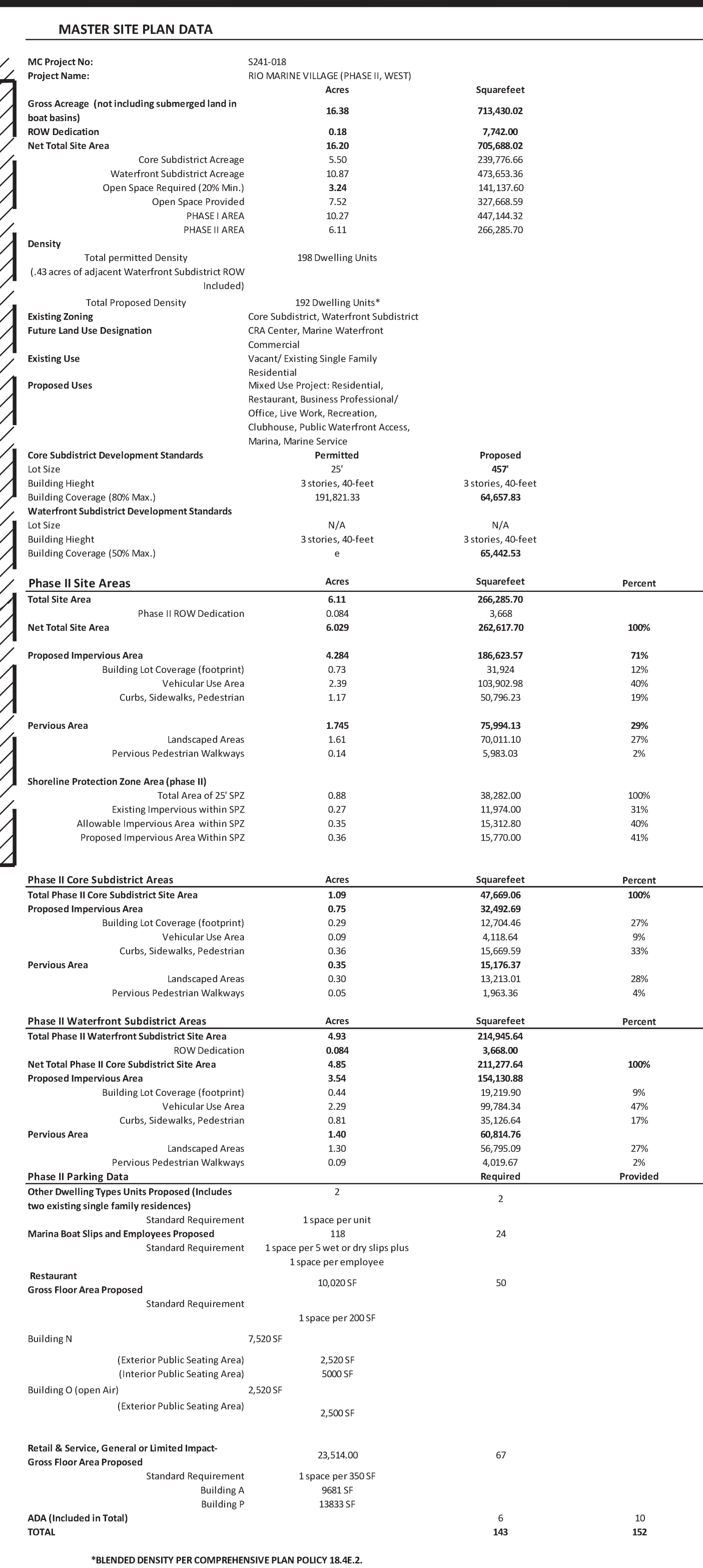
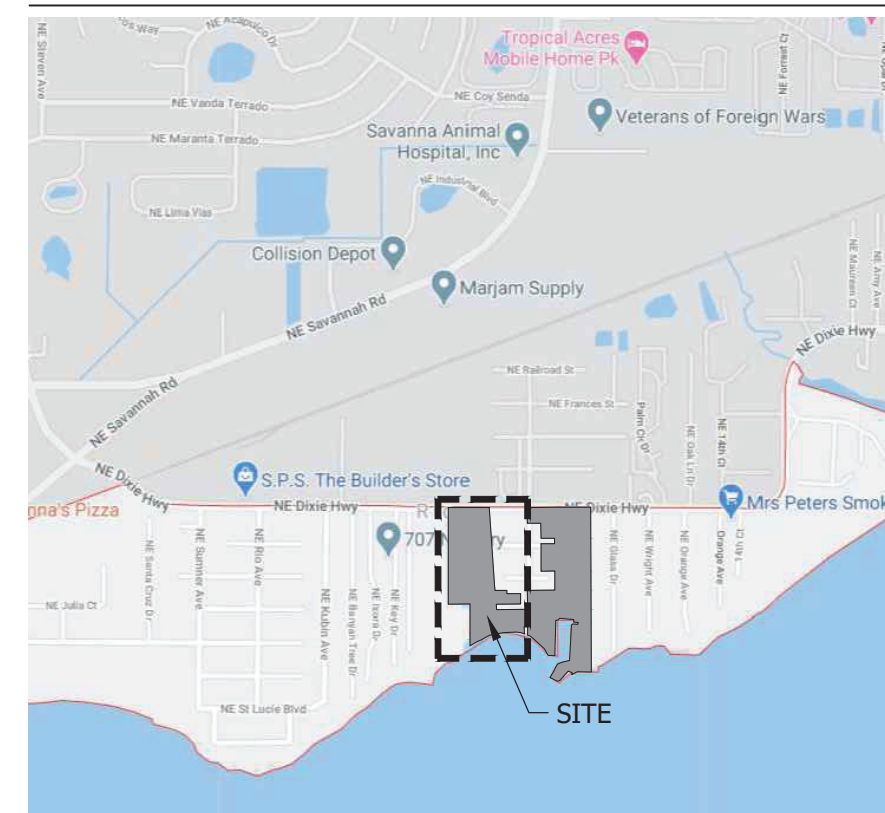
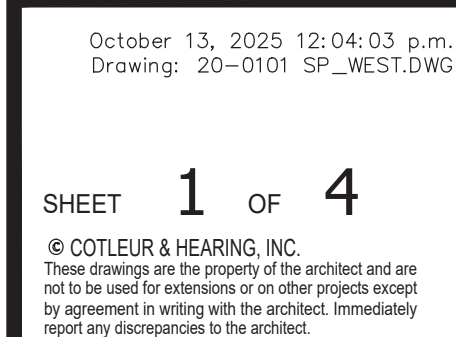




HC	HANDICAP		STOP SIGN
LA	LANDSCAPE AREA		PARKING LIGHT
R	LANDSCAPE BUFFER		DECORATIVE STREET LIGHT
SB	RADIUS		BIKE RACK
OH	SETBACK		DUAL HUMAN & DOG DRINKING FOUNTAIN
FI	OVERHANG		
SH	FIRE HYDRANT		
SW	SIDEWALK		
TYP	TYPICAL		
UE	UTILITY EASEMENT		
DE	DRAINAGE EASEMENT		
C	CENTER LINE		
SPZ	SHORELINE PROTECTION ZONE		
			



