

Martin County | Rio CRA

Rio CRA Board Meeting #1

→ Civic Center Master Plan & Dixie Highway Streetscape Plan



October 27, 2025



Rio CRA
NAC Meeting 1
Sept. 25, 2025

Outline



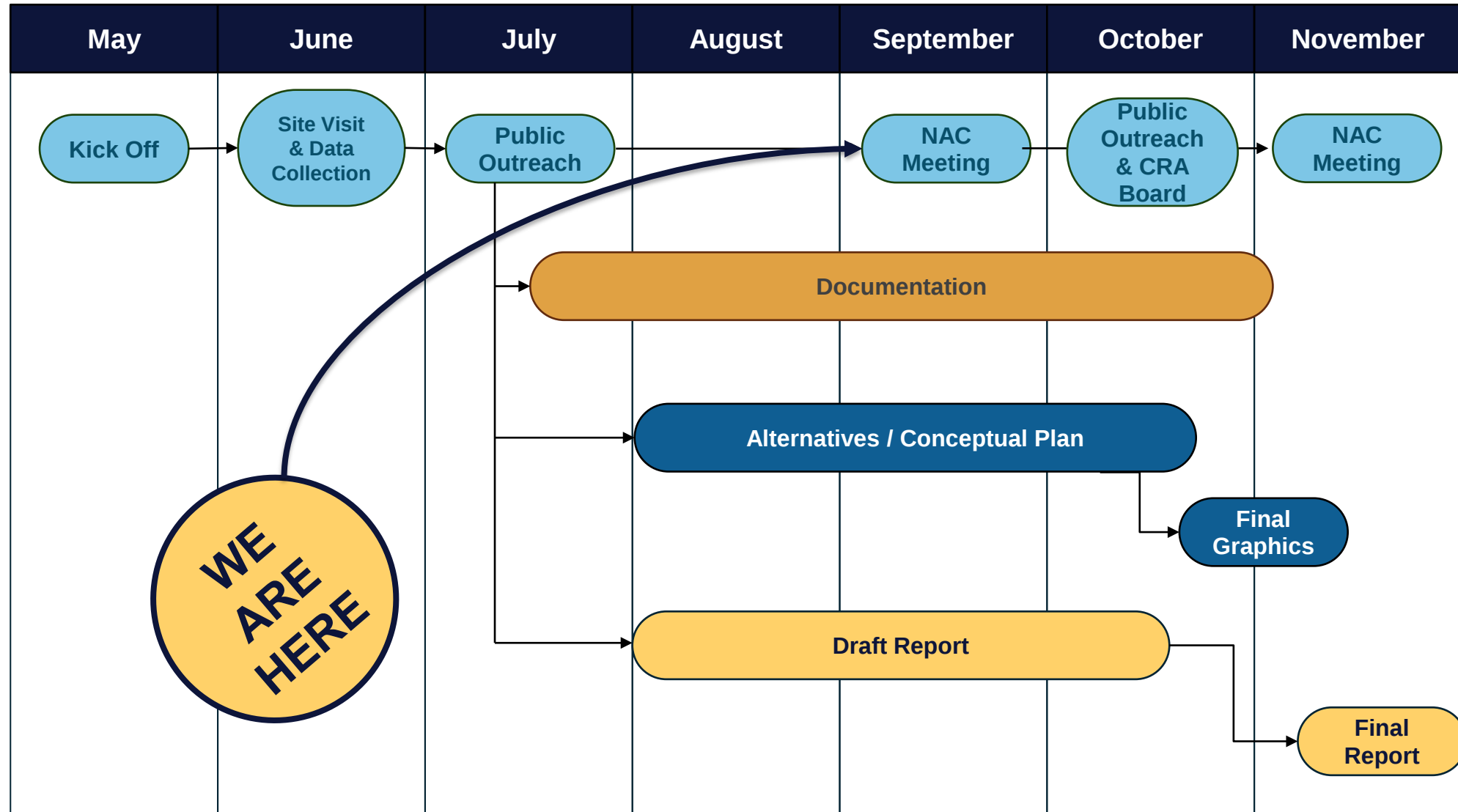
1. Timeline for Projects
2. Progress Overview
3. Socio-Economic Characteristics of Rio
4. Civic Center Master Plan
5. Civic Center Survey Results
6. Project Overview
7. Project Goals and Objectives
8. Study Area - Existing Conditions
9. Site Plan Alternatives



1. Dixie Highway Streetscape Plan
2. Project Overview
3. Project Goals and Objectives
4. Study Area - Existing Conditions
5. Data Collection
6. Dixie Hwy Survey Results
7. Streetscape Alternatives
8. Next Steps
9. Q&A

Rio Civic Center Master Plan

Timeline



Progress Overview

Task 1: Project Management

- Ongoing

Task 2: Existing Conditions

- Completed

Task 3: Public Involvement

- **Public Meeting 1** – Completed
- **NAC Meeting 1** – Tonight
- **Stakeholder Meetings** – Ongoing
- **Public Meeting 2** – October
- **CRA Board Meeting** – October
- **NAC Meeting 2** – November

Task 4: Conceptual Programming & Plan Development

- In progress

Task 5: Cost Estimates

- Streetscape Master Plan only –
On Hold

Task 6: Documentation

- In progress

Socio-Economic Characteristics of Rio



Total Population

- 2,425
- Disability: 25%



Age & Sex

- Median Age: 56 years
- Population 65+: 31%



Housing

- Homeownership Rate: 97%
- Median Home Value: \$299,600



Income & Poverty

- Median Household Income: \$95,865
- Median Individual Income: \$44,663
- Poverty Rate: 12%



Commuting Characteristics Rio Place

- Average Travel Time to Work: 13.9 min.
- Vehicles Available: 82.4% have +3 cars
- Travel to Work: 89.7% Drive Alone

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Rio Civic Center Master Plan



Rio Neighborhood Advisory Committee Meeting
#1

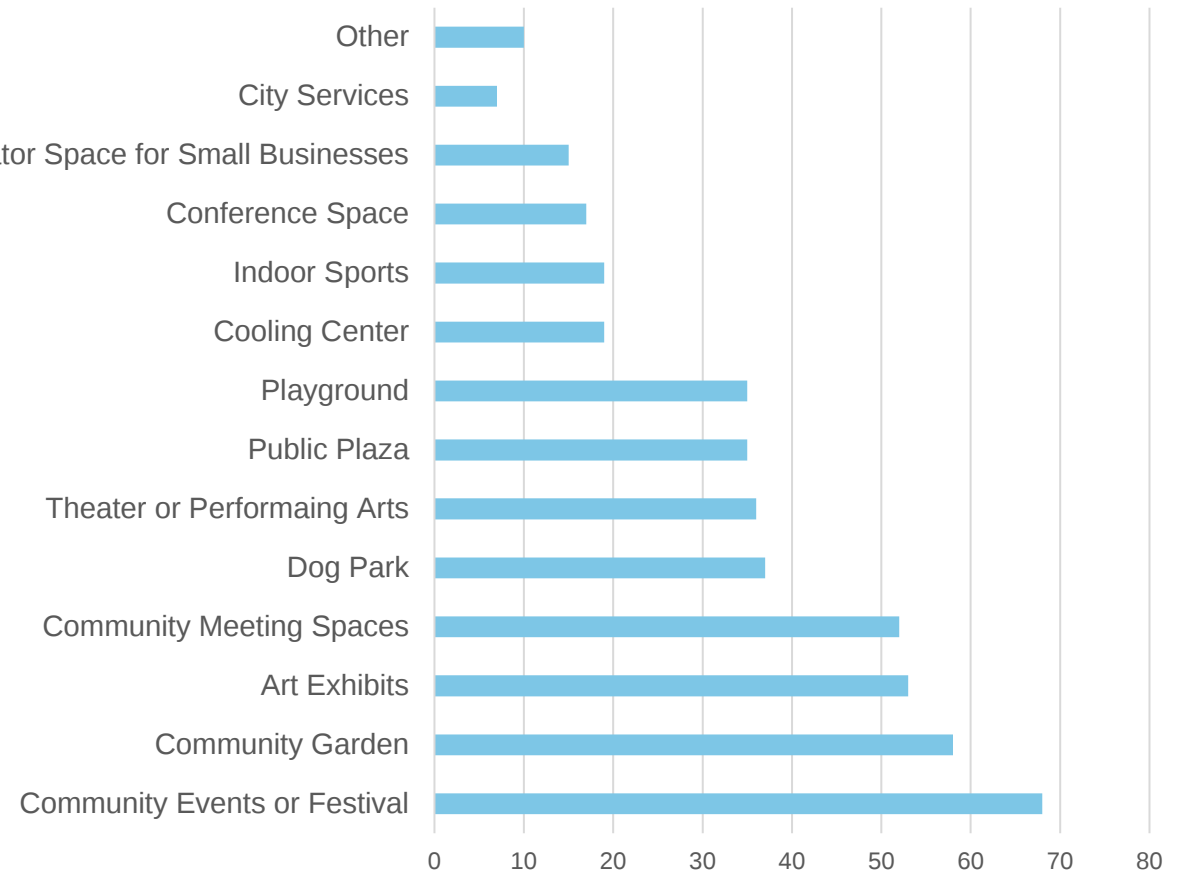


Civic Center Programming Survey Results

Top Requested Activities:

1. Community Events/Festival
2. Community Garden
3. Art Exhibits
4. Community Meeting Spaces
5. Dog Park / Theater or Performing Arts

What uses or activities would you like to see at the Rio Civic Center site in the future?

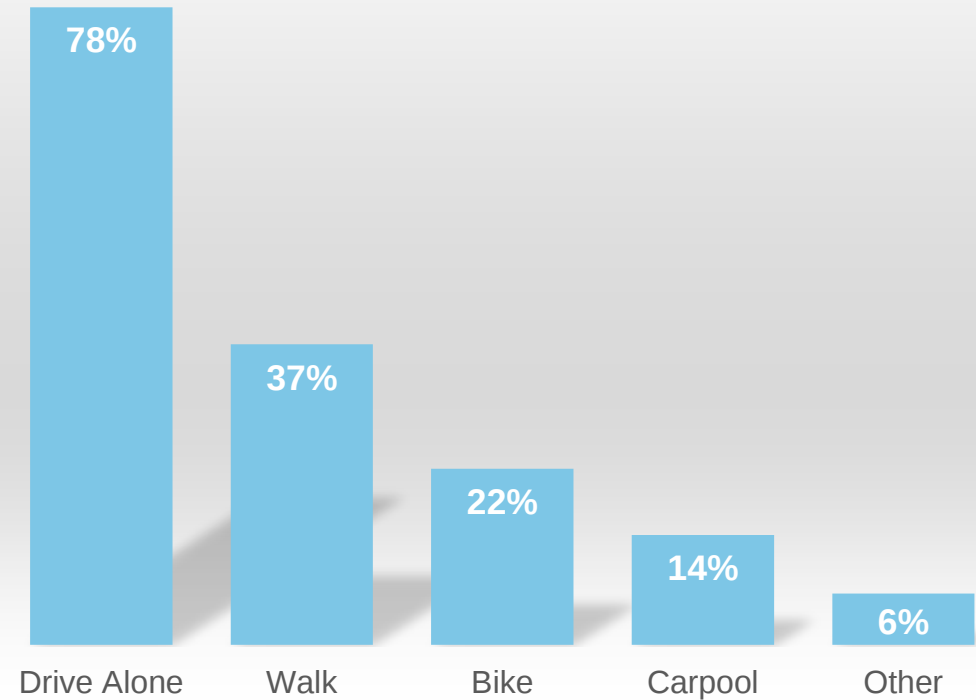


Rio Civic Center Master Plan

Travel To Civic Center

- Residents want transportation options aside from vehicular travel.
- Other included:
 - Ride share
 - Golf Cart
 - Skate

How do you or would you arrive at the Civic Center for an event or meeting today? (select all that apply)



