - a. Associated with this request, please consider a shade structure element within this area, which could be utilized for a school bus stop.
13. *Shielding from street.* Sheds, exposed pumps, electrical meters, air conditioning compressors, clothes lines, antennas, satellite dishes, outdoor storage, and similar structures and uses shall not be located between the front of a building and a street. MARTIN COUNTY, LDR, ARTICLE 12, §12.1.04.7
 - a. Please find alternative location for transformer pads on the sides/rears of structures. Wherever relocation is not possible, provide architecturally enhanced screening.
14. Provide a typical unit/s detail for the townhouse building.
15. Please include detail of fences, buffer wall, and the water tower/artwork.
16. Consider bicycle racks closer to the entrance to the live/work ground floor spaces to provide secure and visible racks for customers.
17. *Public transit stops.* Any development providing more than 200 parking spaces and located adjacent to any arterial or collector street shall designate a minimum 100 square foot area on the site plan as a future public transit stop. The future public transit stop shall be located immediately adjacent to the right-of-way line of the arterial or collector street. The future transit stop area may be landscaped or used for overflow parking but shall not be used to comply with the minimum

landscape, buffer, open space or similar requirements. The landowner shall execute an easement authorizing the County to construct and maintain a transit stop at that location. § 12.1.07.6.

- a. Please coordinate with staff on appropriate location.
18. Benches shall not be less than six feet in length and shall have either structural or vegetative shading.
19. Recommendation:
 - a. Consider relocating the pool equipment from the Marina clubhouse frontage area that is open to the public to a location that can better screened.
20. Please label proposed buffer wall along the west.

Item #3:

Landscape Design

1. Include structural or vegetative shading along pedestrian paths at an interval of no more than 70 feet. Provide shade trees rather than palms. MARTIN COUNTY LDR, ARTICLE 12, DIVISION 1, § 12.1.07.6.b
2. It appears that Sylvester date palms are proposed where the entry feature is proposed on the site plan. Please revise for consistency.
3. Landscape proposed within the Martin Avenue median shall be maintained by the developer as recorded through a maintenance agreement.

Item #4:

Streets

1. Developments shall include shade trees along NE Martin Avenue as an existing street, and along the proposed improvements to NE Dixie Highway, to include trees at 30' intervals, minimum 16' height with 4' clear truck and 3" dbh at planting. The landscape islands shall be sized appropriately to the maximum mature size of the tree. The street type for Dixie Highway will contain additional requirements for tree locations and islands. MARTIN COUNTY LDR, ARTICLE 12, § 12.3.06.4.
 - a. Please include where possible along site boundaries.
2. Every other block along NE Dixie Highway shall be complemented by a bench and garbage can to be maintained by the developer. These should be placed only on private property and maintained by the developer. MARTIN COUNTY, LDR, ARTICLE 12, § 12.3.06.4.
 - a. Please include where possible along site boundaries.

Item #5:

Architectural Elevations

1. Please ensure only the Phase I East structures are included with this phase resubmittal.
2. Please include reference to "Phase I (East)" in the title of all architectural plans for this Phase.
3. Please add a note regarding signage that all signage shall be reviewed at time of building permit for compliance with Martin County sign regulations. No signage is approved as part of this site plan review.
4. The maximum height referenced in the architectural building type plans is 60'. Please reference the maximum height of 40'. The mail kiosk is an outbuilding type with a maximum height of 24'. Please remove all reference to 60'.
5. Façade Transparency. Shopfront, Mixed-use, Office, Apartment and Courtyard Building façades facing streets or civic open spaces at the ground level must have transparent windows which cover

between 20 percent and 70 percent of the wall area. Building façades above ground level must have transparent windows which cover between 20 percent and 50 percent of the wall area of each story as measured between finished floors. Transparent means non-solar, non-mirrored glass with a light transmission reduction of no more than 40 percent. MARTIN COUNTY, LDR, ARTICLE 12, § 12.3.04

