



**Martin County  
Rio  
Neighborhood Advisory Committee  
Minutes**

**Vince Bocchino  
Community Center  
Langford Park  
2369 NE Dixie Hwy  
Jensen Beach, FL**

**Thursday, September 26, 2024**

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**PRESENT**

<b>Position</b>	<b>Name</b>	<b>Term Expiration</b>
Member	Michael Readling	September 11, 2025
Vice Chair	Richard Kennedy	September 11, 2026
Member	Susan Jones	April 20, 2026
Member	Jamie Newhart	September 11, 2025

**ABSENT**

<b>Position</b>	<b>Name</b>	<b>Term Expiration</b>
Chair	Adam Guzi	September 10, 2028
Member	Debra Harsh	September 11, 2027
Member	Rachel Heid	November 1, 2025

**STAFF PRESENT**

<b>Position</b>	<b>Name</b>
Assistant CRA Manager	Jordan Pastorius
CRA Program Manager	Jana Cox
Senior Assistant County Attorney	Sebastian Poprawski

**\* Indicates a motion**

**\*\* Indicates a vote**

**\*\*\* For the record comment**

**CALL TO ORDER** – Meeting was called to order at 6:03 PM.

**PLEDGE OF ALLEGIANCE**

**DISCLOSURE OF CONFLICTS OF INTEREST**

**APPROVAL OF MINUTES** – Agenda Item: 25-0133 Rio NAC Approval of Minutes – May 9, 2024

**MOTION**

- \* M. Readling motioned to approve the proposed May 9, 2024 meeting minutes as presented.
- \*\* J. Newhart seconded, and the motion carried UNANIMOUSLY.

## COMMENTS

### 1. PUBLIC

- J. Preast – The western gateway into Rio needs pressure cleaning and painting. I will put in the RFS to get this done.
- Deputy Adams – We did a homeless person sweep of St. Lucie Terrace and did not find anything.

## PRESENTATIONS

### **Agenda Item: 25-0134, Rio CRA Architectural Design Guidelines**

Jessica Seymour, Principal Program Coordinator of the Treasure Coast Regional Planning Council presented the updated proposed CRA Architectural Design Standards for the Rio CRA. This effort has been undertaken to update and codify the design standards for clarity and predictability of use by architects, builders, property owners and staff, and to continue to implement the vision of well-designed communities that celebrate their distinctive identities and contribute to the overall sustainability of Martin County.

R. Kennedy – This is the best presentation I have heard so far on this process. Thank you for the clarity.

M. Reading – How does the building activity outside of the CRA relate to these design standards?

J. Seymour – As far as I know, unincorporated Martin County does not follow any architectural standards for residential, but there are commercial design standards.

J. Lopilato – I would like to see all 11 architectural designs available to Rio in the CRA. This creates more diversity and allows flexibility.

M. Reading – I agree, this is what makes Rio unique, allowing all of the styles.

J. Newhart – What if someone buys a historic house, can they knock it down?

J. Pastorius – Explained the process of designating historic homes in Martin County.

J. Preast – We only have one historically designated home in Rio located on Glass Dr.

D. Legler – Are these new standards required or is it a recommendation? It feels like you are putting these standards forward and requiring custom home type builds and it will be more expensive.

J. Seymour – We are trying to be cognizant of the cost for the suggested elements while allowing a great degree of flexibility.

J. Gregory – I feel like you are now requiring an extra layer of work for building permits in Martin County.

J. Seymour – Not at all, every home will have a front door, a roof, etc and we are defining how to apply these certain designs, Florida Vernacular just as an example. This is not requiring more expensive doors for example, just how you put the pieces together.

## MOTION

\* R. Kennedy motioned to approve the proposed Architectural Design Standards for the Rio CRA to include all 11 designs as presented.

\*\* S. Jones seconded, and the motion carried UNANIMOUSLY.

### **Agenda Item: 25-0135, Access to the Arts**

Tori Hill, Administrative Coordinator with MartinArts presented on the Access to the Arts Program. The program's objective is to enhance arts programming and outreach within underserved communities in Martin County, i.e., those facing economic challenges, people with physical/intellectual disabilities, veterans and others. The Committee members and the community will have the opportunity to participate by answering a few short survey questions via cards or a QR code.

### **Agenda Item: 25-0136, Rio Public Records Training**

Sangeeta Maragh, Martin County Public Records Liaison, presented the Public Records Training and discussed how the Public Records Law is applicable to appointed committee members.

- R. Kennedy – Can I communicate with a neighbor regarding a fence on my property?
- S. Maragh – This is not considered a public record, only if it is a topic that is coming to the NAC for discussion.
- D. Legler – What about verbal phone calls?
- S. Maragh – These are not public records.

**Agenda Item: 25-0137, Rio Redevelopment Plan Project Planning**

Jordan Pastorius, Assistant Manager, provided an update on the two proposed concept design projects– Dixie Hwy Streetscape and the Civic Center Property Redevelopment.

**COMMENTS**

- 1. PUBLIC
  - None
- 2. MEMBERS
  - None
- 3. STAFF
  - None

**ADJOURN** – Meeting adjourned at 7:39 PM.

Recorded and prepared by:

\_\_\_\_\_  
Jana Cox, Program Manager

\_\_\_\_\_  
Date

\_\_\_\_\_  
Rich Kennedy, Vice-Chair

\_\_\_\_\_  
Date

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