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

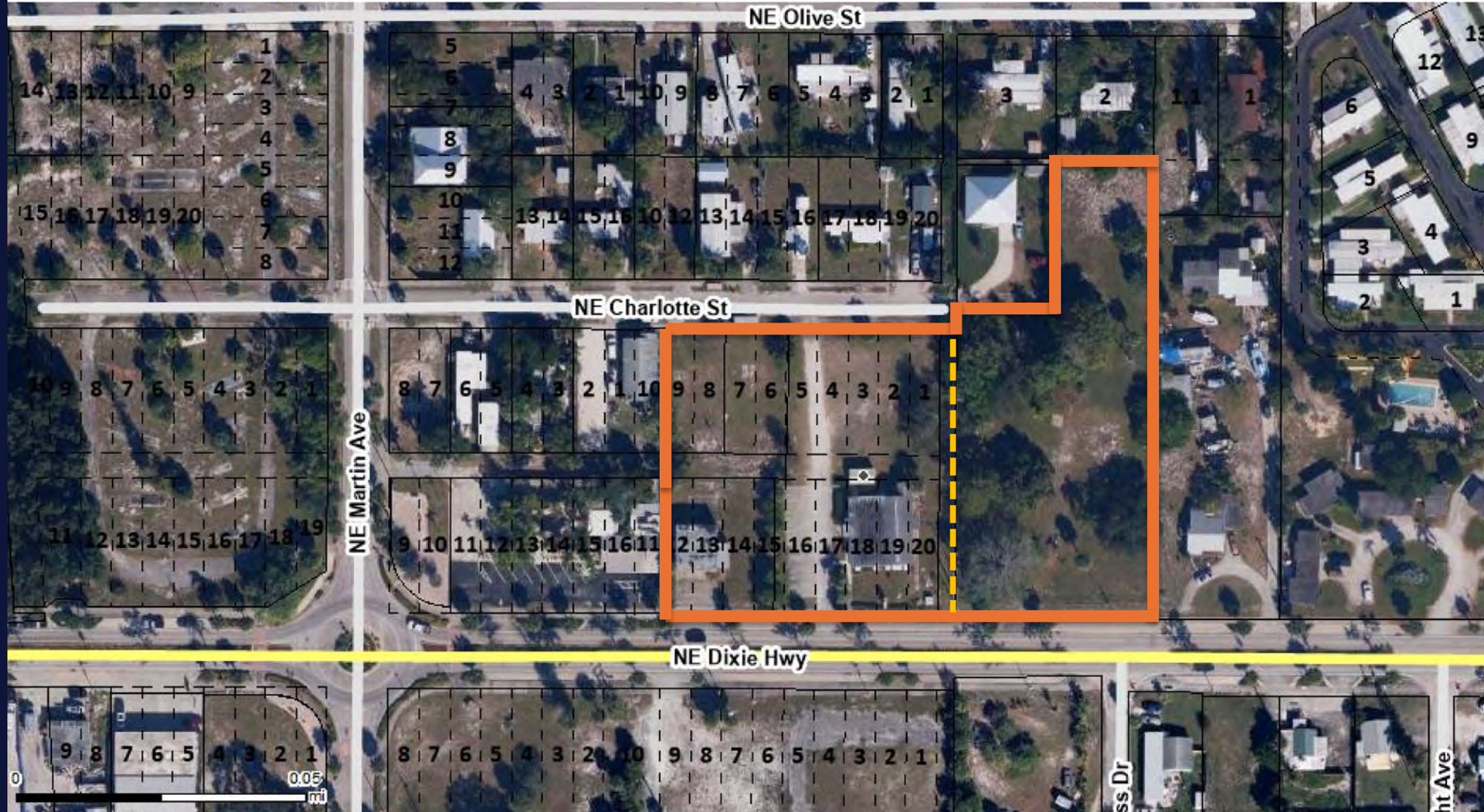
1. **Create a Functional and Inclusive Civic Hub:** Design and build a civic facility that effectively supports essential governmental, community, and recreational functions while being accessible and inclusive for all residents of the Rio Community.
2. **Foster Community Identity and Connectivity:** 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.

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Rio Civic Center Master Plan

Study Area

Existing Conditions, Aerial Maps



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Rio Civic Center Master Plan

Site Visit & Survey of Existing Conditions



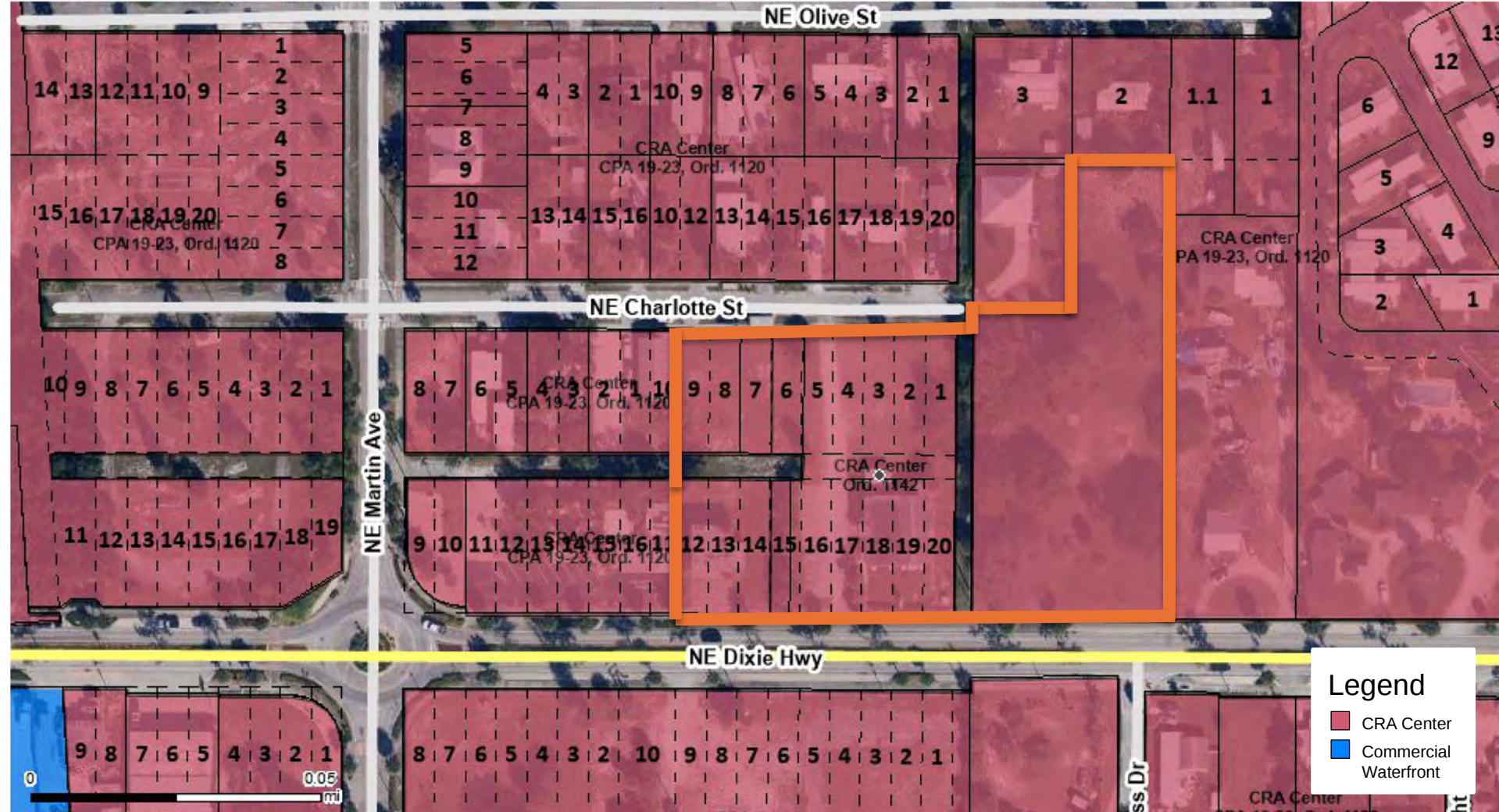
Study Area

Existing Conditions, Future Land Use Map (FLUM) Analysis



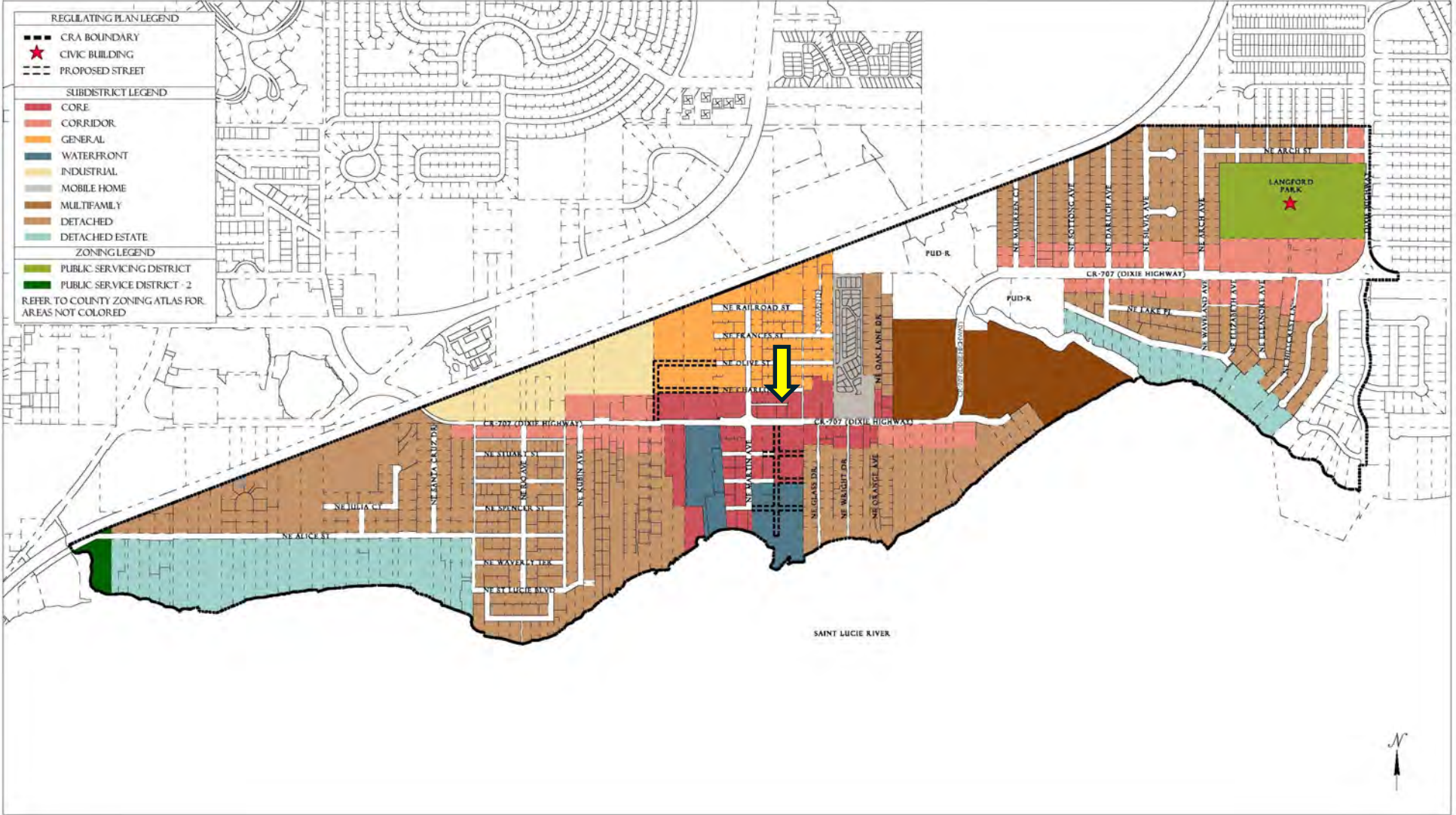
Study Area

Existing Conditions, Zoning Analysis



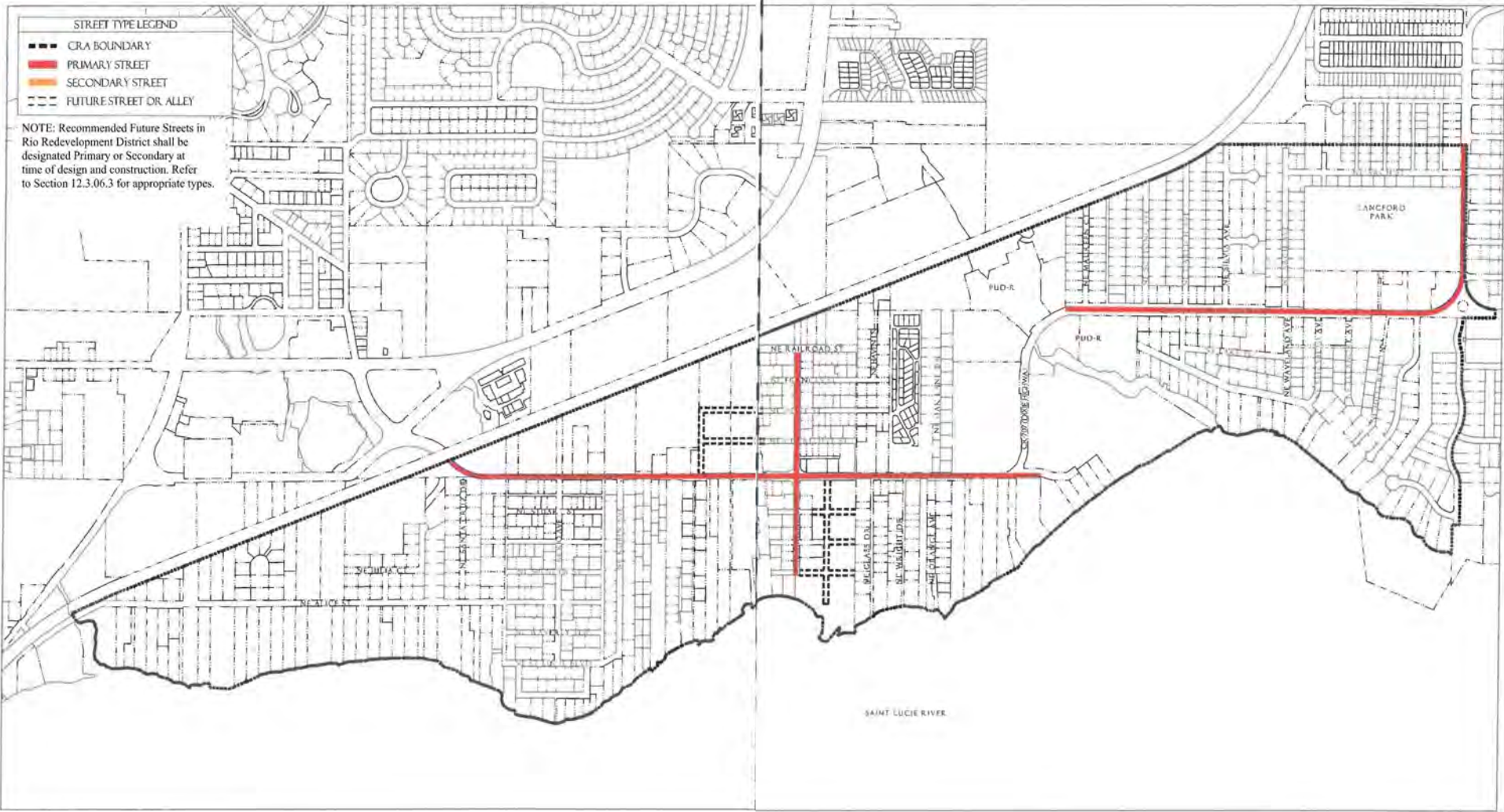
- The Rio Redevelopment District includes a regulating plan that defines subdistricts, each with its own regulations.
- The Civic Center subdistrict is designated as “Core” within the overall Rio Redevelopment District.
- Building placement and volume regulations are governed by a menu of building types, with each type having its own rules.

