

Martin County | Rio CRA

CRA Board Meeting #2

→ Civic Center Master Plan & Dixie Highway Streetscape Plan



February 23, 2026



Rio Civic Center Master Plan

Dixie Highway Streetscape Plan

Outline



1. Timeline for Projects
2. Progress Overview
3. Project Overview
4. Project Goals and Objectives
5. Study Area
6. Recap What Was Heard
7. Renderings

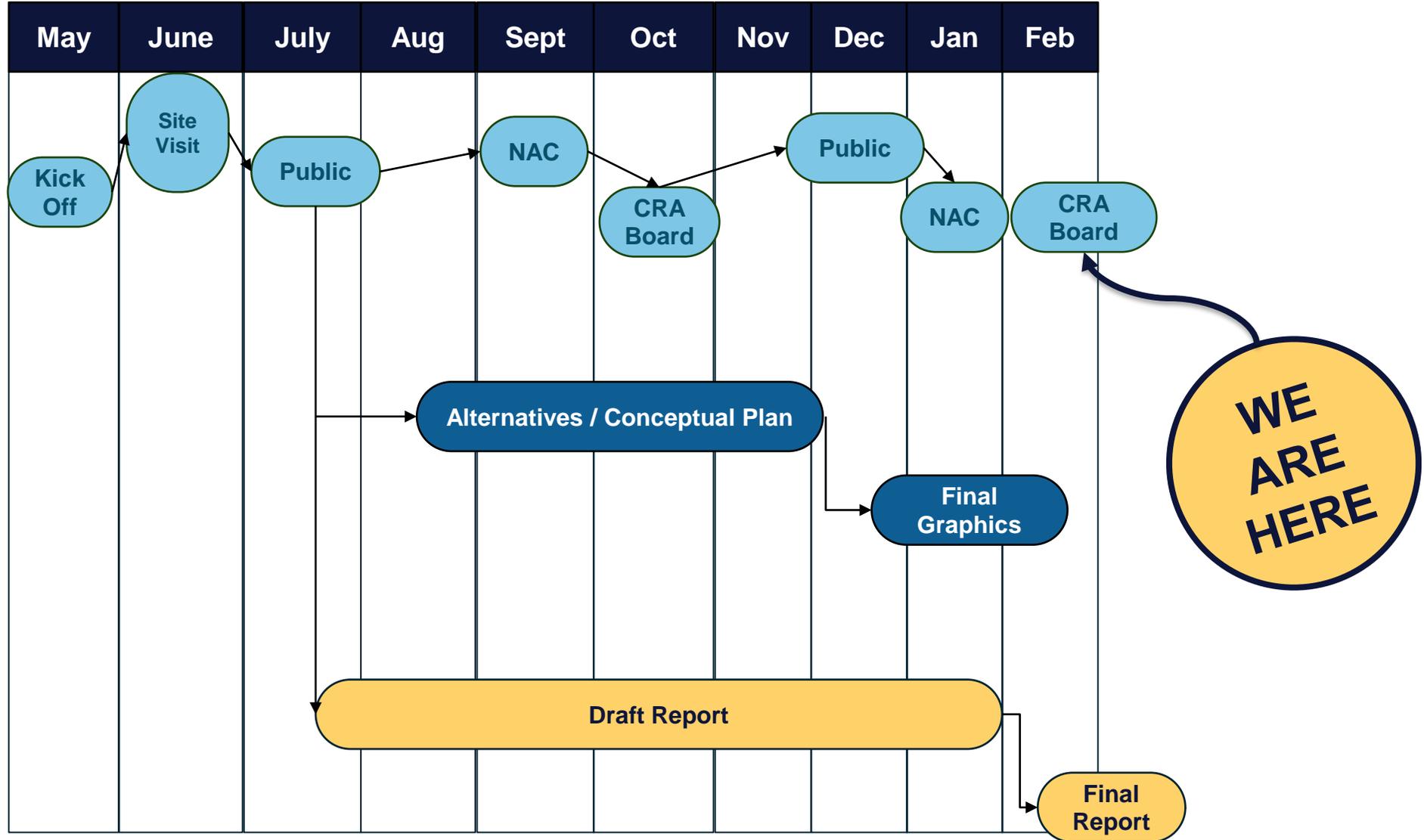


1. Dixie Highway Streetscape Plan
2. Project Overview
3. Project Goals and Objectives
4. Study Area
5. Recap What Was Heard
6. Concept Plan
7. Concept Plan Recommendations
8. Next Steps
9. Q&A

Rio Civic Center Master Plan

Dixie Highway Streetscape Plan

Timeline



Progress Overview

Task 1: Project Management

- Ongoing

Task 2: Existing Conditions

- Completed

Task 3: Public Involvement

- 1 Public Meeting (Intro)
- 1 Public Outreach Event
- 3 Stakeholder Meetings
- 2 NAC Board Meetings
- CRA Board Meeting 2 - **Today**

Task 4: Conceptual Programming & Plan Development

- Completed

Task 5: Cost Estimates

- In progress

Task 6: Documentation

- In progress

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Public & Stakeholder Engagement

→ Civic Center Master Plan & Dixie Highway Streetscape Plan



Survey Highlights (112 Responses)

Civic Center

- Current usage low (23% use Civic Center today), but there is interest in future activities and access.
- Most people today drive to the Civic Center (78%), but several respondents use other modes to access the Civic Center – Walking (37%), Biking (21%), Carpooling (13%).
- Community events (61%), community garden (52%), art exhibits (47%) and community meeting spaces (46%) are the top uses of activities respondents would like to see at the Civic Center.

Dixie Highway Streetscape

- Today most people drive (98%), but there is a significant number who walk (39%), bike (28%), and use other (5%) modes along the corridor.
- Most respondents want to walk (67%), bike (52%), golf cart (29%), scooter (11%) or transit (10%) along Dixie Highway in the future.
- Shade trees (55%) was the top missing element along Dixie Highway today.
- Street trees (44%), landscaping (34%), street furniture (33%), and street lighting (32%) are the features that need improvements along Dixie Highway.

**The Survey was
opened from
7/10/2025 through
7/31/2025.*

Rio Civic Center Master Plan

Dixie Highway Streetscape Plan

Meeting Recap

July 2025: Public Meeting 1

- Community kick-off meeting

Sept 2025: NAC Meeting 1

- Motion to move forward with Vernacular Architecture for the Civic Center
- Motioned for the following priorities for Dixie Hwy Streetscape Plan:
 1. Minimum 10' sidewalk
 2. Street Trees
 3. On-Street Parking

Oct 2025: CRA Board Meeting 1

- Reviewed alternatives

Dec 2025: Winter Fest

- Public outreach event
- Received feedback on alternatives, traffic calming, and preferences for both projects.

Jan 2026: NAC Meeting 2

- Reviewed 90% Concepts
- Consensus of Concepts & Recommendations

Feb 2026: CRA Board Meeting 2

- Final alternatives and concepts

Stakeholder Meetings

- Rio Civic Center
- Parks & Recreation Department
- Public Works Department

Public Kick-Off Meeting

- Held on Thursday, July 10, 2025, 6:00 – 8:00 pm at the Civic Center.
- **Distributed survey** for the Civic Center and Dixie Highway.
- **Receive comments** related to Dixie Highway.
- **Received feedback** related to architectural style preferences.



Civic Center Winter Fest 2025 Recap

- Project Team attended the event on 12/12/2025 from 5:30 – 9:00 pm.
- **Site Plan B was preferred** amongst stakeholders and the community.
- **Design A & B tied amongst the public.** Parks & Recreation preferred Design A.
- **Coffee Shop, Brewery, and Open Space** were the preferred uses chosen by community members for the east parcel.



