## 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** 

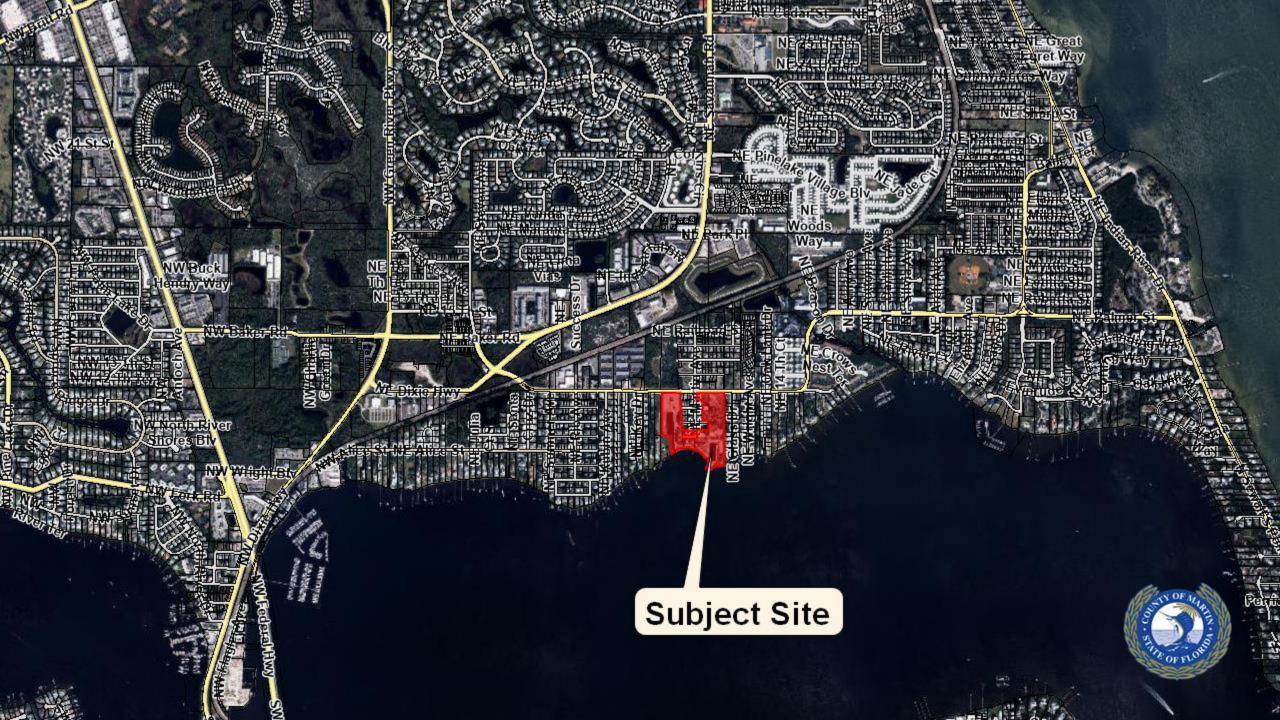
Owner: Rio South Dixie, LLC – Josh Simon

Applicant: Rio South Dixie, LLC., – Josh Simon

Requested by: Cotleur & Hearing., – George Missimer

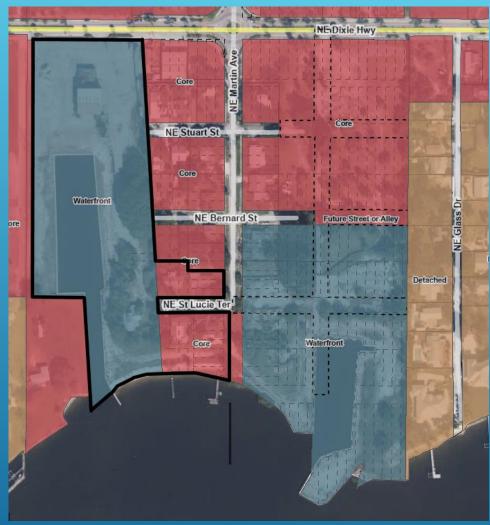
Project Coordinator: Brian Elam, PMP, Principal Planner