RIO Marine Village
Major Final Site Plan - Phase II (West)
Martin County, Florida

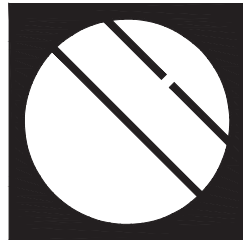


BUILDING A (Waterfront)		
BUILDING TYPE & FRONTAGE TYPE		
BUILDING TYPE	Marine Service, (TYPE 10)	
BUILDING FOOTPRINT	9,681	
UNIT COUNT	N/A	
	REQUIRED	PROVIDED
CEILING HEIGHT OF FIRST FLOOR	12'	18'
BUILDING HEIGHT (MAX.)	40'	25'-4"
FRONTAGE TYPE	SHOPFRONT	
FRONTAGE REGULATIONS		
WIDTH, LENGTH OF FAÇADE	70% MIN.	70%
DOOR RECESS	10' MAX.	4.3'
STOREFRONT BASE	1' MIN / 3' MAX.	1'
GLAZING HEIGHT	8' MIN.	9'
FAÇADE TRANSPARENCY (%)	1ST FLOOR 20%-70%	38%
	2ND FLOOR 20%-50%	NA
BUILDING PLACEMENT	REQUIRED	PROVIDED
FRONTAGE (%)	80%	0%
FRONT BUILD-TO-ZONE	0' MIN., 15' MAX.	19'
SIDE AT STREET BUILD-TO-ZONE	0' MIN., 15' MAX.	6'
SIDE AT PROPERTY LINE SETBACK	0' MIN. OR	74'
REAR YARD SETBACK	5' MIN/0' MIN W ALLEY	NA
PARKING PLACEMENT	REQUIRED	PROVIDED
FRONT SETBACK	30'	15'*
SIDE AT STREET SETBACK	10' MIN.	NA
SIDE AT PROPERTY LINE SETBACK	0' MIN	7.8'
REAR SETBACK	5' MIN./0' W/ALLEY	NA
BICYCLE OR PEDESTRIAN AMENITIES	1 BICYCLE RACK, 1 BENCH	PROVIDED

BUILDING P (CORE)		
BUILDING TYPE & FRONTAGE TYPE		
BUILDING TYPE	Mixed-Use Building, (TYPE 13)	
BUILDING FOOTPRINT	12,411 SF (INCLUDES 3,200SF COVERED PATIO)	
UNIT COUNT	N/A	
	ALLOWED	PROVIDED
CEILING HEIGHT OF FIRST FLOOR	N/A	14'
BUILDING HEIGHT	40'	37'-3"
FRONTAGE TYPE	STOREFRONT	
FRONTAGE REGULATIONS		
WIDTH, LENGTH OF FAÇADE	70% MIN.	100%
DOOR RECESS	10' MAX.	0'
STOREFRONT BASE	1' MIN./ 3' MAX.	1'
GLAZING HEIGHT	8' MIN.	11'
FAÇADE TRANSPARENCY (%)	1ST FLOOR 20%-70%	45%
	2ND FLOOR 20%-50%	22%
INTERIOR SEATING AREA	3,000 SF	
BUILDING PLACEMENT	REQUIRED	PROVIDED
FRONTAGE (%)	80%	0%*
FRONT BUILD-TO-ZONE	0' MIN., 15' MAX	21.7'
SIDE AT STREET BUILD-TO-ZONE	0' MIN./15' MAX.	N/A
SIDE AT PROPERTY LINE SETBACK	0' MIN. OR 5' MIN.	N/A
REAR YARD SETBACK	10' MIN./ 5' MIN. W/ALLEY	28.8'
PARKING PLACEMENT	REQUIRED	PROVIDED
FRONT SETBACK	30'	NA
SIDE AT STREET SETBACK	10' MIN.	NA
SIDE AT PROPERTY LINE SETBACK	0' MIN.	NA
REAR SETBACK	5' MIN. OR 5' W/ALLEY	NA
BICYCLE OR PEDESTRIAN AMENITIES	1 BICYCLE RACK, 1 BENCH	PROVIDED

BUILDING O (WATERFRONT)		
BUILDING TYPE & FRONTAGE TYPE		
BUILDING TYPE	ACCESSORY (RESTAURANT (TYPE 12))	
BUILDING FOOTPRINT	2,520 SF	
UNIT COUNT	N/A	
	REQUIRED	PROVIDED
CEILING HEIGHT OF FIRST FLOOR	N/A	10'
BUILDING HEIGHT (MAX)	40'	15'2"
FRONTAGE TYPE	N/A	
BUILDING PLACEMENT	REQUIRED	PROVIDED
FRONTAGE (%)	N/A	N/A
FRONT BUILD-TO-ZONE	N/A	N/A
SIDE AT STREET BUILD-TO-ZONE	N/A	N/A
SIDE AT PROPERTY LINE SETBACK	5' MIN.	68'
REAR YARD SETBACK	5' MIN.	61'
PARKING PLACEMENT	REQUIRED	PROVIDED
FRONT SETBACK	30'	N/A
SIDE AT STREET SETBACK	10' MIN.	N/A
SIDE AT PROPERTY LINE SETBACK	0' MIN.	N/A
REAR SETBACK	5' MIN./0' W/ALLEY	N/A
BICYCLE OR PEDESTRIAN AMENITIES	1 BICYCLE RACK, 1 BENCH	PROVIDED

BUILDING N (CORE)		
BUILDING TYPE & FRONTAGE TYPE		
BUILDING TYPE	SHOPFRONT RESTAURANT (TYPE 11)	
BUILDING FOOTPRINT	10,433 SF (INCLUDES 2,520 SF COVERED PATIO)	
UNIT COUNT	N/A	
	REQUIRED	PROVIDED
CEILING HEIGHT OF FIRST FLOOR	N/A	14'
BUILDING HEIGHT	40'	30'2"
FRONTAGE TYPE	STOREFRONT	
FRONTAGE REGULATIONS		
WIDTH, LENGTH OF FAÇADE	70% MIN.	46%*
DOOR RECESS	10' MAX.	0'
STOREFRONT BASE	1' MIN./ 3' MAX.	1'
GLAZING HEIGHT	8' MIN.	8'
FAÇADE TRANSPARENCY (%)	1ST FLOOR 20%-70%	20.00%
	2ND FLOOR 20%-50%	NA
INTERIOR SEATING AREA	5000 SF	
EXTERIOR SEATING AREA	2520 SF	
BUILDING PLACEMENT	REQUIRED	PROVIDED
FRONTAGE (%)	80%	0%*
FRONT BUILD-TO-ZONE	0' MIN., 15' MAX.	20**
SIDE AT STREET BUILD-TO-ZONE	0' MIN., 15' MAX.	NA
SIDE AT PROPERTY LINE SETBACK	0' MIN. OR 5' MIN.	NA
REAR YARD SETBACK	10' MIN./ 5' MIN. W/ALLEY	33.5'
PARKING PLACEMENT	REQUIRED	PROVIDED
FRONT SETBACK	30'	NA
SIDE AT STREET SETBACK	10' MIN.	NA
SIDE AT PROPERTY LINE SETBACK	0' MIN.	NA
REAR SETBACK	5' MIN./0' W/ALLEY	33'
BICYCLE OR PEDESTRIAN AMENITIES	1 BICYCLE RACK, 1 BENCH	PROVIDED