Dixie Hwy Winter Fest 2025 Recap

- Residents strongly supported reducing the speed of Dixie Highway and implementing Traffic Calming Measures.
- **Raised Intersection** received the most dots.
- **Median Island & Raised Mid-Block Crossings** received the second most dots.
- **Speed Humps, Speed Feedback Signs, and RRFB** closely followed.



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Rio Civic Center Master Plan



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Project Overview

The **Rio Civic Center** is located **at 1255 Dixie Highway, Jensen Beach, Martin County Florida** and was **built in 1950**.

The **Center** provides a vital service to the community, through its numerous activities.

The **Community Redevelopment Agency** (CRA) is seeking to redevelop the existing building and surrounding area.

The proposed area of the **Site** would initially comprise the property south of NE Charlotte Street. Note that the Site is owned by **Martin County**.

This project will be performed on a parallel schedule, and in collaboration with the **Dixie Highway Streetscape Project**.

Project Goals & Objectives

- 1. Create a Functional and Inclusive Civic Hub:** Design and build a civic facility that effectively supports essential governmental, community, and recreational functions while being accessible and inclusive for all residents of the Rio Community.
- 2. Foster Community Identity and Connectivity:** Incorporate design elements that reflect the unique character and history of Rio, while creating spaces that encourage public engagement, community gatherings, and a strong sense of place.
- 3. Prioritize Sustainability and Resilience:** Implement environmentally sustainable and resilient design strategies, including energy-efficient systems, stormwater management, etc. to ensure long-term performance and reduce the environmental impact.
- 4. Incorporate Public Outreach into Future Vision:** Engage and coordinate with local and County stakeholders to lead a public outreach process, gather community-driven insights, and develop an innovative conceptual plan that reflects shared goals for the future development of the Civic Center.

Study Area

Civic Center Study Area



RIO CIVIC CENTER

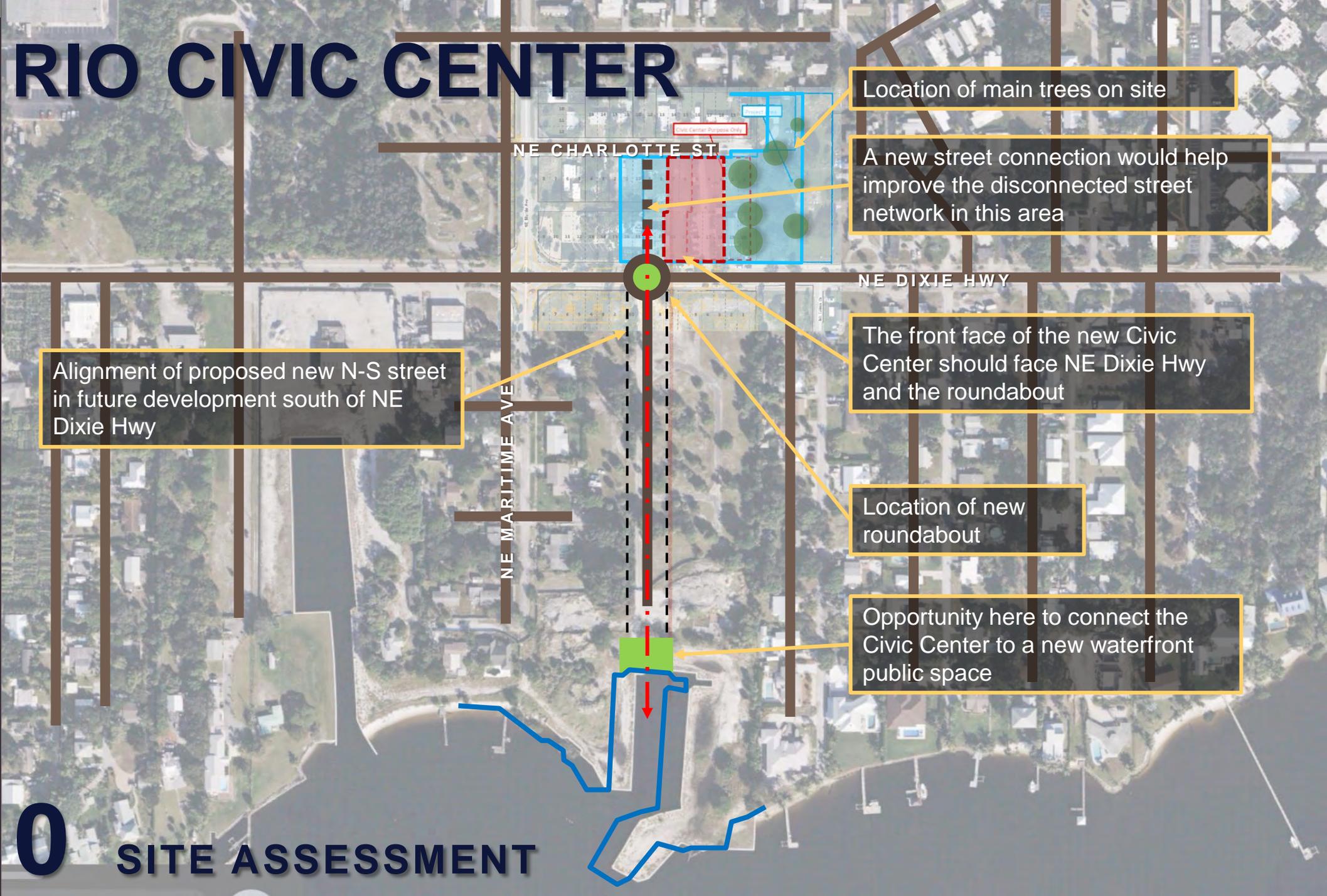
Martin County

Rio Civic Center Master Plan



0 EXISTING CONDITIONS

RIO CIVIC CENTER



Location of main trees on site

A new street connection would help improve the disconnected street network in this area