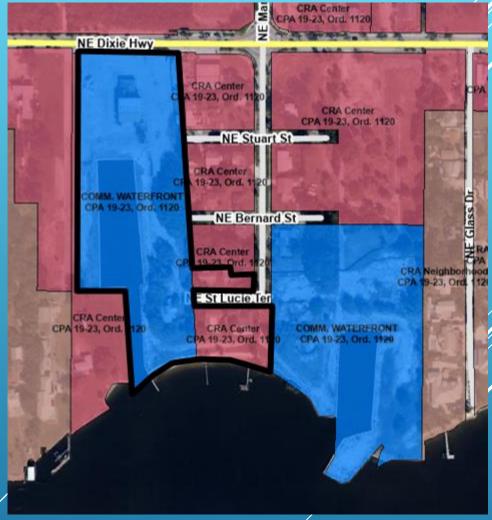


# **Regulating Plans**



**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

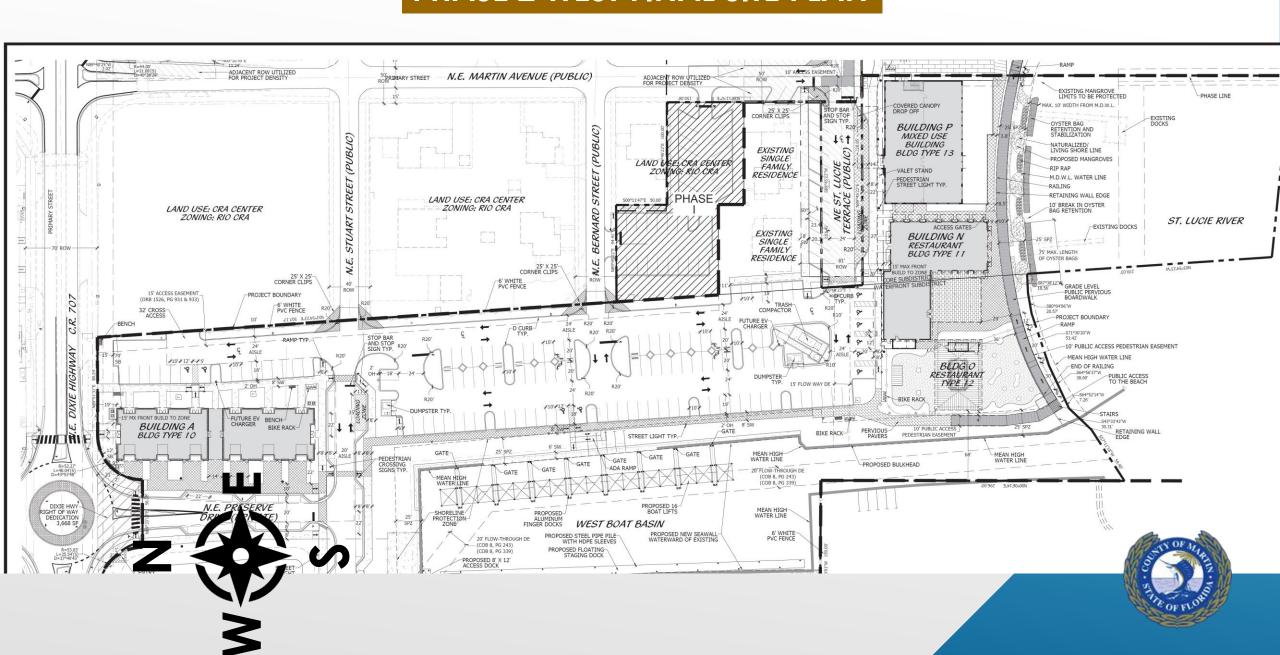
2 restaurant buildings

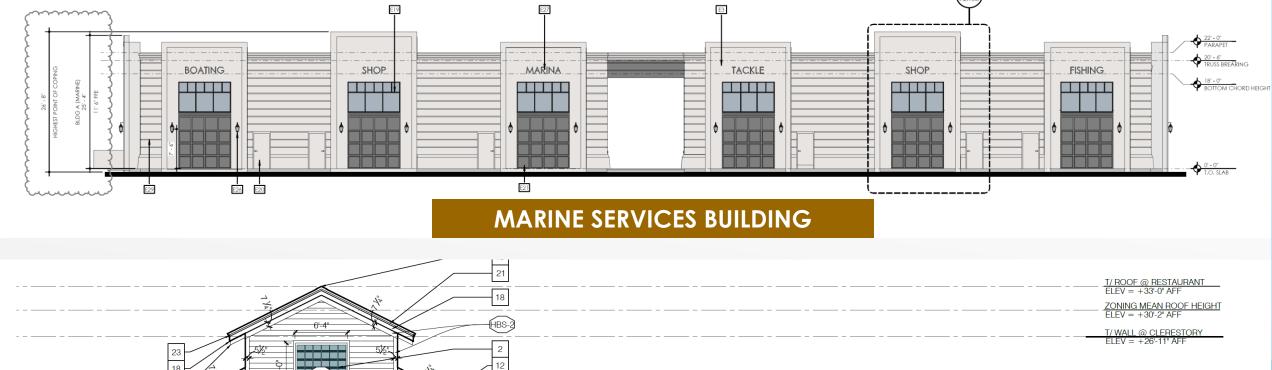
proposed docks and outdoor boat storage

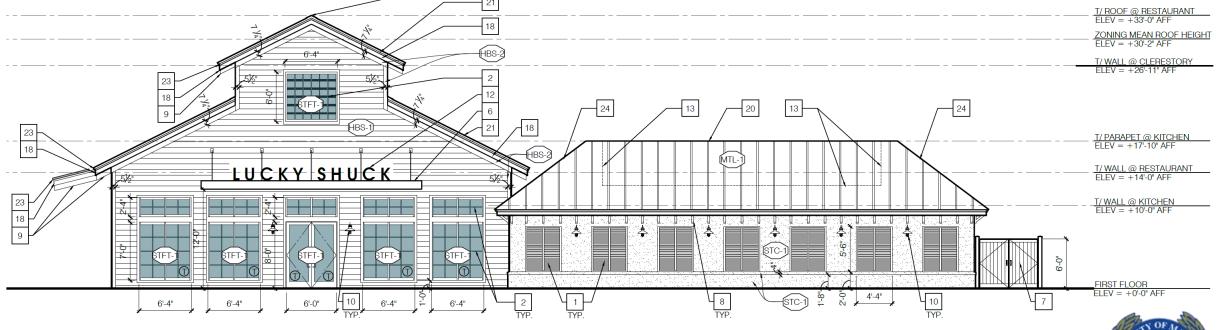
Building Height: 3 stories, 40 feet



#### PHASE 2 WEST FINAL SITE PLAN







2 EXTERIOR BUILDING ELEVATION PUBLIC WAY/FRONT FACING - (NORTH)

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

**RESTAURANT BUILDING "N"** 

BUILDING N - TYPE I I - L.S. -- % OF OPENING

The state of the s					
SHOPFRONT DESIGNATION PER RIO ZONING	TOTAL FACADE AREA	TOTAL OPENING AREA	PERCENTAGE OF OPENINGS	PERCENTAGE ALLOWED	ZONING FRONTAGE TYPE
GROUND LEVEL	1,632 S.F.	334 S.F.	20.5%	20 TO 70%	SHOPFRONT PER





#### **RESTAURANT BUILDING "O"**





EXTERIOR BUILDING ELEVATION PEDESTRIAL WALK FACING - (EAST)

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



RIOR FINISH LEGEND





### 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?

