



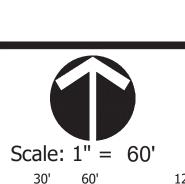
Landscape Architects
Land Planners

1934 Commerce Lane

Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC-26000535

Environmental Consultants

I CO Marine Village
Final Site Plan
Martin Country, Florida



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PROVED		DEH
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VISIONS		03-28-22
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-07-23		10-12-22
-26-24		02-24-23
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-26-25	10-13-25	07-01-24

October 13, 2025 11:23:19 a.m Drawing: 20-0101 SP.DWG

SHEET 1 OF 5
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by agreement in writing with the architect. Immediately report any discrepancies to the architect.

	BUILDING A (CORE)	
BUILDING TYPE & FRONTAGE TYPE		
BUILDING TYPE	APARTMENT BUILDI	NG, (TYPE 15)
BUILDING FOOTPRINT	9,843 S	F
UNIT COUNT	24 UNIT	S
	REQUIRED	PROVIDED
CEILING HEIGHT OF FIRST FLOOR	N/A	9'4"
BUILDING HEIGHT (MAX.)	40'	34'2"
FRONTAGE TYPE	BRAKETED BACLONY F	RONTAGE TYPE
FRONTAGE REGULATIONS		
DEPTH	5-FEET MAX	2-FEET 11-INCHES
HIEGHT	10-FEET MIN	10-FEET
WIDTH	4-FEET MIN	14 - FEET 5-INCHES
FACADE TRANSPARENCY (%)	1ST FLOOR 20%-70%	27%
	2ND FLOOR 20%-50%	29%
	3RD FLOOR 20%-50%	29%
BUILDING PLACEMENT	REQUIRED	PROVIDED
FRONTAGE (%)	60%	*
FRONT BUILD-TO-ZONE	10' MIN./ 25' MAX.	15'
SIDE AT STREET BUILD-TO-ZONE	10' MIN./15' MAX.	N/A
SIDE AT PROPERTY LINE SETBACK	5' MIN.	145'
REAR YARD SETBACK	10' MIN./ 5' MIN. W/ALLEY	N/A
PARKING PLACEMENT	REQUIRED	PROVIDED
FRONT SETBACK	30'	30'
SIDE AT STREET SETBACK	10' MIN.	N/A
SIDE AT PROPERTY LINE SETBACK	5' MIN./0' W/ALLEY	71.28'
REAR SETBACK	5' MIN./0' W/ALLEY	N/A
BICYCLE OR PEDESTRIAN AMENITIES	1 BICYCLE RACK, 1 BENCH	PROVIDED

* Indicates request for	Alternative	Compliance
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BU	ILDING D (GENERAL)	
BUILDING TYPE & FRONTAGE TYPE		
BUILDING TYPE	APARTMENT BUILDIN	IG, (TYPE 2)
BUILDING FOOTPRINT	9,843 SF	
UNIT COUNT	24 UNITS	
	REQUIRED	PROVIDED
CEILING HEIGHT OF FIRST FLOOR	N/A	9'4"
BUILDING HEIGHT	35'	34'2"
FRONTAGE TYPE	N/A	N/A
BUILDING PLACEMENT	REQUIRED	PROVIDED
FRONTAGE (%)	N/A	N/A
FRONT BUILD-TO-ZONE	10' MIN./ 25' MAX.	N/A
SIDE AT STREET BUILD-TO-ZONE	10' MIN./15' MAX.	N/A
SIDE AT PROPERTY LINE SETBACK	5' MIN.	100.36'
REAR YARD SETBACK	10' MIN./ 5' MIN. W/ALLEY	N/A
PARKING PLACEMENT	REQUIRED	PROVIDED
FRONT SETBACK	30'	N/A
SIDE AT STREET SETBACK	10' MIN.	N/A
SIDE AT PROPERTY LINE SETBACK	5' MIN./0' W/ALLEY	N/A
REAR SETBACK	5' MIN./0' W/ALLEY	N/A
BICYCLE OR PEDESTRIAN AMENITIES	1 BICYCLE RACK, 1 BENCH	PROVIDED

BUILI	DING G (GENERAL)	
BUILDING TYPE & FRONTAGE TYPE		
BUILDING TYPE	TOWNHOUSE BUIL	DING, (TYPE 4)
BUILDING FOOTPRINT	6,916	SF
UNIT COUNT	6 UNIT	ΓS
	REQUIRED	PROVIDED
CEILING HEIGHT OF FIRST FLOOR	N/A	10'-1 1/8"
BUILDING HEIGHT (MAX.)	35'	26'
FRONTAGE TYPE	STOOP FRO	NTAGE
FRONTAGE REGULATIONS		
DEPTH	5' MIN.	7'-1"
HEIGHT, CLEAR	8' MIN.	9'
WIDTH	4' MIN.	6'

FRONTAGE TIPE	3100P FRONT	AGE
FRONTAGE REGULATIONS		
DEPTH	5' MIN.	7'-1"
HEIGHT, CLEAR	8' MIN.	9'
WIDTH	4' MIN.	6'
FINISH LEVEL ABOVE FINISHED GRADE	21" MIN.	24"
HEIGHT, STORIES	1 STORY MAX.	1 STORY
D D C	DEGLUDED	5501/1555
BUILDING PLACEMENT	REQUIRED	PROVIDED
FRONTAGE (%)	80%	57%*
FRONT BUILD-TO-ZONE	0' min./15' max.	4.18'
SIDE AT STREET BUILD-TO-ZONE	0' min./15' max.	N/A
SIDE AT PROPERTY LINE SETBACK	0' min. or 10' min.	21.21'
REAR YARD SETBACK	10' min./5' min. with alley	N/A
PARKING PLACEMENT	REQUIRED	PROVIDED
FRONT SETBACK	30'	N/A
SIDE AT STREET SETBACK	10' MIN.	10'
SIDE AT PROPERTY LINE SETBACK	5' MIN./0' W/ALLEY	N/A

^{5&#}x27; MIN./0' W/ALLEY * Indicates request for Alternative Compliance.

N/A

REAR SETBACK

	BUILDING J (CORE)	
BUILDING TYPE & FRONTAGE TYPE		
BUILDING TYPE	TOWNHOUSE BUILDIN	IG, (TYPE 4)
BUILDING FOOTPRINT	6,916 SF	
UNIT COUNT	6 UNITS	
	REQUIRED	PROVIDED
CEILING HEIGHT OF FIRST FLOOR	N/A	10'-1 1/8"
BUILDING HEIGHT (MAX.)	40'	26'
FRONTAGE REGULATIONS		
BUILDING PLACEMENT	REQUIRED	PROVIDED
FRONTAGE (%)	80%	N/A
FRONT BUILD-TO-ZONE	0' min./15' max.	N/A
SIDE AT STREET BUILD-TO-ZONE	0' min./15' max.	N/A
SIDE AT PROPERTY LINE SETBACK	0' min. or 10' min.	N/A
REAR YARD SETBACK	10' min./5' min. with valley	N/A
PARKING PLACEMENT	REQUIRED	PROVIDED
FRONT SETBACK	30'	N/A
SIDE AT STREET SETBACK	10' MIN.	N/A
SIDE AT PROPERTY LINE SETBACK	5' MIN./0' W/ALLEY	N/A
REAR SETBACK	5' MIN./0' W/ALLEY	N/A

^{*} Indicates request for Alternative Compliance.

В	UILDING B (GENERAL)	
BUILDING TYPE & FRONTAGE TYPE		
BUILDING TYPE	APARTMENT BUILDI	NG, (TYPE 15)
BUILDING FOOTPRINT	9,843 SI	=
UNIT COUNT	24 UNIT	S
	REQUIRED	PROVIDED
CEILING HEIGHT OF FIRST FLOOR	N/A	9'4''
BUILDING HEIGHT	35' MAX.	34'2"
FRONTAGE TYPE	N/A	
BUILDING PLACEMENT	REQUIRED	PROVIDED
FRONTAGE (%)	N/A	N/A
FRONT BUILD-TO-ZONE	10' MIN./ 25' MAX.	N/A
SIDE AT STREET BUILD-TO-ZONE	10' MIN./15' MAX.	N/A
SIDE AT PROPERTY LINE SETBACK	5' MIN.	145.37'
REAR YARD SETBACK	10' MIN./ 5' MIN. W/ALLEY	N/A
PARKING PLACEMENT	REQUIRED	PROVIDED
FRONT SETBACK	30'	N/A
SIDE AT STREET SETBACK	10' MIN.	N/A
SIDE AT PROPERTY LINE SETBACK	5' MIN./0' W/ALLEY	N/A
REAR SETBACK	5' MIN./0' W/ALLEY	N/A
BICYCLE OR PEDESTRIAN AMENITIES	1 BICYCLE RACK, 1 BENCH	PROVIDED

* Indicates request for Alternative Compliance.

	BUILDING E (GENERAL)	
BUILDING TYPE & FRONTAGE TYPE		
BUILDING TYPE	TOWNHOUSE BUILDII	NG, (TYPE 6)
BUILDING FOOTPRINT	9,186 SF	
UNIT COUNT	8 UNITS	
	REQUIRED	PROVIDED
CEILING HEIGHT OF FIRST FLOOR	N/A	10'-1 1/8''
BUILDING HEIGHT (MAX.)	35	25'9"
BUILDING PLACEMENT	REQUIRED	PROVIDED
FRONTAGE (%)	N/A	N/A
FRONT BUILD-TO-ZONE	0' min./15' max.	N/A
SIDE AT STREET BUILD-TO-ZONE	0' min./15' max.	N/A
SIDE AT PROPERTY LINE SETBACK	0' min or 10' min.	65.9'
REAR YARD SETBACK	10' min./ 5' min. with alley	N/A
PARKING PLACEMENT	REQUIRED	PROVIDED
FRONT SETBACK	30'	N/A
SIDE AT STREET SETBACK	10' MIN.	N/A
SIDE AT PROPERTY LINE SETBACK	5' MIN./0' W/ALLEY	N/A
REAR SETBACK	5' MIN./0' W/ALLEY	N/A