Alignment of proposed new N-S street in future development south of NE Dixie Hwy

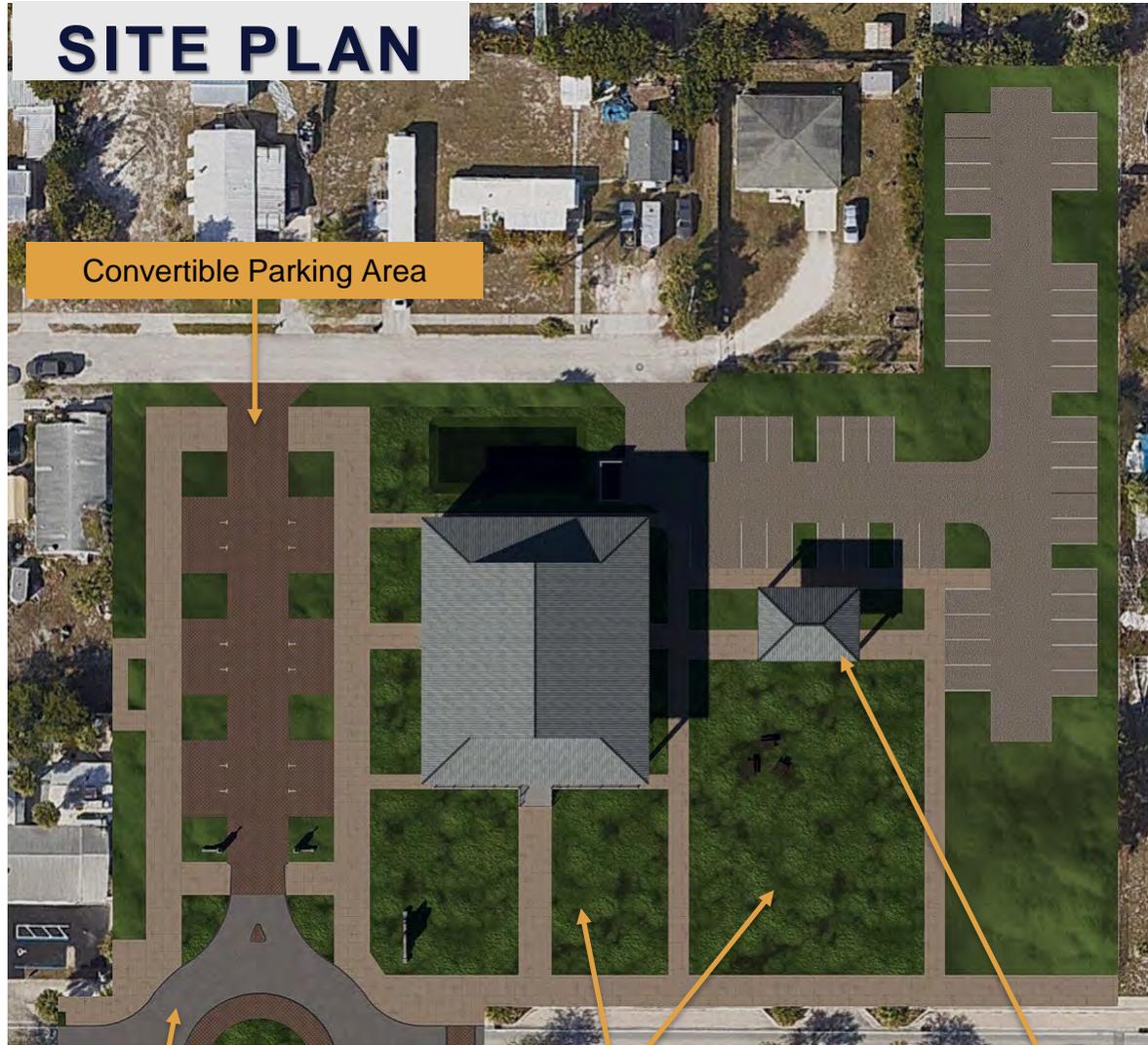
The front face of the new Civic Center should face NE Dixie Hwy and the roundabout

