



# Martin County

## Rio

### Neighborhood Advisory Committee

### Meeting Minutes

Vince Bocchino Community Center - Langford Park  
2369 NE Dixie Hwy, Jensen Beach, Florida

**Thursday, January 22, 2026**

## PRESENT

Position	Name	Term Expiration
Chair	Adam Guzi	September 10, 2026
Members	Jamie Newhart	September 11, 2029
	Hannah Martel	November 01, 2029
	Richard Kennedy	September 11, 2027
	Michael Reading	September 11, 2029

## ABSENT

Position	Name	Term Expiration
Vice Chair	Travis Waddell	September 11, 2027

## STAFF PRESENT

Position	Name
Assistant CRA Manager	Jordan Pastorius
CRA Specialist	Dianne Racek
Assistant County Attorney	Frank Moehrle

\* Indicates a motion

\*\* Indicates a vote

\*\*\* For the record comment

**CALL TO ORDER**

Meeting was called to order at 6:01 PM.

## **PLEDGE OF ALLEGIANCE**

## **APPROVAL OF MINUTES**

**Agenda Item: 26-0498** RIO NAC APPROVAL OF MINUTES - NOVEMBER 20, 2025

## **MOTION**

\*J. Newhart motioned to approve the proposed; meeting minutes as presented.

\*\* M. Readling seconded, and the motion carried UNANIMOUSLY.

## **DISCLOSURE OF CONFLICTS OF INTEREST**

None

## **COMMENTS**

### **PUBLIC**

Deputy Adams –Speeding enforcement has increased, and residents are encouraged to report reckless driving.

R. Cook- With the passing of SB, developers can challenge county zoning rules. The governor's property tax plan may also expose the county.

J. Preast- The solar lights at the western entrance and park only stay on a few hours, so we should explore ways to extend them. I also suggest a Code Enforcement sweep of Railroad Street. Additionally, the Rio Civic Club will host cleanups on February 7 and March 7 at 8:30 a.m., and volunteers are welcome.

D. Harsh- Can CRA boundaries be extended? A student was disqualified from a scholarship for living outside the NAC boundary.

A. Guzi- The Civic Club controls the scholarship. Could they adjust the rules?

D. Harsh- The Civic Club follow the boundary lines.

J. Pastorius- The CRA boundary is well established. Expansion requires a Finding of Necessity, state approval, and Board adoption. CRA boundaries can only expand if the area qualifies as slum or blight.

H. Nation- Thank you to the county for putting up the speed limit sign on our street.

## **PRESENTATIONS**

**Agenda Item: 26-0499**, RIO CIVIC CENTER CONCEPT MASTER PLAN AND DIXIE HWY STREETScape CONCEPT

Christina Fermin, Strategic Transportation Planner with Marlin Engineering Inc., along with Andrew Georgiadis, Senior Project Director, and Pablo Duenas, Town Planner & Urban Designer with Dover, Kohl & Partners, presented 90% draft of the Civic Center and surrounding property concept plan as well as the Dixie Highway Streetscape concept plan.

## **COMMENTS**

C. Guarnieri- Regarding 13th Street, you mentioned a right-hand turn. There is already a westbound right-hand turn—will that remain, or are you referring to the right-hand turn into River Club?

C. Fermin- The current layout is not changing. We are only adding a median and a raised intersection.

J. Grossnickle- Is Amy Street being blocked by the proposed median?

C. Fermin- The intersection will not be blocked. Both right and left turns will still be permitted.

J. Ross- I want to ensure the median will not block access to the two parking spaces by the marina.

C. Fermin- We will review that and make any necessary modifications.

W. Reynolds- I want to make sure that right and left turns on Key Drive are not going to be blocked.

C. Fermin- The right-of-way in that area is too narrow to accommodate a median.

A. Guzi- Will this presentation be available online?

J. Pastorius- We can talk to our webmaster about putting it on the website.

Michelle Silvio- How will traffic on Dixie be handled with all the new development coming in?

J. Pastorius- In the downtown areas of our CRAs, the objective is not to create a six-lane highway, as that would detract from walkability and the neighborhood character. There are no plans to add additional travel lanes.

T. Hass- East of 13th Street on the south side, are the medians being taken into consideration?

C. Fermin- Yes, absolutely.

D. Harsh- Why is on-street parking proposed near Silvia if the area is residential?

C. Fermin- The current land use designation allows for mixed-use development.

J. Preast- Will the existing lamp posts remain, and will irrigation, additional trash cans, underground utilities, flashing speed signs, and a low-profile digital event sign be included?