BL	JILDING C (GENERAL)	
BUILDING TYPE & FRONTAGE TYPE		
BUILDING TYPE	APARTMENT BUILDII	NG, (TYPE 15)
BUILDING FOOTPRINT	9,843 SF	:
UNIT COUNT	24 UNIT	S
	REQUIRED	PROVIDED
CEILING HEIGHT OF FIRST FLOOR	N/A	9'4"
BUILDING HEIGHT	35'	34'2"
FRONTAGE TYPE	N/A	N/A
BUILDING PLACEMENT	REQUIRED	PROVIDED
FRONTAGE (%)	N/A	N/A
FRONT BUILD-TO-ZONE	10' MIN./ 25' MAX.	N/A
SIDE AT STREET BUILD-TO-ZONE	10' MIN./15' MAX.	N/A
SIDE AT PROPERTY LINE SETBACK	5' MIN.	144.84'
REAR YARD SETBACK	10' MIN./ 5' MIN. W/ALLEY	N/AAA
PARKING PLACEMENT	REQUIRED	PROVIDED
FRONT SETBACK	30'	N/A
SIDE AT STREET SETBACK	10' MIN.	N/A
SIDE AT PROPERTY LINE SETBACK	5' MIN./0' W/ALLEY	N/A
REAR SETBACK	5' MIN./0' W/ALLEY	N/A
BICYCLE OR PEDESTRIAN AMENITIES	1 BICYCLE RACK, 1 BENCH	PROVIDED

	BUILDING F (CORE)	
BUILDING TYPE & FRONTAGE TYPE		
BUILDING TYPE	TOWNHOUSE BUILDI	NG, (TYPE 6)
BUILDING FOOTPRINT	9186 SF	
UNIT COUNT	8 UNITS	
	REQUIRED	PROVIDED
CEILING HEIGHT OF FIRST FLOOR	N/A	10'-1 1/8"
BUILDING HEIGHT	40'	25'9"
FRONTAGE TYPE	*	
BUILDING PLACEMENT	REQUIRED	PROVIDED
FRONTAGE (%)	80%	35%*
FRONT BUILD-TO-ZONE	0' min./15'max.	1.7'-30.1' *
SIDE AT STREET BUILD-TO-ZONE	0' min./15'max.	N/A
SIDE AT PROPERTY LINE SETBACK	0' min. or 10' min.	N/A
REAR YARD SETBACK	10' min./5' min. with alley	N/A
PARKING PLACEMENT	REQUIRED	PROVIDED
FRONT SETBACK	30'	30'
SIDE AT STREET SETBACK	10' MIN.	N/A
SIDE AT PROPERTY LINE SETBACK	5' MIN./0' W/ALLEY	N/A
	5' MIN./0' W/ALLEY	N/A

Front Build to Zone measured from ROW Dedication line.

BUILDING I (CORE)

BUILDING TYPE & FRONTAGE TYPE

BU	JILDING H (General)	
BUILDING TYPE & FRONTAGE TYPE		
BUILDING TYPE	TOWNHOUSE BUILDII	NG, (TYPE 6)
BUILDING FOOTPRINT	9,186 SF	
UNIT COUNT	8 UNITS	
	REQUIRED	PROVIDED
CEILING HEIGHT OF FIRST FLOOR	N/A	10'-1 1/8''
BUILDING HEIGHT (MAX.)	35'	25'-9"
FRONTAGE TYPE	STOOP FRONT	AGE
FRONTAGE REGULATIONS		
DEPTH	5' MIN.	6.2'
HEIGHT, CLEAR	8' MIN.	9'
WIDTH	4' MIN.	5.1'
FINISH LEVEL ABOVE FINISHED GRADE	21" MIN.	24"
HEIGHT, STORIES	1 STORY MAX.	1 STORY
BUILDING PLACEMENT	REQUIRED	PROVIDED
FRONTAGE (%)	80%	82%
FRONT BUILD-TO-ZONE	0' min./15' max.	6.3'
SIDE AT STREET BUILD-TO-ZONE	0' min./15' max.	3.2' NORTH
SIDE AT PROPERTY LINE SETBACK	0' min. or 10' min.	N/A
REAR YARD SETBACK	10' min./5' min. with valley	N/A
PARKING PLACEMENT	REQUIRED	PROVIDED
FRONT SETBACK	30'	N/A
SIDE AT STREET SETBACK	10' MIN.	15'
SIDE AT PROPERTY LINE SETBACK	5' MIN./0' W/ALLEY	N/A
REAR SETBACK	5' MIN./0' W/ALLEY	N/A

BUILDING TYPE	TOWNHOUSE BUILDING, (TYPE 6)	
BUILDING FOOTPRINT	9,186 SF	
UNIT COUNT	8 UNITS	
	REQUIRED	PROVIDED
CEILING HEIGHT OF FIRST FLOOR	N/A	10'-1 1/8"
BUILDING HEIGHT (MAX.)	40'	25'-9"
FRONTAGE TYPE	STOOP FRONTAGE	
FRONTAGE REGULATIONS		
DEPTH	5' MIN.	6.2'
HEIGHT, CLEAR	8' MIN.	9'
WIDTH	4' MIN.	5.1'
FINISH LEVEL ABOVE FINISHED GRADE	21" MIN.	24"
HEIGHT, STORIES	1 STORY MAX.	1 STORY
BUILDING PLACEMENT	REQUIRED	PROVIDED
FRONTAGE (%)	80%	82%
FRONT BUILD-TO-ZONE	0' min./15' max.	3.1'-9.4'
SIDE AT STREET BUILD-TO-ZONE	0' min./15' max.	3.1'-28.2' *
SIDE AT PROPERTY LINE SETBACK	0' min. or 10' min.	N/A
REAR YARD SETBACK	10' min./5' min. with valley	N/A
PARKING PLACEMENT	REQUIRED	PROVIDED
FRONT SETBACK	30'	30'
SIDE AT STREET SETBACK	10' MIN.	17.9'
SIDE AT PROPERTY LINE SETBACK	5' MIN./0' W/ALLEY	N/A
REAR SETBACK	5' MIN./0' W/ALLEY	N/A
* Indicates re	quest for Alternative Compliance	•

BUILDING K (CORE)		
BUILDING TYPE & FRONTAGE TYPE		
BUILDING TYPE	LIVE WORK, (TYPE 8)	
BUILDING FOOTPRINT	5,789 SF	
	REQUIRED	PROVIDED
CEILING HEIGHT OF FIRST FLOOR	12' MIN	12'
BUILDING HEIGHT (MAX.)	40'	27'-7"
FRONTAGE TYPE	STOREFRONT FRON	TAGE TYPE
FRONTAGE REGULATIONS		
WIDTH, LENGTH OF FAÇADE	70% MIN.	75%
DOOR RECESS	10' MAX.	0'
STOREFRONT BASE	1' MIN./ 3' MAX.	1'
GLAZING HEIGHT	8' MIN.	8'
FACADE TRANSPARENCY (%)	1ST FLOOR 20%-70%	34%
	2ND FLOOR 20%-50%	31%
BUILDING PLACEMENT	REQUIRED	PROVIDED
FRONTAGE (%)	80%	*
FRONT BUILD-TO-ZONE	10' min./25' max.	2.7'-8.9'*
SIDE AT STREET BUILD-TO-ZONE	10' min.	N/A
SIDE AT PROPERTY LINE SETBACK	10' min.	N/A
REAR YARD SETBACK	10' min.	N/A
PARKING PLACEMENT	REQUIRED	PROVIDED
FRONT SETBACK	30'	N/A
SIDE AT STREET SETBACK	10' MIN.	N/A
SIDE AT PROPERTY LINE SETBACK	5' MIN./0' W/ALLEY	N/A
REAR SETBACK	5' MIN./0' W/ALLEY	N/A
BICYCLE OR PEDESTRIAN AMENITIES	1 BICYCLE RACK, 1 BENCH	PROVIDED

* Indicates request	t for Alternative Compliance.

REC	BUIDLING (GENERAL)		
BUILDING TYPE & FRONTAGE TYPE			
BUILDING TYPE	OUTBUILDING, (T	OUTBUILDING, (TYPE 14)	
BUILDING FOOTPRINT	448 SF		
	REQUIRED	PROVIDED	
CEILING HEIGHT OF FIRST FLOOR	NA	11' 11"	
BUILDING HEIGHT (MAX.)	35'	19'-2"	
BUILDING PLACEMENT	REQUIRED	PROVIDED	
FRONTAGE (%)	NA	NA	
FRONT BUILD-TO-ZONE	NA	NA	
SIDE AT STREET BUILD-TO-ZONE	NA	NA	
SIDE AT PROPERTY LINE SETBACK	5' min.	110'	
REAR YARD SETBACK	5' min.	155'	
PARKING PLACEMENT	REQUIRED	PROVIDED	
FRONT SETBACK	30 ¹	N/A	
SIDE AT STREET SETBACK	10' MIN.	N/A	
SIDE AT PROPERTY LINE SETBACK	5' MIN./0' W/ALLEY	N/A	
REAR SETBACK	5' MIN./0' W/ALLEY	N/A	
	1 BICYCLE RACK, 1 BENCH	PROVIDED	

		ALTERNATIVE COMPLIANCE	
Request #	Code	Requirement	Request
1	12, §12.1.04.7 d.	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.	4' wall screening and landscaping around all AC units on the property.
2	12, §12.3.05	 Front Build-to-Zones shall have a minimum of 0' and a maximum of 15'. Front Build-to-Zones shall have a minimum of 10' and a maximum of 25'. (Live Work) Side at street Build-To-Zones shall have a minimum of 0' and a maximum of 15'. (Live Work) 	 Building F Front Build-To-Zone deviation from the 15' maximum. Building I Side setback deviation of 13.2' from the 15' maximum. Building K Front Setback deviation of 6.3' from the 10' minimum.
3	12, §12.1.04.6	Frontage Buildout requirement of 80% minimum.	Buildings A, F, K, Frontage Buildout does not meet the minimum percentage along Dixie Highway and Building G along Olive Avenue, a deviation from the requirement of 45% along Dixie Hwy and 23% along Olive Ave. is requested.
4	12, §12.1.04	Finished floor elevations of residential development required 21 inches above finished grade.	Alternative compliance requested for deviation of 21 inches from the building foundation requirement.
5	12, §12.1.04.6	Front Build-to-Zones shall have a minimum of 10' and a maximum of 25' (Livework)	The stoops that front building K are closer to the property line than allowed by the code for a Live Work Building. A deviation of 7.3 from the required minimum if 10' is requested.
6	12, §12.1.05	Frontage Types. Building Frontage Types are required by Subdistrict for each of the Redevelopment Zoning Districts. The following frontage types, as described further in Figures 12-7.01—12- 7.06, are incorporated or modified for use in Redevelopment Zoning Districts:	 Building F due to its position adjacent to the ROW dedication for the new round- about does not align with a listed frontage type for the façade facing Dixie Hwy. Building G is requesting alternate compliance for the stoop depth requirement for the facade facing Olive Street.