Location of new roundabout

Opportunity here to connect the Civic Center to a new waterfront public space

Preferred Civic Center Site Plan

SITE PLAN



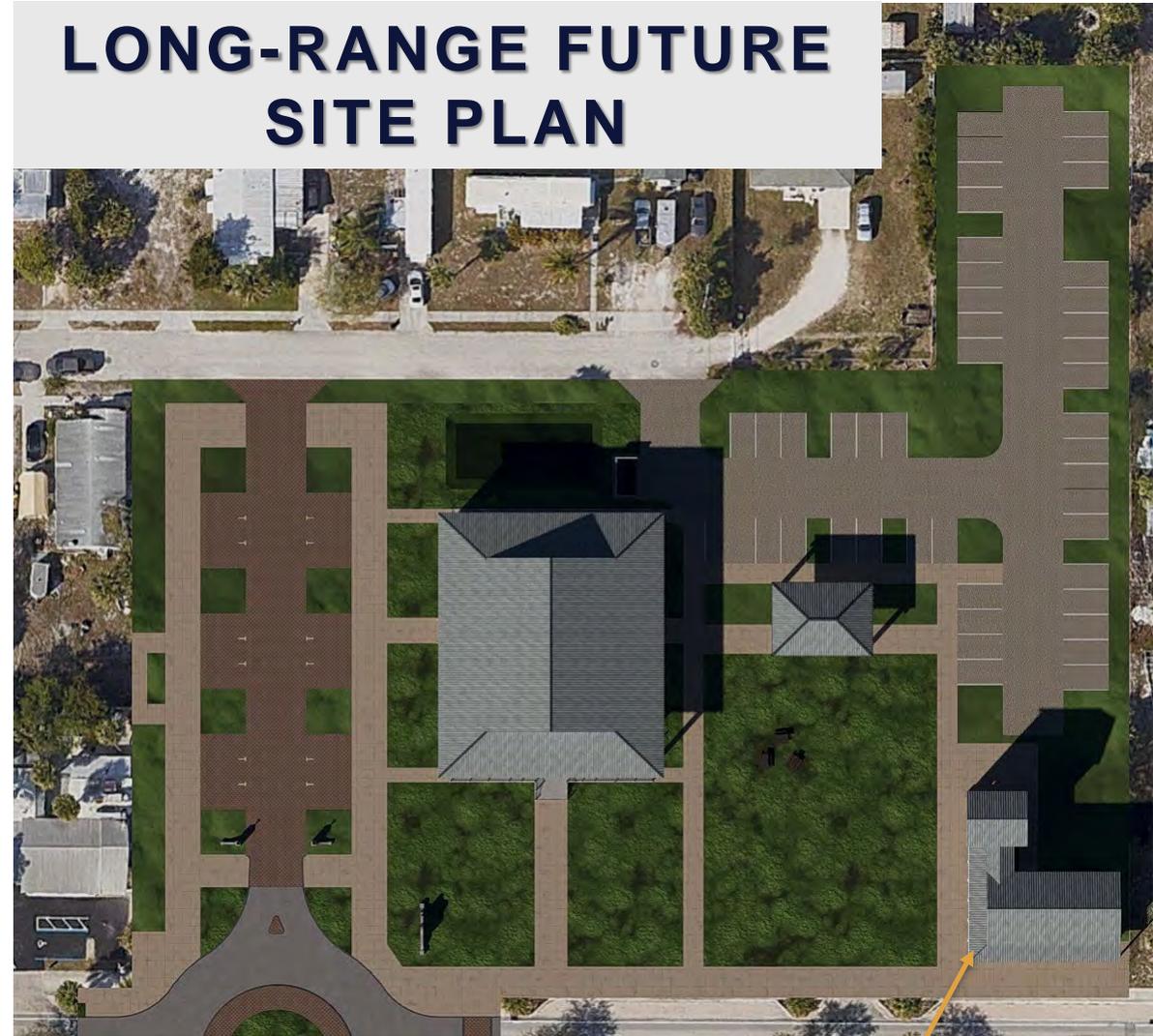
Convertible Parking Area

Future Roundabout

Open Lawn/Outdoor Space

Outdoor Pavilion

LONG-RANGE FUTURE SITE PLAN



Potential Future Building

Preferred Civic Center Site Plan

SITE PLAN



Convertible Parking Area

Future Roundabout

Open Lawn/Outdoor Space

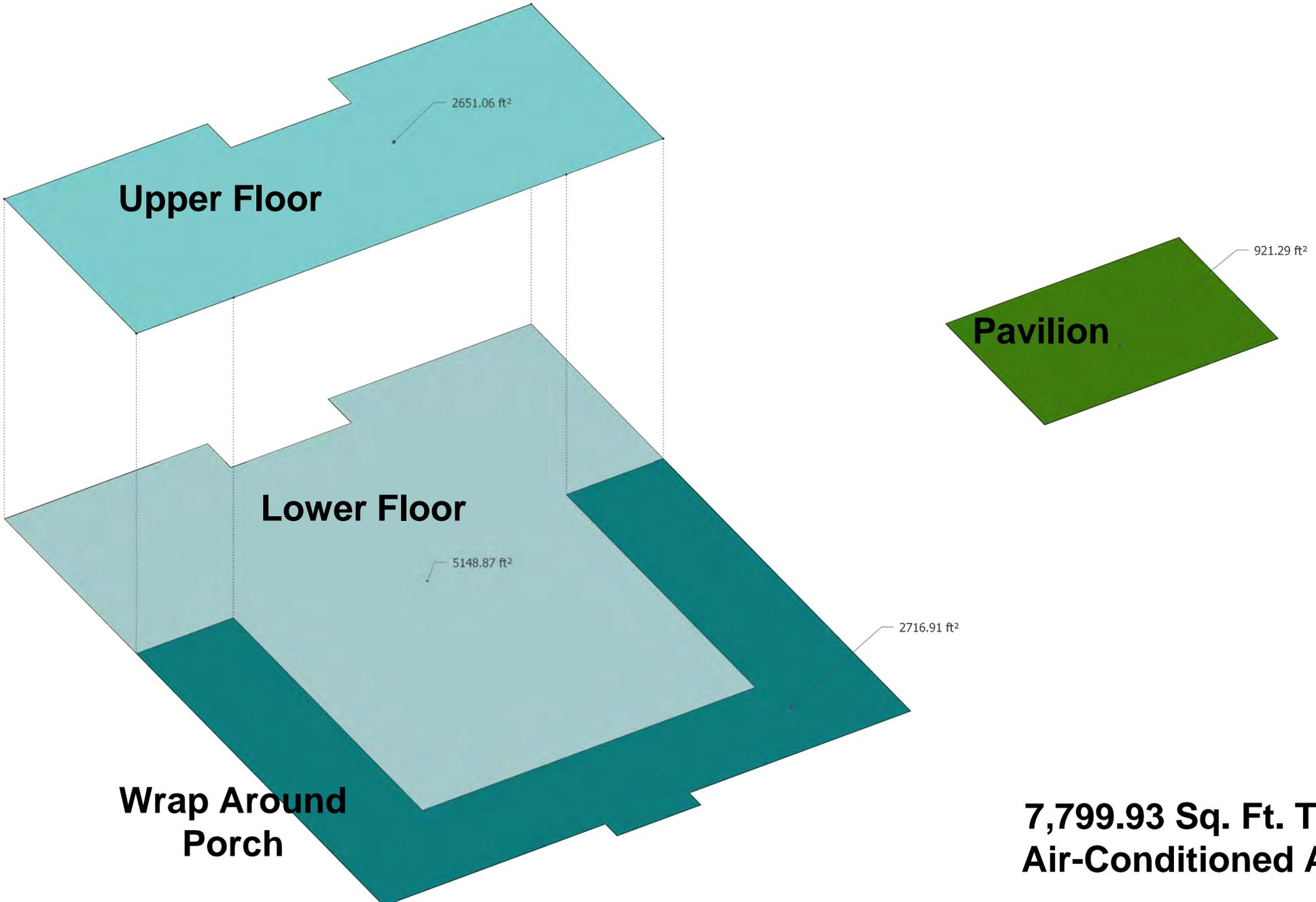
Outdoor Pavilion

LONG-RANGE FUTURE SITE PLAN

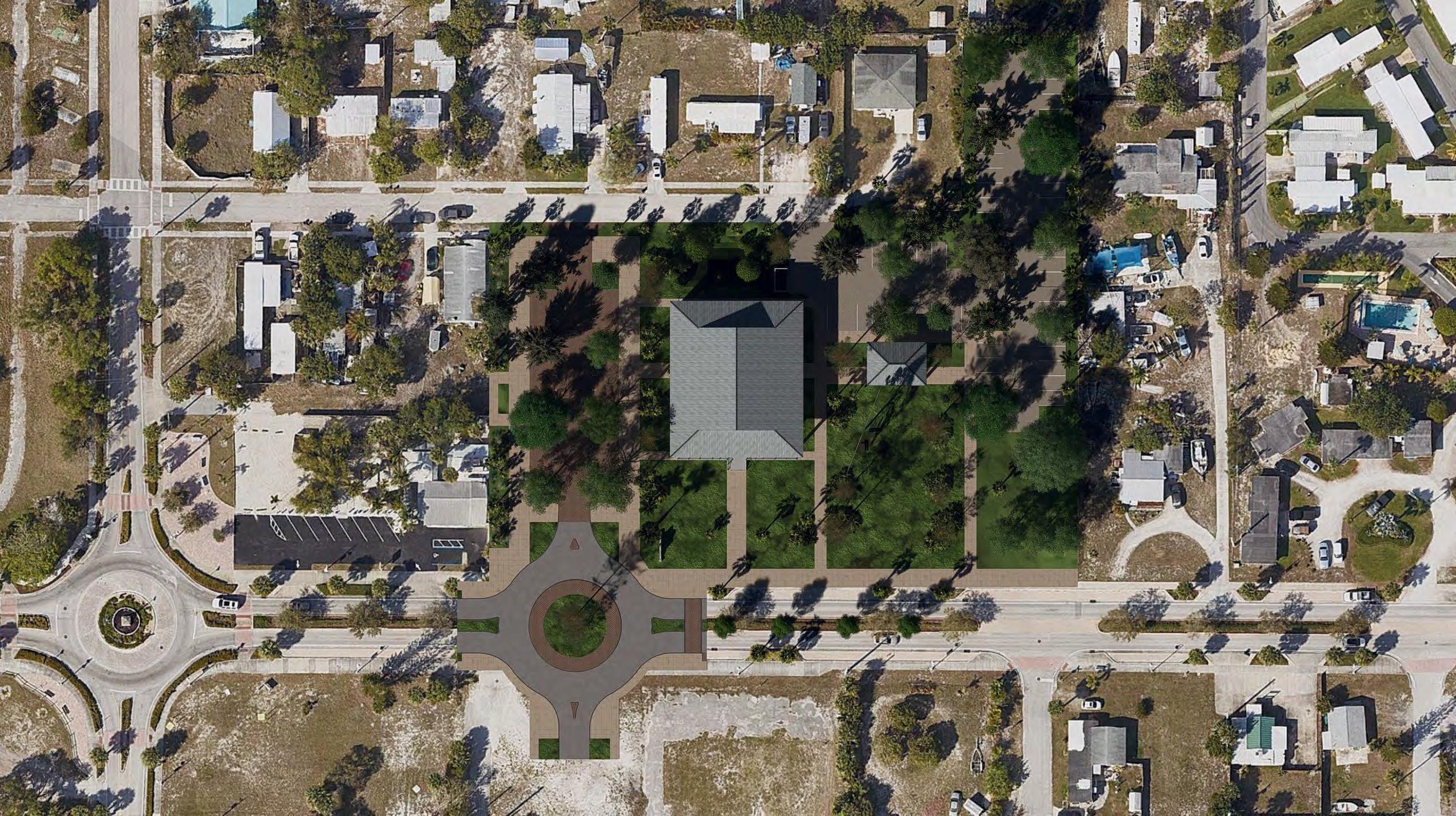


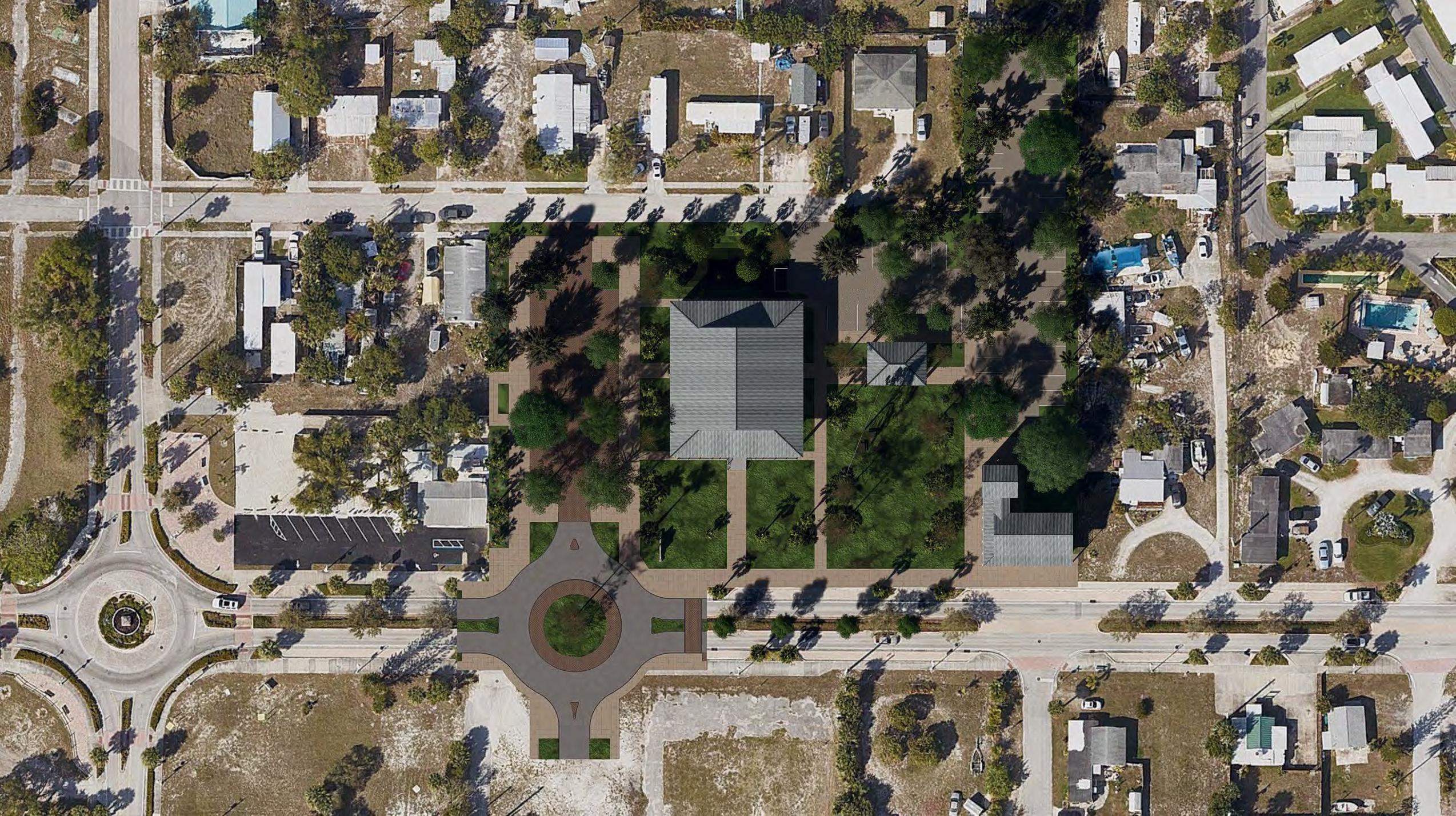
Potential Future Building

Civic Center Floor Diagram



**7,799.93 Sq. Ft. Total
Air-Conditioned Area**







TODAY!!
Open House for
Civic Center Proposal

**RIO
CIVIC CENTER**





Home of the
State Capitol
CIVIC CENTER



TODAY!!
Open House for
Civic Center Proposal
RIO
CIVIC CENTER









NOTE:

The work of Dover, Kohl & Partners on this project is for the purposes of town planning and conceptual illustration **only**, not for construction, and is based on limited, preliminary site information only.

This work does not replace the future work of licensed professionals, including surveyors, architects, engineers, and landscape architects, and this work does not represent a guarantee of any kind. All concepts, dimensions, and details depicted here are subject to future field verification, engineering best practices, and extensive review by others.

Dover, Kohl & Partners shall not have any control over and shall not be responsible for engineering details, construction means, procedures, safety precautions, or legal disclosures in the implementation of the project, or for errors or omissions by future consultants, contractors, owners, government, or any other person or entity.

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Dixie Highway Streetscape Plan



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Project Overview

