

RIO MARINE VILLAGE, F.K.A STUART HARBOR

PHASE II WEST FINAL SITE PLAN INCLUDING REVISED MASTER SITE PLAN

S241-018

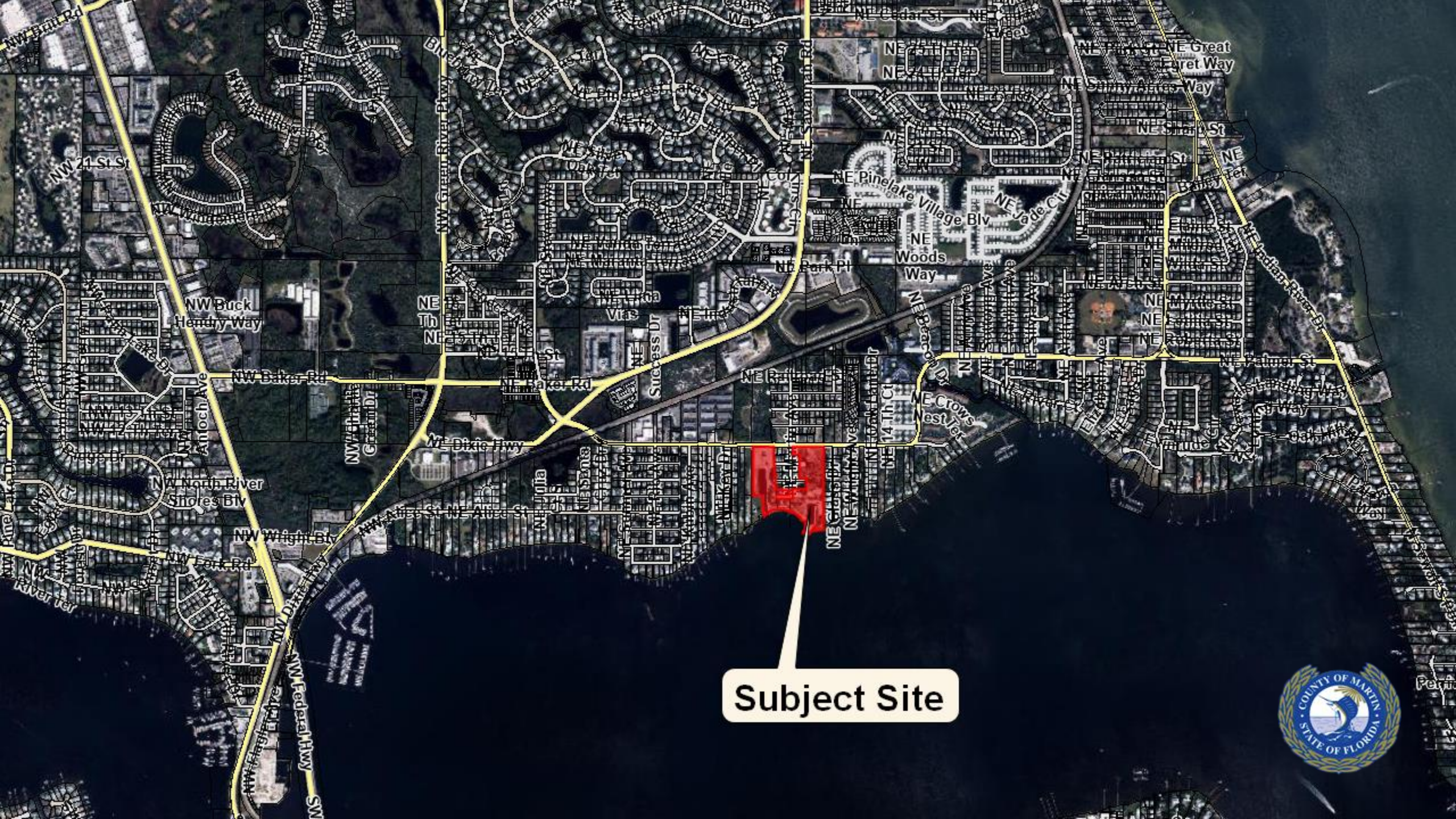
Board of County Commissioners

Public Meeting

November 4, 2025

Owner:	Rio South Dixie, LLC – Josh Simon
Applicant:	Rio South Dixie, LLC., – Josh Simon
Requested by:	Coteleur & Hearing., – George Missimer
Project Coordinator:	Brian Elam, PMP, Principal Planner