ARCHITECT:

SURVEYOR:

561.444.2702 CONTACT:

1770 FENNEL STREET

MAITLAND, FL 32751 407.660.8900

CHARLAN BROCK & ASSICIATES, INC.

CONTACT: CHRISTIAN OQUENDO

4152 W. BLUE HERON BLVD, SUITE 105

GEOPOINT SURVEYING, INC.

RIVIERA BEACH, FL 33404

PROJECT TEAM

OWNER/CLIENT: RIO SOUTH DIXIE, LLC FLF HOLDINGS LLC 601 HERITAGE DRIVE, SUITE 227 JUPITER, FL 33458 CONTACT: JOSH SIMON

LANDSCAPE ARCHITECT/PLANNER: COTLEUR & HEARING, INC. 1934 COMMERCE LANE, SUITE 1 JUPITER, FL 33458 561.747.6336 CONTACT: DON HEARING

CIVIL ENGINEER: SIMMONS & WHITE 2581 METROCENTRE BOULEVARD, SUITE 3 WEST PALM BEACH, FL 33407 561.644.4312 CONTACT: GREG BOLEN

GENERAL NOTES

- PRESERVE SIGNS WILL BE AT LEAST 11 X 14 INCHES IN SIZE AND WILL BE POSTED IN CONSPICUOUS LOCATIONS ALONG THE PRESERVE AREA BOUNDARY,
- POSTED IN CONSPICUOUS LOCATIONS ALONG THE PRESERVE AREA BOUNDARY, AT A FREQUENCY OF NO LESS THAN ONE (1) SIGN PER 500 FEET.

 THE HOA SHALL BE RESPONSIBLE FOR MAINTAINING THE PORTION OF DEFENSIBLE SPACE THAT EXISTS WITHIN THE PRESERVE AREAS.

 THE ENTIRE 30 FOOT DEFENSIBLE SPACE SHALL BE MAINTAINED IN ACCORDANCE WITH THE "FIREWISE" PRINCIPLES OUTLINED IN THE PAMP INCLUDING REMOVAL OF TRASH AND DEBRIS AND RESTRICTING LANDSCAPE TO FIRE RESISTANT SPECIES.

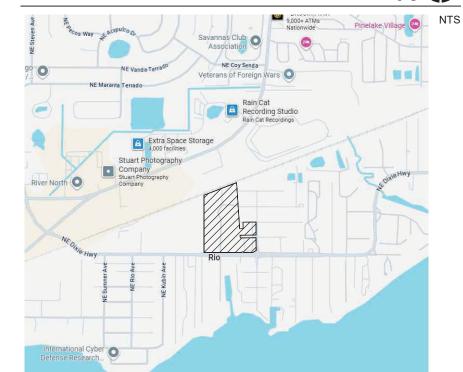
 NO PRIMARY STRUCTURE OR ATTACHED SECONDARY STRUCTURE SHALL BE CONSTRUCTED WITHIN THE 30 FOOT DEFENSIBLE SPACE.

 HOMES SHALL HAVE CLASS A ASPHALT OR FIBERGLASS SHINGLES, SLATE OR CLAY TILES, CEMENT, CONCRETE OR METAL ROOFING OR TERRA COTTA TILES.

 HOMES SHALL HAVE NON-COMBUSTIBLE OR FIRE RESISTANT SIDING AND SOFFITS.

- HOMES SHALL HAVE NON-COMBUSTIBLE OR FIRE RESISTANT SIDING AND SOFFITS.
 ANY PROPOSED USE SHALL COMPLY WITH SECTION 12.1.01.D.1 OF THE MARTIN COUNTY LAND DEVELOPMENT REGULATIONS.
 THE FINAL SITE PLAN SHALL COMPLY WITH ARTICLE 12, DIVISION 1 AND DIVISION 3 OF THE MARTIN COUNTY LAND DEVELOPMENT REGULATIONS.
 THE PROPOSED NUMBER OF PARKING SPACES SHALL COMPLY WITH SECTION 12.1.07 OF THE MARTIN COUNTY LAND DEVELOPMENT REGULATIONS.
 ANY PROPOSED USE SHALL COMPLY WITH SECTION 12.1.01.D.1 OF THE MARTIN COUNTY LAND DEVELOPMENT REGULATIONS.
 ALL STREETS AND ACCESS TRACTS WILL BE PRIVATELY OWNED AND MAINTAINED.
 N.E. CHARLOTTE STREET RIGHT OF WAY WILL BE ABANDONED IF APPROVED BY THE MARTIN COUNTY BOCC PRIOR TO FINAL SITE PLAN APPROVAL.

LOCATION MAP





Landscape Architects Land Planners **Environmental Consultants**

1934 Commerce Lane Jupiter, Florida 33458 561.747.6336 · Fax 747.1377 www.cotleurhearing.com Lic# LC-26000535

DESIGNED		DEH
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APPROVED		DEH
OB NUMBI	ER	20-0101
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9-28-23		07-25-22
0-27-23		08-23-22
1-07-23		10-12-22
1-26-24		02-24-23
5-02-24	09-26-25	02-21-24
3-26-25	10-13-25	07-01-24

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GENERAL NOTES

- PRESERVE SIGNS WILL BE AT LEAST 11 X 14 INCHES IN SIZE AND WILL BE POSTED IN CONSPICUOUS LOCATIONS ALONG THE PRESERVE AREA BOUNDARY, AT A FREQUENCY OF
- NO LESS THAN ONE (1) SIGN PER 500 FEET THE HOA SHALL BE RESPONSIBLE FOR MAINTAINING THE PORTION OF DEFENSIBLE SPACE
- THE HOA SHALL BE RESPONSIBLE FOR MAINTAINING THE PORTION OF DEFENSIBLE SPACE THAT EXISTS WITHIN THE PRESERVE AREAS.
 THE ENTIRE 30 FOOT DEFENSIBLE SPACE SHALL BE MAINTAINED IN ACCORDANCE WITH THE "FIREWISE" PRINCIPLES OUTLINED IN THE PAMP INCLUDING REMOVAL OF TRASH AND DEBRIS AND RESTRICTING LANDSCAPE TO FIRE RESISTANT SPECIES.
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- NO PRIMARY STRUCTURE OR ATTACHED SECONDARY STRUCTURE SHALL BE CONSTRUCTED WITHIN THE 30 FOOT DEFENSIBLE SPACE.
 HOMES SHALL HAVE CLASS A ASPHALT OR FIBERGLASS SHINGLES, SLATE OR CLAY TILES, CEMENT, CONCRETE OR METAL ROOFING OR TERRA COTTA TILES.
 HOMES SHALL HAVE NON-COMBUSTIBLE OR FIRE RESISTANT SIDING AND SOFFITS.
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- ANY PROPOSED USE SHALL COMPLY WITH SECTION 12.1.01.D.1 OF THE MARTIN COUNTY LAND DEVELOPMENT REGULATIONS.
 THE FINAL SITE PLAN SHALL COMPLY WITH ARTICLE 12, DIVISION 1 AND DIVISION 3 OF THE MARTIN COUNTY LAND DEVELOPMENT REGULATIONS.
 THE PROPOSED NUMBER OF PARKING SPACES SHALL COMPLY WITH SECTION 12.1.07 OF THE MARTIN COUNTY LAND DEVELOPMENT REGULATIONS.
 ANY PROPOSED USE SHALL COMPLY WITH SECTION 12.1.01.D.1 OF THE MARTIN COUNTY LAND DEVELOPMENT REGULATIONS.
 THE FINAL LOCATION OF THE DRAINAGE EASEMENT RECORDED IN O.R.B. 2448, PG. 2305 TO BE DEDICATED/DETERMINED AT THE FINAL SITE PLAN/PLAT RESUBMITTAL.
 ALL STREETS AND ACCESS TRACTS WILL BE PRIVATELY OWNED AND MAINTAINED.
 N.E. CHARLOTTE STREET RIGHT OF WAY WILL BE ABANDONED IF APPROVED BY THE MARTIN COUNTY BOCC PRIOR TO FINAL SITE PLAN APPROVAL.

PROJECT TEAM

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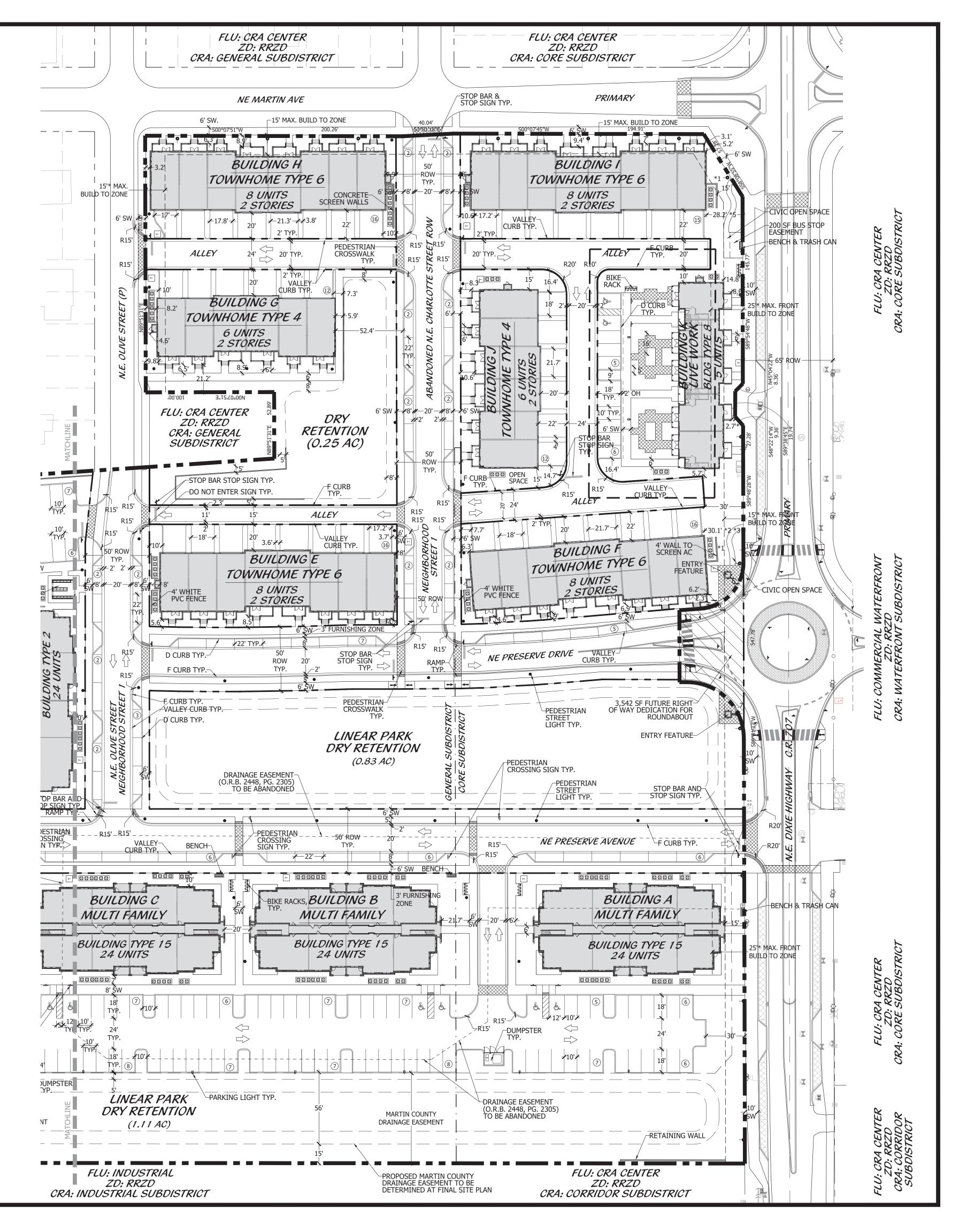
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ARCHITECT:

CONTACT:

CHARLAN BROCK & ASSICIATES, INC. 1770 FENNEL STREET MAITLAND, FL 32751 407.660.8900 CONTACT: CHRISTIAN OQUENDO

SURVEYOR: GEOPOINT SURVEYING, INC. 4152 W. BLUE HERON BLVD, SUITE 105 RIVIERA BEACH, FL 33404 561.444.2702



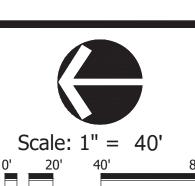


Landscape Architects Land Planners **Environmental Consultants** 1934 Commerce Lane

Jupiter, Florida 33458 561.747.6336 · Fax 747.1377 www.cotleurhearing.com Lic# LC-26000535

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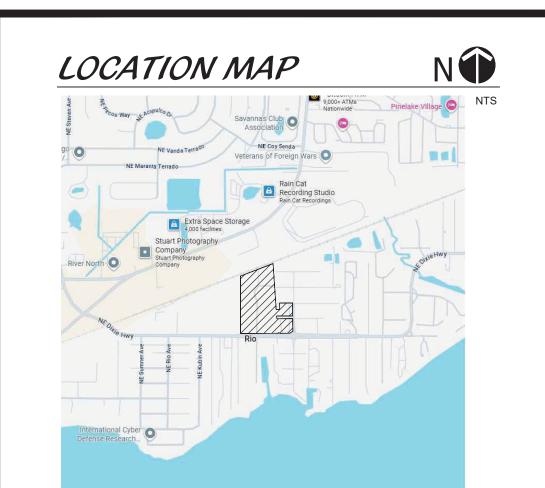


DESIGNED_ DRAWN_ APPROVED_ 20-0101 12-18-20 JOB NUMBER 04-19-21 REVISIONS 08-06-21 06-14-22 11-18-21 05-11-23 01-25-22 03-28-22 02-24-23

> May 14, 2025 11:51:29 a.m Drawing: 20-0101 SP.DWC

3 of 3 SHEET © COTLEUR & HEARING, INC. These drawings are the property of the architect and are not to be used for extensions or on other projects except by agreement in writing with the architect. Immediately

report any discrepancies to the architect.



GENERAL NOTES

- PRESERVE SIGNS WILL BE AT LEAST 11 X 14 INCHES IN SIZE AND WILL BE POSTED IN CONSPICUOUS LOCATIONS ALONG THE PRESERVE AREA BOUNDARY, AT A FREQUENCY OF NO LESS THAN ONE (1) SIGN PER 500
- THE HOA SHALL BE RESPONSIBLE FOR MAINTAINING THE PORTION OF DEFENSIBLE SPACE THAT EXISTS WITHIN THE PRESERVE AREAS.
 THE ENTIRE 30 FOOT DEFENSIBLE SPACE SHALL BE MAINTAINED IN ACCORDANCE WITH THE "FIREWISE" PRINCIPLES OUTLINED IN THE PAMP INCLUDING REMOVAL OF TRASH AND DEBRIS AND RESTRICTING LANDSCAPE TO FIRE RESISTANT SPECIES.
 NO PRIMARY STRUCTURE OR ATTACHED SECONDARY STRUCTURE SHALL BE CONSTRUCTED WITHIN THE 30 FOOT DEFENSIBLE SPACE.
 HOMES SHALL HAVE CLASS A ASPHALT OR FIBERGLASS SHINGLES, SLATE OR CLAY TILES, CEMENT, CONCRETE OR METAL ROOFING OR TERRA COTTA TILES.
 HOMES SHALL HAVE NON-COMBUSTIBLE OR FIRE RESISTANT SIDING AND SOFFITS.

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 ANY PROPOSED USE SHALL COMPLY WITH SECTION 12.1.01.D.1 OF THE MARTIN COUNTY LAND DEVELOPMENT REGULATIONS.
 THE FINAL SITE PLAN SHALL COMPLY WITH ARTICLE 12, DIVISION 1 AND DIVISION 3 OF THE MARTIN COUNTY LAND DEVELOPMENT REGULATIONS.
 THE PROPOSED NUMBER OF PARKING SPACES SHALL COMPLY WITH SECTION 12.1.07 OF THE MARTIN COUNTY LAND DEVELOPMENT REGULATIONS.

- REGULATIONS.

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 THE FINAL LOCATION OF THE DRAINAGE EASEMENT RECORDED IN O.R.B. 2448, PG. 2305 TO BE DEDICATED/DETERMINED AT THE FINAL SITE PLAN/PLAT RESUBMITTAL.

 ALL STREETS AND ACCESS TRACTS WILL BE PRIVATELY OWNED AND MAINTAINED.
- MAINTAINED.

 N.E. CHARLOTTE STREET RIGHT OF WAY WILL BE ABANDONED IF APPROVED BY THE MARTIN COUNTY BOCC PRIOR TO FINAL SITE PLAN APPROVAL.

PROJECT TEAM

OWNER/CLIENT: RIO SOUTH DIXIE, LLC FLF HOLDINGS LLC 601 HERITAGE DRIVE, SUITE 227 JUPITER, FL 33458 CONTACT: JOSH SIMON

LANDSCAPE ARCHITECT/PLANNER: COTLEUR & HEARING, INC. 1934 COMMERCE LANE, SUITE 1 JUPITER, FL 33458

CIVIL ENGINEER: SIMMONS & WHITE 2581 METROCENTRE BOULEVARD, SUITE 3

CONTACT: DON HEARING

WEST PALM BEACH, FL 33407 561.644.4312 CONTACT: GREG BOLEN

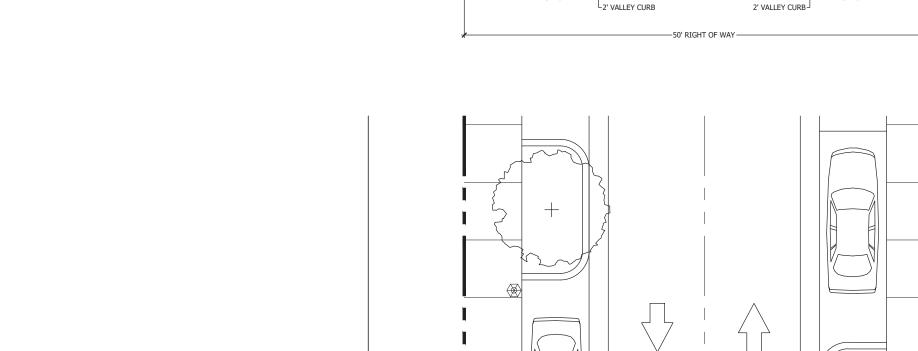
561.747.6336

ARCHITECT: CHARLAN BROCK & ASSICIATES, INC. 1770 FENNEL STREET MAITLAND, FL 32751

407.660.8900 CONTACT: CHRISTIAN OQUENDO

SURVEYOR: GEOPOINT SURVEYING, INC. 4152 W. BLUE HERON BLVD, SUITE 105 RIVIERA BEACH, FL 33404 561.444.2702

CONTACT:

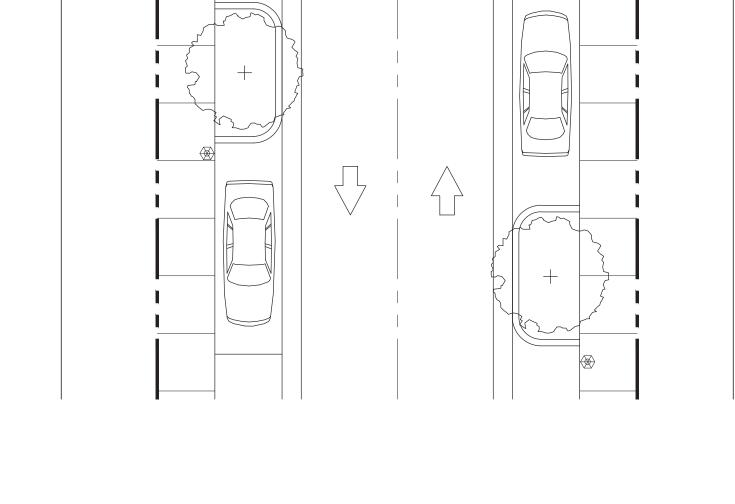


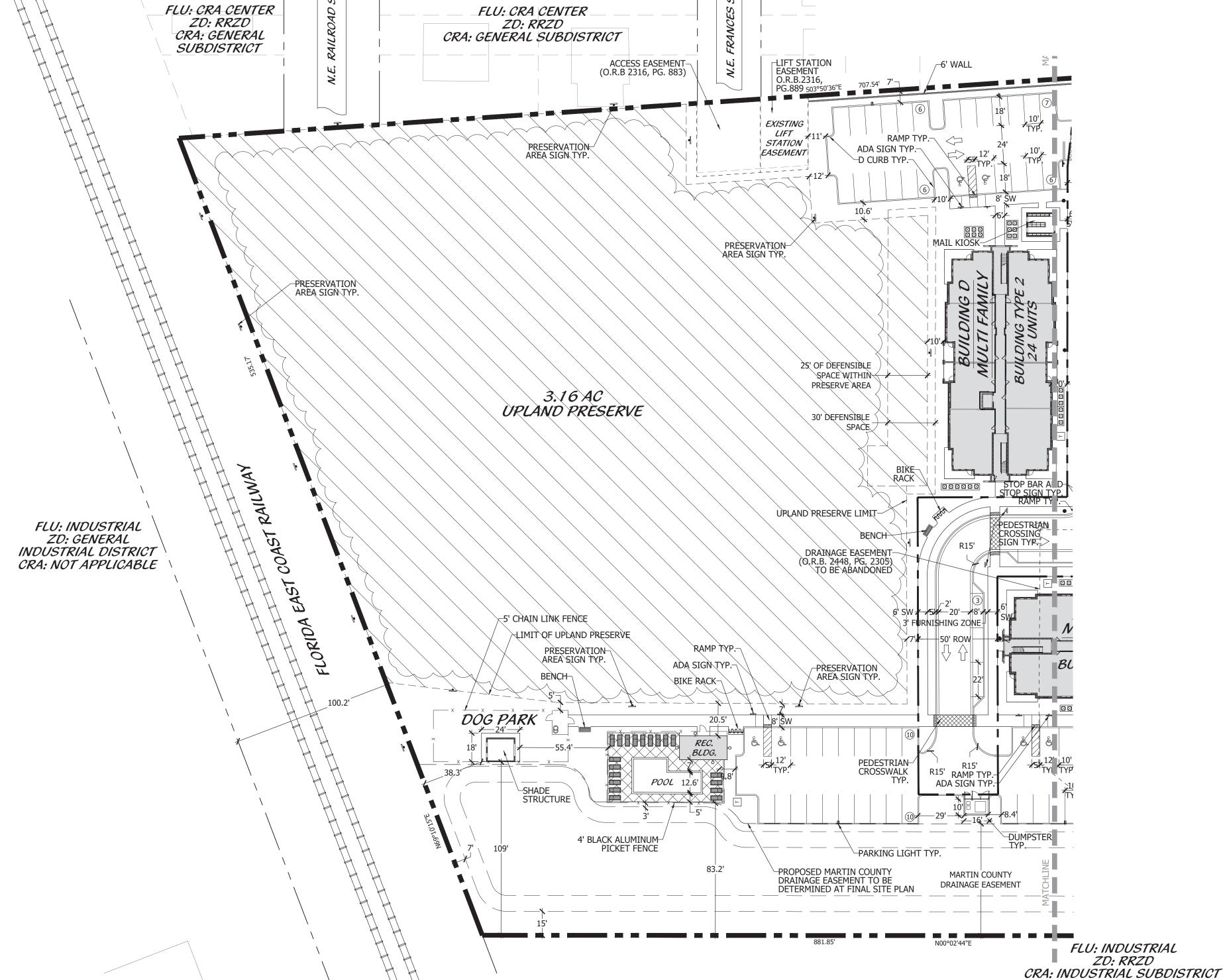
10' TO BUILDING 6' SIDEWALK

RIGHT OF WAY

NEIGHBORHOOD STREET 1

(NE CHARLOTTE STREET, NE OLIVE STREET)









1"=10'

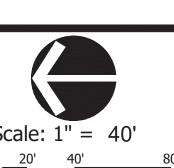
∠RIGHT OF WAY

—10' TO BUILDING—

Landscape Architects Land Planners **Environmental Consultants**

1934 Commerce Lane Suite 1

Jupiter, Florida 33458 561.747.6336 Fax 747.1377 www.cotleurhearing.com Lic# LC-26000535



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ATE	01-25-22
EVISIONS	03-28-22
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October 13, 2025 11:23:19 a.m Drawing: 20-0101 SP.DWC

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- LAND DEVELOPMENT REGULATIONS.

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PROJECT TEAM

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CONTACT: JOSH SIMON

CIVIL ENGINEER: SIMMONS & WHITE 2581 METROCENTRE BOULEVARD, SUITE 3 WEST PALM BEACH, FL 33407 561.644.4312

ARCHITECT: CHARLAN BROCK & ASSICIATES, INC. 1770 FENNEL STREET MAITLAND, FL 32751 407.660.8900

CONTACT: CHRISTIAN OQUENDO

SURVEYOR: GEOPOINT SURVEYING, INC. 4152 W. BLUE HERON BLVD, SUITE 105 RIVIERA BEACH, FL 33404 561.444.2702 CONTACT:

LEGAL DESCRIPTION

Lots 1 through 12, inclusive, and Lots 15 through 20, inclusive, Block 12, and Lots 1 through 19, inclusive, Block 13, RIO ST. LUCIE TERRACE, according to the plat thereof, recorded in Plat Book 1, Page 14B, of the Public Records of Martin County, Florida, including that unnamed alley running through the center of Block 13, RIO ST. LUCIE TERRACE, according to the Plat thereof, recorded in Plat Book 1, Page 14B, of the Public Records of Martin County, Florida, as per the abandonment of same by the Board of County Commissioners of Martin County, Florida, by Resolution No. 86-6-16 dated June 10, 1986, recorded in Official Records Book 678, Page 2614, of the Public Records of Martin County, Florida;

BEGINNING at a point on the East line of Lot 14, GLUTSCH'S SUBDIVISION of lands in the South one-half (S1/2) of the Southeast one-quarter (SE1/4) of Section 28, Township 37 South, Range 41 East, according to the Plat thereof, recorded in Plat Book 1, page 151, of the Public Records of Brevard (now Martin) County, Florida, at a point 30 feet North of centerline of State Road A-1-A, as measured on the perpendicular (said centerline being the South line of Section 28); thence North 04°02'36" West, along the East line of said Lot 14, a distance of 370.78 feet; thence South 89°40'00" West, a distance of 35.07 feet; thence South 04°02'36" East, a distance of 220.22 feet; thence North 89°40'00" East, a distance of 10.02 feet; thence South 04°02'36" East, a distance of 150.30 feet to the Northerly right-of-way line of State Road A-1-A (now known as County Road 707), said right-of-way line being 30 feet North of South line of said Section 28, as aforesaid; thence North 89°40'00" East, along said right-of-way line a distance of 25.05 feet to the **POINT OF BEGINNING**.

LESS AND EXCEPT the following described real property conveyed by Habitat for Humanity Martin County, Inc., a Florida not for profit corporation, to Martin County, a political subdivision of the State of Florida, and accepted pursuant to Resolution No. 15-3.10, pursuant to that Warranty Deed recorded August 24, 2017, in Official Records Book 2945, Page 728:

A parcel of land lying in Section 28, Township 37 South, Range 41 East, Martin County, Florida, more particularly described as follows:

COMMENCE at the Southeast corner of aforementioned Section 28; thence South 89°51'31" West, along the South line of said Section 28, also being the centerline of N.E. Dixie Highway (County Road 707), a distance of 250.00 feet to a point; thence North 00°07'51" East, departing said centerline, a distance of 30.00 feet to a point on the North Right-of-Way line of N.E. Dixie Highway and the West Right-of-Way line of N.E. Martin Avenue, also being the POINT OF BEGINNING; thence South 89°51'31" West, a distance of 253.93 feet along said North Right-of-Way line to a point; thence North 03°50'36" West, a distance of 5.01 feet; thence North 89°48'28" East, a distance of 27.11 feet; thence North 48°22'14" East, a distance of 9.36 feet; thence South 89°38'45" East, a distance of 19.74 feet; thence South 45°04'22" East, a distance of 8.36 feet; thence North 89°54'48" East, a distance of 145.77 feet; thence North 58°08'55" East, a distance of 57.28 feet to the West Right-of-Way line of N.E. Martin Avenue, thence South 00°07'51" East, along said line, a distance of 35.10 feet to the POINT OF

PARCEL "D"

PARCEL 1

*Scriveners Error-Believed to be South 04°02'36" East.

The East One-Half of Lot 13 Glutsch's Subdivision, in Section 28, Township 37 South, Range 41 East, According to the Plat thereof, filed March 29, 1904, recorded in Plat Book 1, Page 151, Public Records of Brevard County, Florida, and Re-recorded in Plat Book 1, Page 213, Public Records Of St. Lucie (Now Martin) County Florida. Less and Except Road Right of Way for Old Dixie Highway.

That Part of Lot 14, Lying North of the Centerline of State Road A1A, sometimes identified as State Road 707 and Dixie Highway, Glutsch's Subdivision of Lands in the South One-Half of the Southeast Quarter of Section 28, Township 37 South, Range 41, East, According to the Plat thereof, recorded in Plat Book 1, Page 151, Public Records of St. Lucie (Now Martin) County, Florida. EXCEPT THEREFROM, However, the Following described Parcel:

BEGINNING at a point on the East Line of said Lot 14, at a point 30 feet North of the Centerline of State Road A1A, as measured on the Perpendicular, (said centerline being the South Line of said Section 28); Thence run North 04°02'36" West, along the East line of said Lot 14, a distance of 370.78 feet; Thence South 89°40'00" West a distance of 35.07 feet; Thence, South 04°02'36" West, a distance of 220.22 feet; thence, North 89°40'00" East a distance of 10.02 Feet; thence, South 04°02'36" East, a distance of 150.30 feet to the Northerly Right-of-Way Line of State Road A1A, said Right-of-Way Line being 30 Feet North of the South Line of Section 28, a aforesaid; thence North 89°40'00" East, along said Right-of-Way Line a distance of 25.05 Feet to the POINT OF BEGINNING.

LESS AND EXCEPT the following described Proposed Right-of-Way Parcel to be dedicated to the Florida Department of Transportation:

intersection; thence Southeasterly, along the arc of said curve through a central angle of 78°40'06", a distance of 76.89 feet to the POINT OF BEGINNING.