Regulating Plan



- Primary Streets are intended to develop over time as pedestrian friendly environments... are held to higher standards regarding building placement, building frontage, and the location of parking and service uses
- Secondary Streets identify corridors for future street improvement within the neighborhood which should include sidewalks and landscape improvements.
- Alley rights-of-way should be retained and improved whenever feasible.

Street Type



Rio Civic Center Master Plan

Community Preferred Architectural Styles



Florida Vernacular

The **NAC voted** to moved forward with the **Florida Vernacular Architectural style for the Civic Center Master Plan** at the September 25, 2025 meeting.

The Architectural style was also supported by the residents who attended the first public meeting.

RIO CIVIC CENTER

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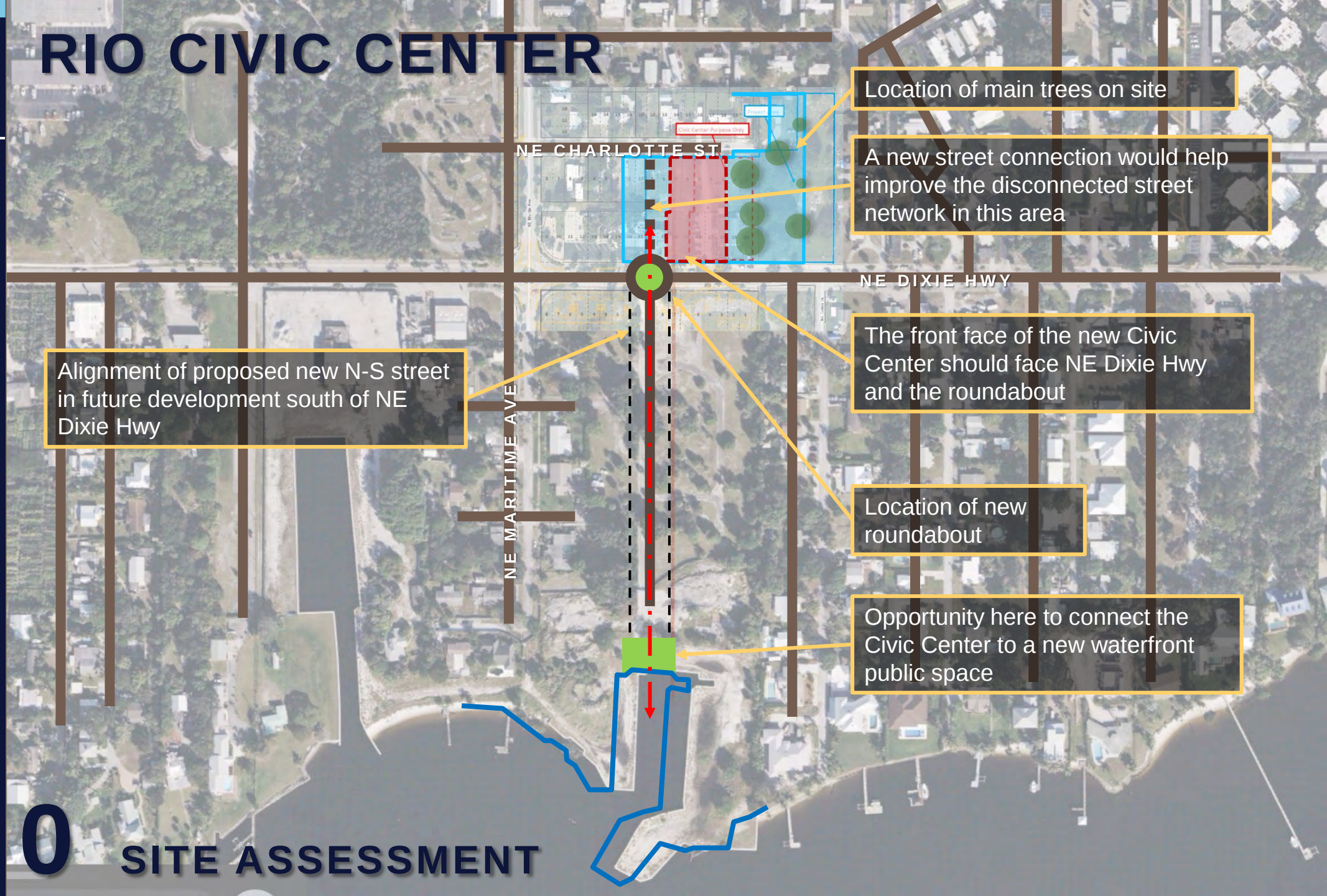
Rio Civic Center Master Plan



Martin County

Rio Civic Center Master Plan

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

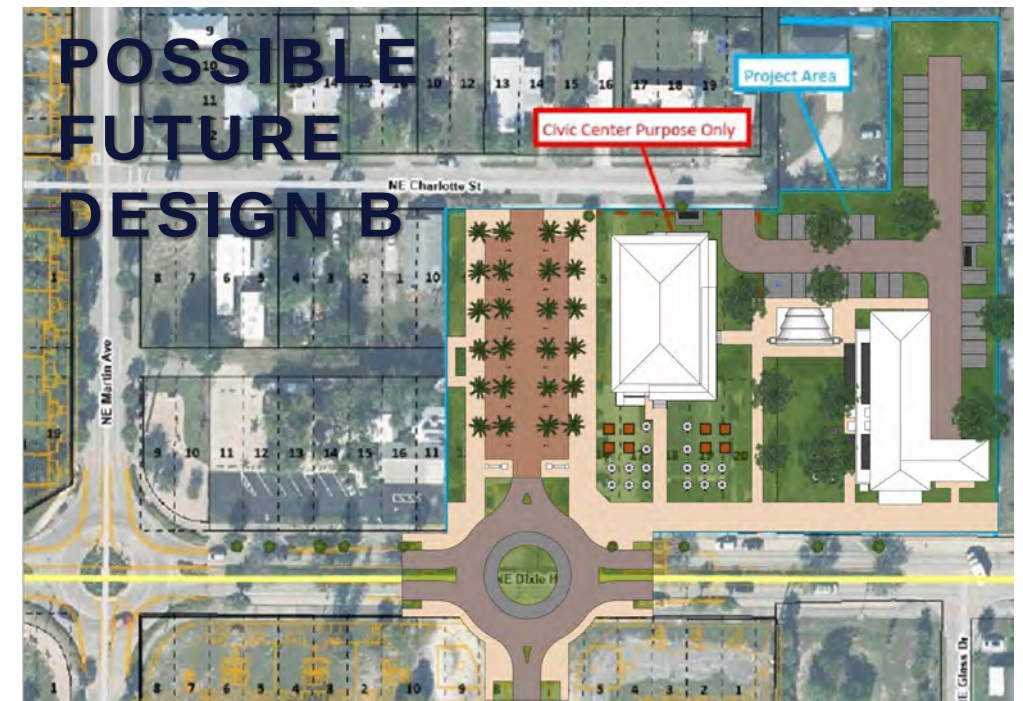
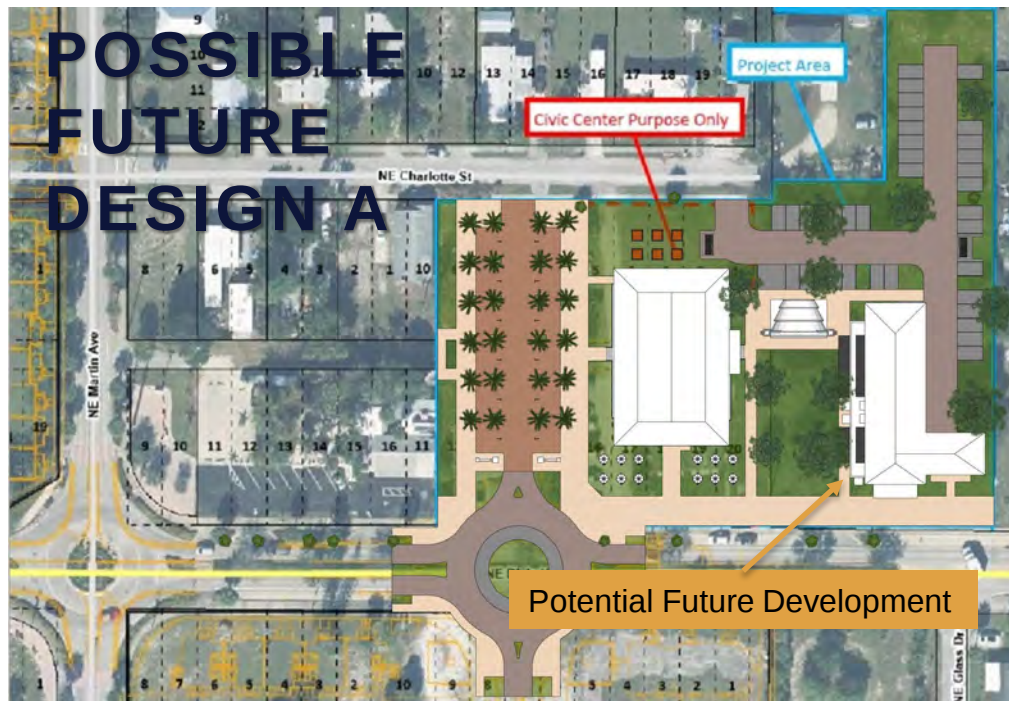
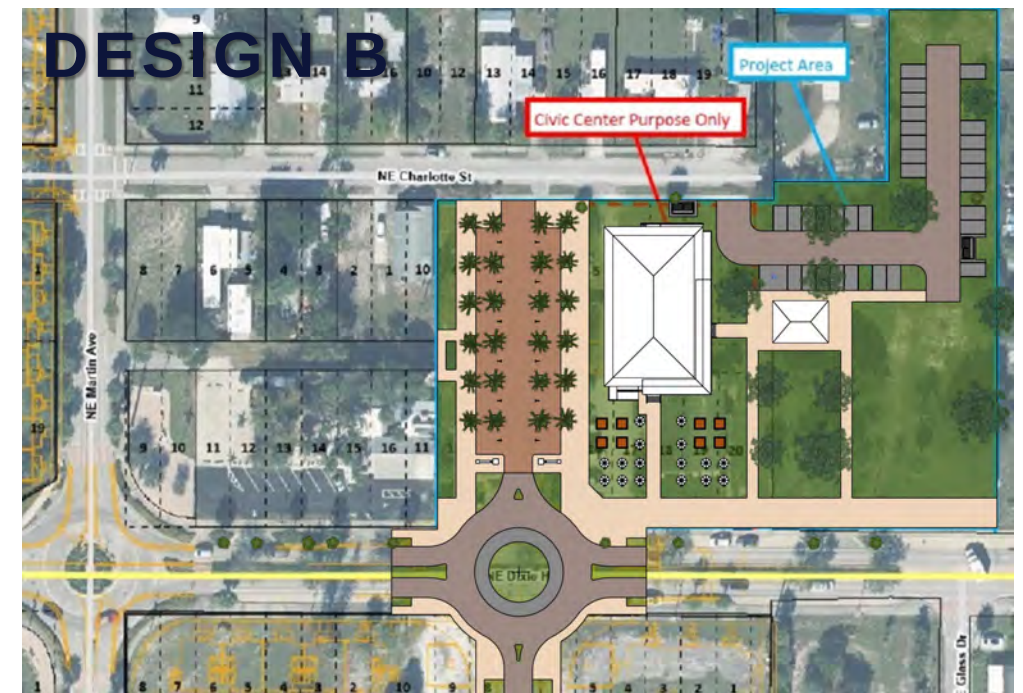
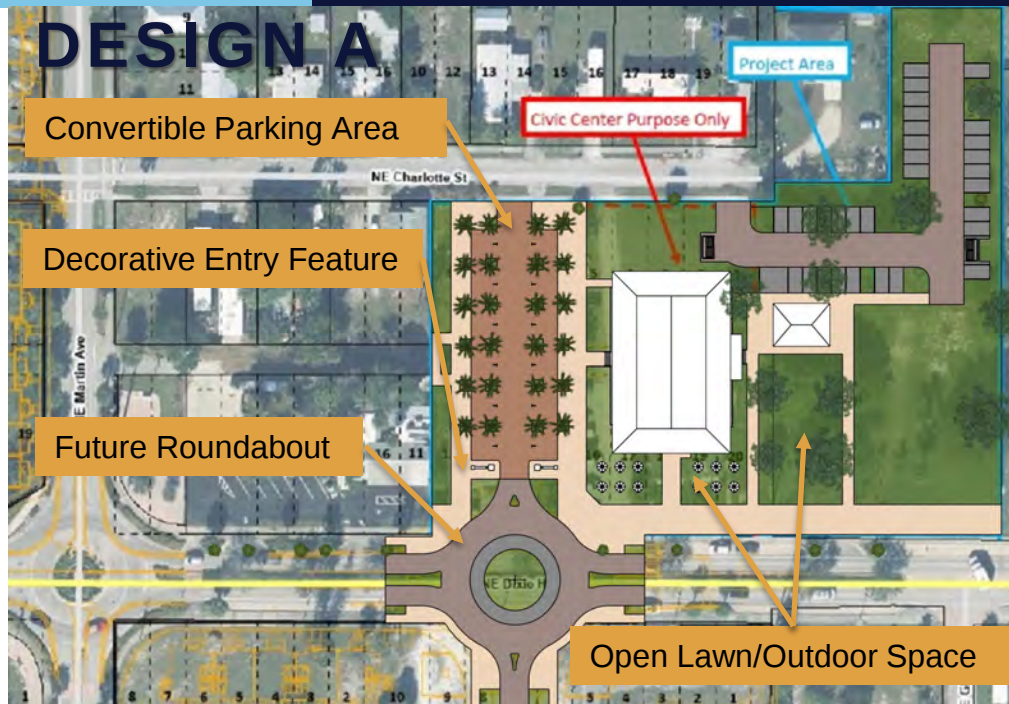
The front face of the new Civic Center should face NE Dixie Hwy and the roundabout

Location of new roundabout

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

0 SITE ASSESSMENT

Plan View



DESIGN A



DESIGN B



NORTHEAST



NORTHWEST



EAST



SOUTHWEST

ADDITIONAL VIEWS



PAVILION



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



Rio Neighborhood Advisory Committee Meeting
#1



MARTIN COUNTY
Community Redevelopment Agency



Dixie Highway Streetscape Plan

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.