- a. Please include an exhibit for each building type and include the percentage of transparency being met for ground level and upper levels.
6. Building height is measured from the lowest FFE for the specific building to the highest point of the coping of a flat roof, or the mean height level between eaves and ridge for gable, hip and gambrel roofs.
7. Please designate the frontage type for the north façade of Building B and C, and the west façade of Building I. Permitted frontage types in the Subdistrict are listed in Table R-5.17 in Section 12.3.05 (end of section). Section 12.1.05 includes the regulations for the frontage types (dimensions, height, etc). Please include these dimensions as necessary to show compliance with a frontage type. The site data should include reference to the frontage type.
8. The entry feature is a sign and shall be reviewed through building permit for compliance with signage regulation requirements. Please check for compliance and include a note on the entry feature sheet stating that compliance with signage regulation will be reviewed at time of building permit. The regulations are as follows:
 - a. Freestanding signs. One freestanding sign is permitted per building or each 200 lineal feet of property frontage. The freestanding sign shall be a pedestal sign with a maximum square footage of 50 square feet per sign face.
9. With resubmittal, please only submit one printed set of architectural plans.

Item #6:
Lighting

1. The location of new poles within Dixie Highway is unclear. The standard detail as provided is the correct light pole for this corridor.
2. Align the light pole labels (A, B, C, etc.) with the actual location of the pole.
3. Propose lighting along Martin Avenue where possible. Utilize the standard County light pole detail along this ROW.
4. The photometrics indicate 0.0 footcandle at the property line adjacent to the existing residential south of NE Stuart Street, north of NE Bernand Street and south of NE Bernard Street. This appears to be incorrect. Where outdoor lighting is provided on a nonresidential parcel or on a street, the maximum incidental light spillage onto a nearby residential parcel shall be 0.2 footcandles as measured at eight feet above average grade at the property line of the receiving parcel. MARTIN COUNTY, LDR, ARTICLE 3, DIVISION 4., § 3.208.B
5. Include lighting along the public pathways including those within the SPZ.
6. The photometrics indicate 0.0 footcandle on the north side of Building I and in between Building G and H, please consider lighting for safety for residents.
7. Extend photometrics to stoops and entryways of multifamily/apartment and live/work buildings to ensure sufficient lighting for residents and customers of the commercial spaces.
8. Update phase boundary lines to only include project boundaries (not off site private property).
9. Update title bar to remove reference to The Preserve at Rio. Revise title from “Rio 1 East Phase 1” to “Rio Marine Village Phase I (East)”

Item #7:

Alternative Compliance

1. An applicant may propose a site, landscape or architectural plan which varies from the strict requirements of Article 12 to accommodate unique circumstances of the site or propose a different but comparable design solution. The alternative plan may include offers to mitigate or offset the impacts of alternative design. Appropriate justification should be provided within the request and include mitigation efforts if required. Please include request within the narrative. Additional information can be found in Article 12, Division 1, Section 12.1.12.4.
 - a. Please include a separate PDF document for the requests, listing the applicable code Sections for each request. Some may be grouped together, for example the front build-to-zone and frontage buildout percentage as they are directly related. Section D of this application contains the information needed for a justification statement.
<https://www.martin.fl.us/resources/cra-alt-comply-application>

Item #9:

Resubmittal Plans

1. With resubmittal, please provide three sets of construction plans with two sets of other plans and documents. Exception: Please only provide one set of architectural plans.

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

1. Informational: Applicant is working with Art in Public Places regarding placement of art in roundabouts

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

Unresolved Items:

The proposed development must dedicate right-of-way along the SE Dixie Highway frontage to the back of the existing (or proposed) sidewalk. [Martin County, Fla., LDR Section 4.845.B & Comp. Plan Policy 5.2A.4

The following is a list of the required due diligence materials:

TITLE COMMITMENT

1. Original Title Commitment for the proposed dedication site(s).
2. The Proposed Insured is: Martin County, a political subdivision of the State of Florida

3. The Insurable Amount is subject to approval by the Real Property Division.
4. Legible copies of all documents listed on the Title Commitment as B-II Exceptions must be provided with the Title Commitment.

