



MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW STAFF REPORT

RIO MARINE VILLAGE PHASE II (WEST) REVISED FINAL SITE PLAN

A. Application Information

Applicant:	Rio South Dixie, LLC, Josh Simon
Property Owner:	Rio South Dixie, LLC
Agent for Applicant:	Cotleur & Hearing, George Missimer
County Project Coordinator:	Brian Elam, PMP, Principal Planner
Growth Management Director:	Paul Schilling
Project Number:	S241-018
Record Number:	DEV2022120011
Report Number:	2025_1001_S241-018_DRT_STAFF_FINAL
Application Received:	12/14/2023
Transmitted:	12/21/2023
Date of Report:	03/14/2023
Application Received:	09/15/2023
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Date of Report:	12/19/2023
Application Received:	04/09/2024
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Application Received:	07/18/2025
Transmitted:	07/18/2025
Date of Report:	10/01/2025

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B. Project description and analysis

This is a request by Cotleur & Hearing on behalf of Rio South Dixie, LLC, for approval of the Rio Marine Village Phase II (West) Major Final Site Plan. The Final Site Plan shall be in compliance with a revised Master Plan that is being reviewed with Phase I (East). The west phase contains one retail building, two (2) restaurant buildings, and one (1) mixed use building, docks and outside boat storage, along with the associated infrastructure. Phase II is generally located south of NE Dixie Highway, north of the St. Lucie River, and west of NE Martin Avenue. The southern portion of the final site plan is within the Waterfront subdistrict and the northern portion is within the General subdistrict, all within the Rio Community Redevelopment Agency area. Included is a request for a certificate of public facilities reservation.

The future land use of the property is CRA Center and CRA Commercial Waterfront. The proposed density is under the permitted 15 dwelling units per acre when utilizing density blending. Phase II has one access point proposed from NE Dixie Highway with two additional access connections from NE Martin Avenue via an extension of NE St. Lucie Terrace and the existing NE Stuart Street connection.

The project is within the Primary Urban Service Boundary and water and wastewater will be provided by Martin County Utilities.

C. Staff recommendation

The specific findings and conclusion of each review agency related to this request are identified in Section F through T of this report. The current review status for each agency is as follows:

Table 1 Development Review Team

Section	Division or Department	Reviewer	Phone	Assessment
F	Comprehensive Plan Review	Brian Elam	772-288-5501	Comply
F	ARDP Review	Samantha Lovelady	772-288-5664	N/A
G	Site Design Review	Brian Elam	772-288-5501	Comply
H	Commercial Design Review	Jordan Pastorius	772-288-5461	N/A
H	Community Redevelopment Review	Brian Elam	772-288-5501	Comply
I	Property Management Review	Ellen MacArthur	772-221-1334	Comply
J	Environmental Review	Shawn McCarthy	772-288-5508	Comply
J	Landscaping Review	Karen Sjöholm	772-288-5909	Comply
K	Transportation Review	James Hardee	772-288-5470	Comply
L	County Surveyor Review	Tom Walker	772-288-5928	Comply
M	Engineering Review	Matthew Hammond	772-288-5512	Comply
N	Addressing Review	Emily Kohler	772-288-5692	Comply
N	Electronic File Submission Review	Emily Kohler	772-288-5692	Comply
O	Water and Wastewater Review	Jorge Vazquez	772-221-1448	Comply
O	Wellfields Review	Jorge Vazquez	772-221-1448	Comply

Section	Division or Department	Reviewer	Phone	Assessment
P	Fire Prevention Review	Doug Killane	772-419-5396	Comply
P	Emergency Management Review	Sally Waite	772-219-4942	Comply
Q	ADA Review	Matthew Hammond	772-288-5512	Comply
R	Health Department Review	Paul Stemie	772-221-4090	N/A
R	School Board Review	Juan Lameda	772-219-1200	N/A
S	County Attorney Review	Elysse A. Elder	772-288-5925	Ongoing
T	Adequate Public Facilities Review	Brian Elam	772-288-5501	Comply

D. Review Board action

This application meets the threshold requirements for processing as a major development final site plan with a previously approved Master Plan. Review of this application is required by the Growth Management Director and final action by the Board of County Commissioners (BCC) at a public meeting Martin County, Florida., Land Development Regulations (LDR), §10.5.F.9. (2023).

