

Rio

Community Redevelopment Plan



"Rio... a little bit of heaven on 707."

Hayes Shimp

Prepared for:
The Martin County Community Redevelopment Agency
Rio Neighborhood Advisory Committee

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INTRODUCTION

Vision for a Sustainable Martin County

This plan for the redevelopment of Rio is an extension of the “2020 Vision for a Sustainable Martin County”. The key elements of this Vision are:

- Preserve wetland and critical uplands.
- Preserve and strengthen agriculture.
- Contain development through Urban Service Boundary (USB).
- Create livable communities to include:
 - Vibrant city, town and village centers that serve surrounding neighborhoods.
 - Strong neighborhoods.
 - Extensive system of local streets, sidewalks and bikeways.
 - Strategically located, high quality schools, libraries, post offices and other public buildings.
 - Functional and attractive infrastructure.
 - Extensive system of parks, greenways and open spaces.
 - Strong development standards, re: density, height and aesthetics.

In order to further the goal of creating livable communities, Martin County has initiated a community redevelopment planning process for targeted communities within the County. The Rio Community Redevelopment Plan follows the Community Redevelopment Plan format established by the State of Florida and the Small Area Planning Process established by the County.

Purpose of the Community Redevelopment Plan

The Community Redevelopment Plan (CRP) is one of the chief mechanisms to implement the objectives of the “2020 Vision for a Sustainable Martin County”. The purpose of a Community Redevelopment Plan is to create a framework to prioritize *neighborhood* redevelopment needs and to create an action plan to correct deficiencies and deteriorating conditions. As part of the process of developing the CRP, Martin County has placed particular emphasis on soliciting extensive input and participation from the residents of the communities for which the CRPs are being created.

Each CRP describes a preferred area-wide vision. The CRP then identifies those tools and strategies that will be necessary to achieve the area vision. The CRP must conform to state regulations governing community redevelopment agencies and the County’s Comprehensive Growth Management Plan (CGMP).

Once adopted, these CRPs are incorporated, as addenda, into the County’s CGMP.

The Comprehensive Growth Management Plan is specifically intended to guide future development and to manage growth. The overarching objectives of Martin County’s plan is to maintain quality residential and non-residential development, conserve natural resources, enhance economic growth and ensure the prudent investment of County resources. The County has employed a number of tools in addition to the CRP to achieve the CGMP goals and policies including:

- The *Capital Improvement Program* is a plan of priorities for the County’s future capital investments. These investments are intended to achieve the CGMP objectives.
- *Zoning and Land Development Regulations (LDRs)* are employed to control or shape growth.
- In addition, the Plan includes a description of *Individual Projects* the County should implement to further its vision for sustainability.

The Community Redevelopment Plan Process

The five-step process to develop a Community Redevelopment Plan is as follows:

1. *Establishing Finding of Necessity:* The Finding of Necessity establishes those conditions that substantially impair the sound growth of the proposed Redevelopment Area.
2. *Defining a Community Redevelopment Area:* The Community Redevelopment Area is that area defined by legal description in which all of the future redevelopment projects will be located. It is also the area that will fund the Redevelopment Trust Fund through the tax increment process.
3. *Establishing a Community Redevelopment Agency:* Among other duties, the Redevelopment Agency will be responsible for implementing the Community Redevelopment Plan and administering the Trust Fund. The Community Redevelopment Agency is established through local ordinance. Currently, the Martin County Board of County Commissioners serves as the CRA.
4. *Preparing a Community Redevelopment Plan:* The Rio Community Redevelopment Plan identifies the improvements that will revitalize the Community Redevelopment Area. The projects contained in the Rio Community

Redevelopment Plan are specific and are conceptually described in the plan.

5. *Establishing a Redevelopment Trust Fund:* The Redevelopment Trust Fund receives the tax increment funds as they are generated each year. The Community Redevelopment Agency administers the Redevelopment Trust Fund.

Steps 1, 2, 3 and 5 of the Community Redevelopment Plan development process described above have already been completed. This document is the product of Step #4.