SURVEY – SKETCH AND LEGAL DESCRIPTION

1. Two (2) original signed and sealed Surveys of the dedication site (s).
2. The Survey must be certified to Martin County, a political subdivision of the State of Florida and to the Title Company.
3. The Survey must be prepared with the benefit of the Title Commitment and include the Commitment Number, Name of the Title Company and Date and Time of the Commitment.
4. Parcel ID number(s) must be included.
5. All title exceptions that can be plotted must be shown on the Survey.
6. The legal description for the dedication site(s) on the Survey must match the legal description on the proposed Plat or Planned Unit Development (PUD), if applicable.
7. Two (2) original 8 ½” by 11” signed and sealed Sketch and Legal Descriptions of the dedication site(s) must be provided.

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

Environmental

Unresolved Issues:

Item #1: Environmental Assessment

In accordance with Section 4.32, LDR, please update the EA to include a list of rare, endangered, threatened or species of special concern, both flora and fauna, with the potential to be found on site based on Florida Fish and Wildlife Conservation Commission and/or U.S. Fish and Wildlife Service lists or based upon appropriate critical habitat found on site for protected species.

A field survey and map shall be made showing the areas of the site surveyed for listed species identified pursuant to section 4.32.D, above. Surveys shall be performed and certified as utilizing appropriate referenced survey methodologies established by the listing agencies. In addition to listed fauna, the survey shall locate specific species of rare, endangered, threatened or unique plants of limited range that have been found (e.g. four-petal paw paw in Jensen Beach sand pine scrub) so that they can be included in preserve areas.

Landscaping

Unresolved Issues:

Item #1:

1. It appears that the site data provided is for the entire site.

Remedy/Suggestion/Clarification:

To facilitate review of code requirements, please revise site data to provide a breakdown included in just this phase.

Landscape Data

1. The landscape site data states that 1 tree per 1000 sf of landscape area is required. 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.

Remedy/Suggestion/Clarification:

Please review and verify that a sufficient quantity of trees are proposed. Also note that trees must meet a minimum height of 10 ft. (when height is restricted due to overhead utilities or species considerations, trees <10 ft height require 2:1 replacement for standard). Ligustrum, Jatropha, and Silver Buttonwood are specified between 6-8 ft height.

2. Landscape data omits requirements that 75% of shrubs and 50% of groundcovers consist of native species.

Remedy/Suggestion/Clarification:

Only 38% of shrubs consist of native species. Increase quantity of native shrubs.

Item #2:

Vehicular Use Areas.

1. *Perimeter landscaping.* Landscaping shall be provided along the perimeter of vehicular use areas in accordance with the following standards:

The side of a vehicle use area abutting a Detached 1, Detached 2, Multifamily or Mobile Home that is not a part of the subject development shall be planted with trees with a minimum height of 16 feet, 4-foot clear trunk, and four-inch dbh, at 25-foot intervals in a landscape area that is at least ten feet wide. The trees, landscaped buffer and the wall, fence or hedge may be reduced or eliminated with the written consent of the owner of the residential property, which shall be recorded in the public records.

Remedy/Suggestion/Clarification:

The required east buffer still does not appear to be meeting minimum standards. The east perimeter buffer strip scales at 10 ft but there is a 2 foot parking overhang. Car overhangs are not allowed to count towards minimum landscape areas. This results in a 8 foot perimeter VUA landscape area which is encumbered with a 6 foot utility and drainage easement.

Please address these requirements and how the proposed Site Plan is demonstrating compliance. Label width of perimeter landscape strips and parking islands.

Please also review and address similar issues for the required landscape buffers along the western perimeter interface with the single family units not within this project limits (Buildings B, D and F). These planting strips scale to be 8 ft in width. When overhangs are deducted, this buffer width is reduced to six feet. If these required buffer widths are to be reduced or eliminated, the residential owners must provide written consent which shall be recorded in the public records.

Item #3:

1. Interior Vehicular Use Areas (IVUA)

The site data stated regarding required tree plantings deducts the Code exemption size of 15,000 sf of parking that requires IVUA trees. When a IVUA area is greater than 15,000 sf, trees must be provided for the entire parking area. Please correct quantities and identify where the IVUA trees are being provided.

Item #4:

Landscaping Proposed In Easements

1. 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."

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

Remedy/Suggestion/Clarification:

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

Item #5:

Landscape Native Tree Protect & Survey

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

Remedy/Suggestion/Clarification:

A tree survey has been provided but the summary table does not identify tree disposition or tree mitigation. Please provide this tree summary detailing tree disposition, tree credits, and mitigation required and provided.