Pursuant to Sections 10.1.E. and 10.2.B.2., LDR, Martin County, Fla. (2024), it shall at all times be the applicant's responsibility to demonstrate compliance with the Comprehensive Growth Management Plan (CGMP), LDR and the Code.

The applicant addressed the non-compliance findings from the staff report dated, July 18, 2025 with the resubmittal dated July 18, 2025. The previous staff reports, and resubmittals are incorporated herein by reference. It shall at all times be the applicant's responsibility to demonstrate compliance with the CGMP, LDR and the Code.

E. Location and site information

Parcel number:	273741025001000008, portion of
Address:	1220 NE Dixie Highway, Jensen Beach
Existing Zoning:	Rio Redevelopment Zoning District
Future Land Use:	CRA Center, CRA Commercial Waterfront
CRA Subdistrict:	Waterfront and Core
Nearest Major Road:	NE Dixie Highway

Figure 1: Location Map



Figure 2 Subject Site Aerial



Figure 3: Zoning Atlas

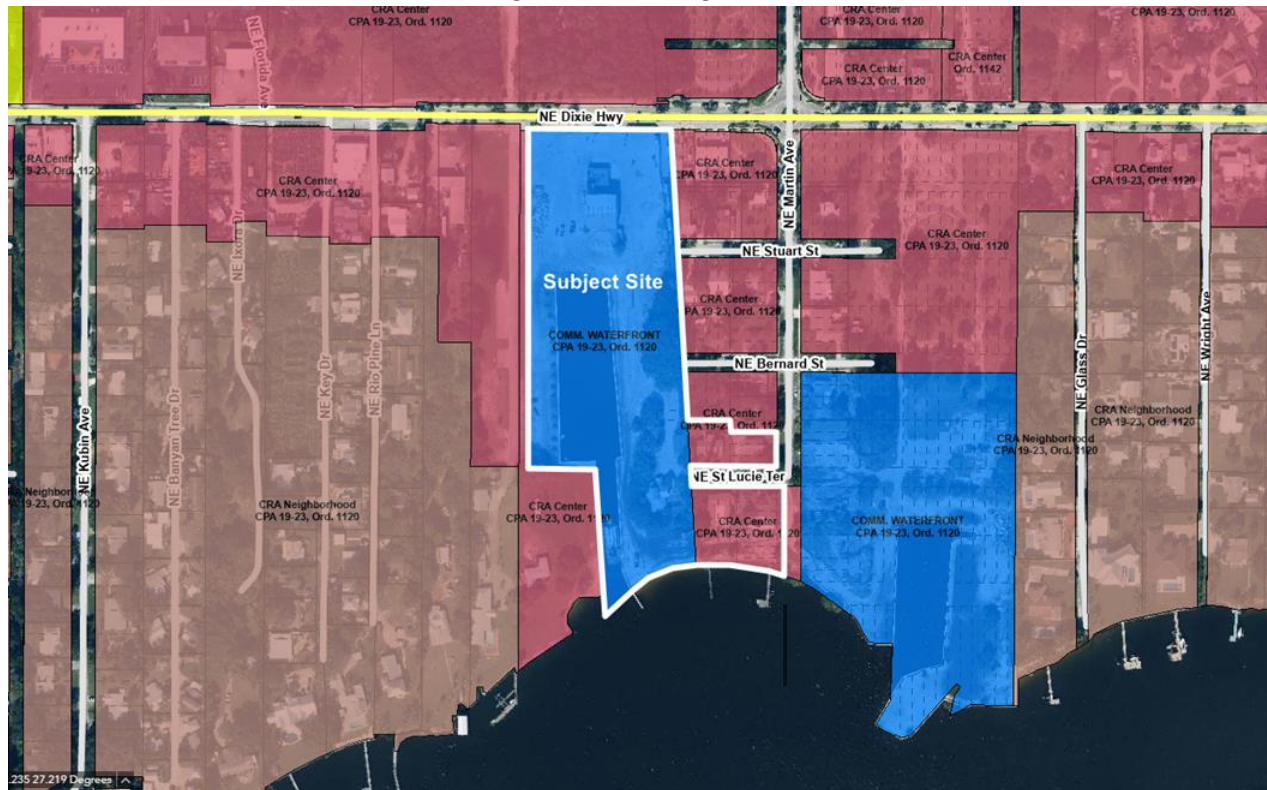
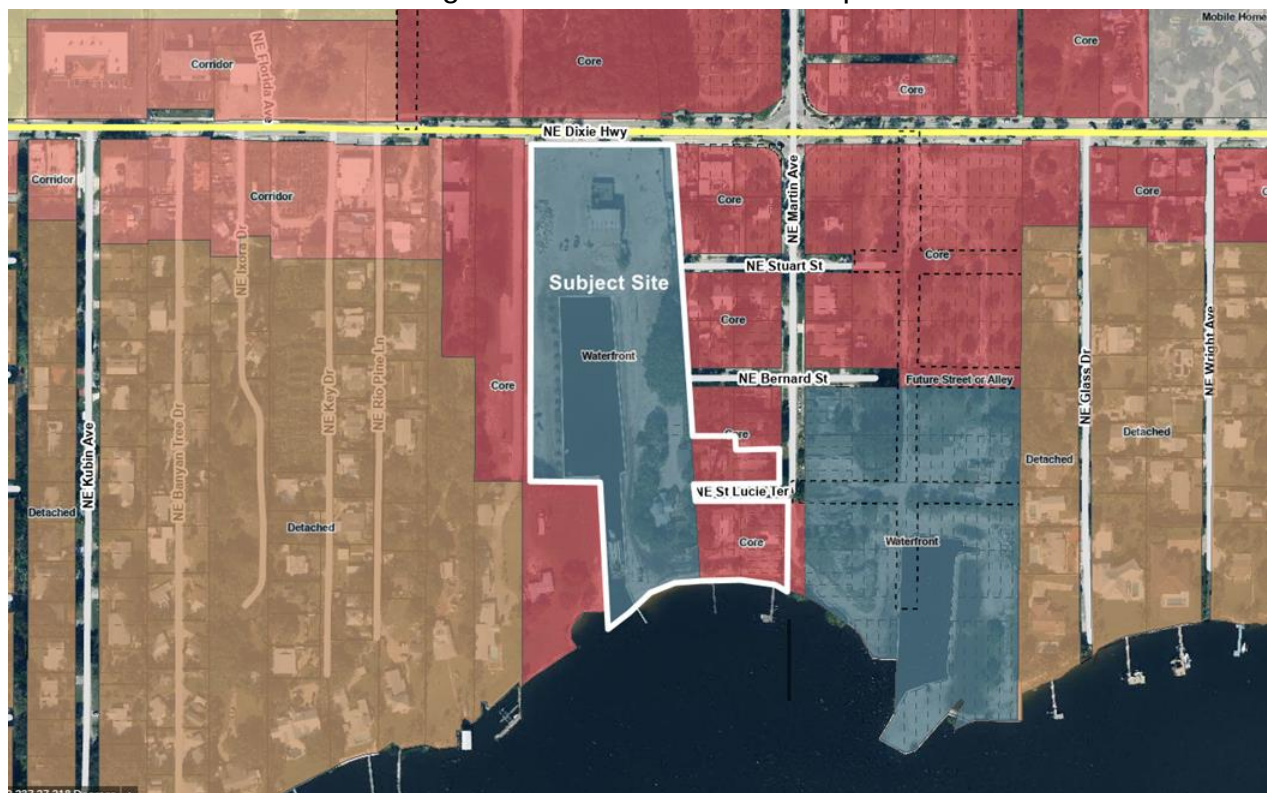


Figure 4: Future Land Use Map



F. Determination of compliance with Comprehensive Growth Management Plan requirements – Growth Management Department

Comprehensive Plan

Findings of Compliance:

Staff has reviewed this application and finds that that it complies with the LDR, as detailed within this report. Staff recommends approval of this development application as consistent with the guidelines and standards of the applicable Comprehensive Plan goals, objectives and policies, as implemented in the LDR.

G. Determination of compliance with land use, site design standards, zoning and procedural requirements – Growth Management Department

Site Design

Findings of Compliance:

Staff has reviewed this application and finds that that it complies with the LDR, as detailed within this report. Staff recommends approval of this development application as consistent with the guidelines and standards of the applicable Comprehensive Plan goals, objectives and policies, as implemented in the LDR.