Rio Community Redevelopment Planning Process

The Rio Community Redevelopment Plan is specifically intended to provide the following:

- A synthesis of the comments presented by the residents of Rio regarding its community qualities including its residential neighborhoods, its commercial areas, recreation facilities, transportation network and its open spaces
- An emphasis on local place making and image creation
- A recognition of the community's regional context and its environment
- A plan for pedestrian, bicycle and vehicular accessibility
- A program of community growth guided by the principles of the "2020 Vision for a Sustainable Martin County"
- Broad opportunities for community participation
- Emphasis on quality of lifestyle, health safety and a sense of neighborhood
- A plan that conforms to State Planning statutes and the County's Community Redevelopment Ordinance (#517)

The Plan was developed in a series of steps, described below, based on a process developed by the Rio Neighborhood Advisory Committee (NAC) and the County's Growth Management Department staff.

Task 1: Resource Assessment

The process, undertaken jointly by the Neighborhood Advisory Committee (NAC) members and the County staff, started with the collection of available data on existing community conditions. This assessment included the analysis of various characteristics of Rio including the character of the area's commercial, public and residential buildings and spaces. In addition, the location and type of community facilities were identified. Land use patterns, environmental areas and growth patterns were examined. As a precursor to the formal CRA planning process, the NAC members held numerous meetings to consider and identify, in considerable detail, the various redevelopment issues throughout the community. The assessment of these characteristics led to the identification of redevelopment strategies that can be employed by the community.

Task 2: Visioning/Consensus Workshop

This step was undertaken in a concentrated one-day meeting with the members of the Rio NAC and residents from throughout the community. The

objective of this meeting was to obtain residents' opinions regarding critical community issues and valued features of Rio. A design workshop was conducted during a subsequent meeting with the members of the NAC, during which a detailed set of redevelopment strategies were examined and concept sketches illustrating revitalization plans were prepared. (*See Exhibit 1 – Vision Workshop*)

Task 3: Refined Vision

This plan is the product of Task 3 and it represents the synthesis of the public input obtained and the plans and strategies proposed during the Visioning/Consensus Workshop. The Plan includes:

- An Existing Conditions Report
- Contextual Site Analysis
- Vision Plan
- Prioritization of Projects and Programs
- An Action Plan

Task 4: Presentation of the Plan

Once the Plan document is completed it will be presented at a variety of meetings for review and, ultimately, adoption. The Plan will be presented to the Neighborhood Advisory Committee; the Community Planning Group (comprised of County staff); the Martin County Community Redevelopment Agency; the Local Planning Agency; the County's Growth Management Department; and the Martin County Board of County Commissioners for adoption.

Schedule

The timeline for the preparation of the Rio Community Redevelopment Plan was as follows:

- **August 6, 1999:** Martin County Commissioners tour the area, organized by the NAC. During this tour the concept of a public access water park was proposed by Mary Beth Wadell, an idea that was the progenitor of the Town Center concept
- **September 3, 1999:** bus tour conducted for the County Commissioners, County staff and the public
- **October 6, 1999:** Town Meeting was convened to discuss the Community Redevelopment Plan process
- **March 27, 2000:** second Town Meeting was convened to discuss the planning process
- **April 24, 2000:** first public meeting conducted in the process of developing the Rio Community Redevelopment Plan
- **May 19, 2000:** Consensus/Visioning Workshop was held

- **June 5, 2000:** draft redevelopment concept plans presented to the Rio Neighborhood Advisory Committee
- **November 6, 2000:** The NAC approved the draft CRA plan with noted changes
- **January 16, 2001:** During the workshop meeting, the CRA directed staff to forward the draft Plan to the Local Planning Agency (LPA) for review for consistency with Martin County's Comprehensive Growth Management Plan (CGMP)
- **February 8, 2001:** The LPA found the Plan to be consistent with the CGMP.
- **February 20, 2001:** Presentation of the final CRA Plan to the Community Redevelopment Agency
- **March 20, 2001:** The CRA approved the Plan and directed staff to schedule the Plan for a public hearing before the Board.
- **April 24, 2001:** Presentation for adoption of the final plan by the Martin County Board of County Commissioners



How to Use This Document

The Rio Community Redevelopment Plan is organized into three main sections: the Existing Conditions; the Rio Vision Plan, and an Implementation Plan. The supporting Appendices include the outline of the Required Contents of a Community Redevelopment Plan as mandated by Florida Statutes, several memoranda describing in detail the analysis of key projects, and a graphic summary of the design workshop where many of the projects and design ideas were developed.