2. There are several large Gumbo Limbo trees on the parcel. Gumbo Limbo are very easy to relocate, please consider relocating these trees. These trees could then also be utilized to receive upgraded credits towards tree requirements.

Item #6:

Landscape Wall

1. No construction details for the VUA walls could be found in the submittal package.

Remedy/Suggestion/Clarification:

Please provide details and discuss methods to reduce potential conflicts between the footer and landscape material.

2. Provide additional information regarding the retaining wall shown along the southeast property line. What are the grade changes? Why are no hedge or groundcover plantings included in this area?

Item #7:

SPZ Plantings

1. Sec. 4.4. ? Shoreline protection.

4.4.A. *General.*

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 to be planted in the SPZ. All vegetation within the SPZ must consist of native species. Either substitute a native palm such as Sabals or move the coconuts back out of the 25 ft SPZ.

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

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 Department

Unresolved Items:

Engineering

1. Per previous discussions with staff, the applicant is hiring a consultant to review/design the SE Dixie Highway improvements and round-a-bout. The plans submitted with this application are identical to what was submitted with S241-017. Staff will review the plans once they have been revised.
2. Although Martin County Standard Detail R-10 is provided, it is unclear which design is being utilized. Cross out any sections that are not being utilized.
3. Provide sight triangles / sight distances at all intersections on the Landscape Plans. [LDR Section 4.843.F] [FDOT DESIGN MANUAL SECTION 212.11, (2021)]
4. For the internal rights-of-way, revise plans to include the baseline of construction for the roadway, and identify the following elements of the centerline alignment: the starting station with its corresponding State Plane Coordinates; the bearing along each tangent; the station (equation) for each point of intersection / deflection; the ending station with its corresponding State Plane Coordinates; and for curves: a station for each point of curvature; a station for each point of tangency; and the radius, the central angle, and the superelevation rate.
5. Provide profile grade lines for proposed roadways. Provide multiple cross sections for each proposed right-of-way at intervals of no more than 100-feet, that capture the different elements of the street layout including on-street parking or sidewalks. [LDR Section 4.843.D, STORMWATER MANAGEMENT AND FLOOD PROTECTION STANDARDS FOR DESIGN AND REVIEW, SECTION 1.2]
6. Provide additional proposed sidewalk elevations demonstrating that a 5% running slope and 2% cross slope are not exceeded. [LDR Section 4.843.G]
7. Provide typical sections for each street on the Final Site Plan Detail Sheet and the Construction Plans.
8. All interior roadways depicted on a development's Final Site Plan need to be identified on the Final Site Plan as being either public or private. Additionally, the General Notes on the Final Site Plan must address what entity has the responsibility for maintaining the roadways in a manner acceptable to Martin County. This information must be consistent with similar information contained in the dedication language of a proposed plat. Revise note on Final Site Plan to document ownership (public/private) accordingly. [LDR Section 4.843 J]
9. In addition to Final Site Plan approval, a Right of Way Use Permit Application will be required for this proposed development prior to scheduling a pre-construction meeting. It is recommended that

the applicant submit the required Right of Way Use Permit Application at their earliest convenience, as it can be reviewed concurrently. The permit will rely on the Construction Plans reviewed and approved with this development order. Separate plans shall not be submitted with the right-of-way use permit. 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>.

Off Street Parking

1. For ease of review, staff suggests slightly reducing the scale of the Construction Plans and orienting all the sheets in the same direction.
2. Martin County owned and maintained roadways must be designed with a normal pavement crown, and a minimum cross slope of 2%. An inverted crown would not be permitted for the proposed rights-of-way. Additionally, the stormwater management system for the proposed roadways needs to be separate and distinct from the stormwater management for the development. Alternatively, if the internal roadways are to be privately owned and maintained, an inverted crown and shared stormwater design would be permitted. [LDR Section 4.843.D.2.b]
3. Provide additional proposed sidewalk elevations demonstrating that a 5% running slope and 2% cross slope are not exceeded.
4. Shift all pedestrian street lights out of the proposed right of way limits. Additionally, some are shown within the sidewalk. Revise accordingly.
5. Turnarounds (or an extra parking stall for maneuvering) are required for any dead ends within the proposed site layout that are consistent with Martin County Standard Details R-91A or R-91B. Any dead ends that meet or exceed 150-feet will require an expanded turn around that can accommodate emergency vehicles (45-feet on either side of centerline). An auto-turn analysis may be required.
6. Provide a traffic control, signage, and pavement marking plan within the construction Plans. [4.843.H & MARTIN COUNTY STANDARD DETAILS FOR ROAD & SITE CONSTRUCTION AND PUBLIC FACILITIES DETAIL R-140 SERIES (2019)]
7. The sidewalk at the north-west corner of Building F appears to direct pedestrians into the drive aisle without a crosswalk or landing area on the other side. Revise accordingly.
8. D-curb on the outside of travel lanes within rights-of-way or within residential development is not permitted per Martin County Standard Detail R-40.