A parcel of land lying in Section 28, Township 37 South, Range 41 East, Martin County, Florida, more particularly described as follows: **COMMENCE** at the Southeast corner of Section 28, Township 37 South, Range 41 East, Martin County, Florida; thence S.89°51'37"W. along the South line of said Section 28, also being the centerline of State Road 707 (Dixie Highway) according to the Florida Department of Transportation Maintenance Map, as recorded in Plat Book 16, Pages 89 through 100, inclusive, of the Public Records of Martin County, Florida; a distance of 562.09 feet; thence N.00°08'23"W., departing said Southerly line of Section 28, a distance of 35.00 feet; to a point on the North line of the 5.0 foot additional Right-of-Way taking as recorded in Official Record Book 2428, Page 2256, of the Public Records of Martin County, Florida; also being the POINT OF BEGINNING; thence S.89°51'36"W., along said North line, a distance of 168.00 feet; to a point of curvature concave to the Northwest with a radius of 56.00 feet, and a radial bearing of N.00°08'23"W., at said intersection, thence Northeasterly, departing said North line, and along the arc of said curve through a central angle of 78°40'19", a distance of 76.89 feet to a point of non-tangency; thence N.89°51'37"E., a distance of 58.18 feet to a point of non-tangent intersection with a curve concave to the Northeast with a radius of 56.00 feet, and a radial bearing of N.78°31'51"E., at said

Together with a portion of Charlotte Avenue, a platted street in Rio St. Lucie Terrace, according to the Plat thereof, as recorded in Plat Book 1, Page 14b of the Public Records of Martin County, Florida, being more particularly described as follows:

BEGINNING at the Southeast corner of Lot 8, Block 12, Rio St. Lucie Terrace, according to the Plat thereof, as recorded in Plat Book 1, Page 14b of the Public Records of Martin County, Florida; thence S.03°01'44"E. along the West Right-of-Way line of NE Martin Avenue, a public Right-of-Way, a distance of 40.05 feet to a point on the South Right-of-Way line of NE Charlotte Avenue; thence S.89°51'31"W. along said Right-of-Way line, a distance of 243.80 feet; thence N.03°50'36"W., a distance of 40.08 feet to a point on the North Right-of-Way line of NE Charlotte Avenue; thence N.89°51'31"E. along said Right-of-Way line, a distance of 244.37 feet to the **POINT OF** BEGINNING.

ALSO KNOWN AS

N.0°07'51"E.. A DISTANCE OF 35.10 FEET TO THE POINT OF BEGINNING: THENCE S.58°08'55"W.. A DISTANCE OF 57.28 FEET: THENCE S.89°54'53"W.. A DISTANCE OF 145.77 FEET: THENCE N.45°04'22"W.. A DISTANCE OF 8.36 NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 56.00 FEET AND A RADIAL BEARING OF N 00°08'15"W. AT SAID INTERSECTION: THENCE WESTERLY ALONG THE ARC OF SAID N.89°51'31"E., A DISTANCE OF 51.79 FEET; THENCE N.00°07'51"W., A DISTANCE OF 100.00 FEET; THENCE N.89°51'31"E., A DISTANCE OF 200.00 FEET; THENCE S.00°07'51"W., A DISTANCE OF 200.26 FEET; THENCE S.03°01'18"E., A DISTANCE OF 40.04 FEET; THENCE S.00°07'45"W., A DISTANCE OF 194.91 FEET TO THE POINT OF BEGINNING.

TOTAL CONTAINING 631,262 SQUARE FEET OR 14.492 ACRES, MORE OR LESS.

ROW DEDICATION DESCRIPTION

DESCRIPTION:

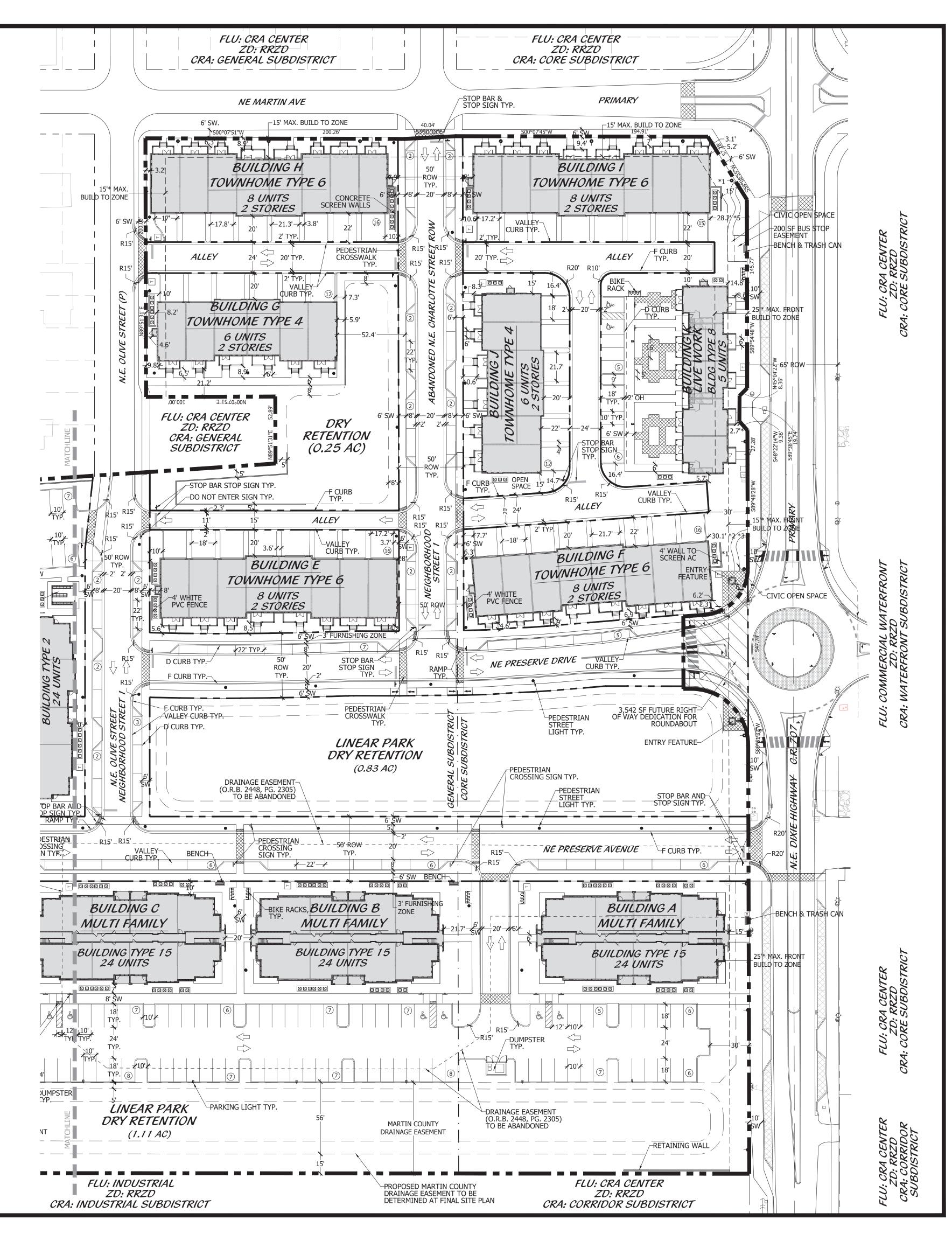
A PORTION OF A PLATTED STREET IN RIO ST. LUCIE TERRACE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 14B OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 8, BLOCK 12, RIO ST. LUCIE TERRACE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 14B OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLOIRDA; THENCE S.03°04'44"E. ALONG THE WEST RIGHT-OF-WAY LINE OF NE MARTIN AVENUE, A PUBLIC RIGHT-OF-WAY, A DISTANCE OF 40.05 FEET TO A POINT ON THE SOURHT RIGHT-OF-WAY LINE OF NE CHARLOTTE AVENUE; THENCE S. 89°51'31"W. ALONG SAID RIGHT-OF-WAY LINE OF NE CHARLOTTE AVENUE, THEN .89° 51' 31"E. LONG SAID R E OF 244.37 FEET TO THE

CONTATINING

BEGINNING.

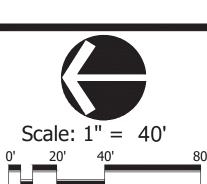
9,763 SQUARE FEET OF 0.22 ACRES MORE OR LESS.





Land Planners **Environmental Consultants** 1934 Commerce Lane

Jupiter, Florida 33458 561.747.6336 · Fax 747.1377 www.cotleurhearing.com Lic# LC-26000535

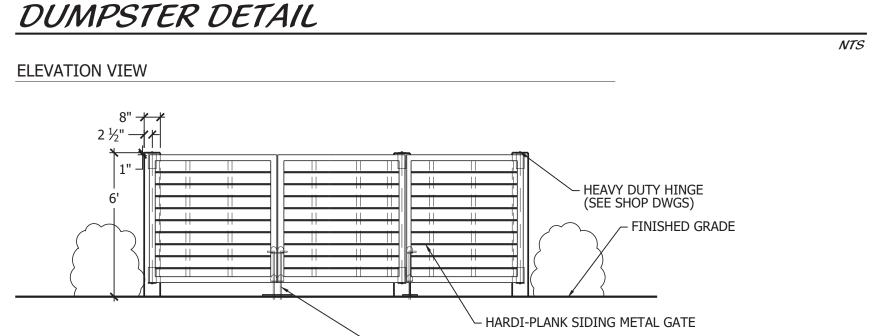


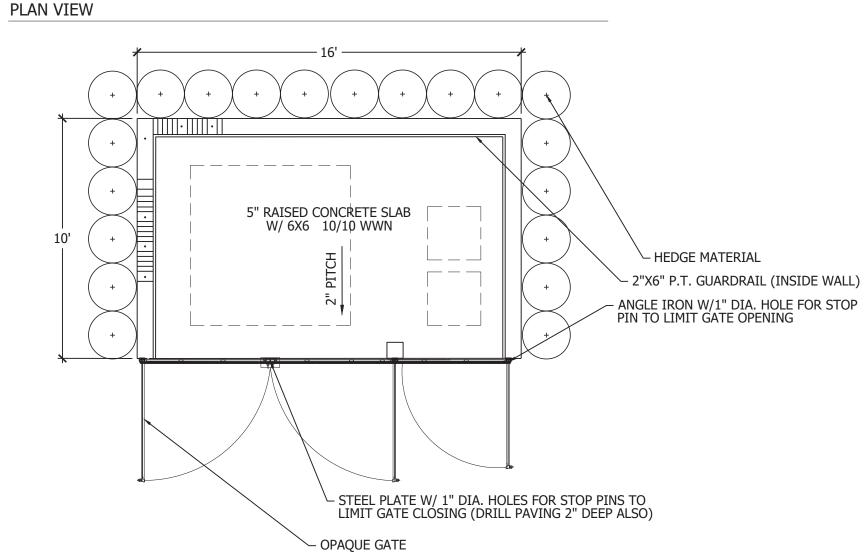
DRAWN_ **APPROVED** JOB NUMBER 01-25-22 03-28-22 **REVISIONS** 04-19-23 06-14-2 09-28-23 07-25-2 10-27-23 08-23-2 05-02-24 09-26-25 02-21-2 03-26-25 10-13-25 07-01-24