Existing Conditions

This section, prepared by the County staff and members of the Rio Neighborhood Advisory Committee, summarizes the background resource assessment and analysis and provides the basis for the recommendations of the Community Redevelopment Plan. This section includes a summary evaluation of existing neighborhood conditions and needs related to infrastructure and public facilities deficiencies, land use, and mobility issues based on existing data, interviews and public comments.

The Rio Vision Plan

The Vision Plan illustrates the initiatives of the redevelopment approach with design description and detail. This section includes:

- Project and Program Descriptions – a detailed outline and description of the identified projects and actions that define the Community Redevelopment Plan. Each project description includes conceptual cost, funding sources, and intent, and illustrated design concepts.
- The Vision Plan – a complete summary of the Community Redevelopment Plan that locates and illustrates specific projects and actions.

Action Plan

This section organizes the projects according to priority, cost, and funding. Each project is ranked in order of urgency ranging from immediate to long term and ongoing efforts. This section includes recommendations for the implementation of projects or programs, prioritization of projects and the time frame for redevelopment. The Action Plan includes funding alternatives, staffing considerations, and general program development guidelines.

Appendices

The appendices provide additional technical support and summarize specific meetings and workshops. The appendices include:

- Required Contents of the Community Redevelopment Plan – providing a detailed description of the support information necessary to satisfy Florida Statutes Chapter 163, Part III for a Community Redevelopment Plan.
- A summary of comments received during the Consensus/Visioning workshop.
- Attendance sheet from Consensus/Visioning Workshop.



EXITING CONDITIONS

The Rio Community – An Introduction

Rio is typical of many older communities that grew out of settlements. It is a former “traditional” community that lost it’s downtown after newer, surrounding communities were built. Rio gradually went into decline as residents and properties aged - reflected in the deterioration, neglect, crime and poverty. Time has caught up with Rio, and it needs more than just facade improvements.

The Historic Architectural Survey of Martin County, Florida, prepared by Historic Property Associates in St. Augustine lists 16 historic buildings circa 1910 - 1940 (one of which has already been removed). Pictures of early Rio confirm the loss of historic structures.

Infrastructure was not a consideration in Rio’s early development. However, by 1950, a small group of Rio residents formed the Rio Civic Club in reaction to the frequent flooding of A1A. The Club aggressively pursued stormwater relief from government agencies for A1A (currently State Road 707). Flooding still occurs on SR 707 and in many parts of Rio.

Rio is 2 miles long and the entire community is encompassed within the boundaries of the Community Redevelopment Area (see Exhibit 2 – Rio Base Map). The Community has only one through street - SR 707. A Florida East Coast (FEC) railroad crossing interrupts the westerly reach of SR 707. Motorists who are attempting to avoid the signal and avoid being delayed by a crossing train frequently use Alice Street as an alternate route. Many of the roads in the community are narrow, need repaving and dead-end either at the St. Lucie River on the south or the FEC railroad on the north. Private (non-county) dirt or paved streets are primarily found in west Rio.

There are four curves on SR 707 through Rio and because there are no stop signs or traffic signals, traffic heading through Rio only stops for school buses and vehicles turning off the roadway. Street lighting in many sections is inadequate.

Rio does not have a network of sidewalks (only segments) or bike paths. Many of the segments of sidewalk that do exist are crumbling concrete or asphalt. The Florida Department of Transportation (FDOT) has agreed to reimburse Martin County for the installation of missing sidewalk links along SR 707. As a result, the Rio Civic Club has submitted a proposal to FDOT and Martin County to undertake this project.

Volunteers are installing some park benches along SR 707. In addition, the Rio Civic Club (sponsored by Martin County) has received two Florida Department of Transportation Highway Beautification Grants for landscaping improvements in West Rio and in East Rio along SR 707. This project is scheduled to begin upon completion of sidewalk installation.

Rio is mostly a “blue-collar”, low- to middle-income neighborhood with a large population of seniors and single-parent families who, for the most part, live in 1- and 2-bedroom residences. Approximately 50% of the seniors are seasonal residents. This 450-acre community contains approximately 200 trailer homes. The neglected rental homes are “prime for crime”. Most of the homes in west Rio were built over 35 years ago (many in the 1950s).

