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BEFORE THE BOARD OF COUNTY COMMISSIONERS

MARTIN COUNTY, FLORIDA

RESOLUTION NUMBER 25-

**[REGARDING REVISED MASTER SITE PLAN APPROVAL FOR THE RIO
MARINE VILLAGE WITH A DEFFERAL OF PUBLIC FACILITIES RESERVATION]**

WHEREAS, this Board has made the following determinations of fact:

1. Rio South Dixie, LLC submitted an application for the approval of the Rio Marine Village projects (S241-016) and (S241-018), located on lands legally described in Exhibit A, attached hereto. As a result of the review of said site plan applications, minor technical adjustments were required to the previously approved Revised Master Site Plan for the Rio Marine Village project to ensure consistency with the Phase 1 (East) and Phase 2 (West) final site plans in accordance with Section 10.5.F.6.(e), Land Development Regulations, Martin County, Florida.
2. Pursuant to Table 10.5.F.9., Land Development Regulations (LDR), Martin County Code, a review of this application is not required by the Local Planning Agency (LPA).
3. Upon proper notice, this Board considered approval at a public meeting on the application on November 4, 2025.
4. At the public meeting, all interested parties were given an opportunity to be heard.
5. The revised master site plan for the Rio Marine Village Project is consistent with the Comprehensive Growth Management Plan and the Land Development Regulations.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY
COMMISSIONERS OF MARTIN COUNTY, FLORIDA, THAT:**

- A. The revised master site plan, attached hereto as Exhibit B, for the Rio Marine Village project is approved. More specifically, this approval is for minor technical

adjustments to the approved revised master final site plan for the development of a maximum of 192 residential units, mixed use buildings and marina related uses on approximately 16.20 acres. Development of Phase 1 (East) and Phase 2 (West) of the Rio Marine Village project shall be in accordance with the approved revised master site plan attached as Exhibit B.

B. Failure to submit the required documents, plans and fees as required by Section 10.11.C, LDR, Martin County Code, shall render approval of the revised master site plan for the Rio Marine Village Project null and void.

C. All conditions of the original development order for the Rio Marine Village, revised master site plan, recorded in Official Records Book 3313, beginning at Page 640, official records of Martin County, Florida, not specifically amended by this development order change remain in full force and effect.

D. This development order shall be recorded in the public records of Martin County. A copy shall be forwarded to the applicant(s) by the Growth Management Department subsequent to recording.

DULY PASSED AND ADOPTED THIS 4TH DAY OF NOVEMBER, 2025.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

BY: _____
CAROLYN B. TIMMANN
CLERK OF THE CIRCUIT COURT
AND COMPTROLLER

BY: _____
SARAH HEARD, CHAIR

APPROVED AS TO FORM AND LEGAL
SUFFICIENCY:

BY: _____
ELYSSE A. ELDER
COUNTY ATTORNEY

ATTACHMENTS:

Exhibit A, Legal Description

Exhibit B, Rio Marine Village Revised Master Site Plan