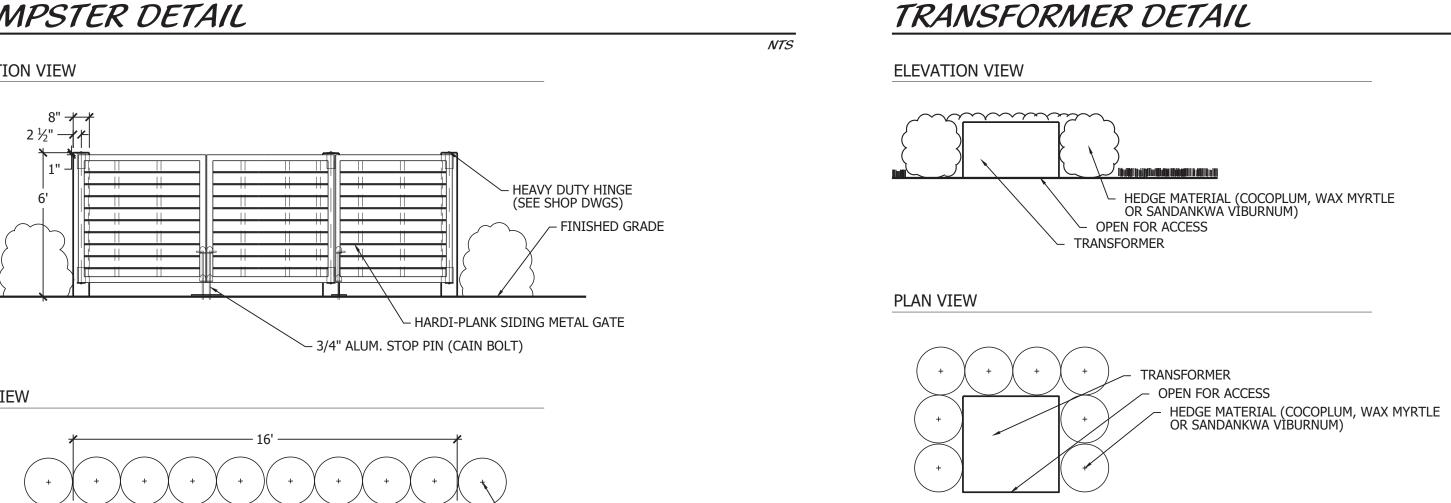
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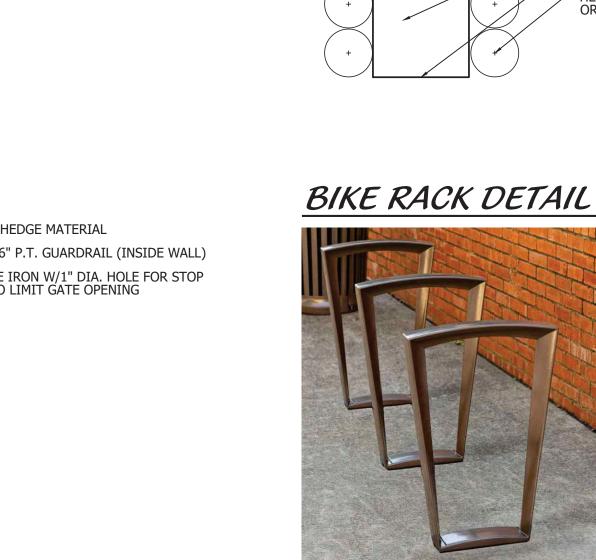
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TRASH CAN DETAIL

BOTTOM BACKGROUND = WHITE

TEXT & BORDER = BLACK

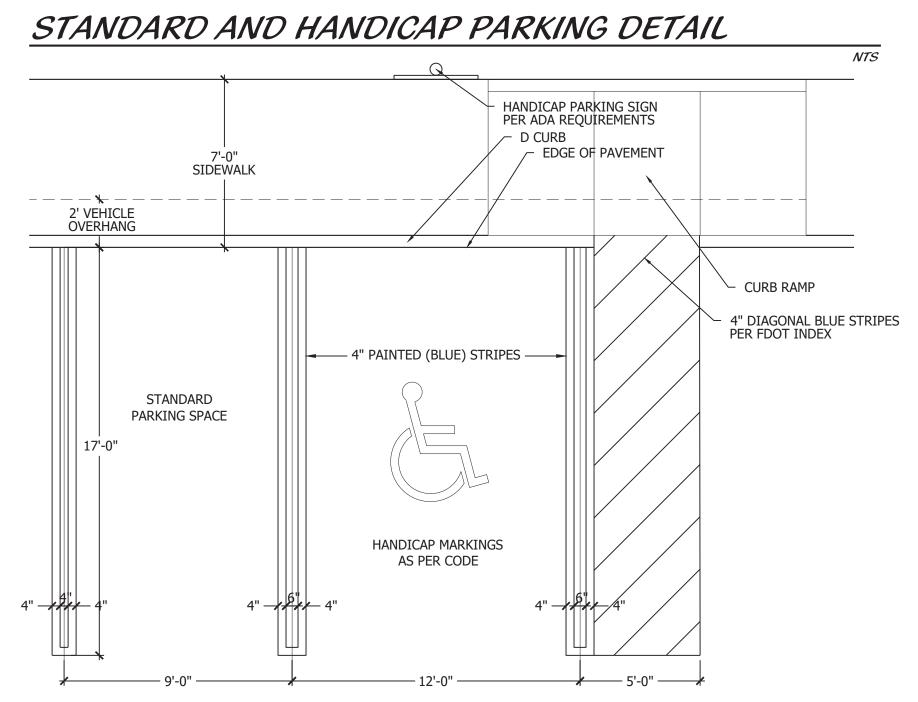
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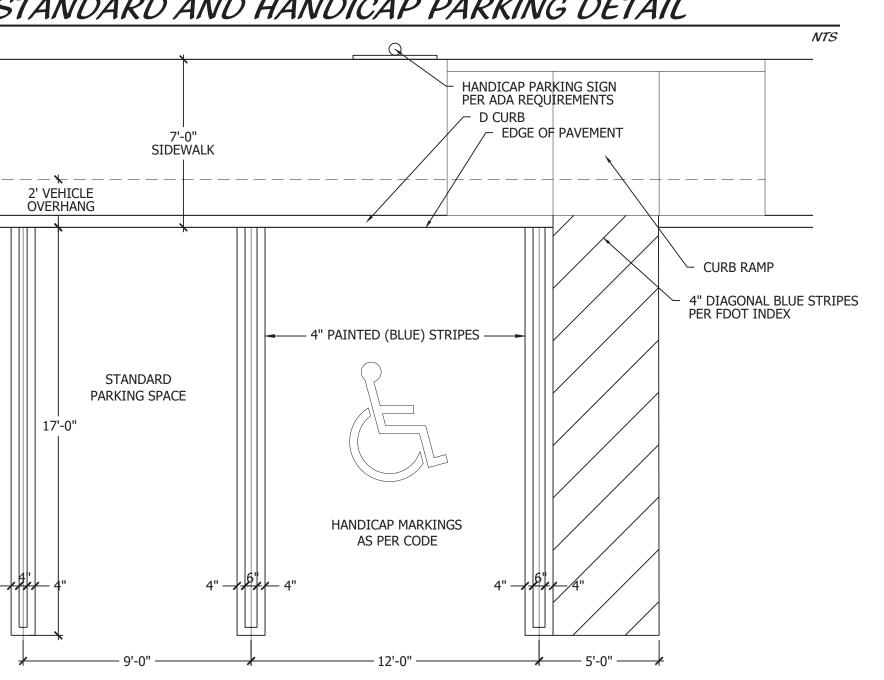
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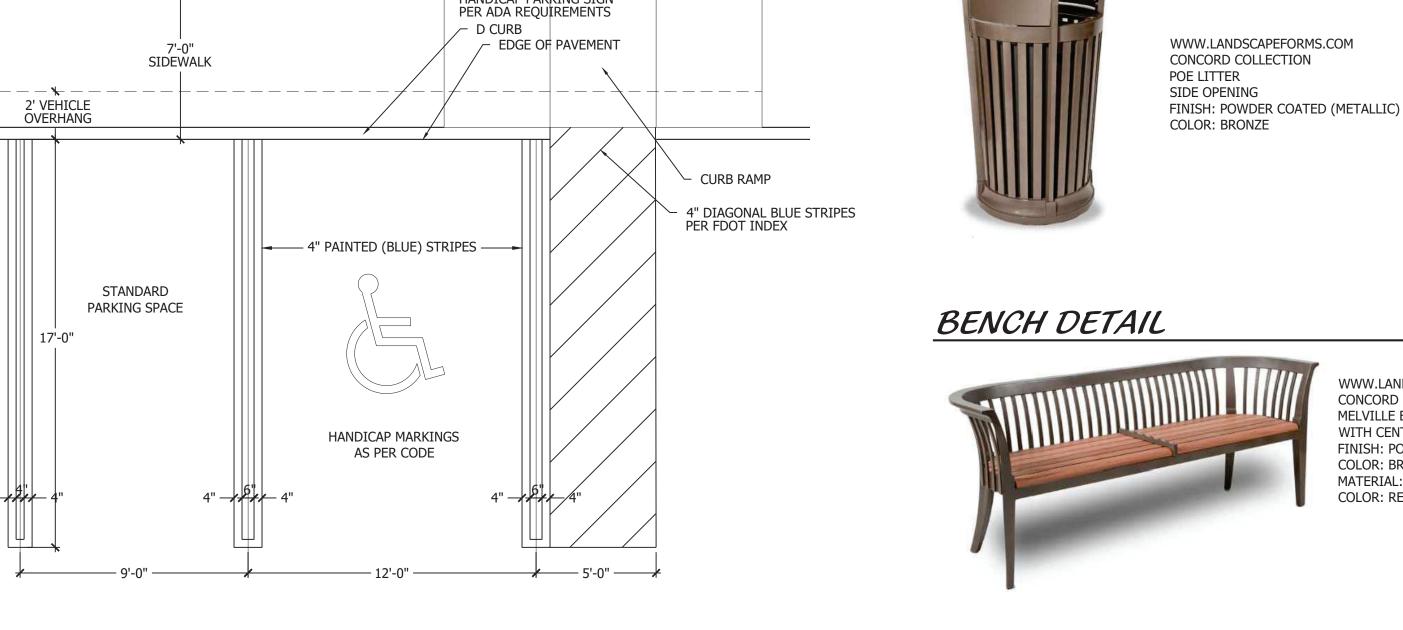
F.S. 318.14