The **Dixie Highway Streetscape Plan** area will include the **West segment** from the **Florida East Coast Railroad** to **NE Rio Pine Lane** and the **East segment** from **Orange Avenue** to **Langford Lane**.

This corridor provides a vital service to the community as it serves all the major areas of the CRA.

The **Community Redevelopment Agency** (CRA) is seeking to redesign and enhance the corridor and improve the connection to the surrounding area.

+/-10 years ago there was a **Town Center Streetscape Project** on Dixie Hwy between **Rio Pine Lane** and **Orange Ave**.

This plan included elements to accommodate, **drainage, wide sidewalks** with direct access to businesses front doors, **on-street parking, landscaping, streetlights** and beautification of the **S-curve**.

The project will also accommodate the **relocation** of the **Martin Ave. roundabout** further east on **Dixie Highway** to **NE Preserve Drive** as part of **Rio Marine Village** development.

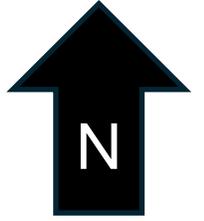
Project Goals & Objectives

1. **Create a Functional and Conceptual Streetscape Plan:** Create a conceptual corridor streetscape plan for Dixie Highway in the Rio CRA, incorporating key design elements such as drainage, wide sidewalks, landscaping, on-street parking, and street beautification. Supporting essential community, and recreational functions while being accessible and inclusive for all residents of the Rio Community.
2. **Engage Community and Stakeholders for Future Vision:** Facilitate public participation through meetings and workshops with local stakeholders to ensure the concept plan reflects community input and receives final approval.
3. **Prioritize Sustainability and Resilience:** Implement environmentally sustainable and resilient design strategies, including energy-efficient systems, stormwater management, etc. to ensure long-term performance and reduce the environmental impact.
4. **Coordinate with Parallel Projects:** Align the Streetscape Plan and public involvement activities with the Rio Civic Center to ensure consistency and collaboration across these two related initiatives of the Rio CRA.