Information #1 – Land Clearing

No land clearing is authorized prior to the pre-construction meeting for the project. Authorization for clearing to install erosion control devices and preserve barricades will be granted at the pre-construction meeting. No additional land clearing shall commence until a satisfactory inspection of the required control structures and barricades has been obtained. Authorization for the relocation of gopher tortoises within the development, as provided for by applicable state agency permits may be granted by the Growth Management Department Martin County, Florida., LDR §10.14.C. (2019).

H. Determination of compliance with urban design and community redevelopment requirements – Community Redevelopment Department

Commercial Design

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this project as currently proposed.

Community Redevelopment Area

CRA staff has reviewed the application and finds it in compliance with the applicable regulations.

I. Determination of compliance with the property management requirements – Engineering Department

It has been determined that the Applicant is required to dedicate right of way on NE Dixie

Highway pursuant to Section 4.843.B.4, LDR, Martin County, Fla. (2010).

It has also been determined that the applicant is to provide:

1. A Flow-Through Drainage Easement, and;
2. A Public Access Easement; and 3. A Drainage, Access and Maintenance Easement.

The following is a list of due diligence:

TITLE COMMITMENT

1. Original Title Commitment for the proposed dedication and easement sites.
2. The Proposed Insured is: Martin County, a political subdivision of the State of Florida
3. The Insurable Amount is subject to approval by the Real Property Division.
4. Legible copies of all documents listed on the Title Commitment as B-II Exceptions must be provided with the Title Commitment.

Note: The applicant has complied with this requirement.

SURVEY – SKETCH AND LEGAL DESCRIPTION

1. Two (2) original signed and sealed Surveys of the dedication and easement sites.
2. The Survey must be certified to Martin County, a political subdivision of the State of Florida and to the Title Company.
3. The Survey must be prepared with the benefit of the Title Commitment and include the Commitment Number, Name of the Title Company and Date and Time of the Commitment.
4. Parcel ID number(s) must be included.
5. All title exceptions that can be plotted must be shown on the Survey.
6. Two (2) original 8 ½" by 11" signed and sealed Sketch and Legal Descriptions of the dedication site(s) must be provided.

Note: The applicant have complied with this requirement.

J. Determination of compliance with environmental and landscaping requirements – Growth Management Department

Environmental

Findings of Compliance:

The Growth Management Department Environmental Division staff has reviewed the application and finds it in compliance with the applicable land development regulations. A

living shoreline will be constructed with this development. Specifications and planting details can be found in the construction plans and landscape plans.

Landscaping

Findings of Compliance

The Growth Management Department Environmental Division staff has reviewed the application and finds it in compliance with the applicable LDR Article 12, Division 3 – Section 12.3.09 - – Rio Community Redevelopment Area. The applicant has proposed construction of a mixed use development. The applicant has submitted landscape plans that provide for planting of the equivalent of 242 trees to document compliance with Section 12.3.09.4, LDR, Martin County, Fla. (2020). Pursuant to this regulation a minimum of 1 tree shall be established for each 1000 sq. ft. of the total development area minus preserves. The total development site in this phase is 271,390 sq. ft. which requires the planting of 271 trees.

The applicant has requested alternative compliance for the following requirements of the Code:

1. The applicant has proposed to upsize 71 of the shade trees to compensate for a reduced quantity of shade trees and an increase in establishment of palm percentage over the 1/3 typically allowed.
2. The applicant is increasing the overall quantity of shrubs required but has requested a 35% reduction in the 75% native shrub requirement.

Alterations cannot be made to the plans after final site plan approval. Any alteration may require an application to amend the affected approved plans.

The applicant is cautioned to consider the placement of utilities and any underground or above ground site improvement that could cause a conflict with the landscaping and possibly cause a change or amendment.

As-built landscape plans submitted prior to the release of a certificate of occupancy will be checked against the approved drawings. Inconsistencies may block the issuance of the certificate of occupancy and cause the applicant to begin the application process for a change or an amendment to the development order.