Consistency with Other Plans

1. Provide the overall parcel boundary annotations for this phase on the Final Site Plan and Construction Plans.
2. The approved Master Site Plan provided (2017) was not stamped approved and has been superseded. Provide most recently approved Master Site Plan Approval.
3. The East and West Final Site Plans must stand alone. Revise the Final Site Plan to include a site data table for the east phase only. The stormwater management report must be consistent with this breakdown.
4. Rename sheet 5 of the Construction Plans as something other than “Master Plan”.
5. The configuration of the individual lots, easements, and rights-of-way are unclear and insufficient for the review and approval of an eventual plat. Provide bearings and distances along each of the proposed lot lines within the boundary of the Final Site Plan unless it is clear that the easement is parallel or concentric to a lot line.
6. The widths shown for NE Riverfront Drive, NE Bernard Street, NE St Lucie Terrace, and NE Stuart Street are inconsistent between the Final Site Plan, Construction Plans, and the Approved Master Site Plan.

7. The development name is inconsistent between the Final Site Plan and Construction Plans. Revise Final Site Plan label as Rio Marine Village East for consistency.
8. Provide a construction specifications sheet that includes all of the general notes, construction requirements, etc.
9. Sheet 5 of the construction plans appears to propose construction outside the limits of this phase of development.

Stormwater Management Materials – Final Site Plan

1. Survey does not provide sufficient topography to demonstrate the existing drainage patterns of the site and surrounding parcels. Provide additional topography within the site and beyond the parcel lines.
2. The Approved Master Site Plan provided is from a previous approval. Provide most recently approved Master Site Plan. Additionally, the phasing plan provided is different from the last approval.
3. Provide an existing conditions map including water management facilities, drainage basin boundaries, vegetated areas, wetlands, impervious areas, adjacent wetlands, adjacent developments, all wells and septic systems within 100 feet of the perimeter of the excavation, the FEMA flood zone(s), the location relative to the Coastal High Hazard Area. or any other significant adjacent features [4.343.A & 4.384.A.3; Stormwater Management and Flood Protection Standards for Design and Review, Sections 1.4.A.2.b & 1.4.A.3.c]
4. Provide a post development drainage map of the basin or basins within which the development lies. All basins and the sizes of the basins in acres must be shown. The outlines and sizes in acres of all existing and proposed drainage areas shall be shown and related to corresponding points of flow concentration. Flow paths shall be indicated throughout, including final outfalls from the development and basins. [Stormwater Management and Flood Protection Standards for Design and Review, Sections 1.4.B.8.c]

Stormwater Management Plan

1. Revise stormwater management report to include only the eastern basin and demonstrate how this phase of development functions independently.
2. The acceptable combined pre-development rate for both phases of development was approved with the Master Site Plan Approval as 17.74 cfs. Revise the stormwater management report to identify the allowable discharge rate for the East phase of development only.
3. Revise the narrative of the stormwater management report to include a discussion regarding how the Wet Season Water Table was established.
4. The Post Development Stormwater calculations will be further evaluated once a site data breakdown is provided on the Final Site Plan and on the requested basin boundary map for the east basin.
5. Once additional topography is obtained, provide a discussion within the narrative of the stormwater management report addressing whether or not off-site flows are present. [LDR Section 4.385.B.6 and Stormwater and Flood Protection Standards for Design and Review 1.4.B.2.b].
6. Revise narrative of stormwater management report to include section addressing FEMA Firm Map.
7. Revise stage storage tables to breakdown stormwater storage elements (exfiltration trench vs storage chambers).
8. Exfiltration trenches are accepted methods for water quality treatment only. The stormwater attenuation for flood protection shall be met using alternative storage methods. Underground stormwater chambers are an acceptable method. Remove exfiltration volumes from stage storage volumes utilized in flood routing.
9. Provide exfiltration trench detail with elevations within the stormwater management report for each exfiltration trench calculation sheet.

