## THE PRESERVE AT RIO MARINE VILLAGE

### FINAL SITE PLAN S241-017

**Board of County Commissioners** 

**Public Meeting** 

**November 4, 2025** 

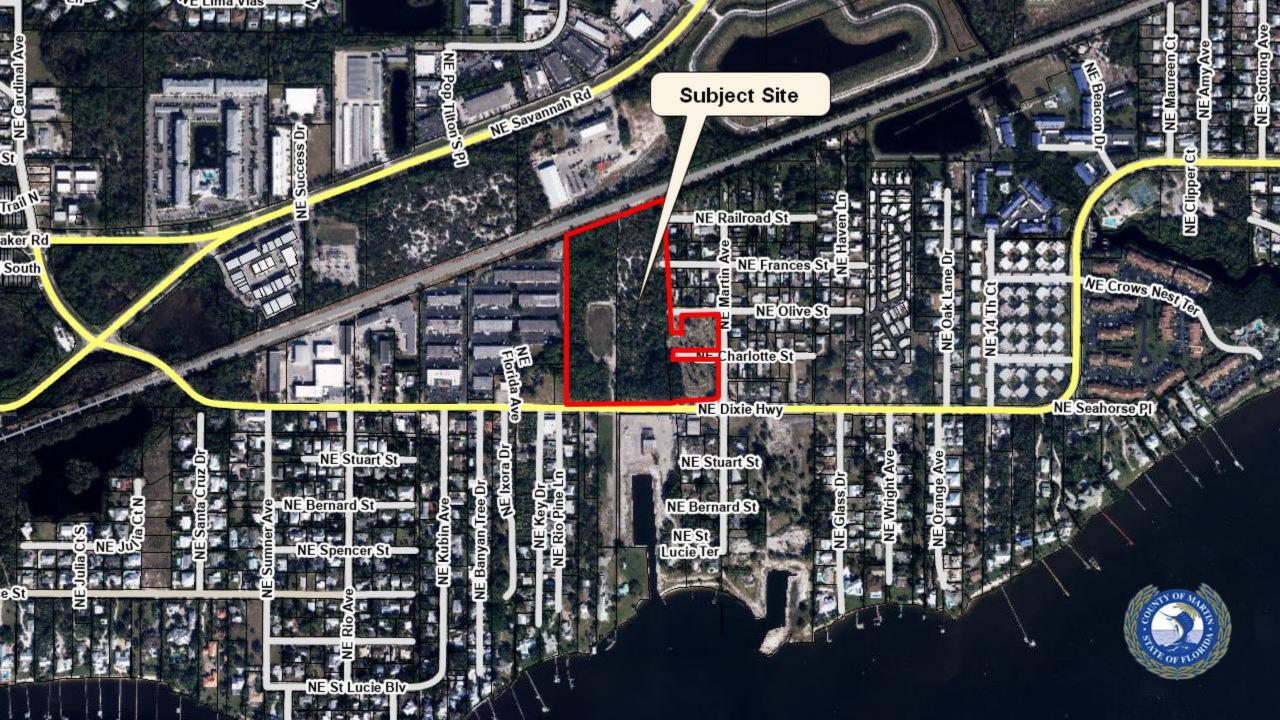
Owner: Rio South Dixie, LLC – Josh Simon

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

Requested by: Cotleur & Hearing., – George Missimer

Project Coordinator: Brian Elam, PMP, Principal Planner







# **Regulating Plans**

**General and Core** 

# **Future Land Use**



**CRA Center** 



## Background and Details

The Master Site Plan for The Preserve at Rio Marine Village project were approved on September 13, 2022.

The Final Site Plan for The Preserve at Rio Marine Village consists of 145 residential units on approximately 14.34 acres.

96 Multifamily apartments in four buildings

44 Townhomes in six buildings

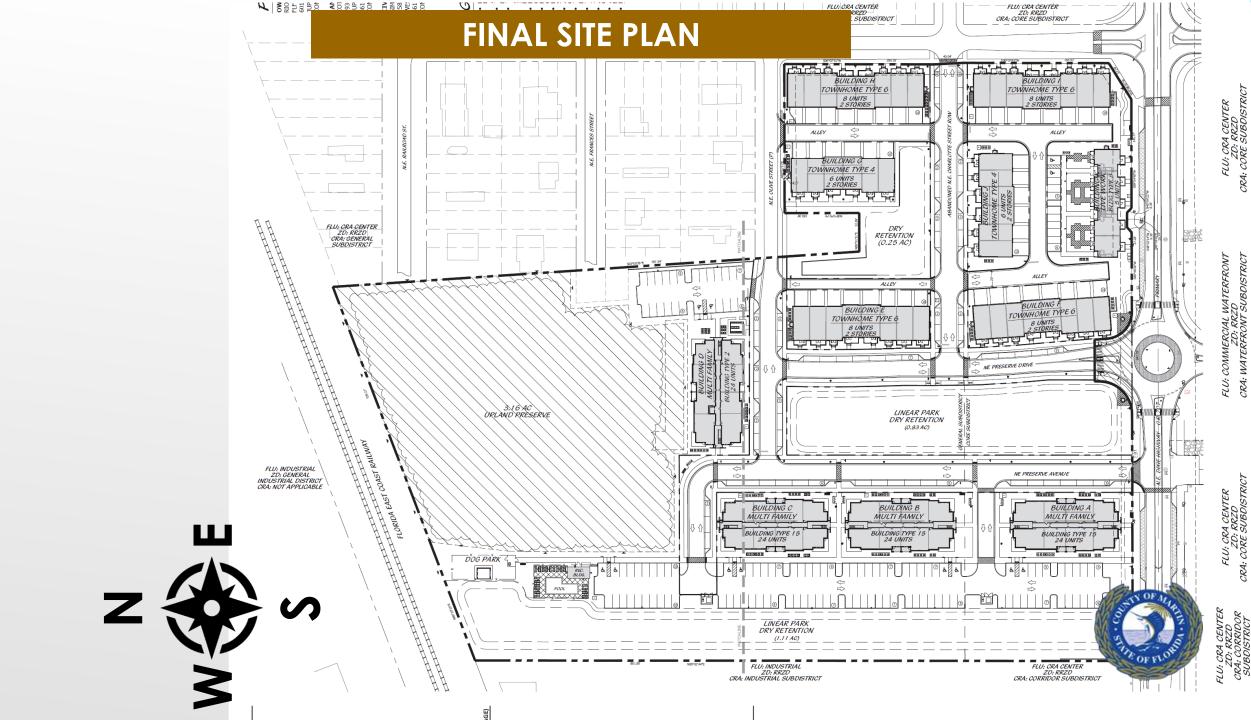
5 Live/Work units

Dog park and amenities

3.16 acres of upland preserve

Building Height: 3 stories, 35 feet













## 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 Preserve at Rio Marine Village Final 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 final site plan and the Preserve Area Management Plan for The Preserve at Rio Marine Village project.

THAT CONCLUDES THE PRESENTATION
QUESTIONS?