K. Determination of compliance with transportation requirements – Engineering Services Department

Transportation

Findings of Compliance:

CRAs are designated Transportation Concurrency Exception Areas (TCEA). Development within the TCEAs shall be exempt from the County's transportation concurrency requirement. [Martin County Comprehensive Growth Management Plan, Policy 18.4D.1. (2018)]

L. Determination of compliance with county surveyor – Engineering Department

County Surveyor

Findings of Compliance:

This project was reviewed by this department as a final site plan and no further review is necessary.

M. Determination of compliance with engineering, storm water and flood management requirements – Engineering Services Department

COMPLIANCE WITH ADEQUATE PUBLIC FACILITIES ORDINANCE:

This project will provide the proposed development sufficient services based upon the adopted Level-of-Service for stormwater management facilities.

FINDINGS OF COMPLIANCE:

The application was reviewed for compliance with the following Divisions of the Land Development Regulations. Staff's finding is summarized after each:

Division 8- Excavation, Fill, and Mining: The applicant demonstrated in the Engineer's Opinion of Probable Excavation, Fill, and Hauling that the amount of proposed excavation balances with the amount of fill needed for the site; therefore, hauling material from the site is not approved with this Development Order. The applicant demonstrated compliance with Division 8.

Division 9- Stormwater Management: The applicant has demonstrated the proposed development will retain the 25- year, 3-day storm event prior to discharging to the St. Lucie River. The applicant proposed a stormwater system consisting of exfiltration systems, underground chambers, and dry retention areas and supporting drainage infrastructure. The applicant demonstrated the water quality volume is being met in the proposed prior to discharging; thereby, the required attenuation and water quality treatment is in compliance with Division 9.

Division 10- Flood Protection: A portion of the site falls within a Special Flood Hazard Area AE with a Base Flood Elevation of 5.0-feet NAVD88. The proposed finish floor elevations of 8.5 to 11.5-feet NAVD are higher than the 100 year, 3 day zero discharge storm stage of 5.0-feet NAVD and also higher than one foot above the base flood elevation of 5.0-feet NAVD; therefore, the applicant demonstrated compliance with Division 10.

Division 14- Parking and Loading: The applicant demonstrated compliance with the parking and loading requirements set forth in Division 14 with the design and layout of the proposed on-site parking facilities.

Division 19 - Roadway Design: The applicant has demonstrated compliance with Division 19 with the design of the proposed connection to NW Dixie Highway and NW Martin Avenue.

DEVELOPMENT ORDER CONDITIONS:

The Owner is not authorized to haul fill off the site and must coordinate with the County Engineer regarding the routes and timing of any fill to be hauled to the site. The Owner must comply with all County excavation and fill regulations.

N. Determination of compliance with addressing and electronic file submittal requirements – Growth Management and Information Technology Departments

Addressing

Findings of Compliance:

The application has been reviewed for compliance with Division 17, Addressing, of the Martin County LDR. Staff finds that the proposed site plan / plat complies with applicable addressing regulations. All street names are in compliance. They meet all street naming regulations in Article 4, Division 17, LDR. Martin County, Florida. (2024).

Electronic File Submittal

Findings of Compliance:

Both the AutoCAD dwg file of the site plan and boundary survey were found to be in compliance with Section 10.2.B.2., LDR, Martin County, Florida. (2024).

O. Determination of compliance with utilities requirements – Utilities Department

Water and Wastewater Service

Findings of Compliance:

This development application has been reviewed for compliance with applicable statutes and ordinances and the reviewer finds it in compliance with Martin County's requirements for water and wastewater level of service. [Martin County, Fla., LDR, Article 4, Division 6 and 7, (2016)]

Wellfield and Groundwater Protection

Findings of Compliance:

The applicant must submit information/calculations concerning the irrigation prior to approval of the Site Plan. [ref. Code, GEN, s.159.164 Code, GEN, Ch.159, Art.6]

P. Determination of compliance with fire prevention and emergency management requirements – Fire Rescue Department

Fire Prevention

Findings of Compliance:

The Fire Prevention Division finds this submittal to be in compliance with the applicable provisions governing construction and life safety standards of the Florida Fire Prevention Code. This occupancy shall comply with all applicable provisions of governing codes whether implied or not in this review, in addition to all previous requirements of prior reviews.

