

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:	Coteleur & Hearing., – George Missimer
Project Coordinator:	Brian Elam, PMP, Principal Planner





Subject Site





Subject Site

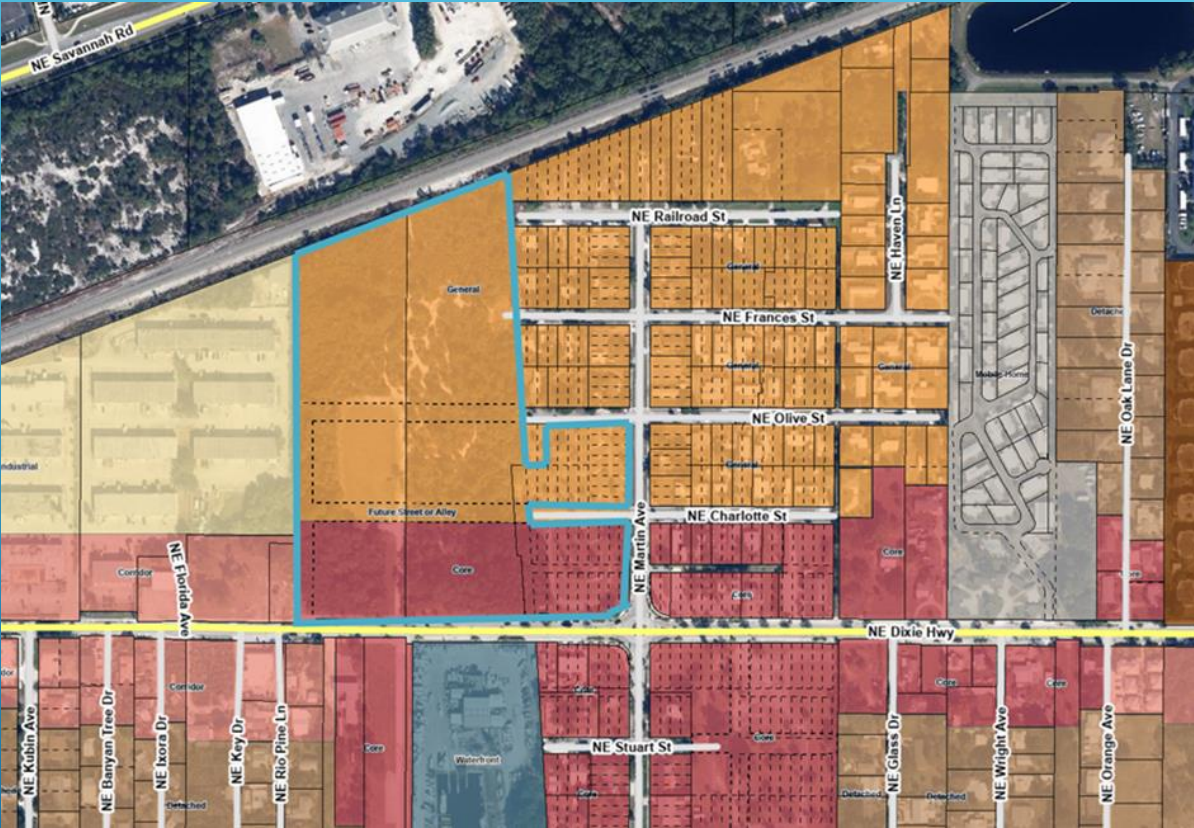
Rio
North

Rio
West

Rio
East

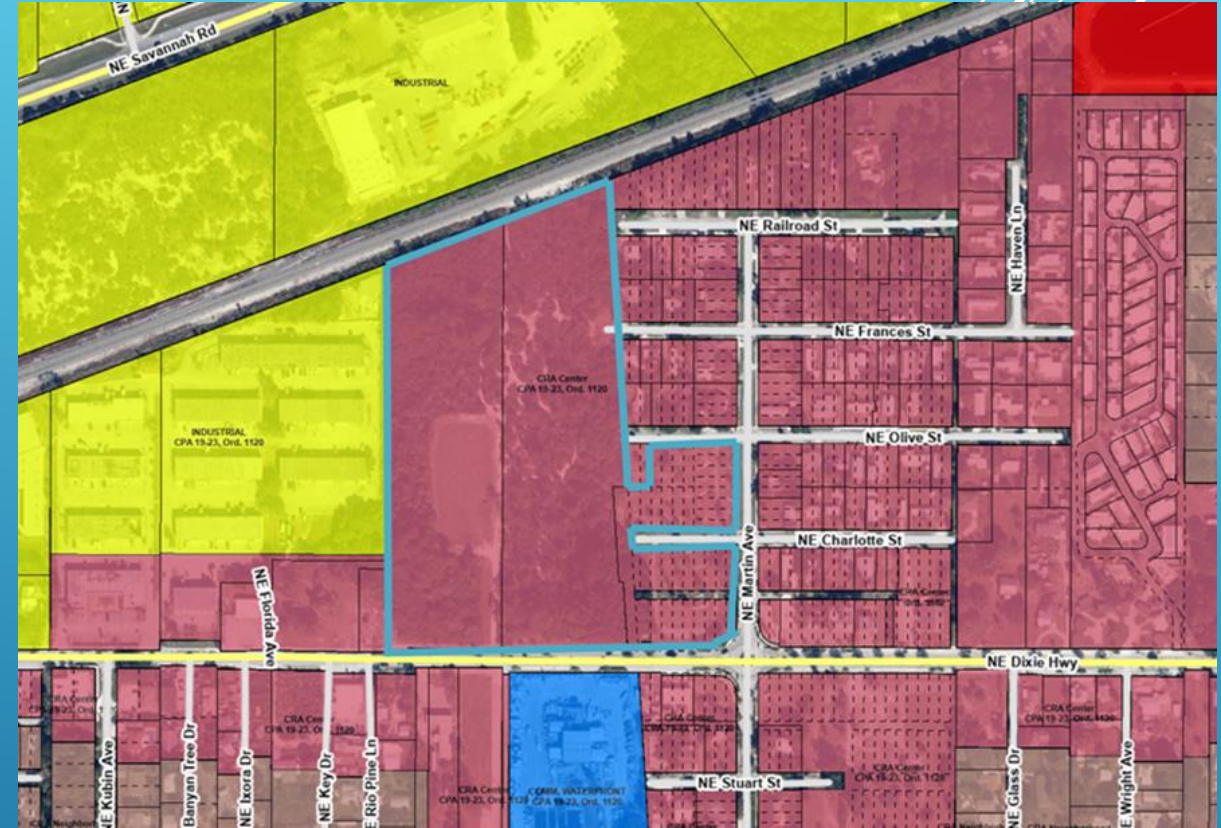


Regulating Plans