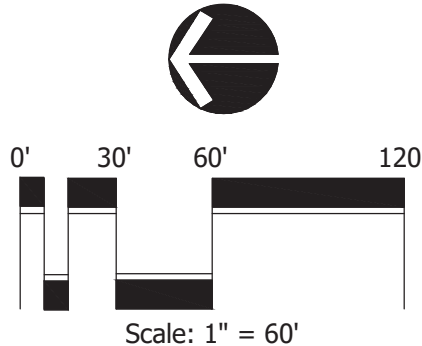


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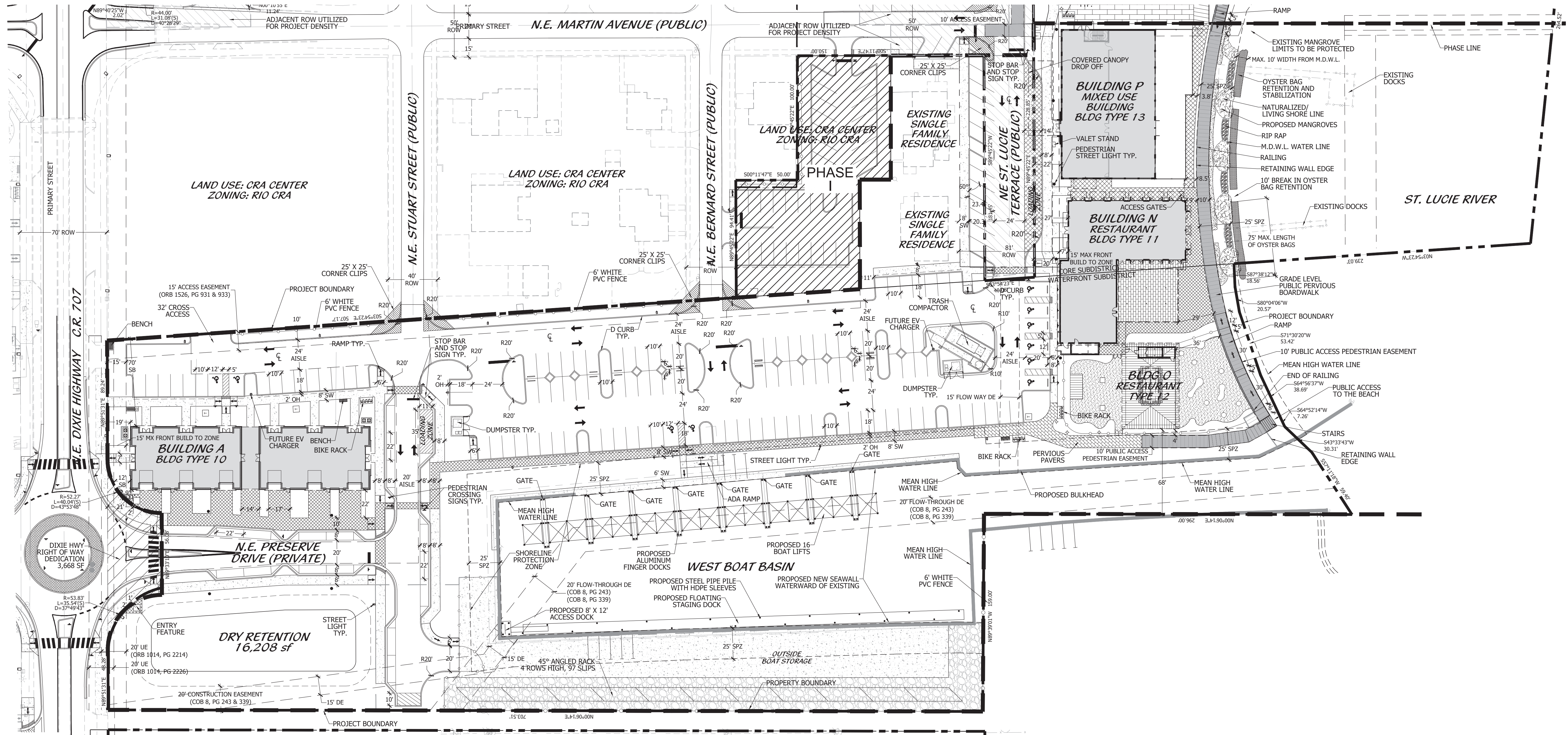
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RIO Marine Village
Major Final Site Plan - Phase II (West)
Martin Country, Florida

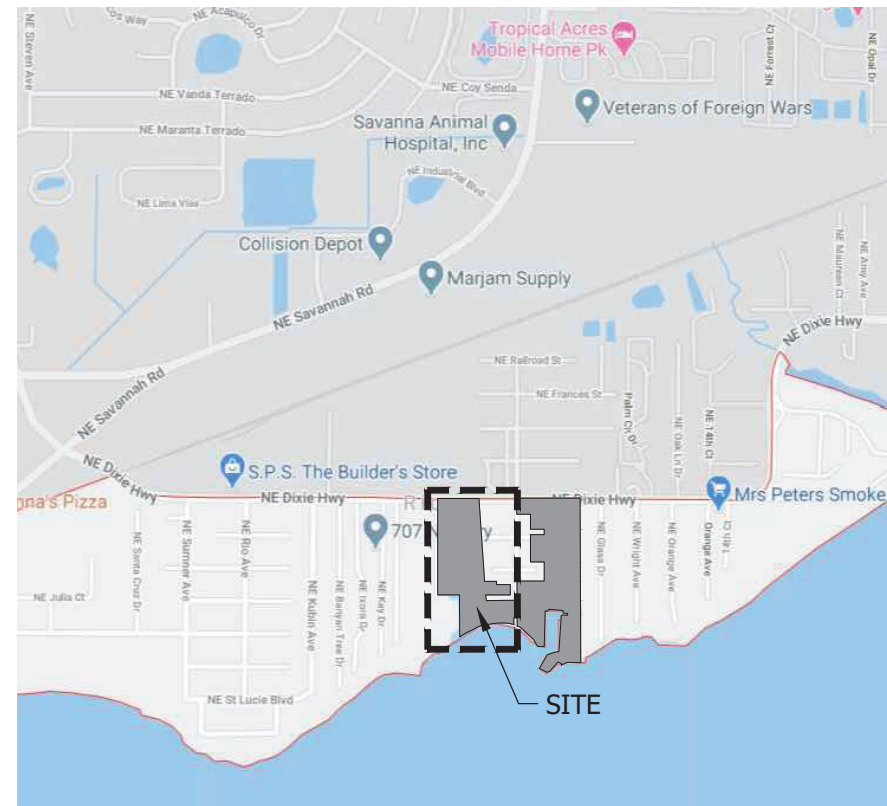


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APPROVED	DEH
JOB NUMBER	20-0101.01
DATE	08-21-23
REVISIONS	01-23-24
11-04-24	02-12-24
03-26-25	03-13-24
09-26-25	05-28-24
10-13-25	09-09-24