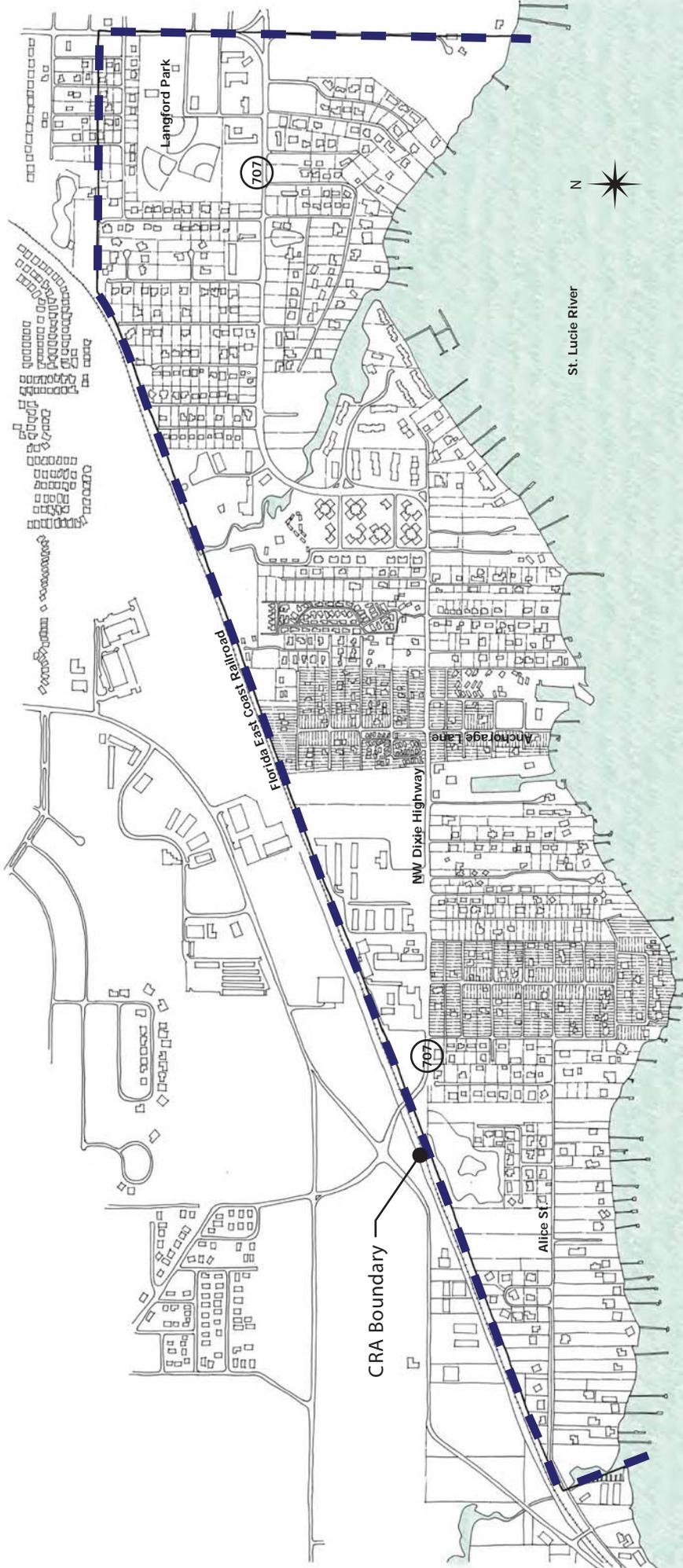
There are 105 parcels in the community that have direct river access, versus 1,299 inland parcels. As a result of their advantageous location, there is a large contrast between waterfront (total assessed value: \$31,230,514) and interior property values (total assessed value: \$75,820,341).

According to the Rio Commercial and Industrial Properties report prepared by the Rio Civic Club in July 2000, there are 162 businesses in Rio, 88 are crafts and trades related. The vacancy rate for commercial properties is 17%.

Langford Park, Rio’s sole recreational area, is inadequate to serve the community’s current demand for recreation facilities. Although Rio is a waterfront neighborhood, no public water access or boat launch exists. Residences and two marinas currently occupy waterfront properties.

