



Martin County

Rio

Neighborhood Advisory Committee

Meeting Minutes

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

Thursday, September 25, 2025

PRESENT

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

ABSENT

Position	Name	Term Expiration
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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: 26-0110 RIO NAC APPROVAL OF MEETING MINUTES – July 24, 2025

MOTION

*T. Waddell motioned to approve the proposed; meeting minutes as presented.

** H. Martell seconded, and the motion carried UNANIMOUSLY.

DISCLOSURE OF CONFLICTS OF INTEREST

None

COMMENTS

PUBLIC

Deputy Adams- Gave an update on e-bike enforcement, including applicable citations, and reported a juvenile incident involving a BB gun being shot at windows.

J. Preast- Our next Civic Club meeting is October 1 at 4 p.m. at the Rio Civic Center; Adopt-a-Road is scheduled for October 18, the Flea Market on November 15, and we are currently recruiting new volunteer board members — see the digital sign for details.

PRESENTATION

Agenda Item: 26-0111, RIO CIVIC CENTER MASTER PLAN

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 the 30% draft of the Civic Center and surrounding property master plan. The presentation provided an overview of the proposed concepts and invited feedback from the Neighborhood Advisory Committee (NAC) and community members.

COMMENTS

A. Guzi- Has the County considered what the other building might be used for, and who would manage it?

J. Pastorius- There are several possibilities. One idea is to sell it, which would put it back on the tax roll and could help fund the Civic Center.

J. Preast- Is the current parking lot located to the west of the building, in the area that used to be called Special Forces?

J. Pastorius- Yes, that's correct. There could be some overlap.

D. Ashley- What is the square footage of the proposed Civic Center compared to the current one?

A. Georgiadis- The current building is around 3,000 square feet. The smallest proposed option is about double that, and the largest is roughly triple.

Further discussion took place between the presenters, NAC members, and members of the public regarding potential building uses, community needs, design considerations, and parking requirements, as well as the overall site layout — including the allocation of green space, building footprint, and parking areas.

J. Preast- To fully maximize the use of the space, I'd suggest allowing alcohol as part of the Civic Center's offerings.

J. Pastorius- We can investigate what the requirements would be.

J. Newhart- What's the size of the parcel where the other building is located?

J. Pastorius- Approximately 1.14 acres.

J. Newhart- And where would the funding for this project come from?

J. Pastorius- Funding would likely come from a combination of sources — including Tax Increment Financing (TIFs), potentially Parks and Recreation funds, proceeds from the sale of the other parcel, grants, and bonds.

J. Newhart- Is there a chance the other property might not be sold?

R. Kennedy- The property was originally purchased to give us control over how it would be used, with the possibility that it could be sold in the future.

J. Pastorius- Alternatively, the property could be retained and developed later, once there is more population growth and increased demand.

A. Guzi- For now we are focusing on the Civic Center.

R. Kennedy- For the other property, we could consider implementing a deed restriction.

C. Fermin- As a Community Redevelopment Agency (CRA), you have certain architectural styles for properties to follow.

J. Pastorius- There are 11 different approved styles, each with specific requirements.

A. Guzi- To move this forward, we need to recommend a particular architectural style.

C. Fermin- And recommend the placement of the Civic Center on the site.

J. Pastorius- This won't be the only time you'll see this proposal. We'll be presenting it at public meetings, Fall Fest, the NAC again, the CRA Board, and more. This is only the conceptual design — it will still need to move into engineering design, where additional input will be required.

J. Preast- How will notifications for meetings at new civic center be handled? What type of display will there be?

A. Georgiadis- One option is a momentum sign, or it could be integrated onto the building.

A. Guzi- Can we have the drawings available online?

A. Georgiadis- Yes, the drawings will be available online for public viewing at your convenience.

MOTION

*R. Kennedy motioned to have the civic center in the Florida Vernacular Style

**J. Newhart seconded, and the motion carried UNANIMOUSLY.

*H. Martel motioned, to have either option 3 or 4 with setbacks to allow for more greenspace and landscape buffering by Dixie Hwy.

R. Kennedy seconded, and the motion carried UNANIMOUSLY.

Agenda Item: 26-0112, RIO DIXIE HWY STREETSCAPE PLAN

Christina Fermin, Strategic Transportation Planner with Marlin Engineering Inc., along with Pablo Duenas, Urban Designer and Town Planner with Dover, Kohl & Partners presented the 30% draft concept for the Dixie Highway Streetscape Plan. The presentation highlighted preliminary design elements and proposed improvements along the corridor, with a focus on enhancing walkability, safety, aesthetics, and connectivity. It also provided an opportunity for the Neighborhood Advisory Council (NAC) and the community to offer feedback and input for further refinement of the plan.

COMMENTS

D. Ashley- How far does the public right-of-way extend on the right side going into River Club?

J. Pastorius- There's roughly 60 feet of right-of-way.

A discussion followed between the presenters, NAC members, and members of the public, focusing on right-of-way limits, bike lanes, the S-curve, traffic calming measures, on-street parking, sidewalk easements, and various aspects of the overall streetscape design and feature placement.

D. Ashley- Since these measures impact the River Club, I believe they should be informed. I can provide the appropriate contact information.

J. Pastorius- Doug, please send me their contact information so we can arrange a meeting.

D. Ashley- Can we get an ariel view like you did with the civic center.

C. Fermin- You will see the aerial views later. Right now, we're focusing on typical sections to get feedback.

MOTION

*H. Martell motioned to install a 10-foot preferred sidewalk where feasible, and a 6-foot sidewalk per county standard where constraints exist.

**J. Newhart seconded, and the motion carried UNANIMOUSLY.

*R. Kennedy motioned to have shade trees incorporated into the design.

**H. Martell seconded, and the motion carried UNANIMOUSLY.

*R. Kennedy motioned to recommend the inclusion of on-street parking throughout the project corridor, with adequate width where right-of-way permits, to ensure user comfort, while acknowledging that wide sidewalks and shade trees remain the first and second priorities.

**H. Martell seconded, and the motion carried UNANIMOUSLY.

COMMENTS

C. Fermin- At the next meeting, we'll present the 60-90% preferred alternative and concept plan, with additional outreach at Fall Fest on Friday, October 10 at 5:30 PM, followed by a presentation to the board later in the month.

M. Readling- There will still be time to provide changes and suggestions.

Further discussion took place among the presenters, NAC members, and the public regarding speed tables — including their proposed placement along the S-curve, design considerations, overall usage, alternative traffic calming measures, and their effectiveness in improving safety. The general consensus of the discussion favored installing a speed table at the River Club intersection, with no additional speed tables along the corridor.

MOTION

*R. Kennedy motioned to explore the implementation of speed control measures to address safety concerns.

**H Martell seconded, and the motion carried UNANIMOUSLY.

COMMENTS

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

ADJOURN – Meeting adjourned at 7:50 PM.

Recorded and prepared by:

Dianne Racek, Community Development Specialist

Date

Adam Guzi, Chair

Date

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