Martin County

Dixie Highway
Streetscape
Plan

Study Area: Dixie Highway



Concept Plan FEC Railway to East of Rio Ave

Martin
County

SPEED
LIMIT
25

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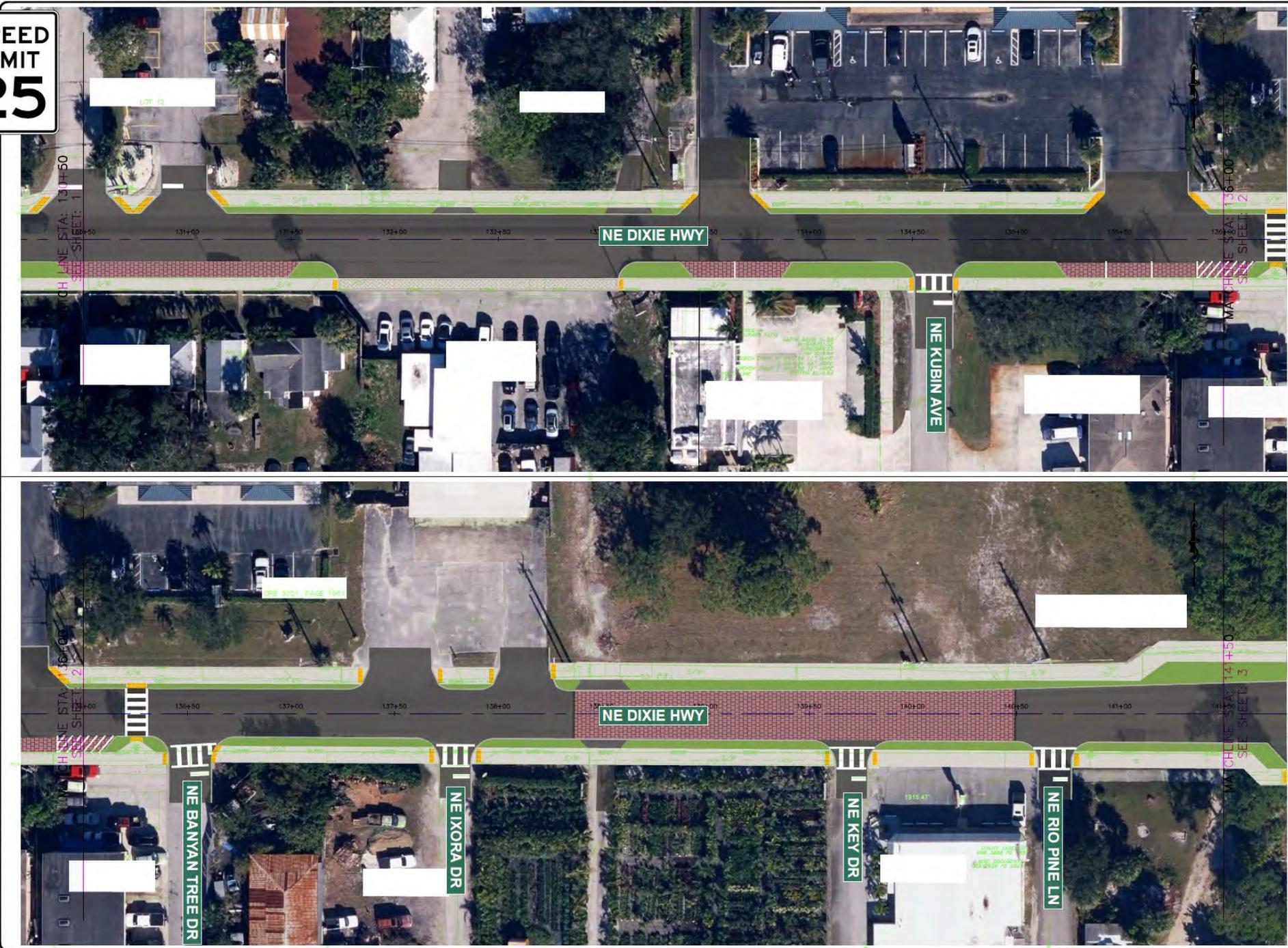


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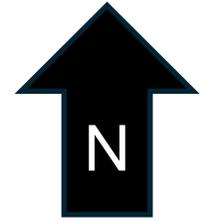
East of Rio Ave to Rio Pine Lane

SPEED LIMIT
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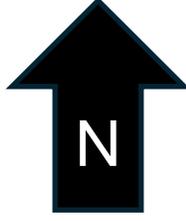
Orange Ave to South of 13th Ter

SPEED LIMIT
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13th Ter to Maureen Ct

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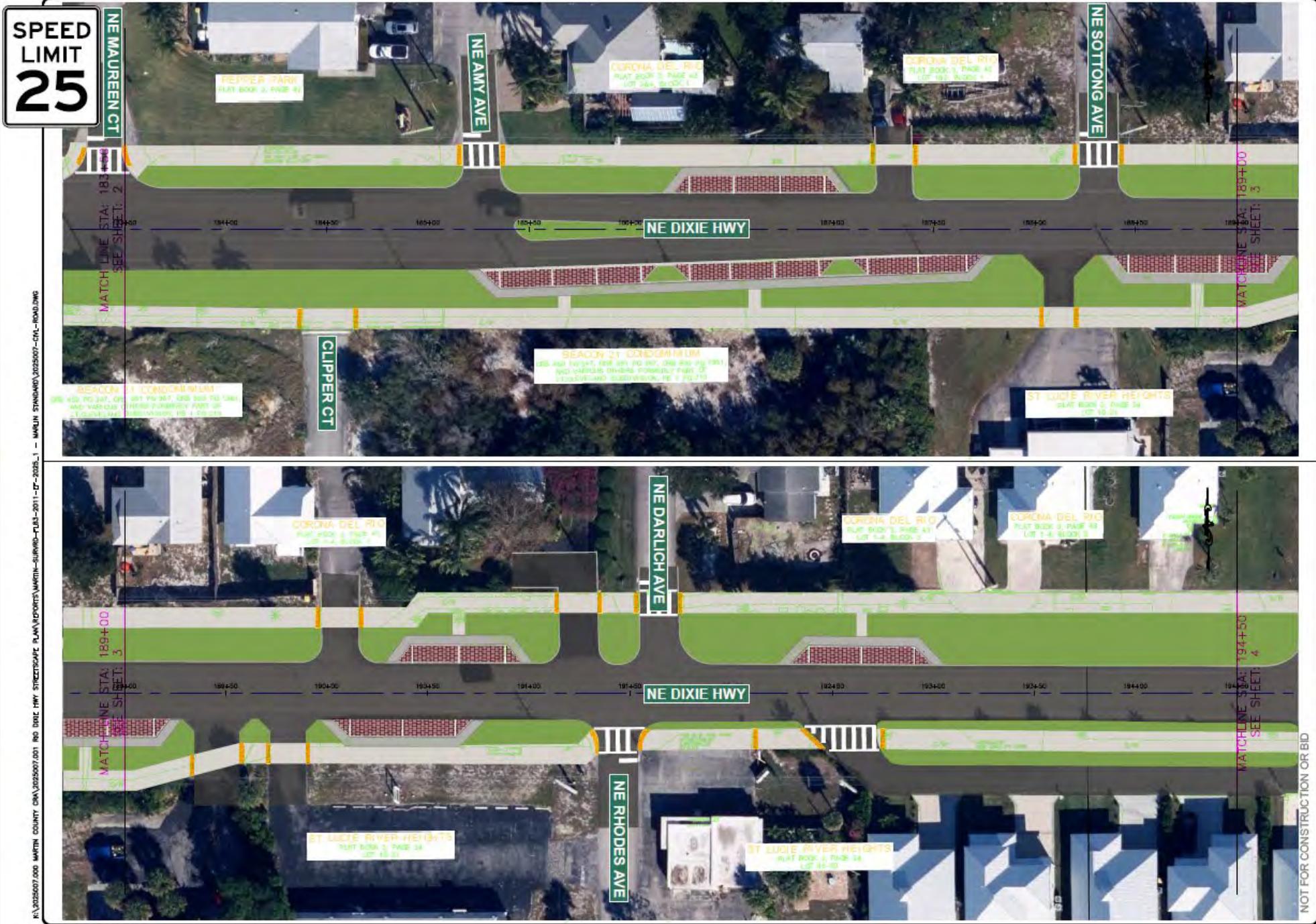