Segments of Rio are connected to County water. No County sewer system exists in this “waterfront” community. According to the County’s Environmental Services Department, Laniger Enterprises, a privately owned water and sewer utility does provide water service to the Beacon 21 property and waster water service to the River Club as well as a select number of contiguous properties in central Rio. However, this provider does not have the capacity to expand service. When this system began operations in 1987, it was intended to serve Beacon 21, River Club (condominiums) and Palm Circle (trailer) Park - a total of 519 households.

In the fall of 1999, the Rio Resident Survey was hand-delivered to every household in the Community. The purpose of the survey was to seek residents’ input regarding the positive features of the community and critical issues that Rio needed to



Rio Base Map

address. The response rate to the survey was 10.4%. The survey responses clearly indicate that residents believe that stepped up code enforcement is necessary to improve the physical appearance of buildings throughout the community. (*See appendices for a copy of the survey*).

In an effort to obtain additional information about residents' opinions regarding specific code problems, a survey on code revisions was distributed during the Rio Town Meeting of March 22, 2000. Responses suggested that boarding up vacant structures, improving exterior lighting and yard maintenance were high priority concerns, followed by outdoor storage, unfinished structures, fencing, paint, parking, number of occupants and recreation vehicles. All categories received a 61% or better rating of agreement.

History of Rio

Excerpts from articles

“In the years, 1562 to 1574, Florida was under Spanish rule. The Conquistador, Pedro Menendez De Aviles, reigned supreme... Menendez had a secondary fort, which was very short-lived. This was erected and known as Rio Santa Luce(i)a Settlement, Santa Lucia or Rio Santa Cruz. This settlement overlooked the St. Lucie River, according to Ruidiaz’ “La Florida” and Roberts’ “History of Florida,” published in London, 1763. ... (This locates the settlement in the present day Rio area.) The Rio Santa Lucea Settlement, as noted, was very short lived. Menendez sailed to Cuba for supplies and more men, and upon his return to Florida, he found the Rio Santa Lucea Settlement had been razed by the Ays [Ais] Indians. Only ashes remained. It, apparently, was not rebuilt.”¹

Joe Crankshaw, a reporter for *The Stuart News*, in an article from about 1995, entitled “*Don’t let rivalry obscure history*” states: “The closest thing to a Spanish presence in Rio came in late 1565. Don Pedro Menendez de Aviles had just whipped the French in two fights in north Florida and was marching south to meet a boat from Havana. Menendez had several hundred Spanish soldiers and about 150 French prisoners when he decided to camp up around Sebastian.”

“...The food ran out...The officers took a boat and sailed down the river looking for the mutineers. They found them, hungry, exhausted and battered, lying about on the shore of the St. Lucie River in present day Rio... There were no permanent settlements in either Jensen Beach or Rio until the 1840s, when colonists tried to settle under the Armed Occupation Act. The effort didn’t take.”

“German and Dutch influence accounts for the way Rio is pronounced. The Spanish named the river ‘Rio Santa Lucia’, which means River of Saint Lucie. It appeared that way on charts and maps of the area. The new Teutonic settlers could not get their tongues around the Spanish ‘Reeo’ for River and they said ‘Rye-O’ ”.

“Rio-San Lucie Was Re-named in 1894, *Stuart Messenger*, July 4, 1918, Because Matt Quay’s Mail Dumped There by Mistake”, Transcribed by Sandra Thurlow. “When I came to Rio in 1894,” said Capt. W.E. Rea, “Edward Glutsch was postmaster. The place then was Rio-San Lucie and Senator Matthew Quay of Pennsylvania, who lived in St. Lucie, which is three miles north of Fort Pierce, accidentally had three bags of mail dumped off at this Post Office by

mistake, and a few days later our postmaster at Rio-San Lucie was notified to submit three new names to the department for a new name for the post office, and to give first the name most desired by the patrons. One of them was Rio another Pineapple, suggested by Dr. Haney, and Bayonne by Mr. Brand, now dead, who lived on the hill by Toussaints. The name I selected, Rio, was accepted by all except Brand and Haney, but Glutsch was ordered to give the post office the name of Rio, so Rio was selected anyway because we had been shipping our pines from Rio and the name was really identified with our locality and was easy to write. There were living here then Ed Glutsch and his mother; John T. Cleveland, a man of many wives, although they came and went one at a time, however--he was last heard of in Cuba; Dr. Haney and son, Carl; T.J. DeSteuben; J.E. Andrews; Littlejohn brothers, L.H. Toussaint, William Hogg and his family; Homer Stuart, who lived on the Point called Stuart’s Point, now Gosling on the north side of the St. Lucie River opposite Potsdam; Fatty Parmer, who lived back from the river; and Powell, a red-headed Irishman, who had a homestead adjoining Fatty Partner (who was twice as big as I am) [*spoken by George Townsend Gosling*] ...Everybody at that time was raising pineapples and fishing.”²