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Dixie Highway Streetscape Plan

Site Visit & Survey of Existing Conditions



Martin County

Dixie Highway Streetscape Plan

Site Visit & Survey of Existing Conditions



Martin County

Dixie Highway Streetscape Plan

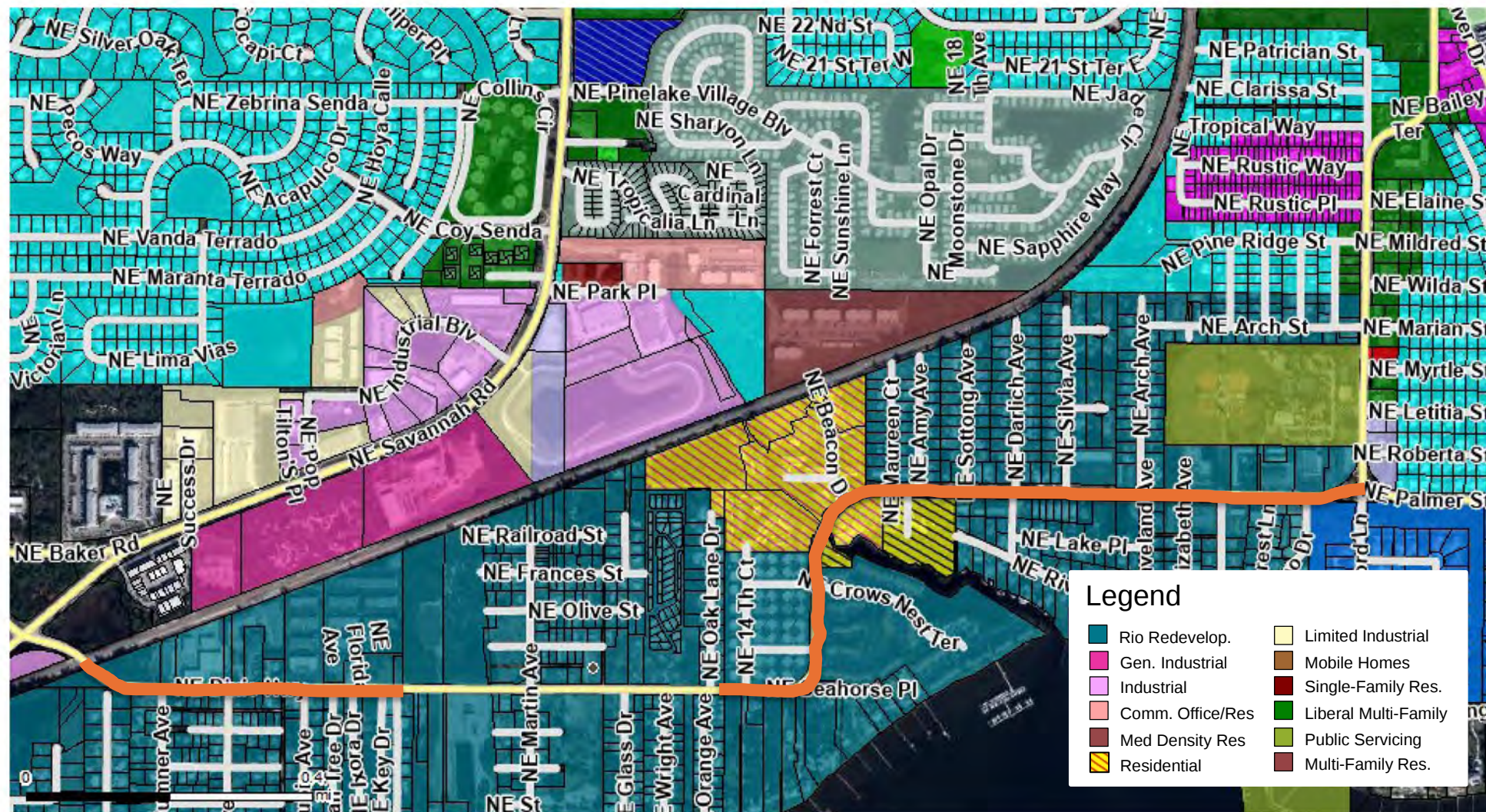
Study Area

Existing Conditions, Aerial Maps



Study Area

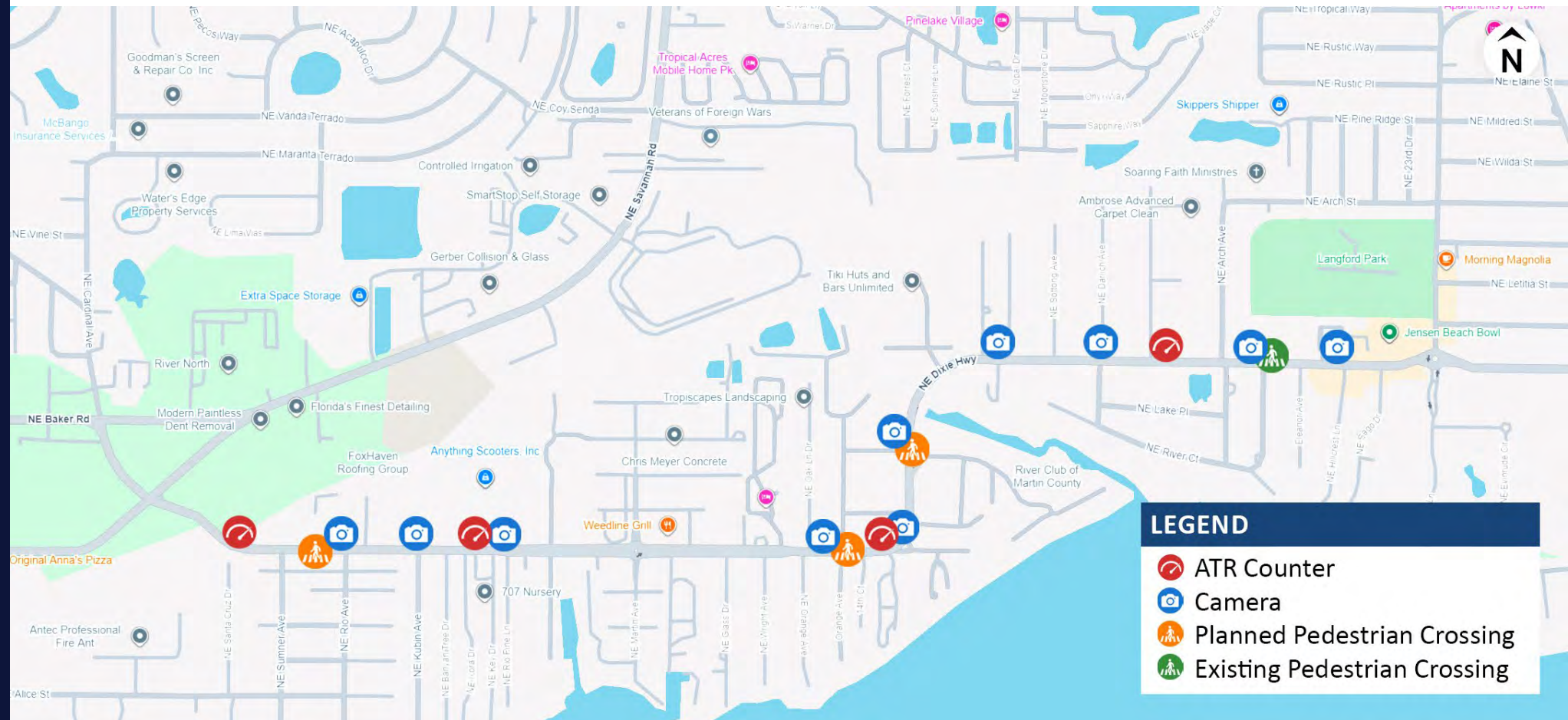
Existing Conditions, Future Land Use Map (Flum) Analysis



Martin County

Dixie Highway Streetscape Plan

Study Area Data Collection



Dixie Highway Streetscape Plan

Study Area

Data Collection Findings

NE Dixie Hwy at:	Avg. Bicycle Volumes	Avg. Pedestrian Volumes	Total Bike/Ped Volumes
NE Rio Ave	18	51	69
NE Kubin Ave	50	50	100
NE Key Dr	50	50	100
NE Orange Ave	39	64	102.5
Sea Horse Pl	24	47	71
NE 13 Ter	22	53	74.5
NE Maureen Ct*	17	66	83
NE Rhodes Ave	29	52	81
NE Elizabeth Ave	17	61	77.5
NE Hillcrest Ln	28	67	95

**A technical malfunction occurred during the recording process resulting in an overexposed daytime video.*

- Bicycle & Pedestrian Data was collected for 24-hours on a typical weekday (Thursday) and weekend (Saturday) between June 19, 2025 and June 28, 2025.
- Lots of crossing activity near NE Rio Ave, Orange Ave, NE 13 Ter/Crows Nest Ter
- Higher volumes on north/west sidewalk throughout the corridor
- Proposed midblock crossings show highest midblock crossing activities

Dixie Highway Streetscape Plan

Study Area

Data Collection Findings

NE Dixie Hwy between:	AADT	Posted Speed	Speeding Present	Context Class
Rio Ave & Summer Ave	7,044	30	Yes	C3C
Rio Pine Ln & Ixora Dr	6,312	30	Yes	C3C
NE 12 Ter & 14 Ct	5,330	25	Yes	C4
Waveland Ave & Darlich Ave	5,097	35	Yes	C4

- Speed and Volume Data was collected for 72-hours between June 19, 2025 and June 28, 2025.
- Speeding is present along the corridor.
- Traffic volumes are highest at NE Rio Ave and Summer Ave and reduce as you travel further eastbound along NE Dixie Highway.

POTENTIAL COUNTERMEASURES:

- On-street parking
- Lane narrowing
- Chicanes
- Street trees
- Speed tables
- Speed feedback signs
- Pedestrian refuge islands
- Bulb-outs
- RRFBs and/or PHBs
- Terminated vistas
- Median islands
- Speed pavement markings
- Roundabouts
- Horizontal deflection
- Raised crosswalk

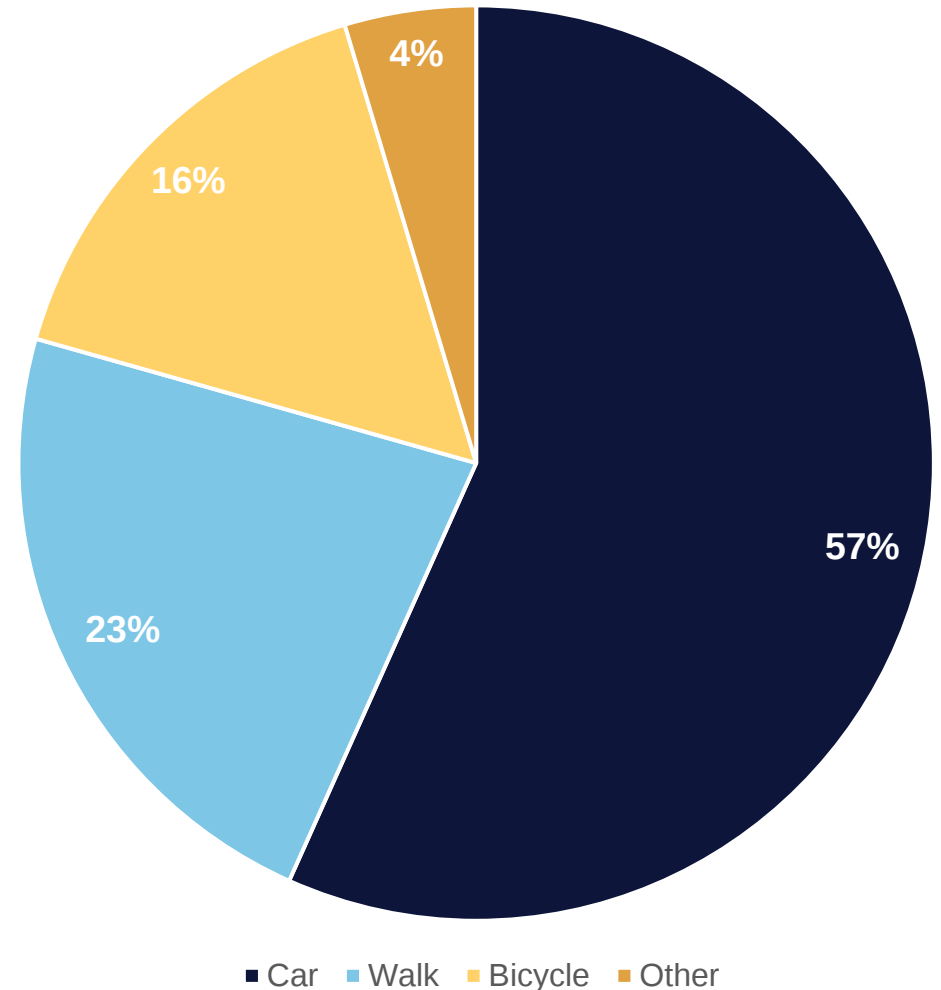
Travel Mode On Dixie Hwy Today

Today residents travel by car, on foot, or by bicycle.