October 13, 2025 12:04:03 p.m.
Drawing: 20--0101_SP_WEST.DWG



LOCATION MAP



PROJECT TEAM

OWNER:
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

ARCHITECT:
CHARLAN BROCK & ASSOCIATES, INC.
1770 FENNEL STREET
MATLAND, FL 32751
407.660.8900
CONTACT: CRISTIAN OQUENDO

**TOWN PLANNER/
ARCHITECTURAL DESIGNER:**
MARCELA CAMBLOR & ASSOCIATES, INC.
12 S RIDGEVIEW ROAD
SEWALLS POINT, FL 34996
772.708.1108
MARCELA CAMBLOR-CUTSAIMANIA

SURVEYOR:
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10250 SW VILLAGE PARKWAY, SUITE 201
PORT ST. LUCIE, FL 34957
772.462.2455
CONTACT: SAM TROTTER

PHOTOMETRICS:
CONSULTING ENGINEER
530 S. FEDERAL HIGHWAY, SUITE 4
LARK WORTH BEACH, FL 33460
561.379.5835
CONTACT: RONALD LEVINSON

ENVIRONMENTAL CONSULTANT:
AQUATIC RESEARCH MONITORING,
EQUIPMENT & DEPLOYMENT, LLC
PO BOX 1421
STUART, FL 34995
CONTACT: JENNIFER ACEVEDO

GENERAL NOTES

RAMPS SHALL BE PROVIDED AT ALL SIDEWALK AND STREET INTERSECTIONS IN ACCORDANCE WITH ADA AND THE FLORIDA HANDICAP ACCESSIBILITY CODE.

MINIMUM TYPE CONSTRUCTION FOR ALLOWABLE HEIGHT & BUILDING AREA MUST BE COMPLIANCE WITH THE FLORIDA BUILDING CODE T-500 (AFTER OCT. 1, 2005 FBC 2004)

ALL SIGNAGE SHALL CONFORM TO THE REQUIREMENTS OF MARTIN COUNTY LDR'S.

ALL EXOTIC PLANT SPECIES SHALL BE REMOVED AND ALL NECESSARY PRESERVE RESTORATION SHALL BE COMPLETED PRIOR TO THE CERTIFICATE OF OCCUPANCY (CO)

ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED DURING CONSTRUCTION TO PROTECT THE PRESERVE AREAS IN ACCORDANCE WITH THE APPROVED EROSION CONTROL PLAN.

THE SHORELINE PROTECTION ZONE SHALL BE MAINTAINED FREE OF ANY EXOTIC VEGETATION.

NO FUEL SALES PERMITTED ON THE SITE.

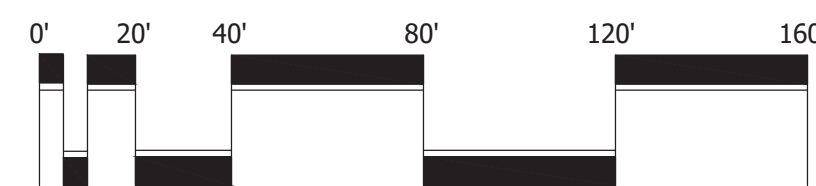
REFER TO THE LANDSCAPE AND CONSTRUCTION PLAN FOR DETAILS ON CONSTRUCTION AND MAINTENANCE OF THE LIVING SHORELINE.

ALL PUBLIC STREETS ARE TO BE MAINTAINED BY MARTIN COUNTY. ALL PRIVATE STREETS ARE TO BE MAINTAINED BY THE PROPERTY OWNER.

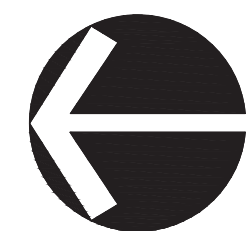
LEGEND

HC	HANDICAP	STOP SIGN
LA	LANDSCAPE AREA	PARKING LIGHT
LB	LANDSCAPE BUFFER	DECORATIVE STREET LIGHT
R	RADIUS	BIKE RACK
SB	SETBACK	DUAL HUMAN & DOG DRINKING FOUNTAIN
OH	OVERHANG	
FH	FIRE HYDRANT	
SW	SIDEWALK	
TYP	TYPICAL	
UE	UTILITY EASEMENT	
DE	DRAINAGE EASEMENT	
CL	CENTER LINE	
SPZ	SHORELINE PROTECTION ZONE	
		PERVIOUS PAVERS
		CONCRETE SIDEWALK
		PAVER WALKWAY
		BOARDWALK
		RIVERWALK PUBLIC ACCESS EASEMENT

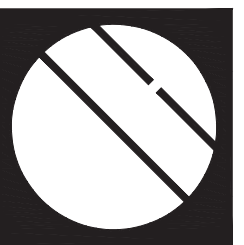
Revised Final Site Plan



Scale: 1" = 40'



North



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R10 Marine Village

Major Final Site Plan - Phase II (West)