Excerpts from articles, book and Rio Civic Club Minutes

Post Office: “Rio-San Lucie was established in 1893, changing its name to Rio in 1897. James E. Andrews appears to have been the first Postmaster, followed by Edward Glutch after October 1927, when the office was closed, mail for Rio residents went through the Jensen office. ... The Tilttons, also, gave land to the county to use for recreational purposes, and were instrumental in obtaining Langford-Hall Park from Jon Hall and Frances Langford before their divorce.”³

July 1924 - Rio school house built on 2 acres approximately in the location of Stuart Paint & Supply, donated by one of the commissioners for St. Lucie County, A.H. Warner, and his wife Anna, a teacher at Jensen school. This school was phased out of existence due to the availability of “rock road” transportation to Jensen and Stuart schools. “On Nov. 7, 1928 Rio residents appeared before the Martin County School Board and requested permission to use the school for public functions.”⁴

Rio was part of Brevard County between 1844 and 1855, when St. Lucie County was formed. “The

² Elliott Museum Library, *Goslingville* file

³ History of Martin County, by Janet Hutchinson and Emeline K. Paige, 1987

⁴ *Research Into Schools Gratified Historian*, by Caroline P. Ziembra, 12-10-67

¹ *Rio Santa Luce(i)a an Old Fort -- Now 'Rio'*, by Caroline P. Ziembra, 10-1-67

towering arch, high above SR 707, between Jensen and Rio ... On May 6, 1929, the City of Stuart extended its corporate limits for the second time, and with this extension, Stuart stretched across the St. Lucie River into the Rio area... Stuart's northern city limits ended at the arch."⁵

According to the minutes of the Rio Civic Club, the first meeting took place on June 2, 1950, with 29 Rio residents present. "A discussion on the construction of a Rio Civic Center was held and it was decided that due to world conditions it would be best to wait a while before going ahead and investing money on a center. The present Road Committee elected by the citizens of Rio (to) be adopted as a standing committee of the Rio Civic Club. This committee to stay intact until the completion of the AIA (SR 707) road project. A motion was made by Arnie Frappier that the Rio Civic Club go on record as being 100% behind Jensen on the Bridge controversy."⁶

Sept. 2, 1950 - Minutes of the Rio Civic Club: "Road Committee - Chairman Ray De Wageniere stated that the County Commission was preparing a resolution pertaining to the road AIA in Rio to be presented to the State Road Dept. in Tallahassee on Wednesday by Mr. Ransom Tilton and Mr. Arnold Bauer who was representing Martin County. Ray also said that apparently we would get our road, not in 1950 but it should be in 1951. Funds would be allocated in the budget in Jan. 1951."

Dec. 1, 1950 - Minutes of the Rio Civic Club: "Pres. asked for discussion on Rural Mail delivery for Rio St. Lucie Blvd. Mr. Nevins made (a) motion that the Project Committee contact W.C. Johnson, Postmaster at Jensen Beach and see what could be done about mail delivery to the corners of all individual streets."

August 3, 1951: "The Pres. mentioned that since no action had been taken on the promised improved mail deliver service in the subdivision, he had again taken the matter up with the Postal Inspector in Daytona Beach, and also with the Hon. Dwight D. Rogers in Washington, D.C. His letter replied that he was taking the matter up with the Postal authorities at once."

March 2, 1951 - Minutes of the Rio Civic Club: "President Walker advised C. Secty. to write a letter to Mr. Merrill Barber, State Road Department, thanking him for clearing the shrubs and trees on AIA by the railroad tracks at RR crossing in Rio... there was a discussion held relative to planting trees along AIA in Rio."