Emergency Management

Findings of Compliance:

The Emergency Management Division finds this submittal to be in compliance with the applicable provisions.

Q. Determination of compliance with Americans with Disability Act (ADA) requirements – General Services Department

Americans with Disability Act (ADA)

Findings of Compliance:

Public Works Department staff has reviewed the application and finds it in compliance with the applicable Americans with Disability Act requirements. [2020 Florida Building Code, Accessibility, 7th Edition]

R. Determination of Compliance with Martin County Health Department and Martin County School Board

Martin County Health Department

Findings of Compliance:

The applicant has indicated that the proposed final site plan contains no onsite potable wells or septic disposal systems. Therefore, the Department of Health was not required to review this application for consistency with the Martin County Code requirements within the Land Development Regulations or Comprehensive Growth Management Plan. Martin County, Florida., LDR §10.1.F. (2016)

Martin County School Board

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this project as currently proposed.

S. Determination of compliance with legal requirements – County Attorney's Office

Review ongoing.

T. Determination of compliance with adequate public facilities requirements – responsible departments

The following is a summary of the review for compliance with the standards contained in Article 5.32.D of the Adequate Public Facilities LDR for a Certificate of Adequate Public Facilities Reservation.

Potable water facilities service provider – Martin County Utilities

Findings – Positive evaluation

Source – Martin County Utilities

Reference – see Section O of this staff report

Sanitary sewer facilities service provider – Martin County Utilities

Findings – Positive Evaluation

Source – Martin County Utilities

Reference – see Section O of this staff report

Solid waste facilities

Findings – In Place

Source – Growth Management Department

Stormwater management facilities

Findings – Positive Evaluation

Source – Engineering Services Department

Reference – see Section M of this staff report

Community park facilities

Findings – In Place

Source – Growth Management Department

Road's facilities

Findings – Positive Evaluation

Source – Engineering Services Department

Reference – see Section M of this staff report

Mass transit facilities

Findings – Positive Evaluation

Source – Engineering Services Department

Reference – see Section K of this staff report

Public safety facilities

Findings – Positive Evaluation

Source – Growth Management Department

Reference – see Section P of this staff report

Public school facilities

Findings – Positive Evaluation

Source – Growth Management Department

Reference – see Section R of this staff report

U. Post-approval requirements

After approval of the development order, the applicant will receive a letter and a Post Approval Requirements List that identifies the documents and fees required. Approval of the development order is conditioned upon the applicant's submittal of all required documents, executed where appropriate, to the Growth Management Department (GMD), including unpaid

fees, within sixty (60) days of the final action granting approval.

Once submitted, a unique ShareBase link will be provided to the agent via email so that digital copies of all submitted documents may be uploaded. CDs and Flash Drives are no longer accepted for post approval submittals. The 24" x 36" plans should be submitted rolled and in separate sets as itemized below. Please note, the Public Works Department still requires a blank flash drive for the plans that will be stamped as part of post approval process. This flash drive will be distributed to the applicant/engineer of record at the pre-construction meeting. This blank flash drive now needs to be **brand new, unopened in the original package.**

1. Response to Post Approval Requirements List

The applicant will submit a response memo addressing the items on the Post Approval Requirements List.

2. Post Approval Fees

The applicant is required to pay all remaining fees when submitting the post approval packet. If an extension is granted, the fees must be paid within 60 days from the date of the development order. Checks should be made payable to Martin County Board of County Commissioners.

3. Recording Costs

The applicant is responsible for all recording costs. The Growth Management Department will calculate the recording costs and contact the applicant with the payment amount required. Checks should be made payable to the Martin County Clerk of Court.

4. Warranty Deed

One (1) copy of the recorded warranty deed if a property title transfer has occurred since the site plan approval. If there has not been a property title transfer since the approval, provide a letter stating that no title transfer has occurred.

5. Unity of Title

Original executed version Unity of Title in standard County format or one (1) copy of the existing recorded Unity of Title for the subject property.

6. Engineers Design Certification

One (1) original of the Engineer's Design Certification, on the County format, which is available on the Martin County website, signed and sealed by the Engineer of Record licensed in the State of Florida shall be submitted as part of the post-approval process in accordance with Section 10.11, Land Development Regulations, Martin County, Florida.