Martin County, Florida

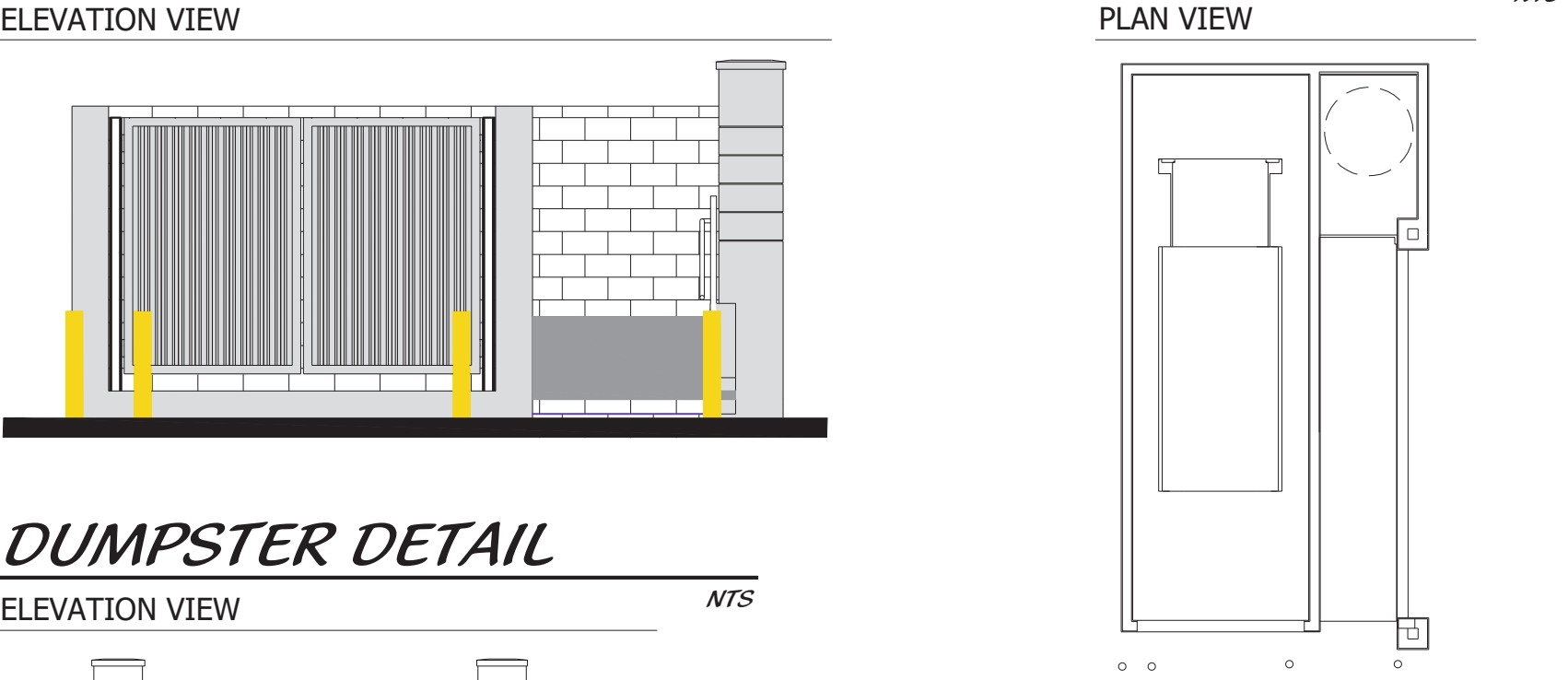
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DATE	06-03-22
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	09-09-24

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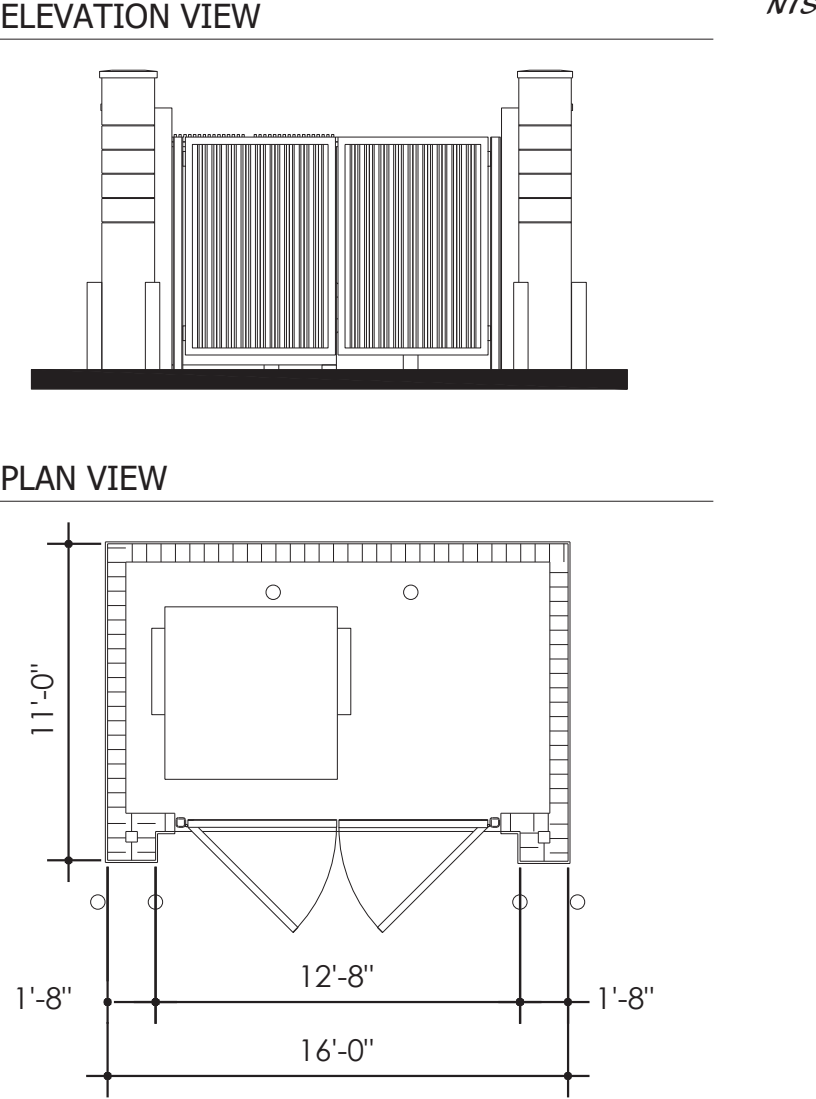
SHEET 3 OF 4