10. Relabel Appendix F “Existing ICPR Model” as pre-development ICPR Model.
11. Include table within the stormwater management report that includes the maximum routed elevations and design elevations for the minimum roadway, perimeter berm, and finished floor elevations. Include maximum allowable discharge versus proposed discharge for this phase of development.
12. It appears that the overall proposed runoff rate is higher than the approved pre-development rate. Once the stormwater documentation is separated into two distinct reports, this will be reevaluated.
13. If the water quality elevation is met above the proposed weir/bleeder for any of the basins, a safety factor of 1.25 for dry detention must be applied to the calculation.
14. Revise labeling in the ICPR Report for consistency with the Construction Plans. For example, the construction plans include a structure labeled CS #4, but this was not found in the ICPR report.
15. Provide a recovery analysis demonstrating that the system recovers half of the water quality treatment volume between 24 hours and five days and 90-percent of entire volume in 12 days from cessation of the storm event [4.385.F.4]

Stormwater Management Construction Plans

Note: The Construction Plans will be further evaluated once the Stormwater Management Report is revised.

1. Provide additional site grading information. Insufficient existing and proposed elevations are provided. Include cross sections demonstrating how proposed improvements will tie into existing grades along the limits of the proposed improvements.
2. Provide a stormwater structure table that includes Inlet number, type, invert, and top elevations.
3. Remove nyoplast catch basins from within proposed sidewalks.
4. All stormwater pipes beneath pavement/roadways must be RCP.
5. Provide site specific layout for stormtech chambers, including details on how the additional structures tie into the structures. Additionally, the details must include the required elevations, and the volumetric calculations being relied upon in the stormwater management report.
6. Remove connection from pool drainage to stormwater management system.
7. Provide a baffle at each end of the proposed exfiltration trenches
8. The paving, grading, and drainage sheets of the construction plans include revision clouds, but this is a first round submittal. It is unclear what these represent.
9. Consistency with the minimum roadway, perimeter berm and finished floor elevations will be evaluated once the report is stormwater management report has been revised ((SFWMD ERP, LDR Section 4.386.F.1.c).
10. Revise plans to provide provisions for the removal of oils and sedimentation (such as a baffle at all discharge points). [Stormwater Management and Flood Protection Standards for Design and Review Section 1.1 B].
11. Drainage easements are not identified on the Construction Plans or Final Site Plan. [Stormwater and Flood Protection Standards For Design and Review 1.1 B, SFWM ERP, Section 4.7 Impervious Areas]
12. Access to control structures (maintenance easement) is not identified [LDR Sections 4.386, 4.385 B]
13. Revise the construction plans to clearly demonstrate the location and elevation at which the perimeter berms are met (including the required berms between basins).
14. Although the response to comments indicates the applicant is wishing to request permission to sequence the core infrastructure certification, no details were provided substantiating this request.
15. Provide note on the Construction Plans stating that the stabilization (seed or sod) of the disturbed areas must be completed within 30 days of vegetation removal. Provide method of stabilization in note. [LDR Section 4.347.C]
16. Provide note on erosion control plans: Contractor must use site stabilization methods, such as, but not limited to, seeding, wetting, and mulching which minimize airborne dust and particulate

emissions generated by construction activity. Such methods shall be completed progressively and actively maintained as vegetation removal occurs within a given area of a site. At the pre-construction meeting, the contractor shall inform the county which vegetation removal methods will be conducted and the plan to minimize airborne dust and particulate emissions. [4.347.A]

Development Order Conditions:

1. Hauling of material is allowed in accordance with Section 4.343.C. Land Development Regulations, Martin County, Fla. The applicant is proposing to haul 142 CY from the site. The OWNER shall pay a hauling fee of \$0.21 per cubic yard of material being hauled from the site in the amount of \$55.23 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

Issue #1:

The AutoCAD dwg of the major final site plan is missing its x-ref dwg files. There are nine x-ref files listed in the site plan's x-ref manager that are missing. When you resubmit these files, do not change their names. Their names do not need to match our check list. There is an AutoCAD dwg file that was submitted called Civil Base.dwg. I am unable to determine if this dwg file is connected to the site plan file.