Other includes:

- Golf Cart
- Scooter
- Motorcycle

How do you currently travel along the Dixie Highway corridor today? (select all that apply)



Preferred Future Travel Mode On Dixie Hwy

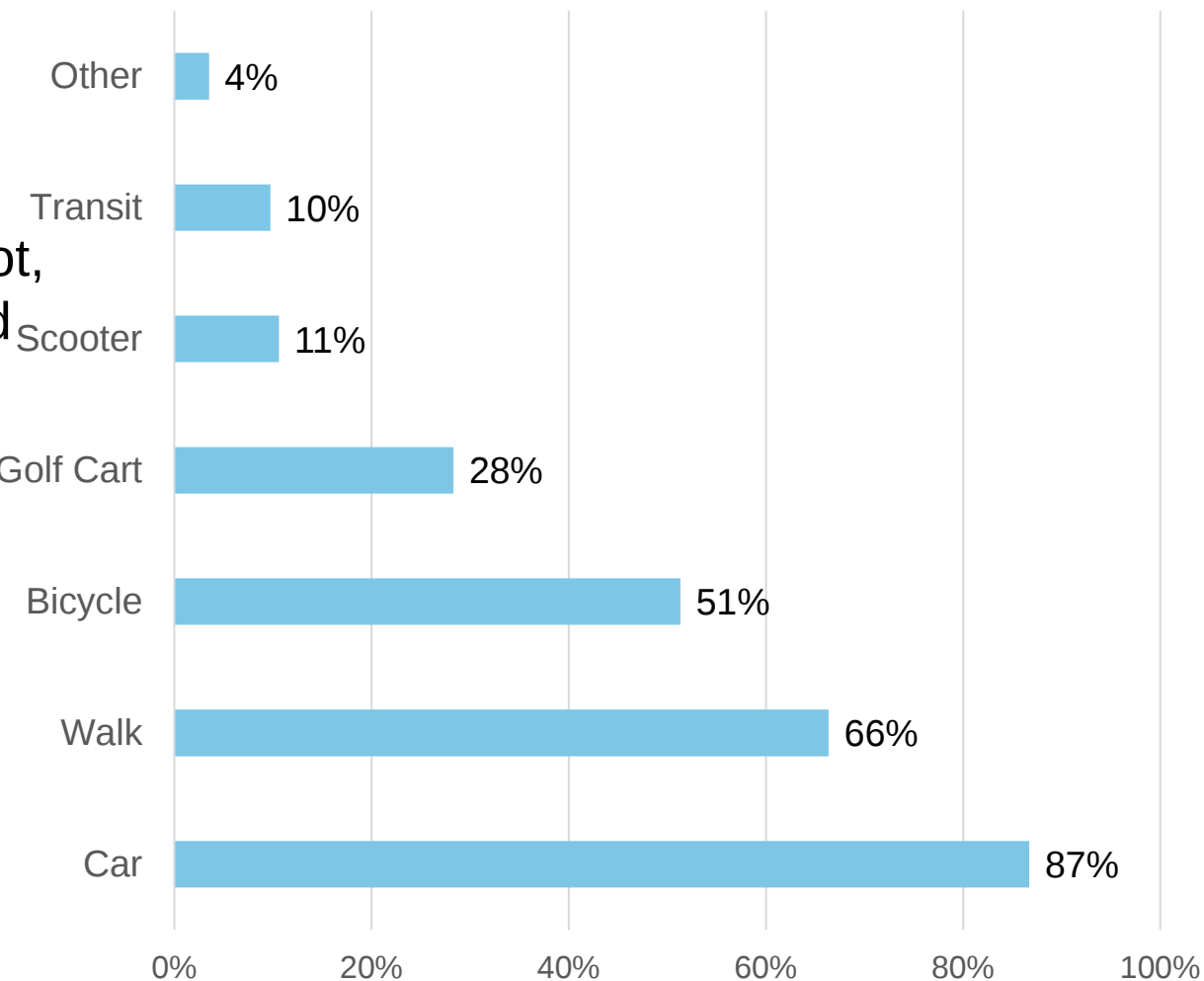
How would you like to travel along Dixie Highway in the future? (select all that apply)

In the future, residents want mode choice.

Preferences include car, by foot, bicycle, golf carts, scooter, and transit.

Other modes of transportation includes:

- Walker
- Motorcycle
- Scooter
- Skateboard



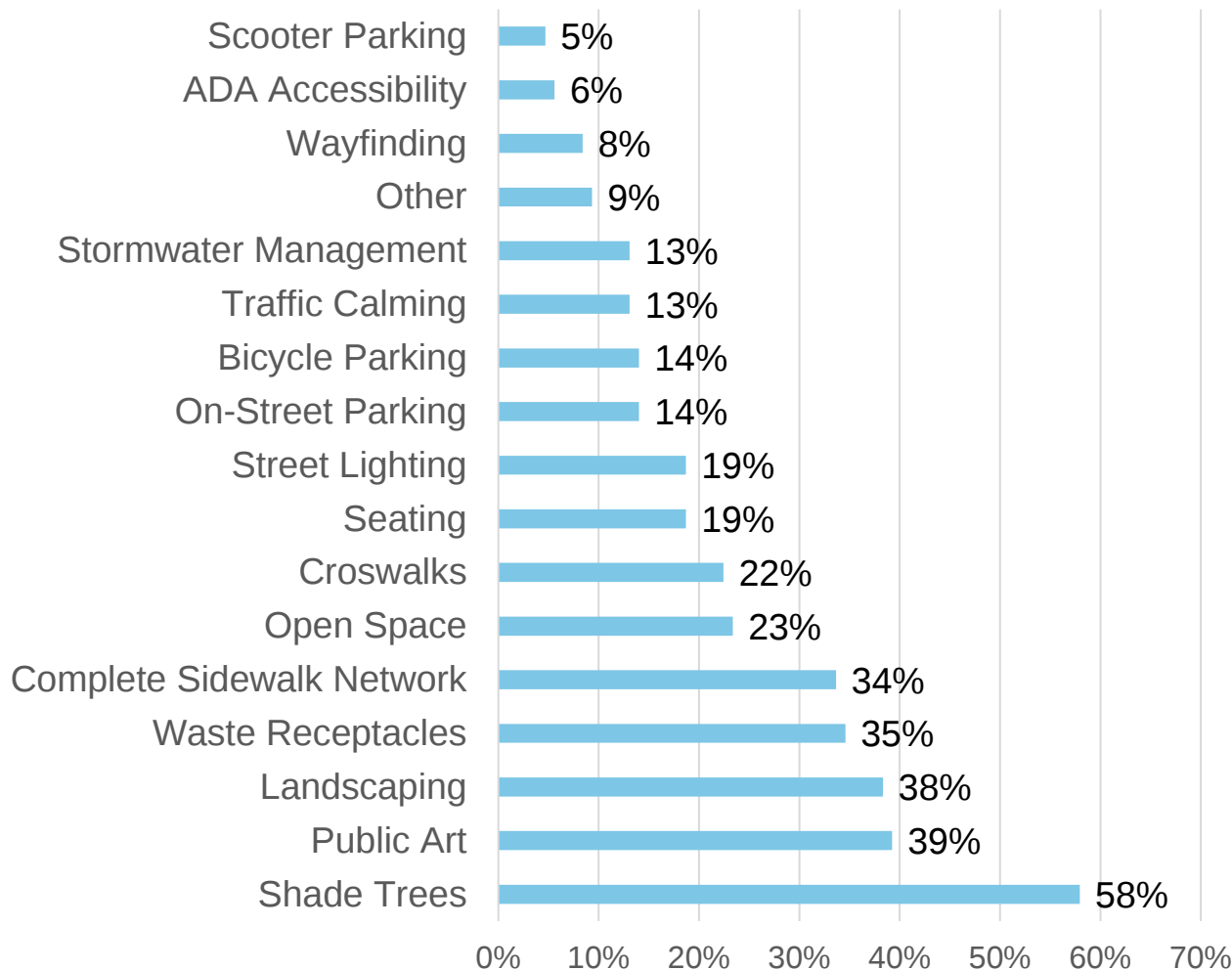
Dixie Highway Streetscape Plan

Top Missing Elements Along Dixie Hwy

Missing elements for
Dixie Hwy include:

1. Shade Trees
2. Public Art
3. Landscaping
4. Waste Receptacles
5. Complete Sidewalk Network

What elements are missing along the Dixie Highway corridor today? (select all that apply)

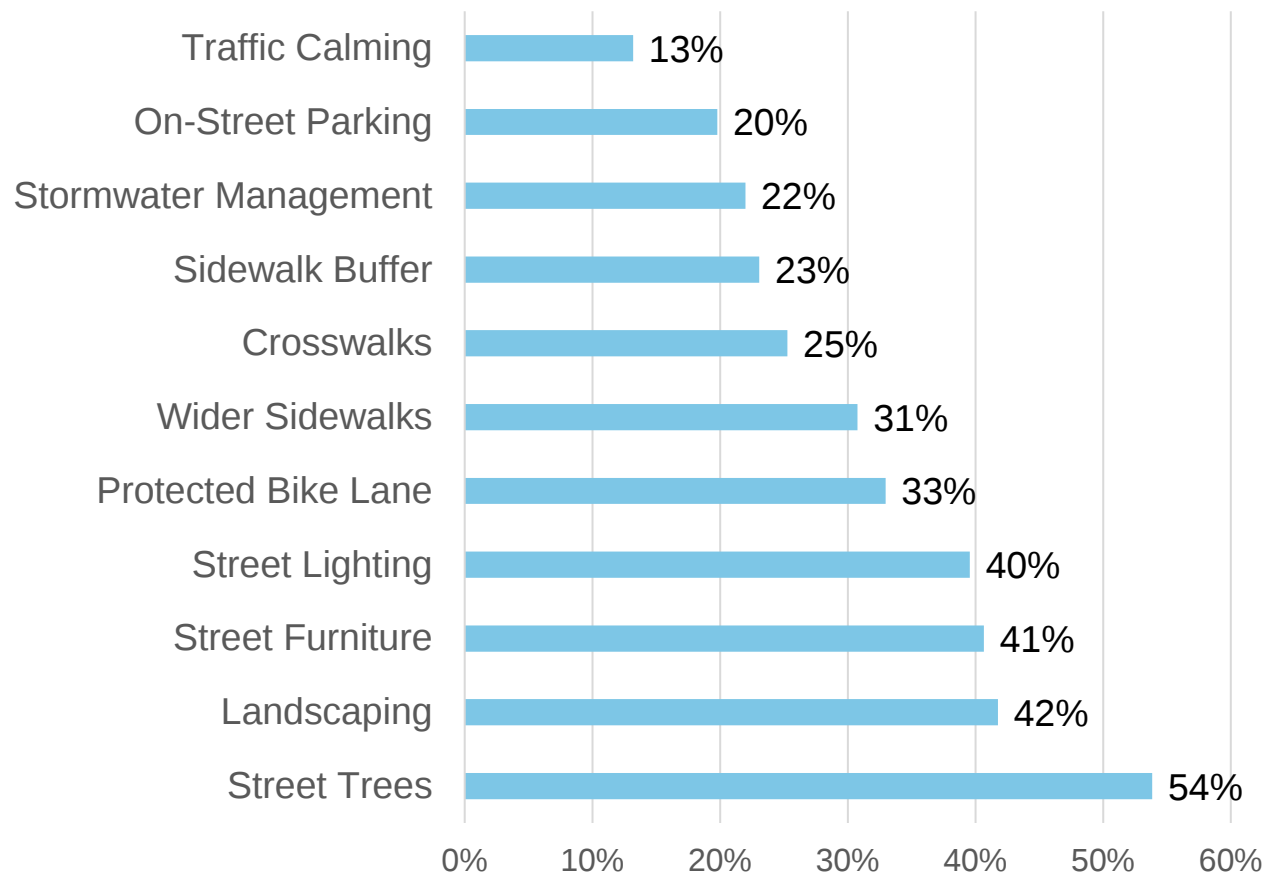


Top Missing Elements Along Dixie Hwy

Resident preferences for
improvements along
Dixie Hwy:

1. Street Trees
2. Landscaping
3. Street Furniture
4. Street Lighting
5. Protected Bike Lane

What features need to be improved along Dixie Highway
in Rio? (select all that apply)