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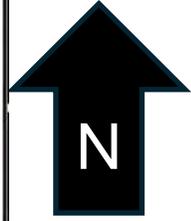
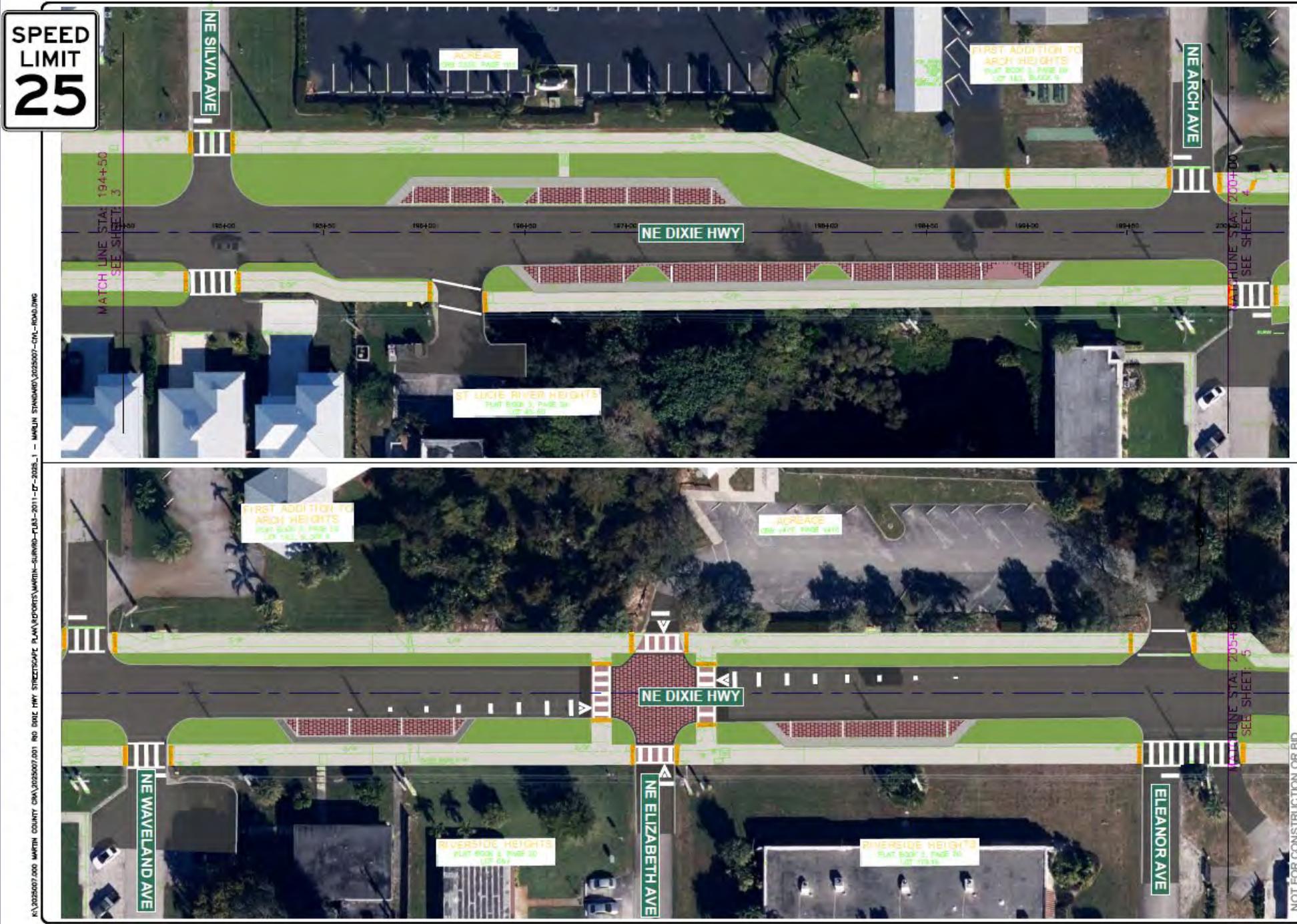
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Maureen Ct to Silva Ave



Concept Plan Con't

Silva Ave to Eleanor Ave



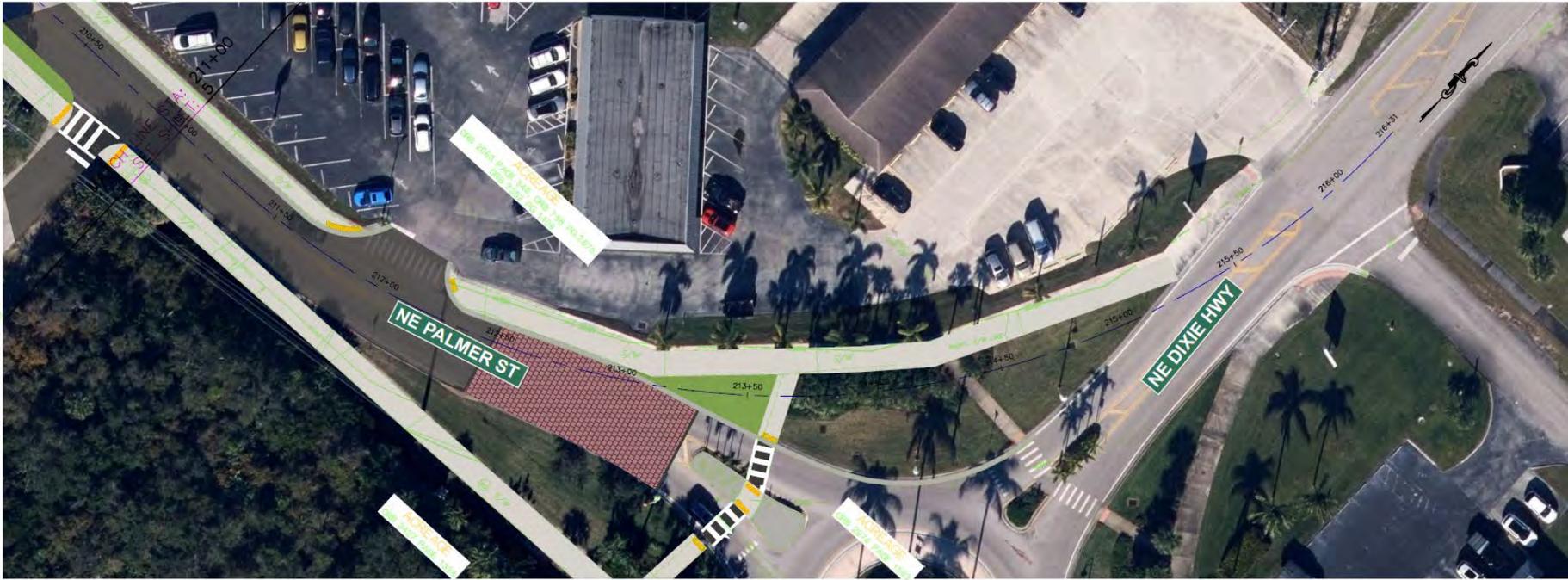
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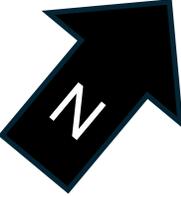
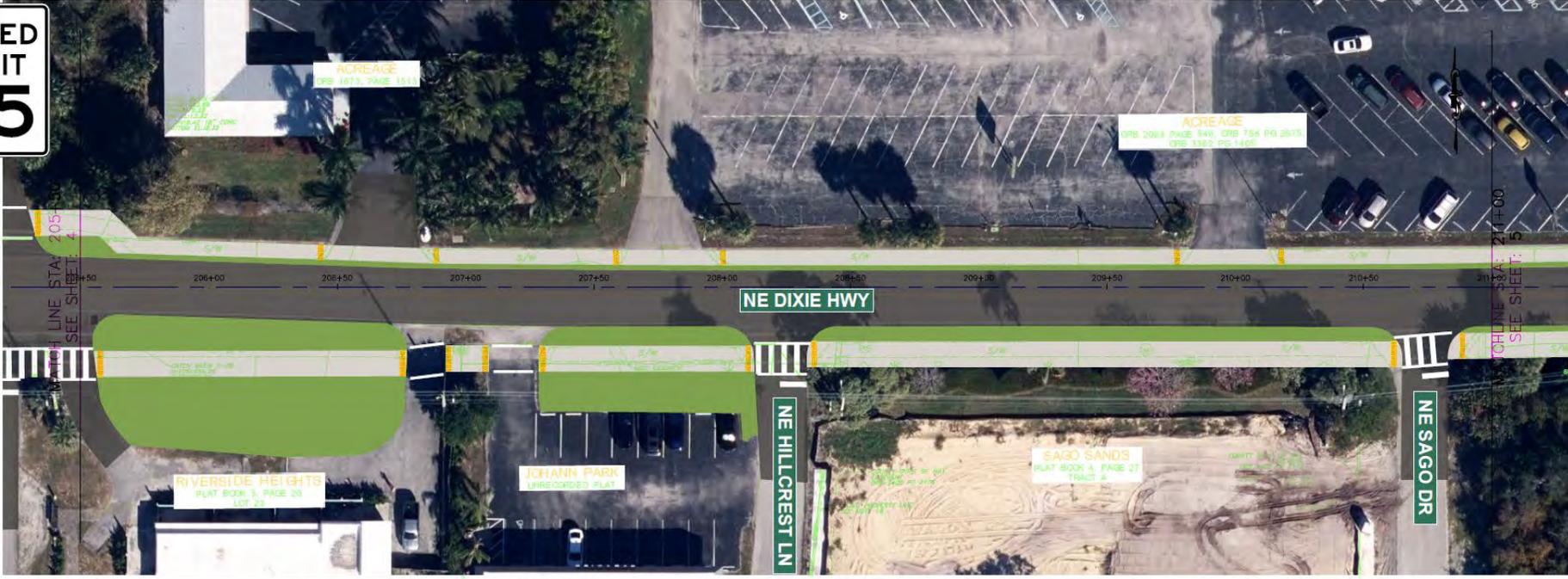
Eleanor Ave to Langford Ln

