

RIO MARINE VILLAGE, F.K.A STUART HARBOR

PHASE 1 EAST FINAL SITE PLAN INCLUDING REVISED MASTER SITE PLAN

S241-016

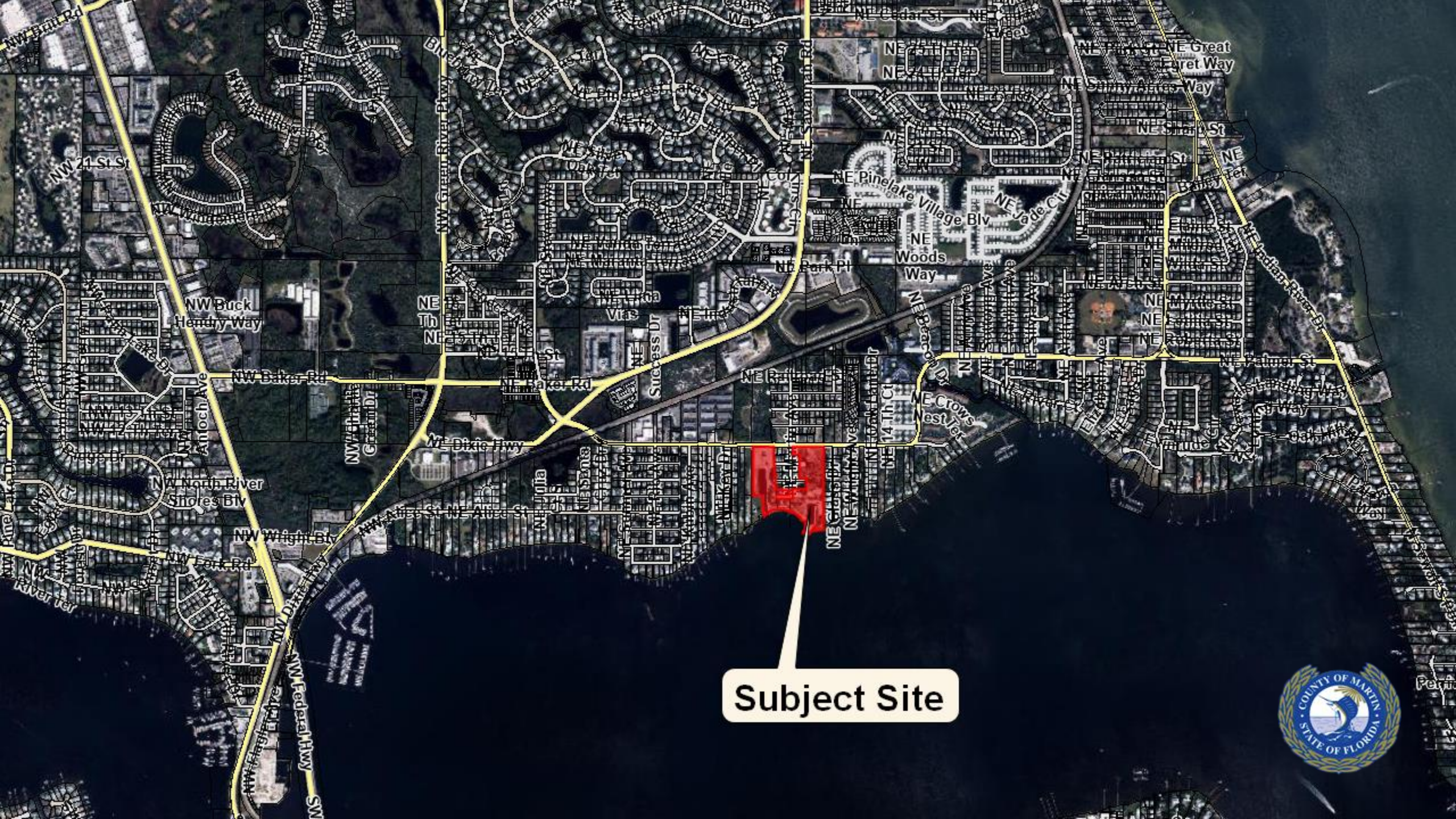
Board of County Commissioners

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



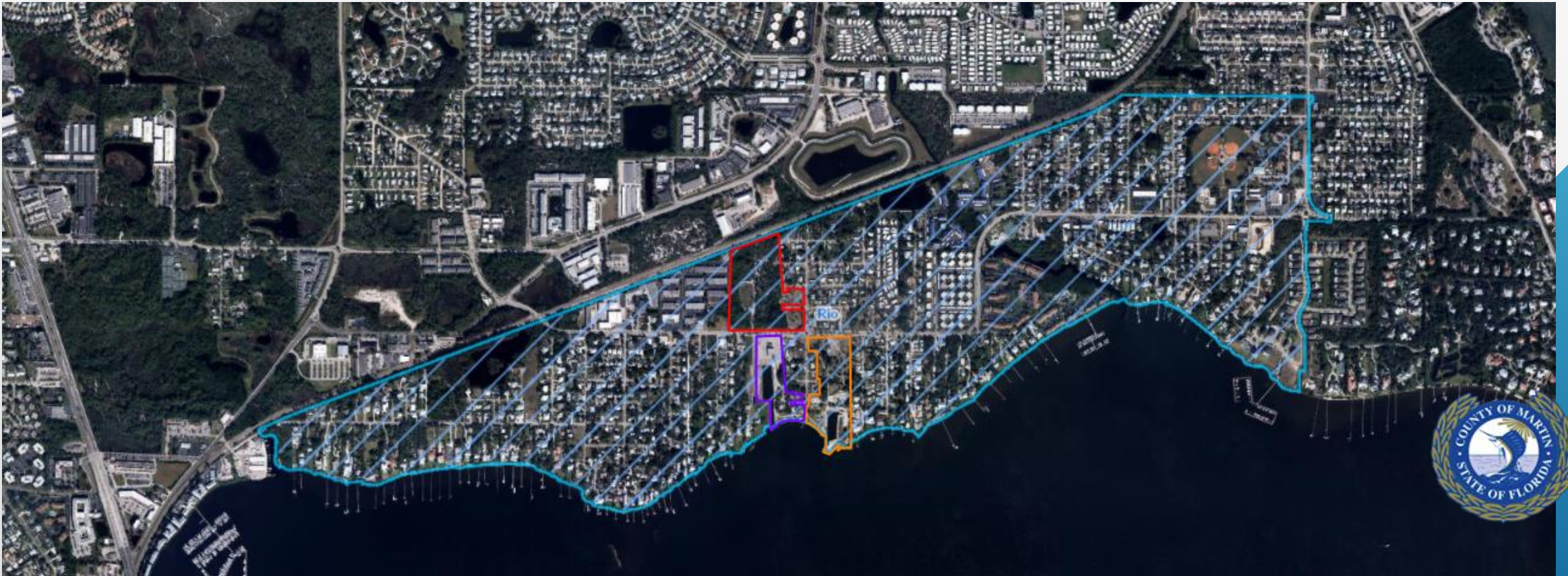


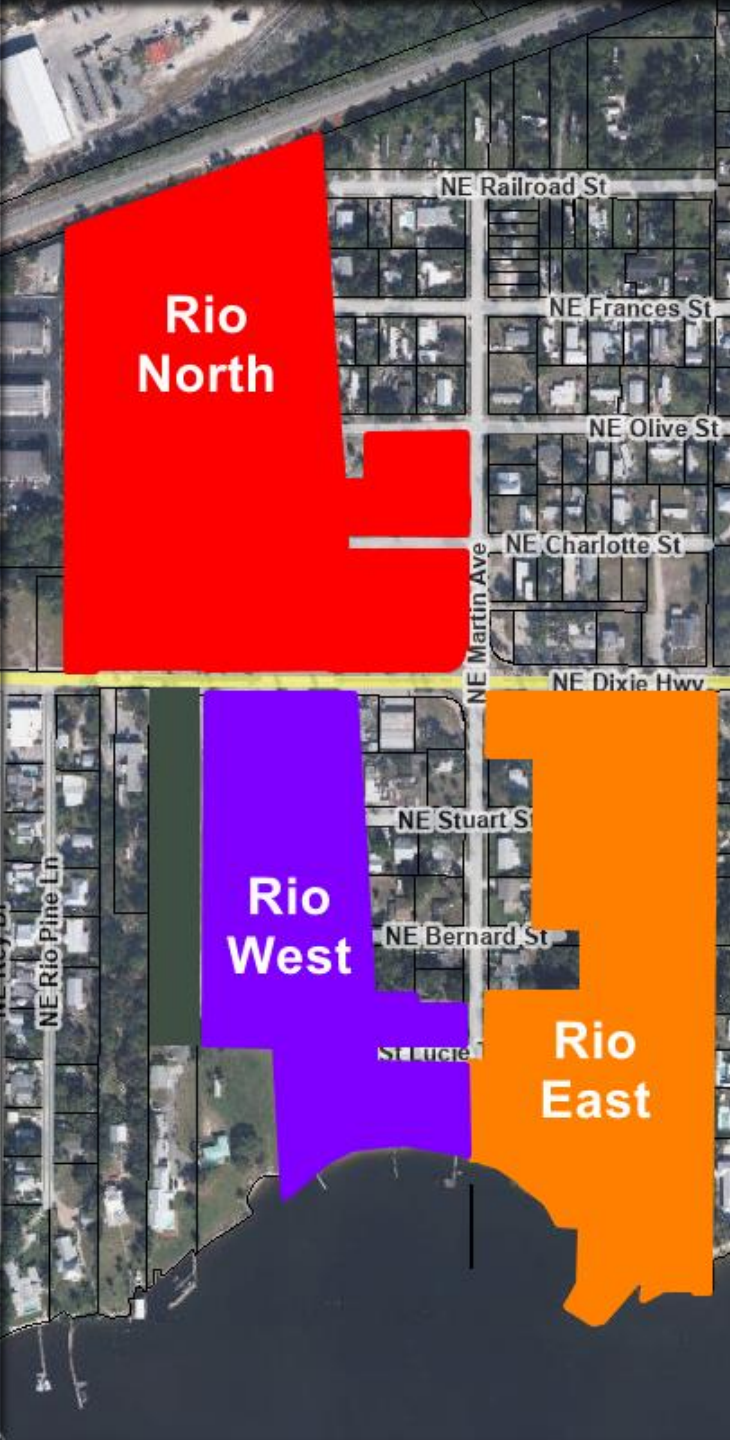
Subject Site



Rio Marine Village

The Rio Marine Village Projects are located within the Rio Community Redevelopment Area (CRA). Rio is one of six redevelopment zoning districts in Martin County defined in Article 12 of the Martin County Land Development Regulations. The Community Redevelopment Code provides opportunities for traditional neighborhood design and mixed residential and commercial uses in redeveloping areas.





- ▶ The Rio Marine Village projects are located north and south of NE Dixie Highway.
- ▶ The Property north of NE Dixie Highway is approximately 14.34 acres and is known as The Preserve at Rio Marine Village. The Master Site Plan for this development was approved September 13, 2022.
- ▶ The Property south of NE Dixie Highway is approximately 16.38 acres and is known as Rio Marine Village. The Master Site Plan for this development was approved on February 1, 2022. Construction of the southern property will be by way of two final site plans which are the Rio Marine Village Phase 1 East Final Site Plan and Rio Marine Village Phase 2 West Final Site Plan.