Subject Site





**Rio
North**

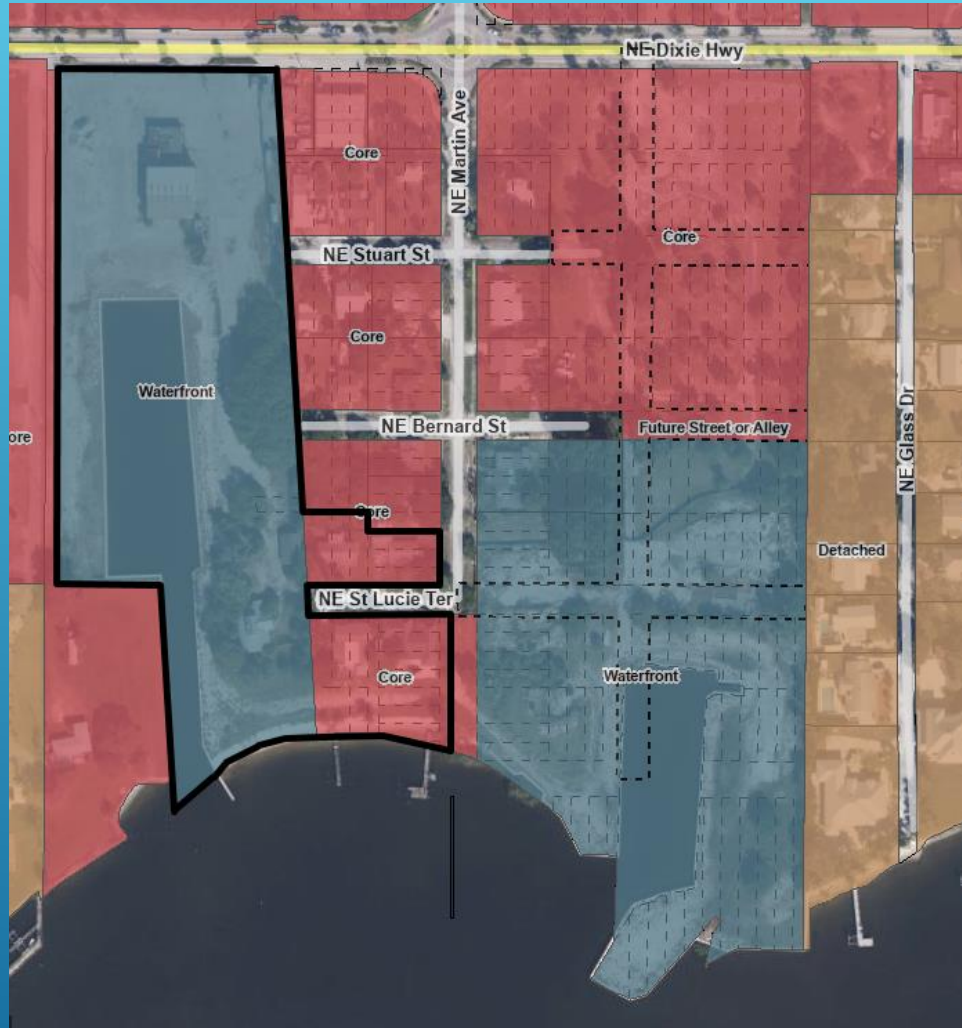
**Rio
West**

**Rio
East**

Subject Site

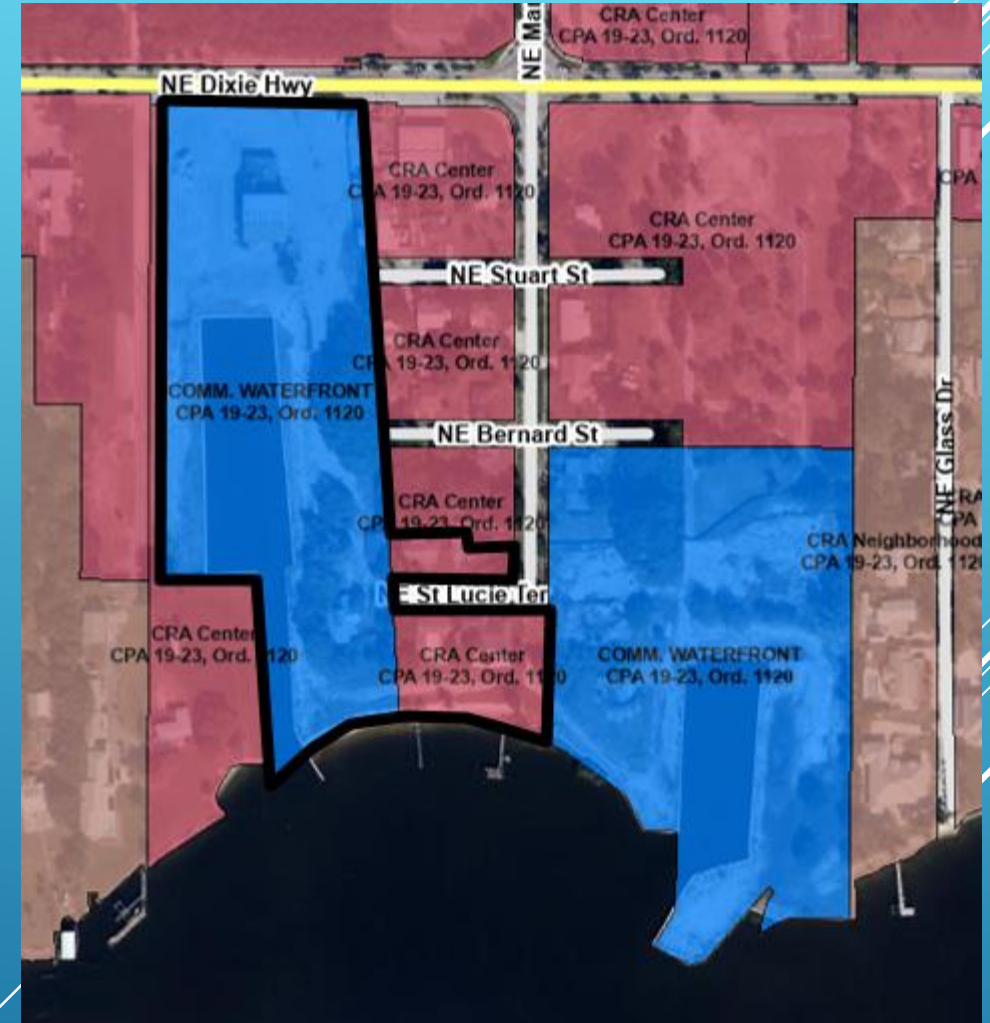


Regulating Plans



Core and Waterfront

Future Land Use



CRA Center and Commercial Waterfront



Background

The Revised Master and Phasing Plans for the Rio Marine Village project were approved on February 1, 2022.

The subject of this application is approval of the Rio Marine Village, Phase 2, (West) Final Site Plan.