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Concept Plan Con't

Roundabout Tie-In

SPEED
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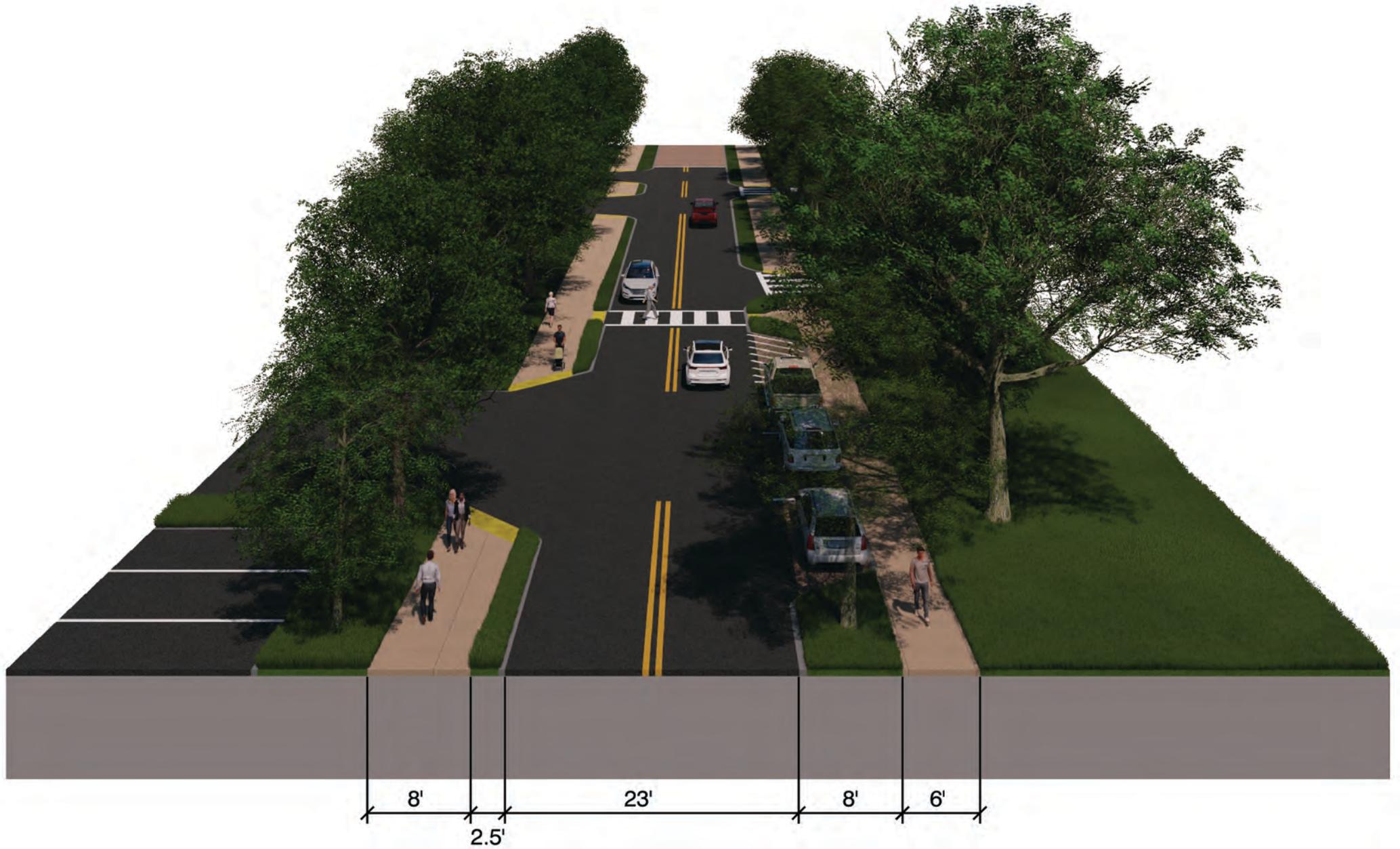
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Dixie Hwy Rendering



NE Banyan Tree Drive

Dixie Highway Proposed Elements

Traffic Calming

- Short & Long-Term Recommendations
- Reducing Target Speed of Dixie Hwy to 25 mph
- Speed feedback signs
- Textured Pavement across driveways and crosswalks
- On-Street parking

Multimodal

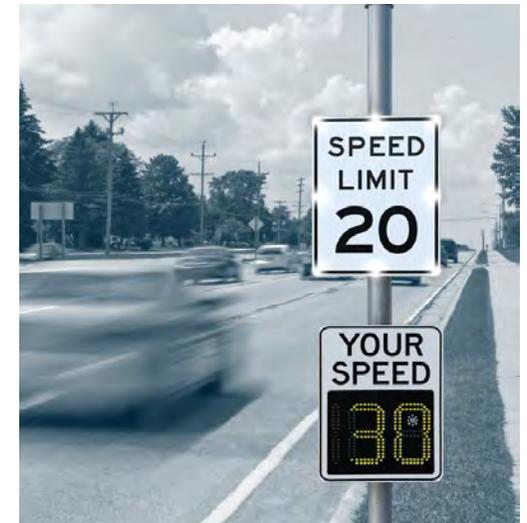
- Widening sidewalk/side path to 8-10 feet (where feasible)
- High visibility markings for pedestrians
- Raised crossings with RRFB's at Midblock Crossing locations
- Raised intersection at NE 13th Ave and NE Elizabeth Ave for improved safety of vulnerable users.

Other

- Florida-Friendly landscaping and trees (right tree, right place) planted in center median islands, adjacent to sidewalks/side paths, and in swales.
- Bioswales/raingardens for stormwater management, environmental benefits, and aesthetics.
- Street furniture/Placemaking



Rectangular Rapid Flashing Beacons (RRFBs)



Speed Feedback Sign

Dixie Highway Streetscape



Existing



Proposed



Existing



Proposed

Next Steps



Project Team

- Incorporate any CRA Board comments
- Finalize Reports

CRA Team

- Adopt policy recommendations
- Implement traffic calming/safety measures
- Solicit firms to do architectural and design plans

Martin County

**Rio Civic
Center Master
Plan**

**Dixie Highway
Streetscape
Plan**

Q & A

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