RIO MARINE VILLAGE PROJECTS

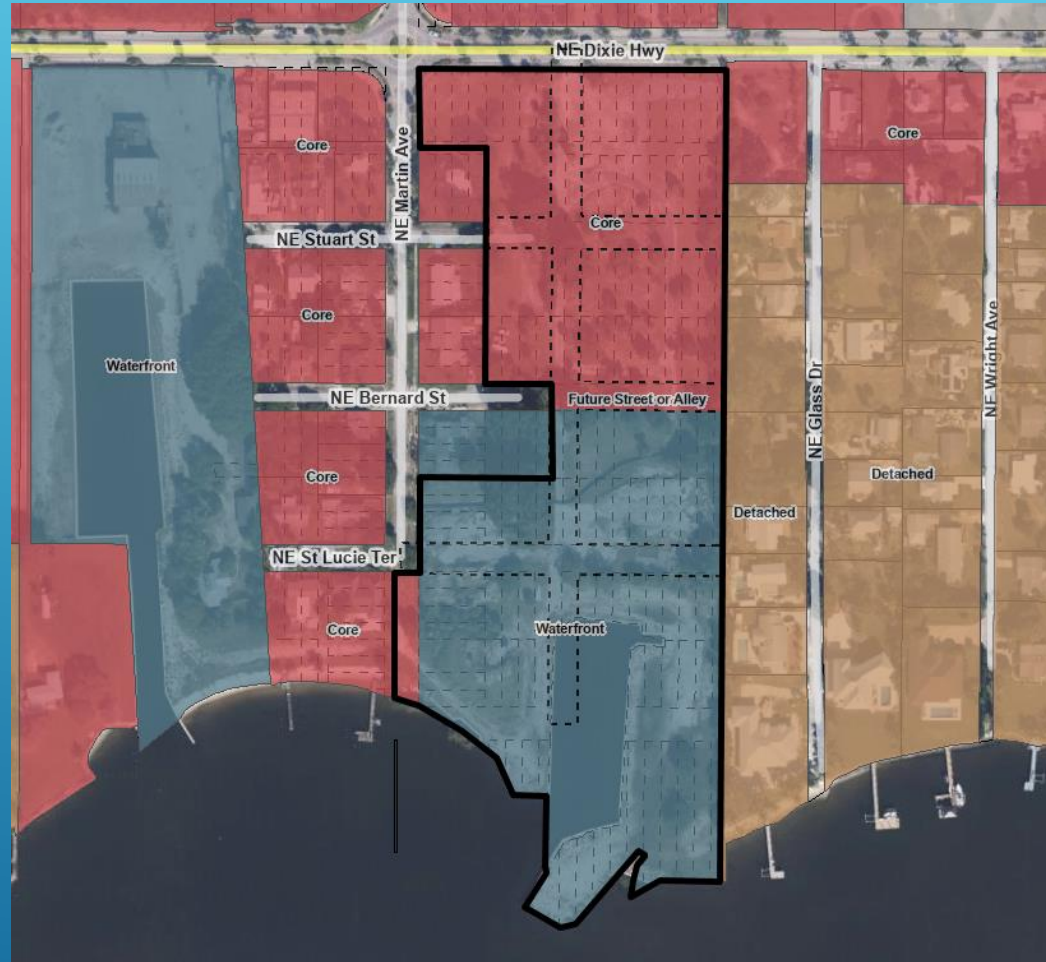




**Rio Marine Village
Phase1 (East)**

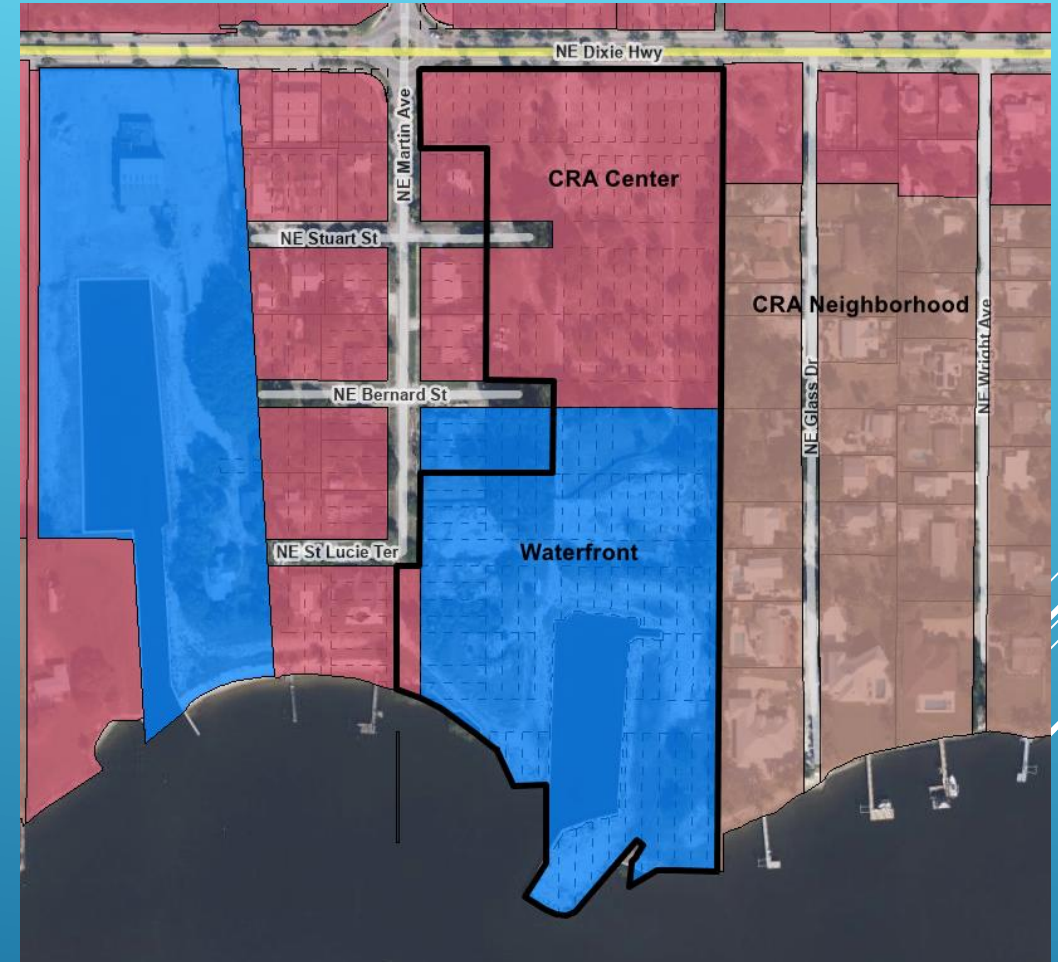


Regulating Plans



Core and Waterfront

Future Land Use



CRA Center and 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 1, (East) Final Site Plan.