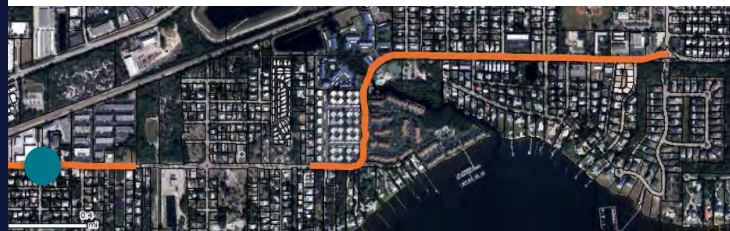
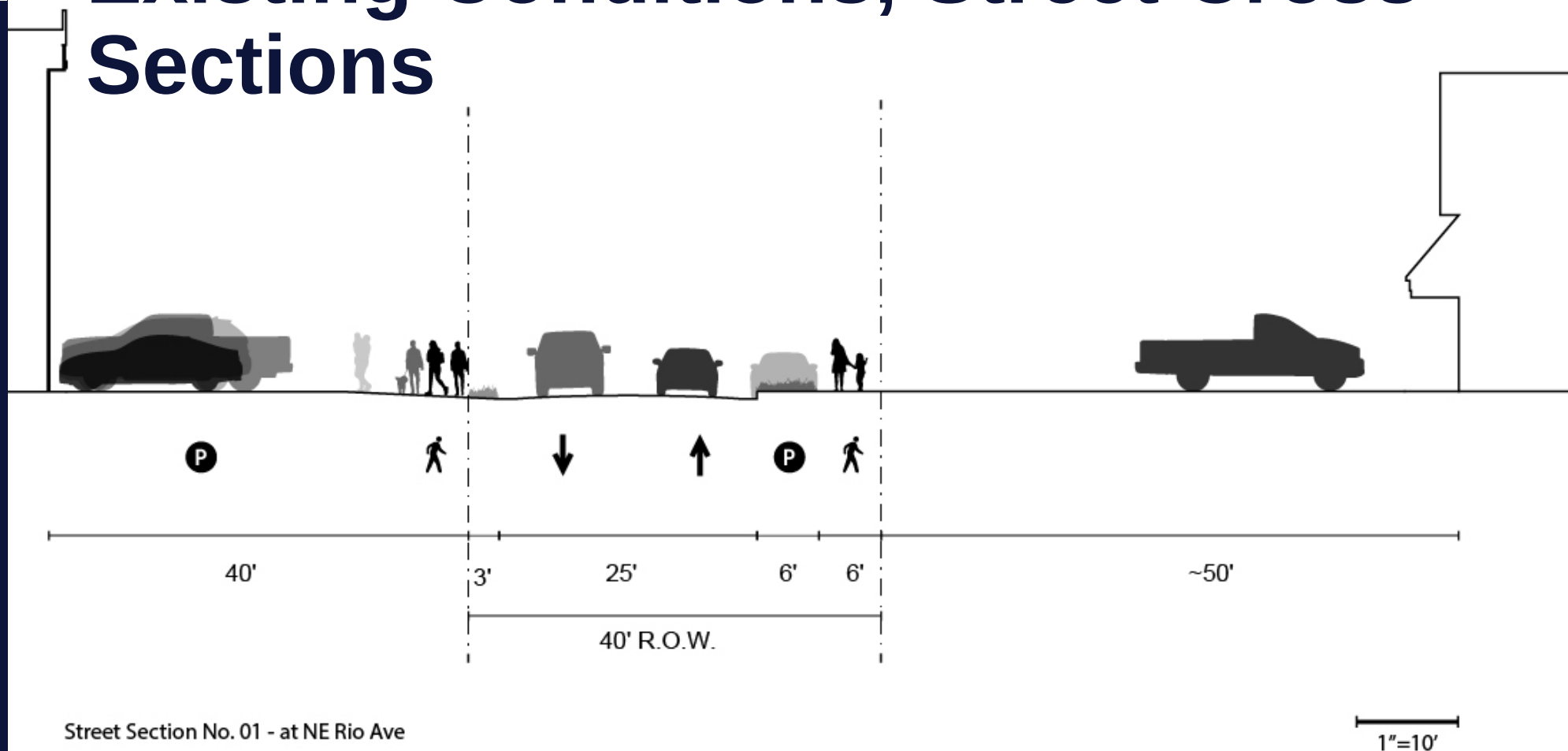
Dixie Highway Streetscape

Martin County

Dixie Highway Streetscape Plan

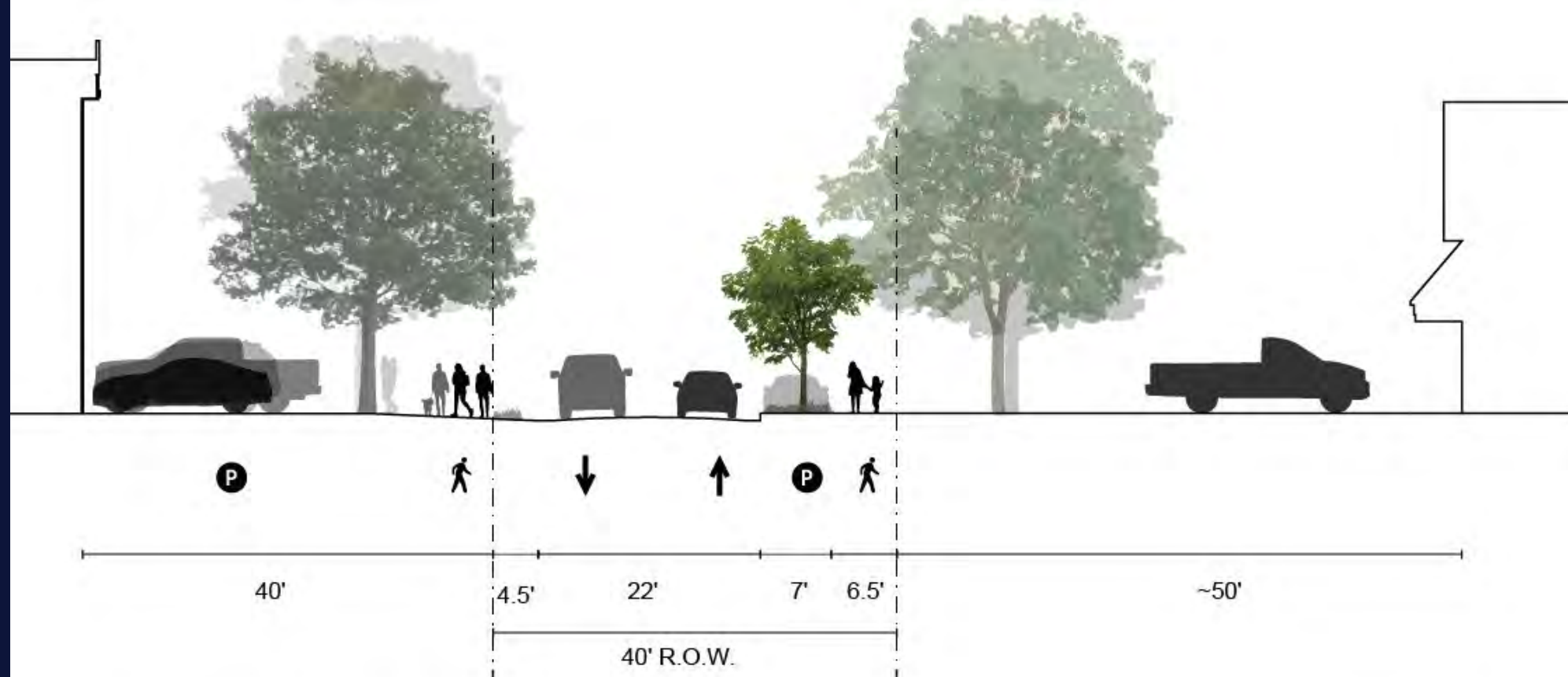
Study Area

Existing Conditions, Street Cross-Sections



Study Area

Proposed Street Cross-Sections



Street Section No. 01 - at NE Rio Ave

1"=10'

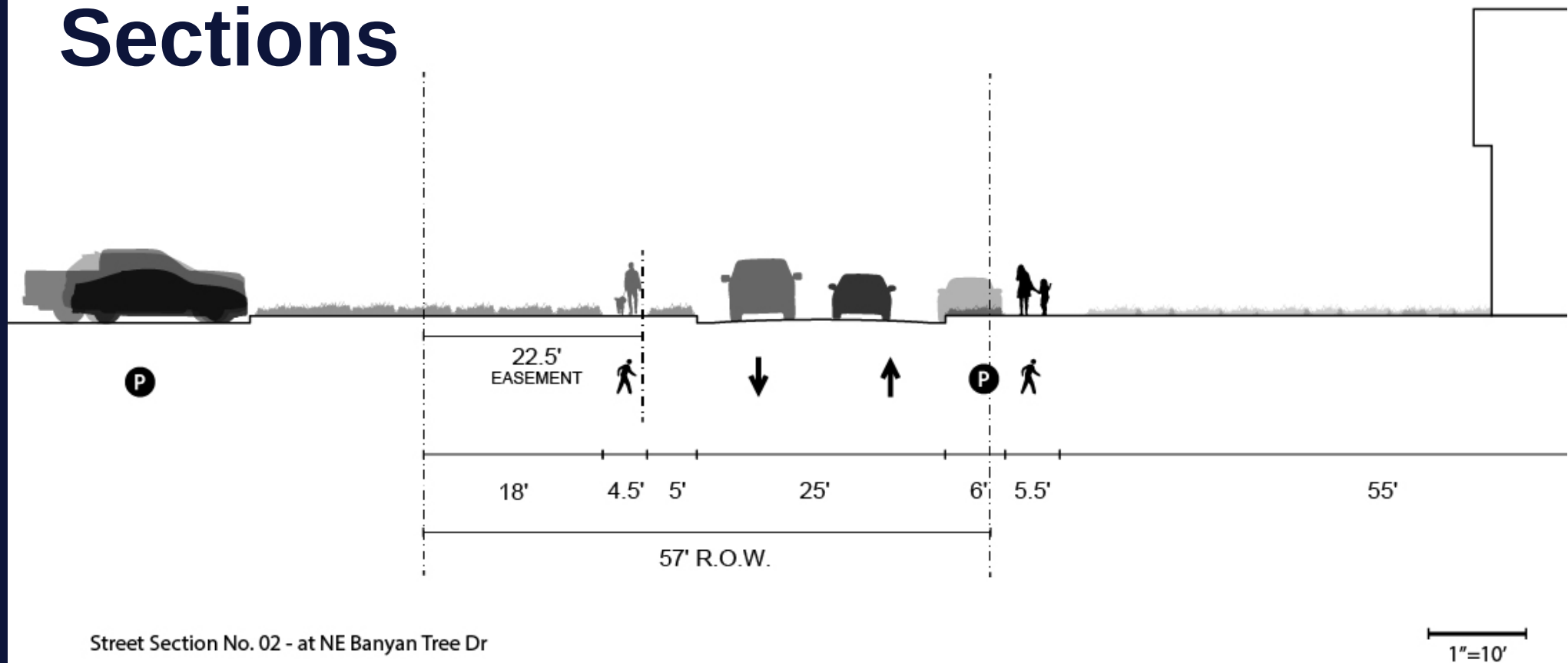
Note: Trees proposed outside of the ROW would require property owner agreement