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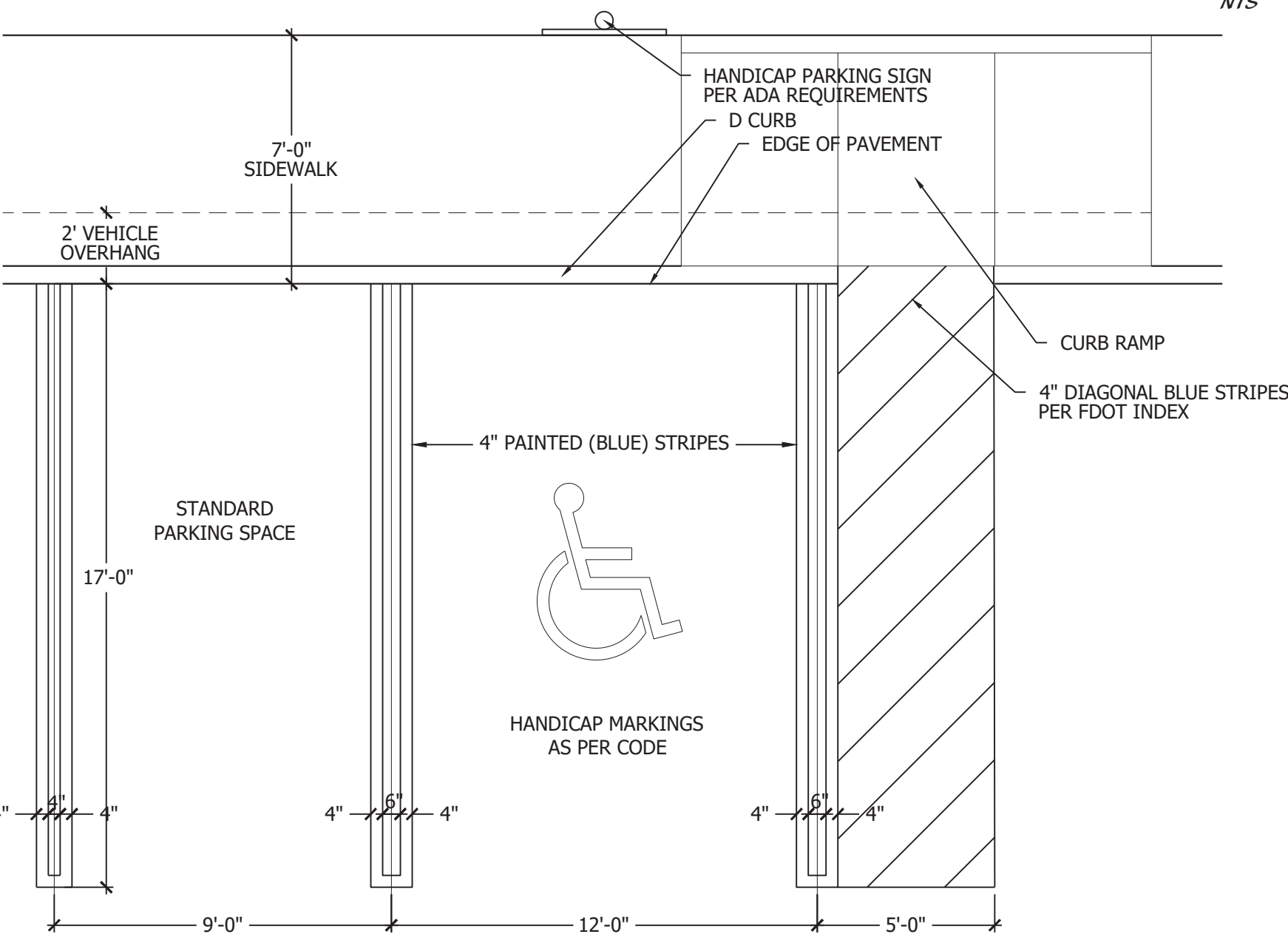
COMPACTOR DETAIL