178 apartments in 8 three story buildings

4 townhome units

8 live/work units

Marina clubhouse

East boat basin and docks

Public path and square

Building Height: 3 stories, 40 feet



Aerial Image Circa 1958

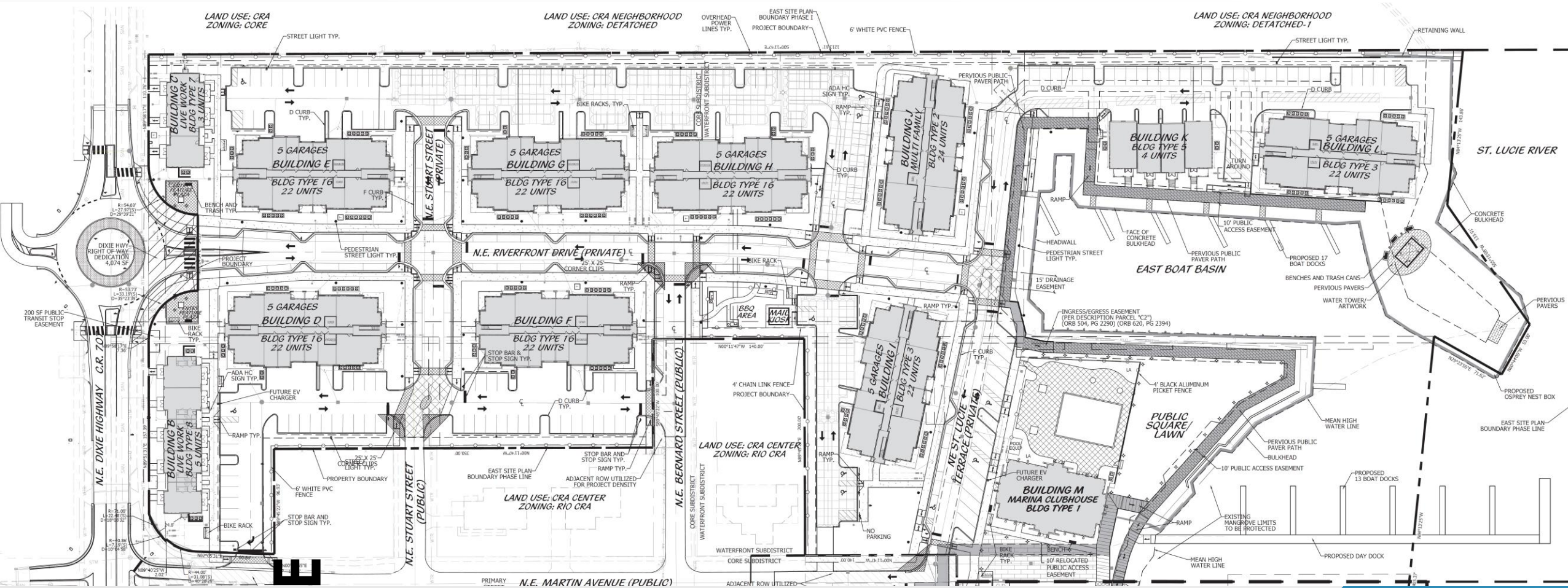


Aerial Image Circa 2004





PHASE 1 EAST FINAL SITE PLAN





MARINA CLUBHOUSE



TOWNHOME BUILDING



RIO MARINE VILLAGE

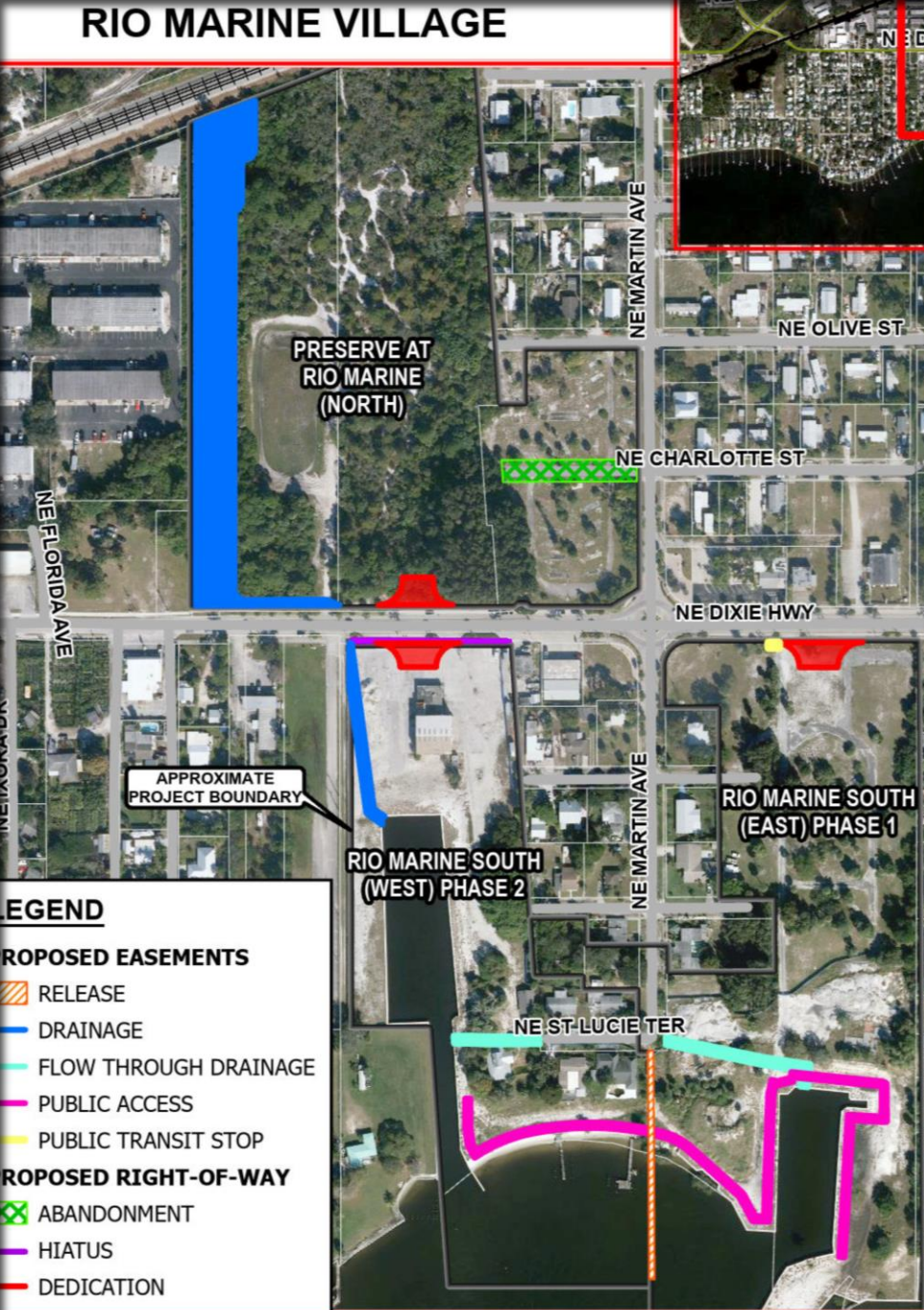


EXHIBIT ONLY

Rio Marine Village Easements and Dedications



Revised Master Site Plan

Rio South Dixie, LLC submitted applications for final site plan approval of the Rio Marine Village Projects (S241-016) and (S241-018) identified as Rio Marine Village, Phase 1 (East) and Rio Marine Village, Phase 2 (West). Minor technical changes were required to the previously approved Revised Master Site Plan to ensure consistency with Phase 1 (East) and Phase 2 (West) final site plans.

Attached to this agenda item is a resolution to approve the Revised Master Site Plan associated with these site plans that incorporates the minor technical changes.



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 1 (East) 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 Revised Master Site Plan.
3. Move that the Board adopt the resolution approving the Rio Marine Village, Phase 1 (East) Final Site Plan.
4. Move that the Board adopt a Resolution accepting and approving, as required for the approval of the Preserve at Rio Final Site Plan, and Rio Marine Village East Phase 1 Final Site Plan, and Rio Marine Village Phase 2 West Final Site Plan:
 - three (3) Warranty Deeds for Right of Way on the north side and south side of NE Dixie Highway along with a Quitclaim Deed for a Right of Way hiatus along the north side of NE Dixie Highway
2. Move that the Board adopt a Resolution accepting and approving:
 - a ten a seventy-foot (70') Drainage Easement; and
 - foot (10') Public Access Easement; and
 - a Flow-Through Drainage Easement; and
 - a Drainage, Access and Maintenance Easement; and
 - a Public Transit Stop Easement
3. Move that the Board approve a Release of Easement.
4. Move that the Board authorize the Chairman to sign any and all documents necessary to complete the transaction.

THAT CONCLUDES THE PRESENTATION
QUESTIONS?