Martin County

Dixie Highway Streetscape Plan

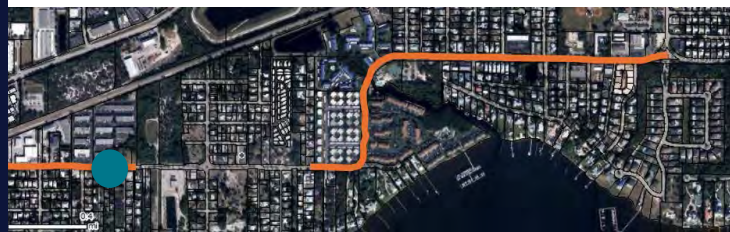
Study Area

Existing Conditions, Street Cross-Sections



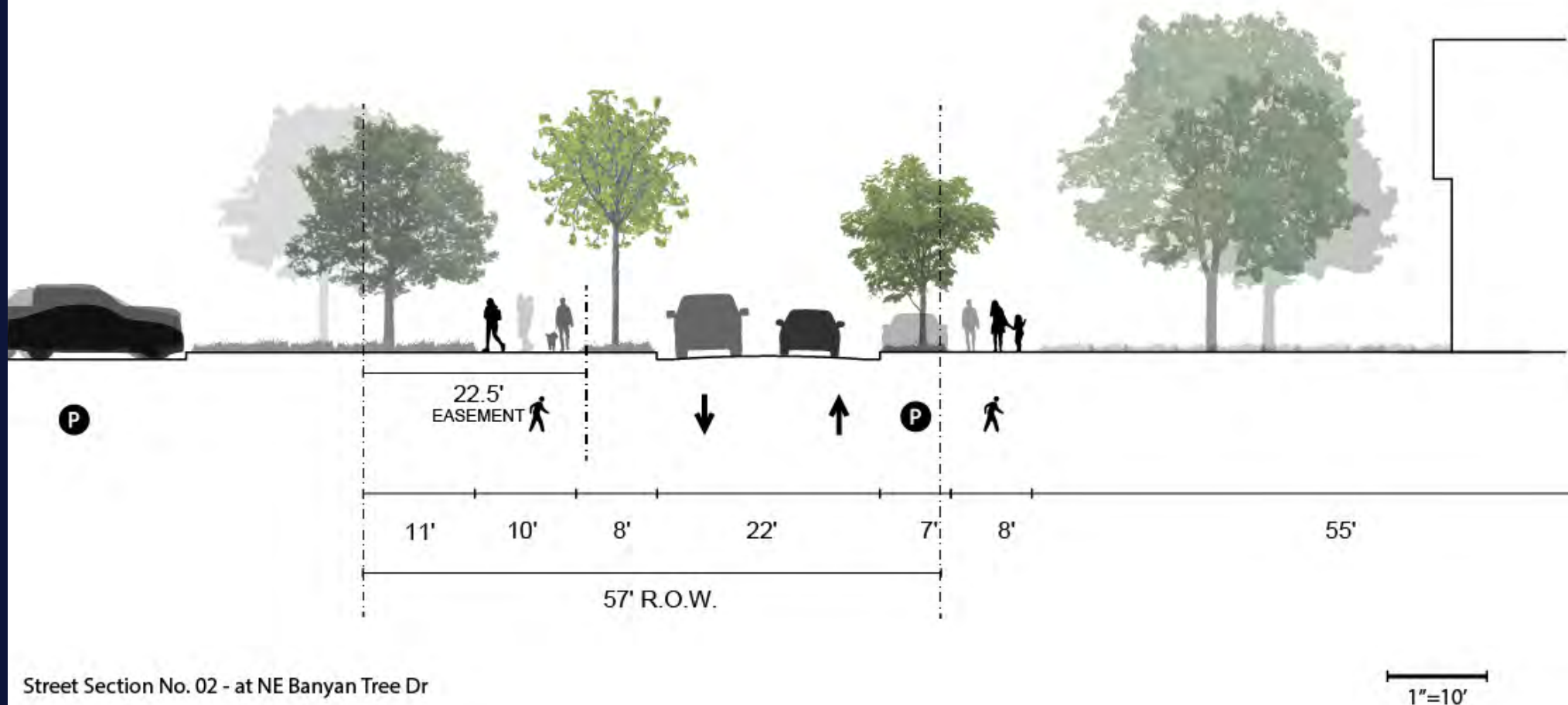
Street Section No. 02 - at NE Banyan Tree Dr

1"=10'



Study Area

Proposed Street Cross-Section



Street Section No. 02 - at NE Banyan Tree Dr

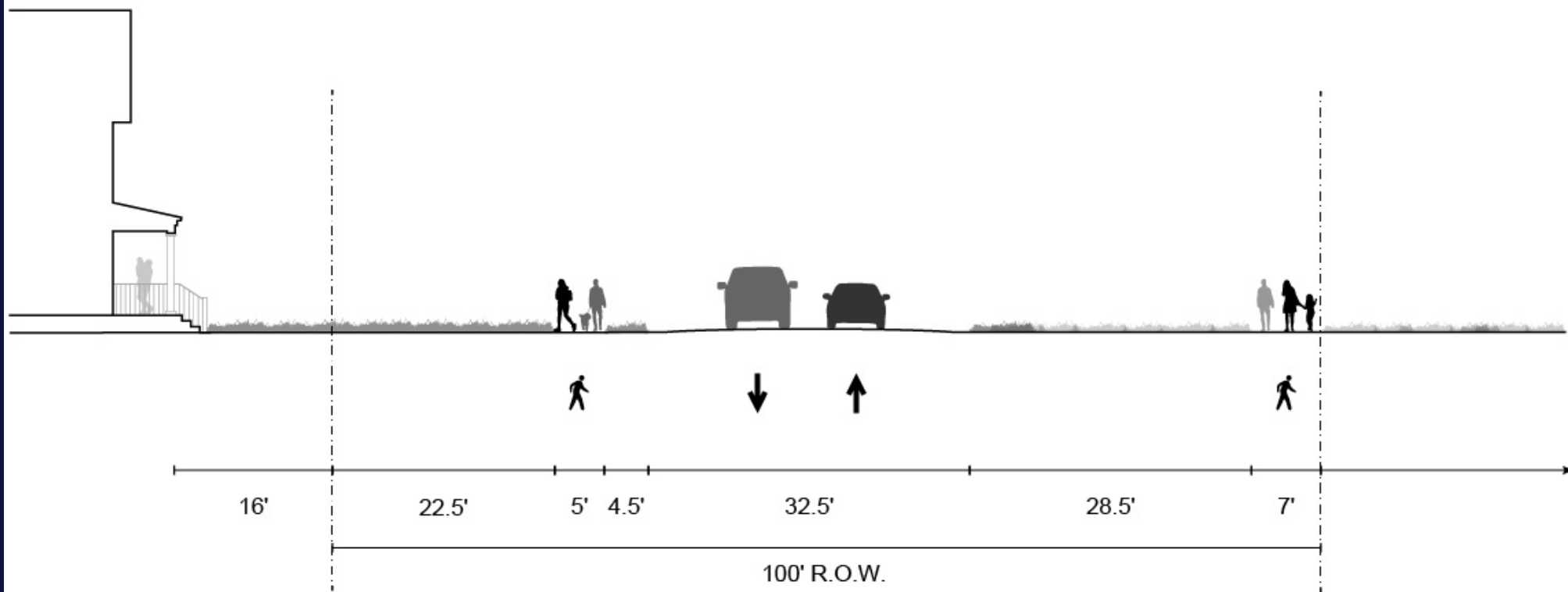
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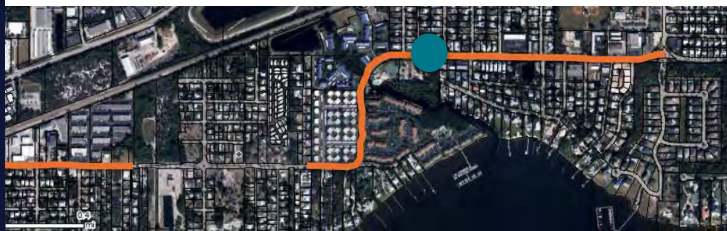
Dixie Highway Streetscape Plan

Study Area

Existing Conditions, Street Cross-Sections

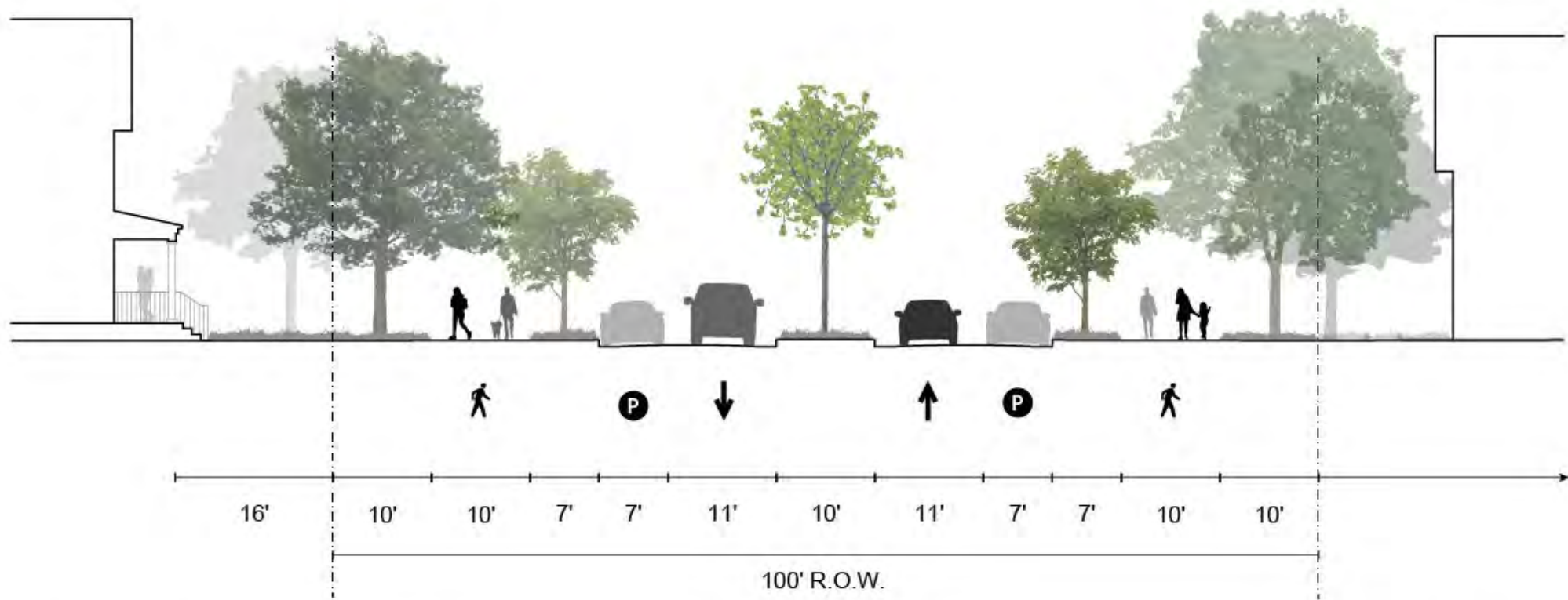


Street Section No. 04 - at NE Sottong Ave.



Study Area

Proposed Street Cross-Section



Street Section No. 04 - at NE Sottong Ave.

1"=10'

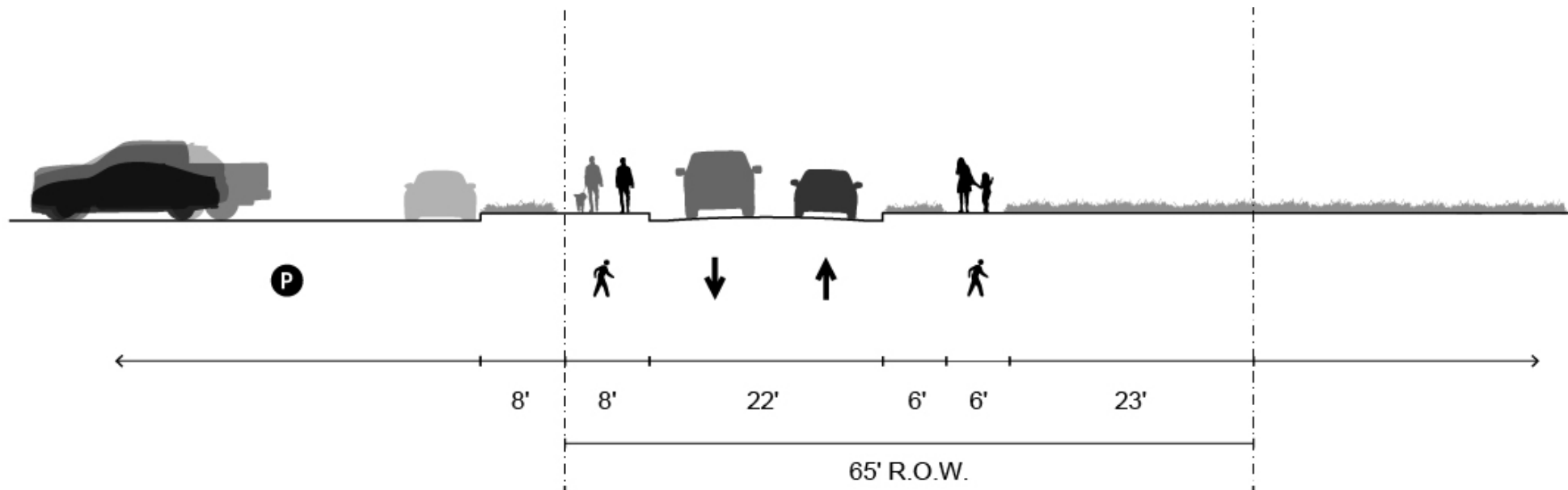
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Dixie Highway Streetscape Plan