DUMPSTER DETAIL



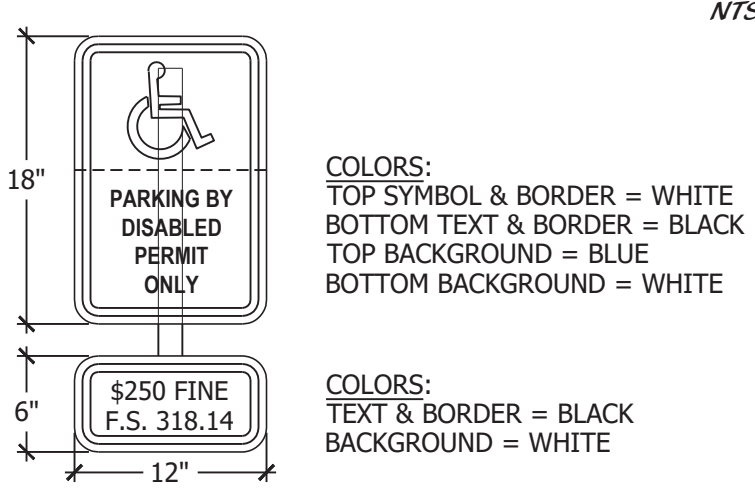
STANDARD AND HANDICAP PARKING DETAIL



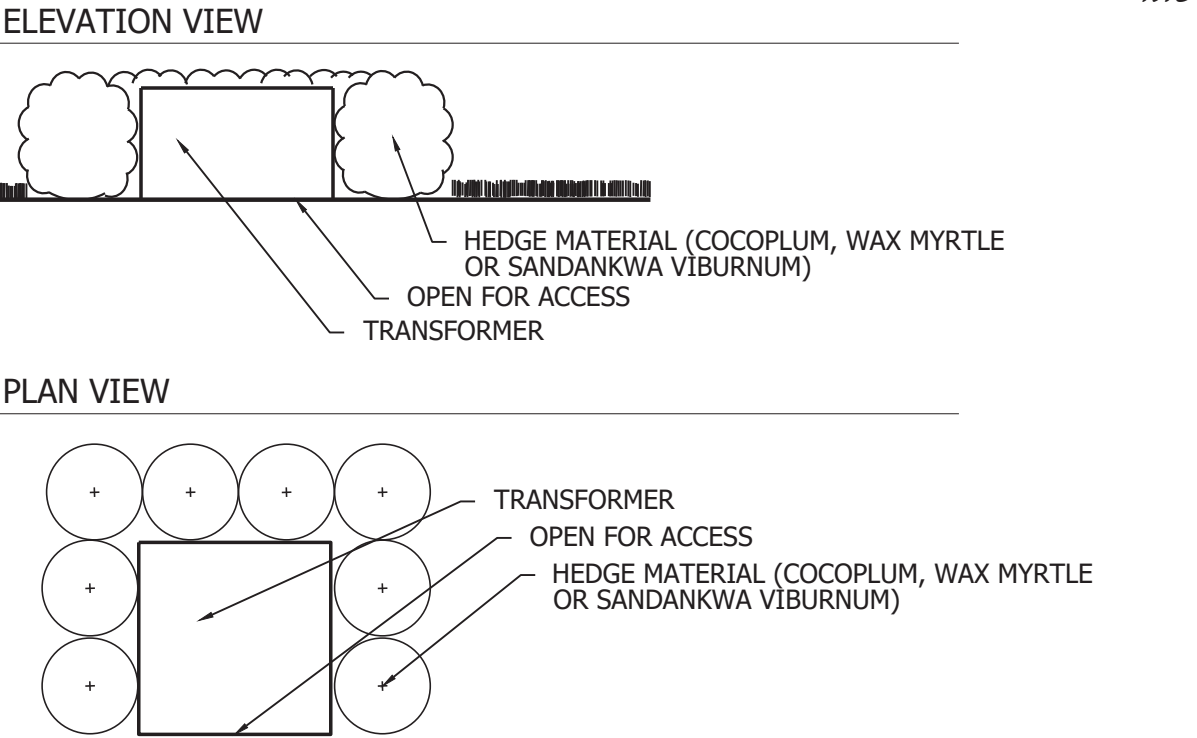
TRASH CAN DETAIL



HANDICAP SIGN DETAIL



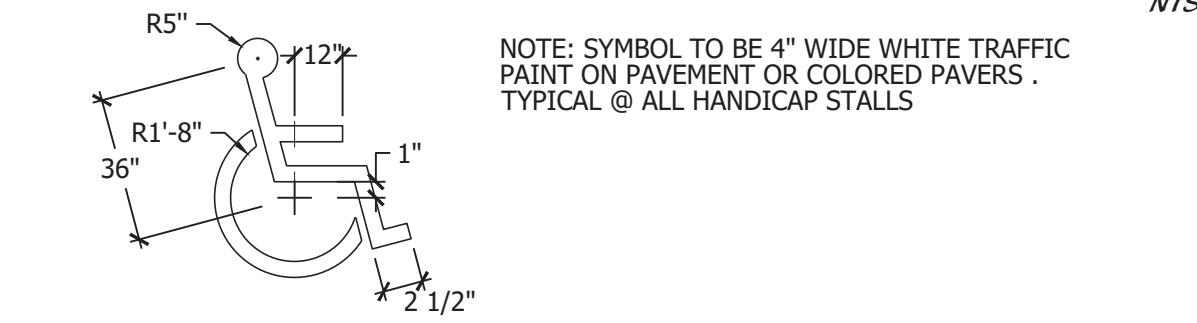
TRANSFORMER DETAIL



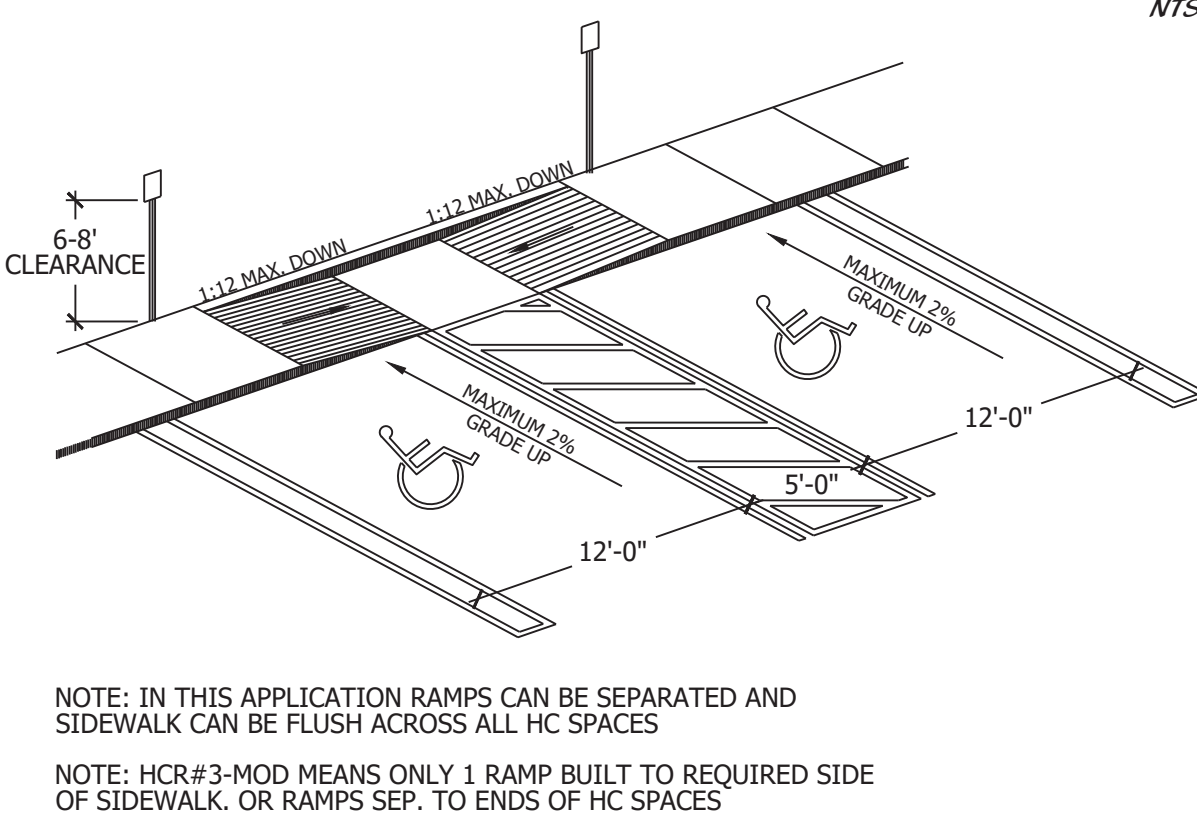
BIKE RACK DETAIL



HANDICAP SYMBOL DETAIL



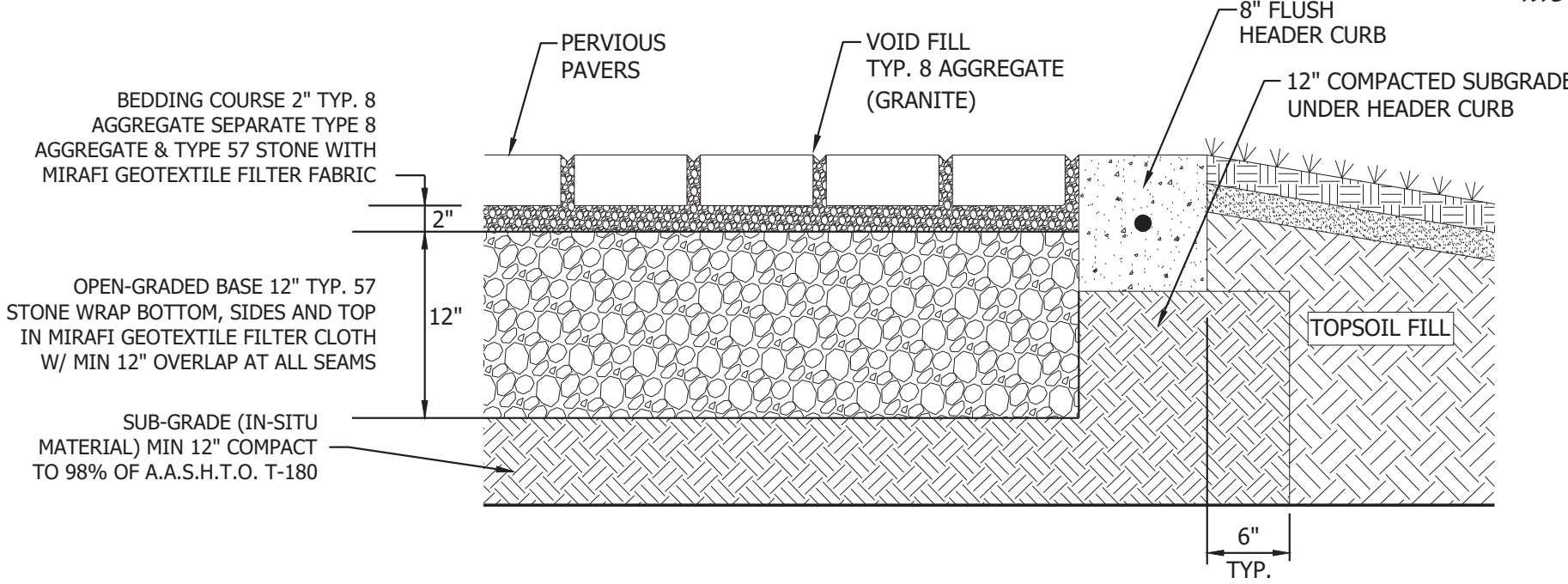
HANDICAP RAMP DETAIL



6' PVC FENCE DETAIL



PERVIOUS PAVER DETAIL



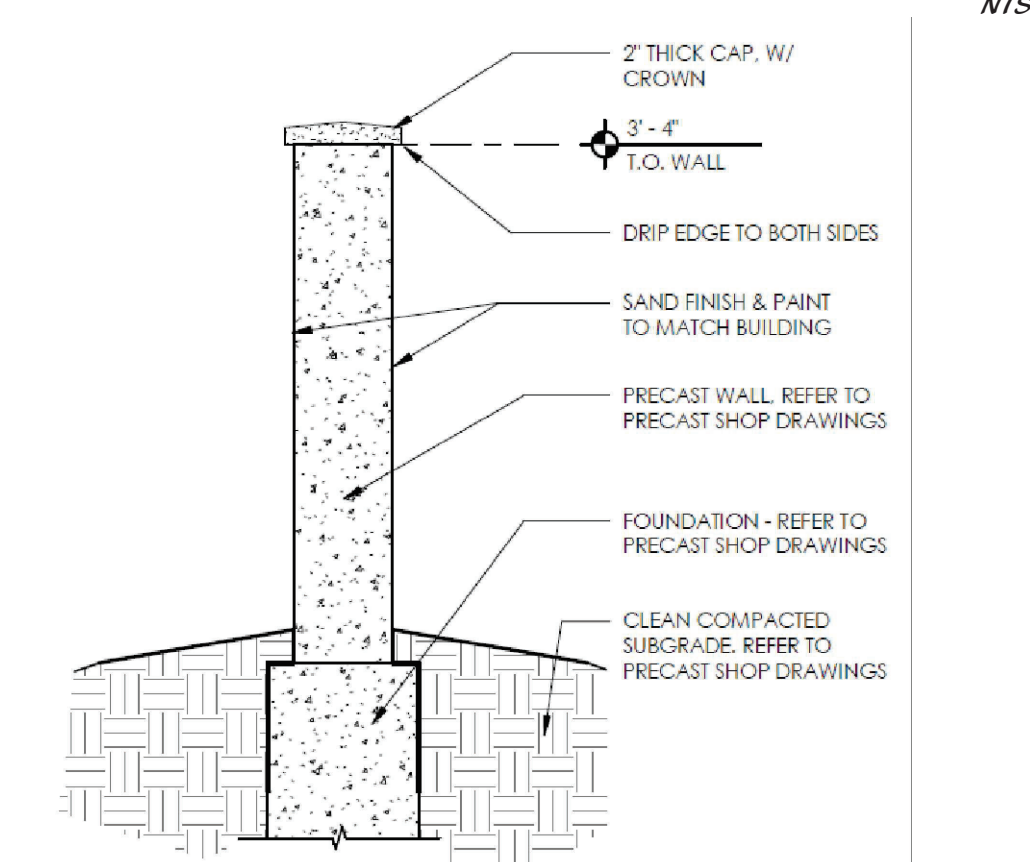
LIGHTING DETAIL



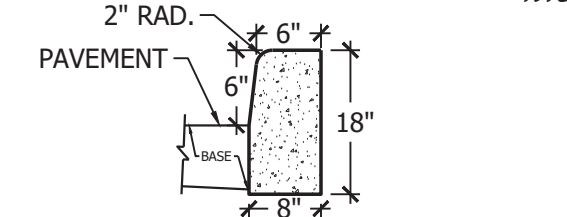
BENCH DETAIL



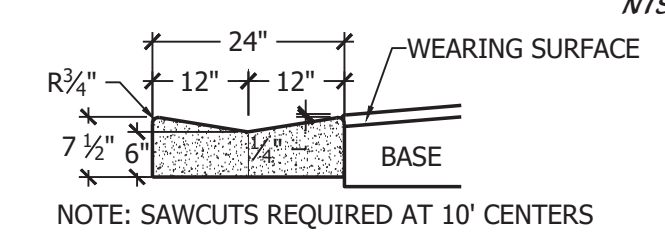
AC SCREEN WALL DETAIL



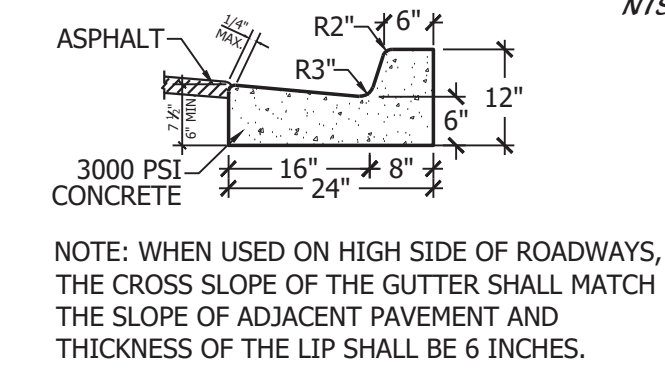
D CURB DETAIL



VALLEY CURB DETAIL

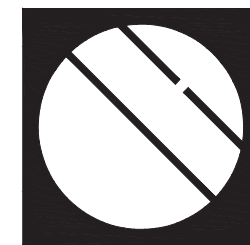


F CURB DETAIL



ALTERNATIVE COMPLIANCE			
REQUEST #	CODE	REQUIREMENT	REQUEST
1+A3:D9	12, §12.3.05 FIGURE R-5.01	Shopfront buildings are required a minimum frontage buildout percentage of 80%.	Building A, N, and P have a proposed Frontage Buildout of 0%, an 80% deviation from the requirement.
2	12, §12.3.05	The front setback for parking shall be a minimum of 30'.	Building A has a proposed 15' parking setback from N.E. Dixie Highway, a 15' deviation from the requirement.
3	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.
4	12, §12.3.05 FIGURE R-5.01	Front Build-to-Zones shall have a minimum of 0' and a maximum of 15'. See figure R-5.01.	•Building A has a proposed 19' setback from N.E. Dixie Highway. •Building N has a proposed 20' setback from N.E. St. Lucie Terrace, a 5' deviation from the requirement. •Building P has a proposed 21.7' setback from N.E. St. Lucie Terrace, a 6.7' deviation from the requirement.
5	12, §12.3.09	Properties within Waterfront and Core subdistricts are required to plant one tree per 1,000 SF of Site Area.	241 trees are being proposed a 30 tree deviation from the 271 required.
6	12, §12.1.05.	Storefront Buildings required 70% width of façade is meeting design requirements	Building N proposed 46% meeting requirements
7	4, §4.664.c.	Requires hedges and shrubs to be at least 75 percent native.	The Applicant is requesting alternative compliance to allow a 5% deviation from the 75% native shrub requirement.

Site Details



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