C. Fermin- Yes, the lamp posts will remain, irrigation is planned, speed feedback signs will be included, and a digital sign is to stay in the plans.

D. Ashley- Can a 25-mile-per-hour speed limit sign be implemented?

J. Pastorius- The county engineer is hesitant to lower the speed limit to 25 miles per hour or install raised crosswalks, as this is a primary roadway.

C. Fermin- The community is in favor of the change.

J. Pastorius- There is room for negotiation and further discussion.

H. Nation- In previous presentations, bike lanes were shown.

C. Pablo- The design includes wide sidewalks intended to be shared with bicycles, not designated bike lanes.

Mike Silvio- Can rumble strips and speed signs be installed now?

A Guzzi- This issue has been discussed for a long time, and staff is aware of the concern.

J. Preast- The community appreciates the outreach. Keeping residents informed early helps reduce complaints later.

M. Readling- Are there any plans for potential businesses on the parcel next to the Civic Center?

C. Fermin- Due to public pushback, the parcel has been left as open space. However, the survey feedback from Winterfest indicated interest in either a coffee shop or a brewery.

A. Georgiadis- One of the design concepts includes a modest mixed-use building, which can be included in the final report.

M. Readling- I prefer that the parcel remain open space.

J. Newhart- Where is parking located for the Civic Center?

A. Georgiadis- Parking is available behind the pavilion, along the street, and in several additional locations.

J. Pastorius- And on the side, by the farmers market area.

R. Kennedy- How large is the adjacent parcel?

J. Pastorius- It is just over one acre.

A brief additional discussion took place among NAC members, members of the public, and staff regarding the overall design, use, and parking availability.

## **NEW BUSINESS**

### **Agenda Item: 26-0500, RIO - FY2027 CAPITAL IMPROVEMENT PLAN (CIP)**

Jordan Pastorius presented staff's recommendations regarding the allocation of FY2027 Tax Increment Financing (TIF) funds.

## **COMMENTS**

H. Martell- Are the TIF funds being allocated to both projects?

J. Pastorius- Yes, the funds will be allocated to both projects and rolled over as needed.

H. Martell-Can the project timeline be accelerated?

J. Pastorius- Possibly. Staff is exploring options such as securing a bond or grant, or having an engineer develop phased implementation plans.

## **MOTION**

\*R. Kennedy motioned to approve the FY 2027 CIP as presented.

\*\*M Readling seconded, and the motion carried UNANIMOUSLY.

### **Agenda Item: 26-0501, RIO - LIGHT POLE BANNERS**

The Rio NAC reviewed the holiday banners that were installed and the revised annual banner design.

## **MOTION**

\* H. Martel motioned to approve the proposed Rio banners as presented.

\*\*R. Kennedy seconded, and the motion carried UNANIMOUSLY

## COMMENTS

### 1. PUBLIC-

D. Ashley- I am concerned about speeding and would like it addressed as soon as possible.

A. Guzi-- Jordan, where should we direct this concern?

J. Pastorius- The Sheriff's Office handles enforcement. To lower the speed limit, contact the county engineer and submit a request for service.

J. Preast- The banners show only the towers, not the arch or garden walls, which are on the historic registry.

J. Pastorius- We are keeping the design consistent with existing branding on the decorative street poles.

### 2. MEMBERS-

A Guzi- I appreciate the ongoing community engagement and ask that it continue throughout Rio.

H. Martel- Any updates on Oasis?

J. Pastorius- Nothing new. Plans were submitted a long time ago.

R. Kennedy- All construction must follow architectural and building requirements.

H. Martel- Lighting on Alicia and Dixie Highway is dark and dangerous.

J. Pastorius- Do you mean street lighting or a light at the park entrance?

H. Martel- Just a light pole.

J. Pastorius- Submit a request through Public Works. They can coordinate with FPL. Another option is to include it in the CIP.

### 3. STAFF-

J. Pastorius- We appreciate the community feedback. As you heard we were going to remove the right-hand turn but hearing community feedback we did not. Your voice matters.

**ADJOURN** – Meeting adjourned at 7:36 PM.

Recorded and prepared by:

Dianne Racek, Community Development Specialist

Date

Adam Guzi, Chair

Date

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