Since 1950 the citizens of Rio organized through the Rio Civic Club to make improvements in Rio; however, the membership and the community suffered from the symptoms of aging. So a small group of neighborhood volunteers started the Rio Pride Association in 1993 in order to "do something about the appearance of the neighborhood."⁷ In the Fall of 1997 the two organizations merged in order to accomplish the revitalization of Rio. This invigorated Rio Civic Club has made steady progress within Rio by continuing the "hands-on" work started by the charter members.

The boundaries of Rio got smaller through the years. The St. Lucie River and the FEC railroad were always considered the southern and northern boundaries.

At one time the western boundary extended from the foot of the old Roosevelt Bridge. Then the City of Stuart grew to include the area up to Haney Creek. So the western boundary of Rio became Haney Creek on Alice Street and the railroad tracks at SR 707.

After the Arch was constructed in 1926, State Road 707 and the Arch were considered the eastern boundary. The Bylaws of the Rio Civic Club from 1961 record the eastern boundary to be the Indian River at Sewall's Point and Jensen Beach. The eastern boundary moved to the Arch and SR 707 (formerly AIA). A neighborhood named Waveland is located on the north side of the Arch.

⁵ *When Stuart, Jensen Both Incorporated*, by Caroline Ziembra, 8-13-67

⁶ July 7, 1950 Minutes of the Rio Civic Club

⁷ The Stuart News, November, 1993

Land Use

The Rio Redevelopment Area is bounded by Sewall's Point and Jensen Beach on the east, FEC Railway and Arch Street on the north, the City of Stuart on the west and the St. Lucie River on the south.

Land uses in Rio are primarily residential. Commercial and retail uses are typically located along SR 707 (Dixie Highway). SR 707 is the primary transportation corridor running from east to west, bisecting the community. The general character of the existing development in the community is described in the following section. (*See Exhibit 3 – Rio Zoning Districts Map*)

Residential

Residential units have been constructed on virtually all of the residential lots in the easterly and westerly areas of Rio, leaving few available vacant parcels. However, there is a considerable difference in property values. The waterfront properties have significantly higher assessed values than the properties that do not have access to the St. Lucie River.

West Rio – Small residential lots characterize West Rio. Dwellings in this area are predominantly trailers and manufactured homes that are occupied by lower income households and retired individuals and couples who are renting units and live in the area on a part-time basis. The Rio St. Lucie Subdivision is built on a grid street system. Many of the sidewalks offering pedestrian access through the area were installed in the 1920s. Many sections of these sidewalks are missing, the walkways that remain are deteriorated and in need of restoration. The area is served by a deficient stormwater system.

Three manufactured home parks are located within the West Rio area; Rio Village, Anchorage Trailer Park, and Palm Circle Park. The Rio Village and Anchorage Trailer Park appear to be in neglected and deteriorating condition. However, Palm Circle Park is in relatively good condition.

The Martin Avenue area, south of SR 707, has trailer homes accessed by narrow streets. Many of these units suffer from deferred maintenance. Numerous deteriorating, nonconforming rental cottages and apartments are scattered throughout the community. Some of these units would not be permitted under existing zoning but they pre-date current regulations. The majority of trailer and cottage rental units in the area appear to be in a neglected condition. A variety of the buildings in the community, which date back from early 1900s, have historical significance.

Central Rio - Condominium construction began in this section of Rio in the early 1970s. River Club Condominiums, a development of well maintained units, is a typical example. The development has one hundred eighty eight, two-bedroom apartments with prices ranging from \$65,000 for non-waterfront units up to \$159,000 for waterfront units. Beacon 21 is another well-maintained condominium development that contains two hundred seventy six, two-and three-bedroom apartments ranging in price from \$35,000 to \$75,000. The majority of people who reside in these condominiums are retired seniors.

Highway entrances to these developments off SR 707 have recently been reconstructed. Continuous sidewalks have been constructed along both sides of the roadway and bridge along this section of the State Road.