Issue #2:

If the AutoCAD dwg file named Civil Base.dwg is in fact associated with the final site plan dwg file, please verify the date on it. There are labels in the Civil Base.dwg that say Site Plan: 2022-05-26 and Survey: 2021-10-26. These dates do not match the dates on the title page of the site plan and survey.

Issue #3:

The titles on the Site Plan.dwg do not match what are on the pdf copies of the master final site plan. There is nothing that labels it as Rio Marine Village "East". Also, the number of pages does not match.

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

Unresolved Issues:

Item #1:

Evacuation Plan

Please include the following information within the evacuation plan for review:

1. Issue all residents and commercial lease owners notices to evacuate the area if an evacuation order has been issued.
2. Ensure that all residents know where their local shelters are
3. Ensure all residents with Special Needs has the information available to register for the Special Needs Shelter
4. Provide public emergency preparedness information
5. Ensure that all residents are aware of the emergency evacuation routes
6. Secure outside equipment and furniture, if any.
7. Relocate emergency supplies where they can be controlled.
8. Prepare rooms, outside areas, windows and guest facilities to minimize possible injury
9. and/or damage.

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

ADA

Unresolved Items:

1. Provide additional proposed sidewalk elevations demonstrating that a 5% running slope and 2% cross slope are not exceeded.
2. Demonstrate that the ADA parking stalls meets the minimum required number of stalls.
3. The ADA parking stalls shall be spread out over the site among accessible entrances. Clustering of ADA stalls is not permitted unless a surplus of ADA stalls is provided.

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

Ongoing

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 – In Place

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

Approval of the development order is conditioned upon the applicant's submittal of all required post approval documents and fees pursuant to Section 10.11., LDR, Martin County, Fla. (2019).

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 #1:

Post Approval Requirements List: After approval the applicant will receive a letter and a Post Approval Requirements List that identifies the documents and fees required. Submit a copy of the Post Approval Requirements List.

Item #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.

Item #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.

Item #4:

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 #5:

Original of the executed Unity of Title, consistent with the draft Unity of Title approved by staff during the review process. If there has been a property title transfer since the approval, provide an original and one (1) copy of the Unity of Title, executed by the new property owner, consistent with the County approved format.

Item #6:

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.

Item #7:

One (1) copy 24" x 36" of the approved final site plan.

Item #8:

One (1) 24" x 36" copy of the approved landscape plan signed and sealed by a landscape architect licensed in the State of Florida.

Item #9:

One (1) 24" x 36" copy of the approved architectural elevations and floor plans signed and sealed by a architect.

Item #10:

One (1) blank USB flash/thumb drive, which will be utilized to provide the applicant with the approved stamped and signed project plans.

Item #11:

One (1) digital copy of site plan in AutoCAD drawing format (.dwg). The digital version of the site plan must match the hardcopy version as submitted.

Item #12:

Original of the construction schedule.

Item #13:

Two (2) originals of the Cost Estimate, 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 #14:

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 #15:

Two (2) copies of the documents verifying that the right-of-way, property, or easements have been adequately dedicated to the Board of County Commissioners and recorded in the public records of Martin County.

Item #16:

A hauling fee of \$0.21 per cubic yard of material being hauled from the site in the amount of \$ 55.23 shall be paid within sixty (60) calendar days of the project approval

V. Local, State, and Federal Permits

All state and federal permitting is the responsibility of the applicant.

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:	\$4,160.00		\$4,160.00
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

Agents: Coteleur & Hearing
George Missimer
1934 Commerce Lane, #1,
Jupiter, FL 33458

And,

Marcela Cambler & Associates
Marcela Cambler-Cutsaimanis
12 South Ridgeview Road,
Sewall's Point, FL 34996

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