1 retail building

2 existing single-family homes

2 restaurant buildings

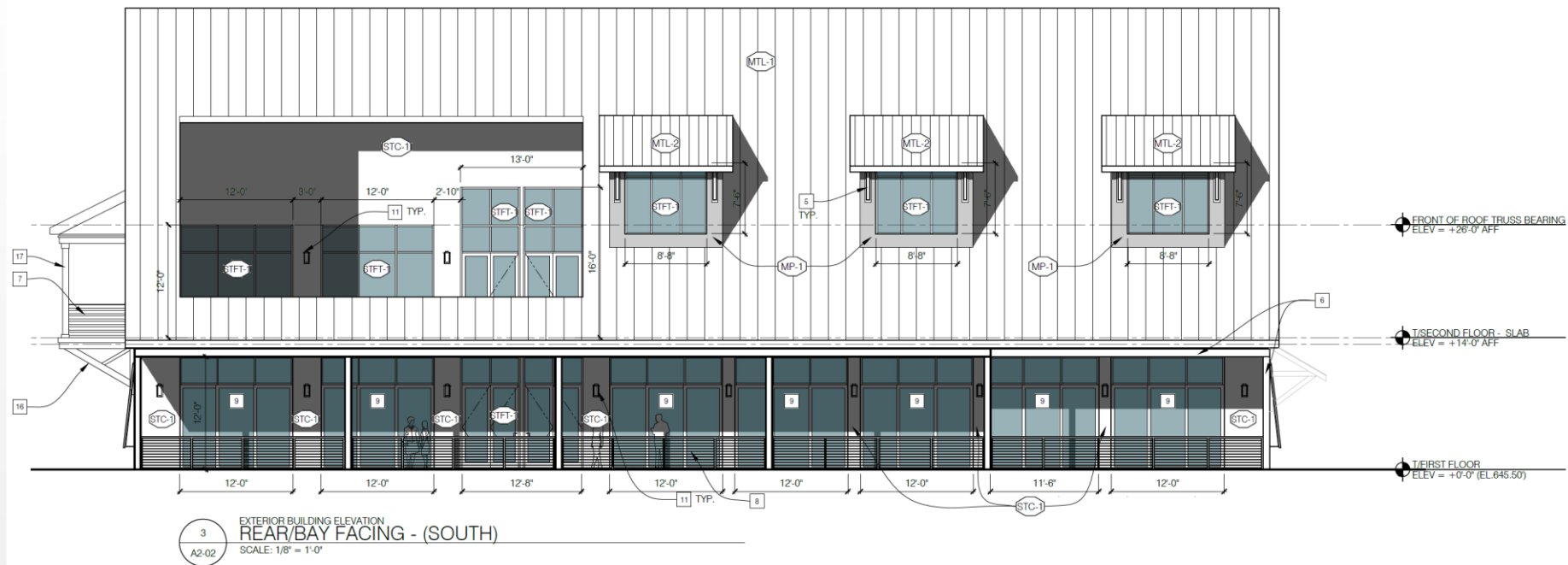
proposed docks and outdoor boat storage

Building Height: 3 stories, 40 feet



PHASE 2 WEST FINAL SITE PLAN





Mixed Use Building

BUILDING P - TYPE 13 - O.C. 13% OF COVERING

	TOTAL FACADE AREA	OPEN AREA	PERCENTAGE OPEN
UPPER LEVEL	1,649 S.F.	75	45%
GROUND LEVEL	1,898 S.F.	41	20%

* CALCULATIONS PROVIDED FOR CLARIFICATION ONLY. SEE ATTACHED CO.W.



RESTAURANT BUILDING "O"



3
A2-02

EXTERIOR BUILDING ELEVATION
PEDESTRIAL WALK FACING - (EAST)

SCALE: 1/8" = 1'-0"



RIOR FINISH LEGEND

STC-1

MTL-1

REVIEW OF APPLICATION

Development review staff have found the Rio South Dixie, LLC application to comply with all applicable regulations and the Comprehensive Growth Management Plan as detailed in the staff report.



Local Planning Agency

Pursuant Article 10, §10.5, Table 10.5.F.9. this major development final site plan with a previously approved master site plan does not require review by the Local Planning Agency (LPA).



STAFF RECOMMENDATION

Staff recommends approval of the Rio Marine Village, Phase 2 (West) Final Site Plan including the Revised Master Site Plan.

1. Move that the Board receive and file the agenda item and its attachments including the staff report as Exhibit 1.
2. Move that the Board adopt the resolution approving the Rio Marine Village, Phase 2 (West) Final Site Plan.

THAT CONCLUDES THE PRESENTATION
QUESTIONS?