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

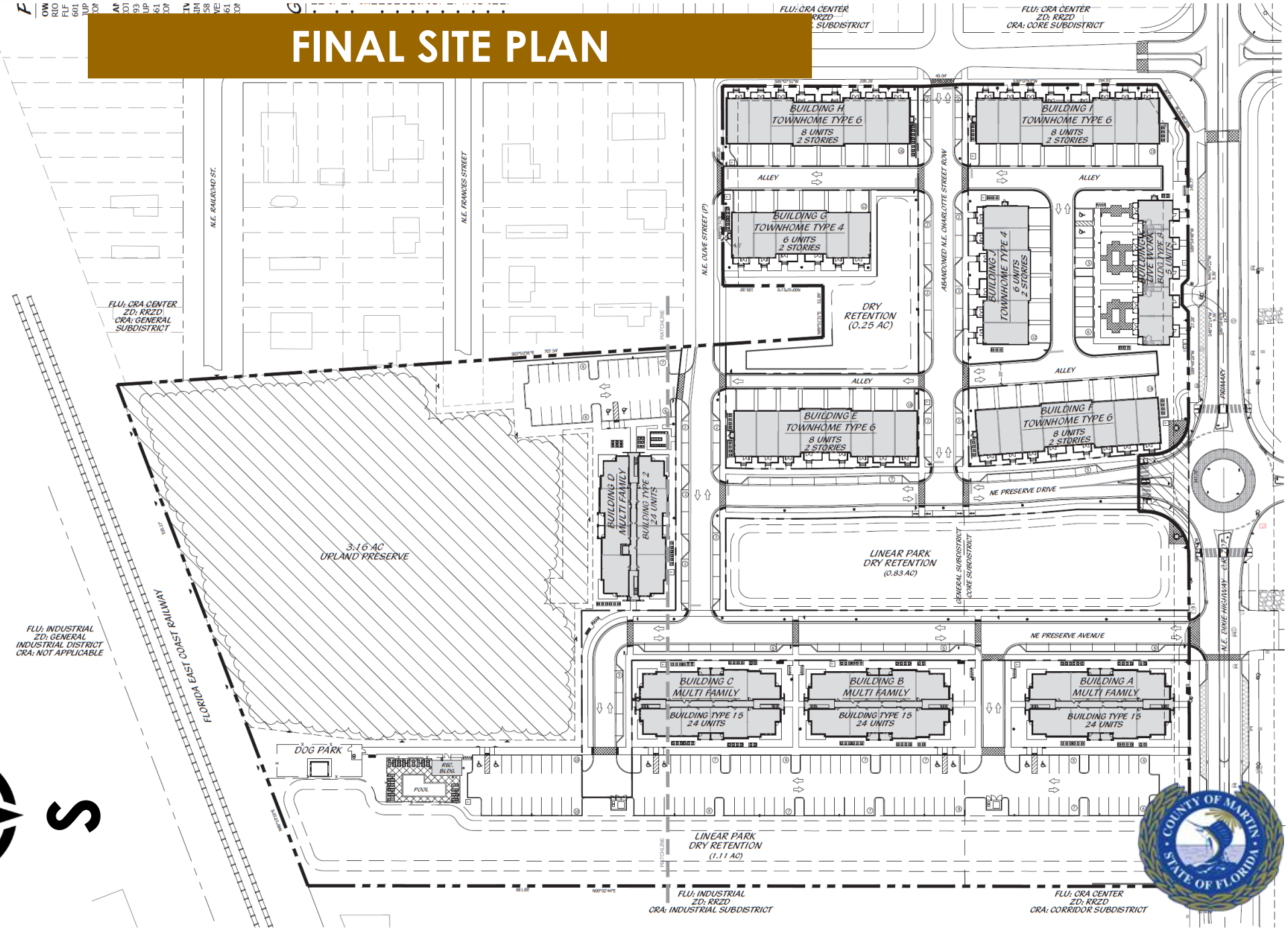
3.16 acres of upland preserve

Building Height: 3 stories, 35 feet





FINAL SITE PLAN





APARTMENT BUILDINGS FRONT ELEVATION



TOWNHOME FRONT ELEVATION



LIVE/WORK FRONT ELEVATION



LIVE/WORK REAR ELEVATION

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?