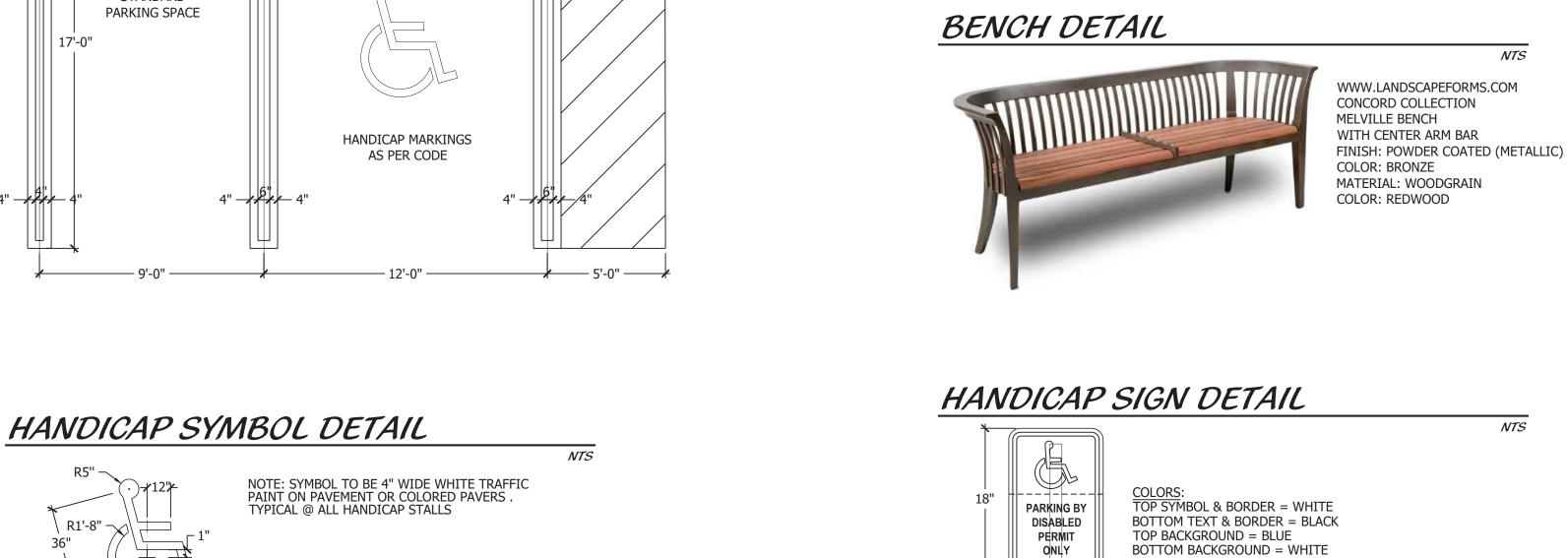
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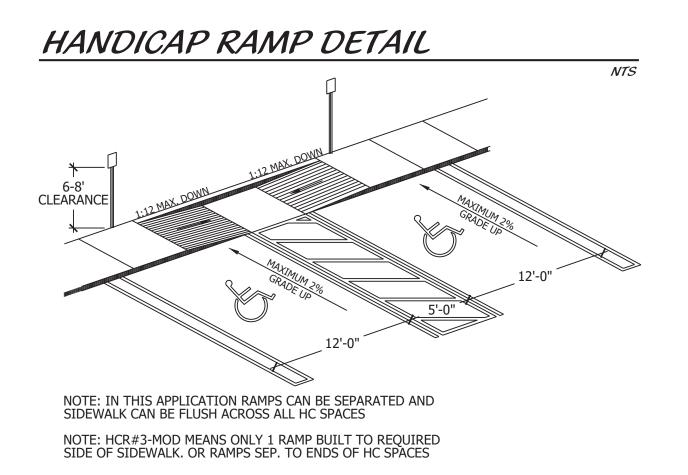


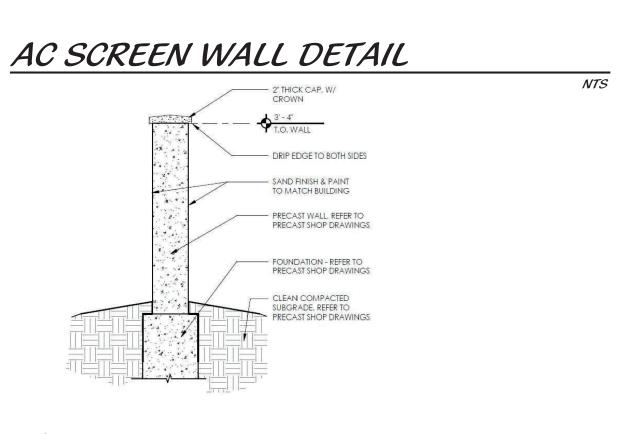




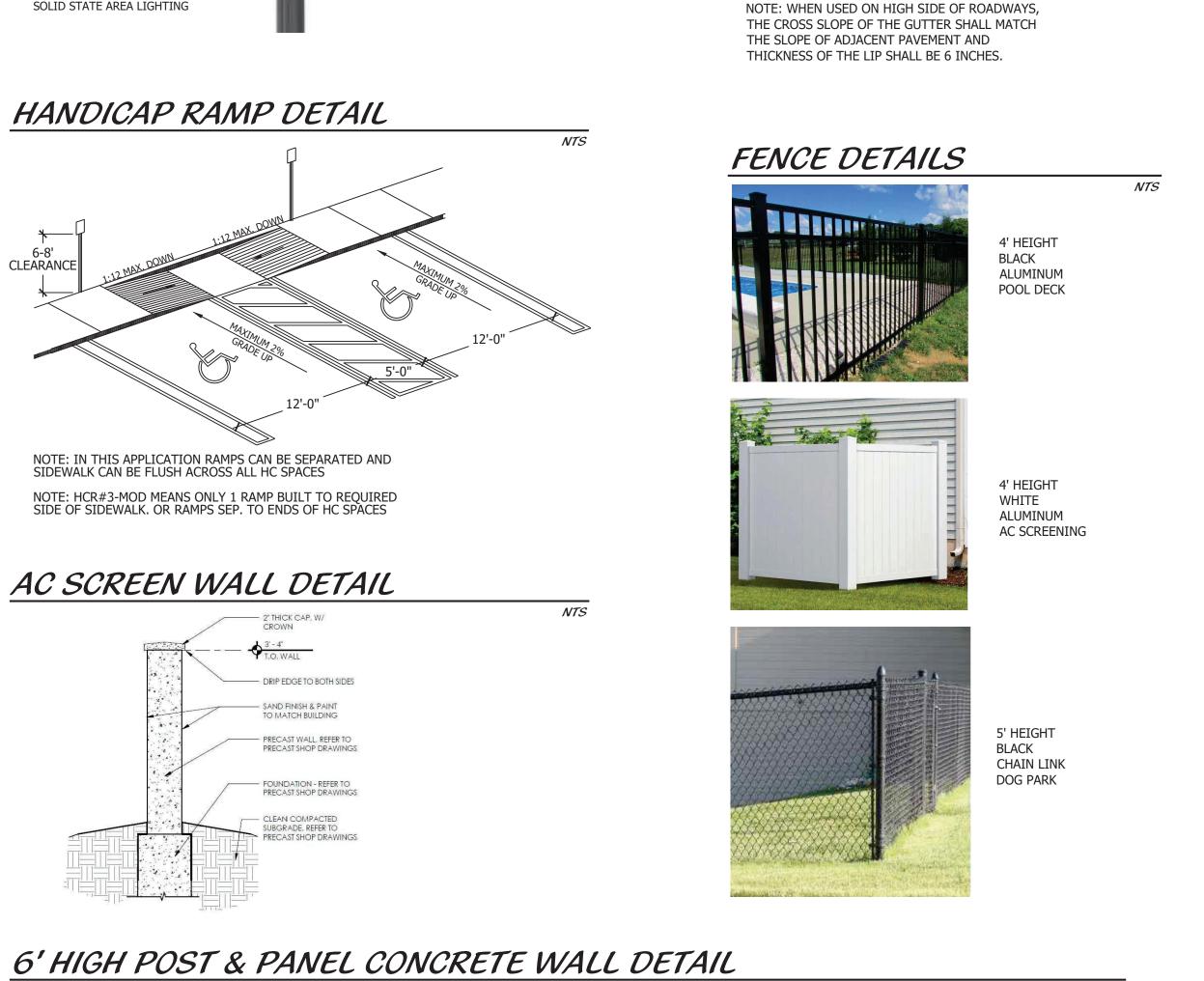








SECTION



D CURB DETAIL

VALLEY CURB DETAIL

NOTE: SAWCUTS REQUIRED AT 10' CENTERS

F CURB DETAIL

- 24" / /-WEARING SURFACE

NTS

NTS

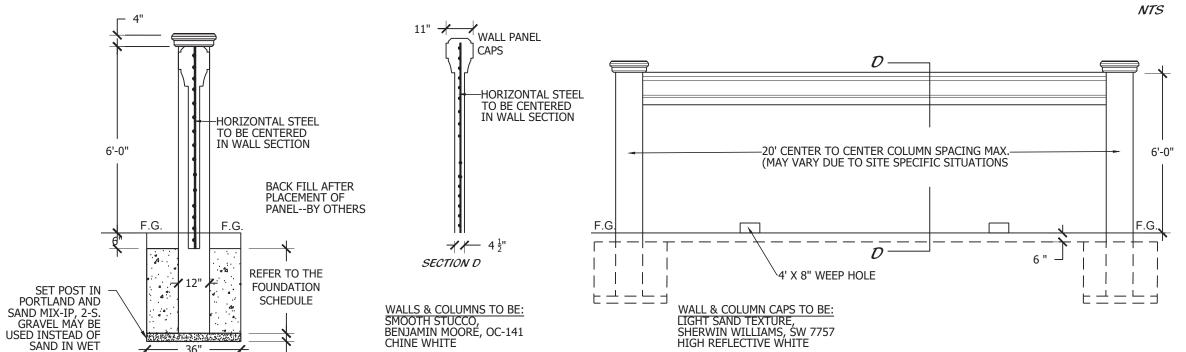




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APPROVED		DEH
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Site Details