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BEFORE THE BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA
RESOLUTION NUMBER 25-
[REGARDING FINAL SITE PLAN APPROVAL FOR PHASE II (WEST) OF THE
RIO MARINE VILLAGE WITH A CERTIFICATE 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 Phase II (West) final site plan for the Rio Marine Village Project (S241-018), located on lands described in Exhibit A, attached.
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.
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 final site plan for Phase II (West) of 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 Phase II (West) final site plan for the Rio Marine Village is approved. More specifically, this approval is for the development of one retail building, two restaurants, and one mixed use building, dock slips, outside boat storage and associated infrastructure that includes public access to the river. Development of Phase II (West) of the Rio Marine Village shall be in accordance with the approved final site plan attached as Exhibit B.

B. All required applicable state and federal permits and approvals shall be submitted to the Growth Management Department prior to the commencement of any construction.

C. No permits for construction or development activity shall be issued until all required documents, plans, fees and federal and state permits and approvals are received and approved as required by Section 10.11, Land Development Regulations, Martin County Code.

D. Failure to submit the required documents, plans and fees as required by Section 10.11, Land Development Regulations, Martin County Code, shall render approval of the final site plan for Phase II (West) of the Rio Marine Village project null and void.

E. This application is hereby determined to meet the requirements for and shall serve as a Certificate of Public Facilities Reservation as set forth in Section 5.32.D, Land Development Regulations, Martin County Code.

F. All permits for the Rio Marine Village project must be obtained within one year, by November 4, 2026. Development must be completed within two years, by November 4, 2027.

G. In order to ensure that the drainage/stormwater management system functions as designed and permitted in perpetuity, Owner shall maintain the drainage/stormwater management system according to the Stormwater Management System Maintenance Plan as submitted with the revised final site plan application. The Maintenance Plan will provide that Owner shall be responsible for performing the specific inspections and maintenance operations on the stormwater management system on-site and off-site as approved by the Growth Management Director at revised final site plan approval in order to ensure it functions as intended and as approved by County. County shall not have any responsibility in maintaining the system.

H. No land clearing is authorized prior to the mandatory pre-construction meeting for the project. Property corners and preservation areas shall be located by a licensed land surveyor and clearly marked in the field prior to the pre-construction meeting. Authorization for clearing to install erosion control devices and preserve barricades will be granted at the pre-construction meeting. No additional land clearing shall commence until a satisfactory inspection of the required control structures and barricades has been obtained. Authorization for the relocation of gopher tortoises within the development, as provided for on state agency permits, may be granted by the Growth Management Department upon review of required permit materials.

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

J. The proposed development includes off-site construction within the NE Dixie Highway right-of-way, including but not limited to, reconstruction of NE Martin Ave roundabout, construction of two new roundabouts, and associated pedestrian and stormwater improvements. The final design of the off-site improvements must be reviewed and approved separately through a County Right-of-way Use Permit. The approved Right-of-way Use Permit shall be approved and submitted along with the post approval documents.

K. One (1) copy of documents verifying that the right-of-way, property, or easements have been accepted by the Board of County Commissioners and recorded in the public records of Martin County, Florida shall be submitted as part of the post-approval process in accordance with Section 10.11, Land Development Regulations, Martin County, Florida.

L. This resolution shall be recorded in the public records of Martin County. A copy of this resolution 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
ACTING COUNTY ATTORNEY

ATTACHMENTS:

Exhibit A, Legal Description

Exhibit B, Final Site Plan