7. Construction Plans

One (1) 24" x 36" copy of the approved construction plans signed and sealed by the Engineer of Record licensed in the State of Florida. Rolled.

8. Digital Copy of Construction Plans

One (1) digital copy of the Construction Plans in PDF format. The digital version shall be signed / sealed, and third party authenticated. The digital version must match the hardcopy as submitted and be consistent with the approved documents.

9. Approved Revised Master Site Plan

One (1) copy 24" x 36" of the approved revised master final site plan. Rolled.

10. Digital Copy of Revised Master Site Plan

One (1) digital copy of revised master site plan in AutoCAD drawing format (.dwg). An e-Transmit zip file with 2018 file format is preferred. The digital version of the revised master site plan must match the hardcopy version as submitted.

11. Approved Phase 2 West Final Site Plan

One (1) copy 24" x 36" of the approved phase 2 west final site plan. Rolled.

12. Digital Copy of Phase 2 West Final Site Plan

One (1) digital copy of phase 2 west final site plan in AutoCAD drawing format (.dwg). An e-Transmit zip file with 2018 file format is preferred. The digital version of the phase 2 west final site plan must match the hardcopy version as submitted.

13. Approved Landscape Plan

One (1) 24" x 36" copy of the approved landscape plan signed and sealed by a landscape architect licensed in the State of Florida. Rolled.

14. Approved Elevations

One (1) copy 24" x 36" of the approved elevations. Rolled.

15. Water and Wastewater Service Agreement

A copy of the executed Water and Wastewater Service Agreement. Original executed agreement and payment shall be provided directly to Martin County Utilities prior to submittal of the post approval package to Growth Management.

16. Flash/Thumb Drive

One unopened (1) blank USB flash/thumb drive, in the original package, which will be utilized to provide the applicant with the approved stamped and signed project plans at the pre-construction meeting.

V. Local, State, and Federal Permits

Approval of the development order is conditioned upon the applicant's submittal of all required applicable Local, State, and Federal Permits to Martin County prior to scheduling the pre-construction meeting.

W. Fees

Public advertising fees for the development order will be determined and billed subsequent to the public hearing. Fees for this application are calculated as follows:

Table 2 Fee Table

Fee type:	Fee amount:	Fee payment:	Balance:
Application review fees:	\$9,127	\$9,127	\$0.00
Inspection fees:	\$4,000		\$4,000
Advertising fees *:			
Recording fees **:			

* Advertising fees will be determined once the ads have been placed and billed to the County.

** Recording fees will be identified after the post approval package has been submitted.

X. General application information

Table 3 Applicant Contact Information

Entity	Contact Information
Applicant:	Rio South Dixie, LLC Josh Simon 601 Heritage Drive, Suite #227 Jupiter, Florida 33458 561-575-6454 joshsimon@flfholdings.com
Owner:	Rio South Dixie, LLC Josh Simon 601 Heritage Drive, Suite #227 Jupiter, Florida 33458 561-575-6454 joshsimon@flfholdings.com
Agent:	Cotleur & Hearing George Missimer 1934 Commerce Lane #1 Jupiter, Florida 33458 561-406-1008 gmissimer@cotleur-hearing.com
Engineer of Record:	Simmons and White Greg Bolen, PE 2591 Metrocentre Boulevard, Suite 3 West Palm Beach, Florida 33407 561-644-4312 bolen@simmonsandwhite.com

Y. Acronyms

Table 4 Acronym Definitions

Acronym	Definition
ADA	Americans with Disability Act
AHJ	Authority Having Jurisdiction
ARDP	Active Residential Development Preference
BCC	Board of County Commissioners
CGMP	Comprehensive Growth Management Plan
CIE	Capital Improvements Element
CIP	Capital Improvements Plan
FACBC	Florida Accessibility Code for Building Construction
FDEP	Florida Department of Environmental Protection
FDOT	Florida Department of Transportation
LDR	Land Development Regulations
LOS	Level of Service
LPA	Local Planning Agency
MCC	Martin County Code
MCHD	Martin County Health Department
NFPA	National Fire Protection Association
SFWMD	South Florida Water Management District
W/WWSA	Water/Wastewater Service Agreement

Z. Attachments