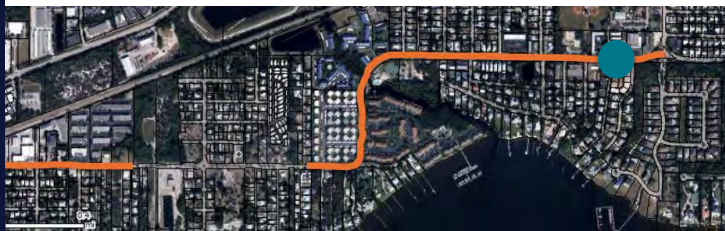
Study Area

Existing Conditions, Street Cross-Sections



Street Section No. 04 - at Hillcrest Lane

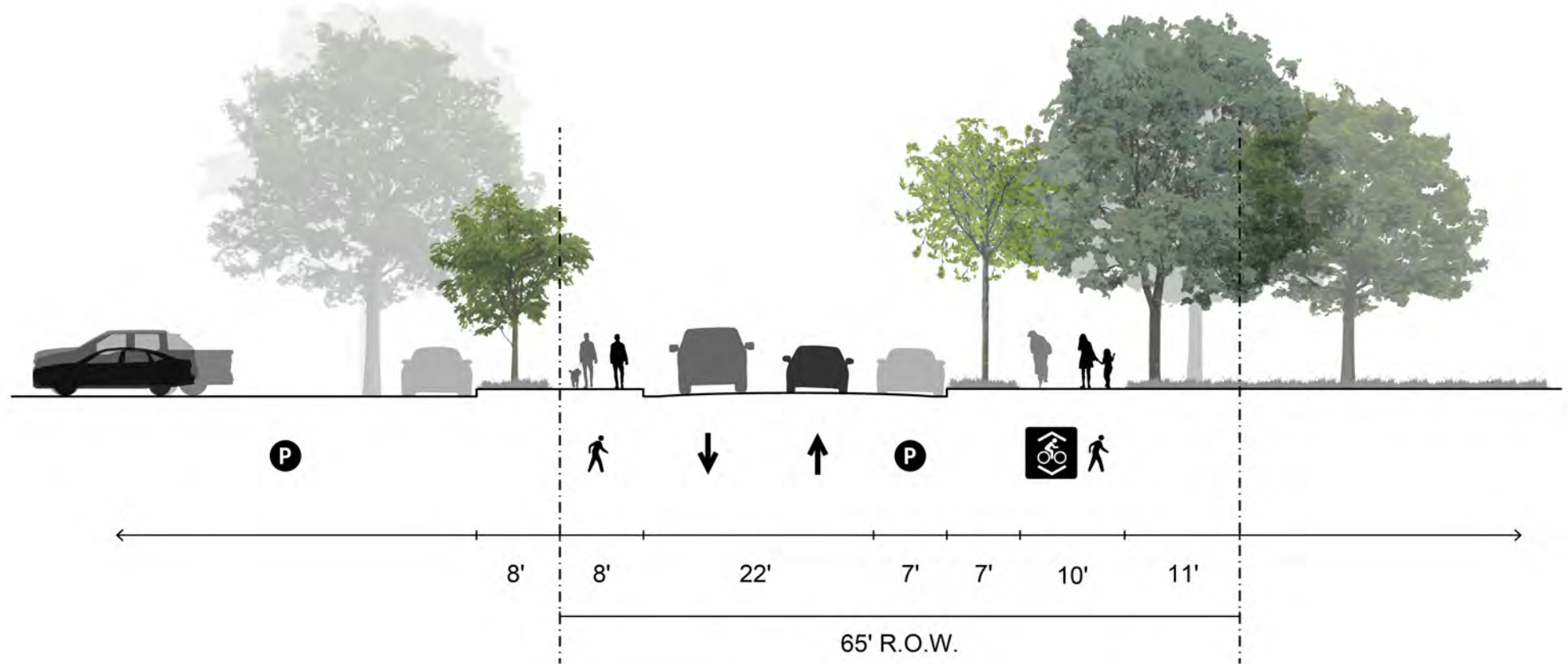
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Dixie Highway Streetscape Plan

Study Area

Proposed, Street Cross-Sections



Street Section No. 04 - at Hillcrest Lane

1"=10'

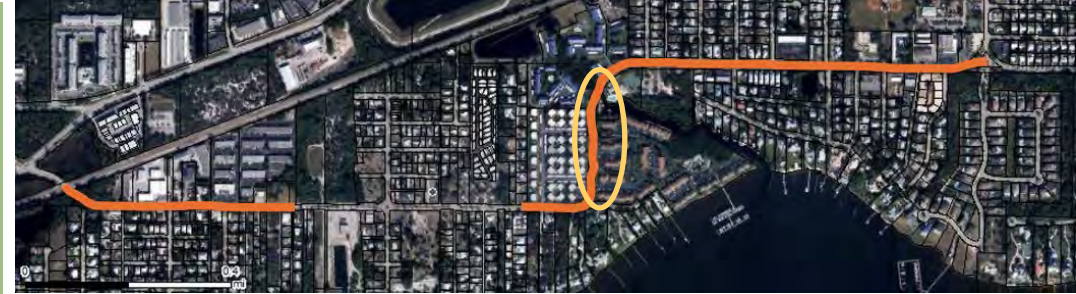
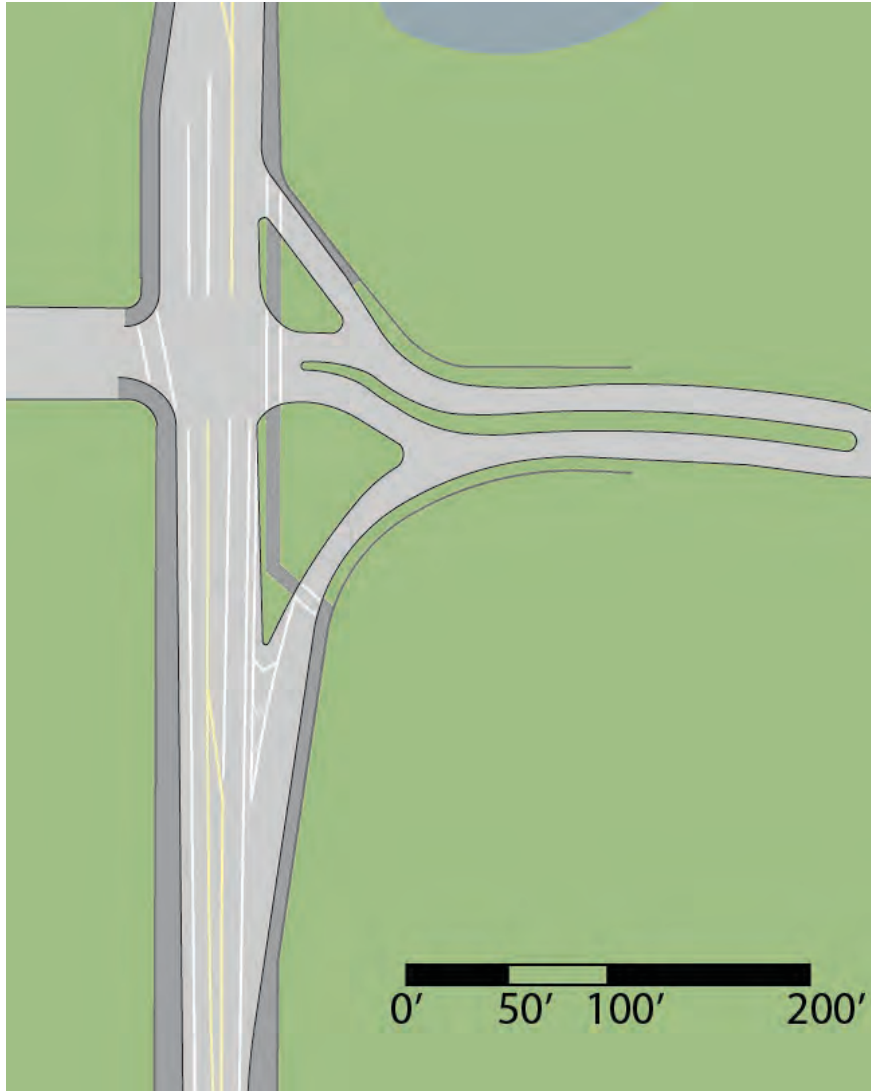
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Dixie Highway Streetscape Plan

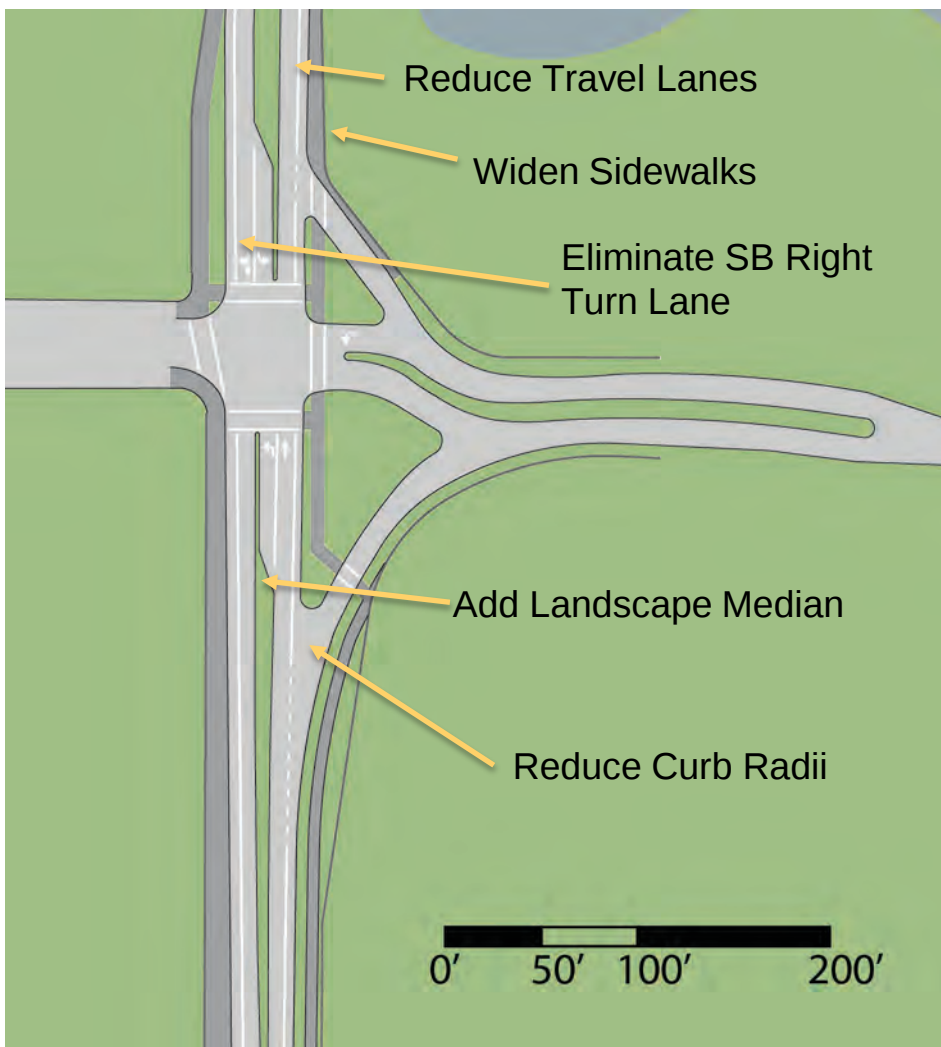
Study Area

S-Curve Existing Conditions

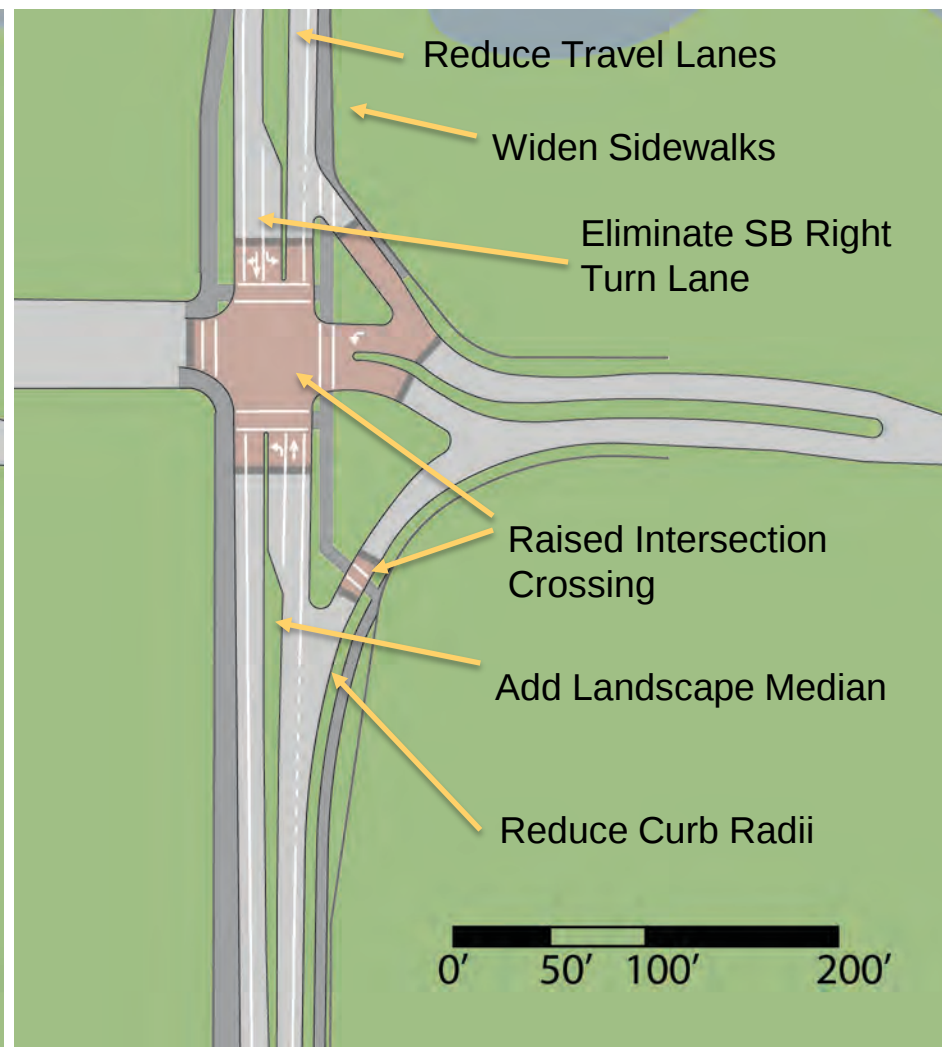


Study Area

Proposed S-Curve Improvements



Alternative 1



Alternative 2

Next Steps

September

Concept Development
Alternatives
Concept Plan

Rio NAC Meeting
September 25, 2025

October

Public C
October  ent #2
Get Fee t 5:30 PM
oncepts

CRA Board Meeting
October 27, 2025 at 3:00 PM
Preferred Concept

November

Rio NAC Meeting #2
November 20, 2025 at 6:00 PM
Preferred Concept

**GET !
INVOLVED!**

Martin County

**Rio Civic
Center Master
Plan**

**Dixie Highway
Streetscape
Plan**

Q & A

CONTACT INFORMATION:

Jordan Pastorius, CRA Project Manager
jpastori@martin.fl.us or 772-288-5497

Christina Fermin, AICP, Consultant Project Manager
cfermin@marlinengineering.com or 954-870-5064