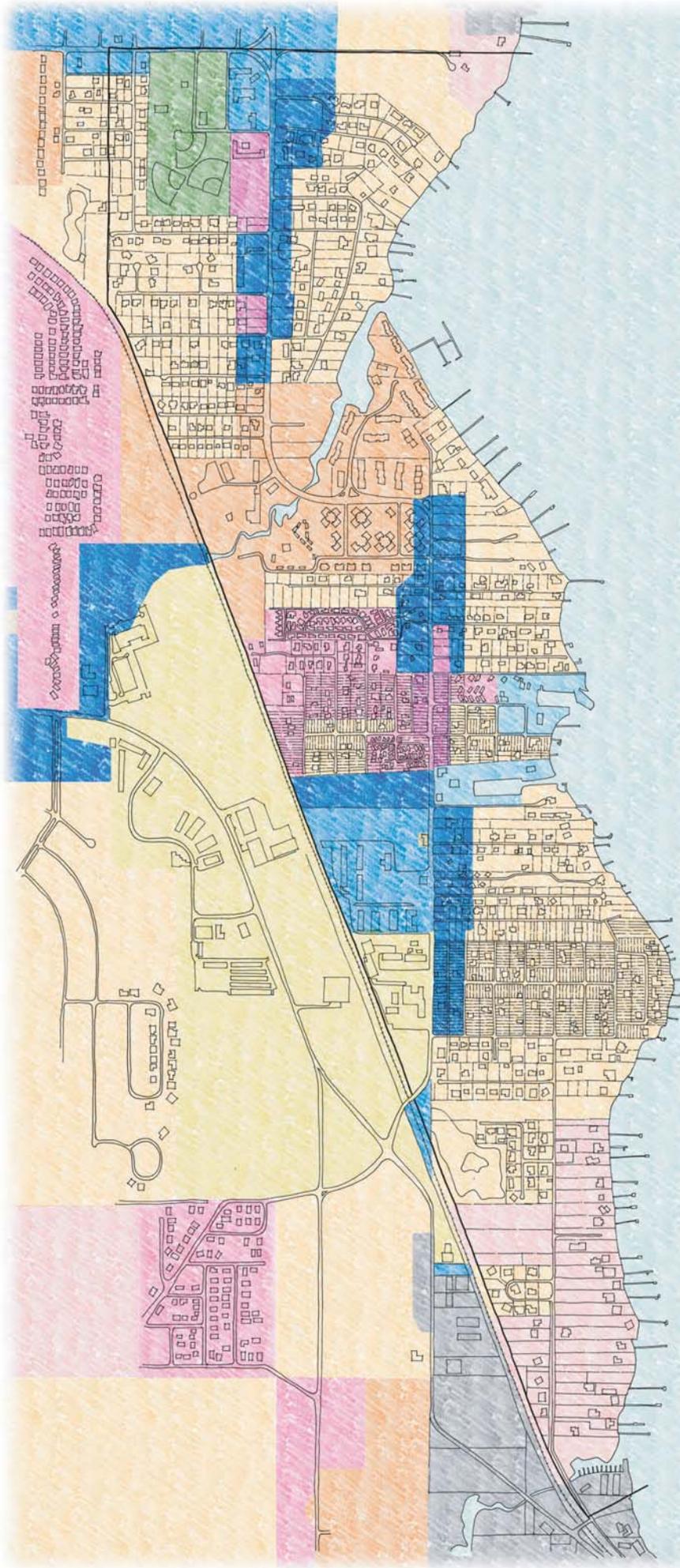
East Rio - This section of the community is characterized by mixed lot sizes with block and frame homes occupied by middle-income families and retirees. Development in this area began in the 1950s. The area has few sidewalks but the streets that serve the residential neighborhoods are typically wider than those in West Rio. The majority of the homes in this area are owner-occupied and the houses are generally well maintained.

Commercial Areas

The commercial areas in Rio primarily consist of approximately 160 small, individually owned businesses. There is a pattern of mixed use all along Rio's main corridor - State Road 707

West Rio - similar to many older downtowns, Rio's original commercial area grew around the railroad. It is located from the railroad tracks to Warner Creek along State Road 707 (Dixie Highway, formerly called A1A). One industrial center houses 75 businesses, the hardware/lumber supply is the largest employer in Rio. There are two marinas and others are in service, trade, crafts and food business. No continuous sidewalks connect businesses along SR 707. Stormwater drainage is also a concern. Approximately 50% of buildings have aging facades. The old smoke house has a dirt parking lot. Parking is inadequate and on-premises with each business. Few vacant lots remain for future development.

East Rio - The Jensen Beach Bowling alley could be considered the anchor at this east border of Rio. In 1999 this facility had a major face-lift. Two motels, a restaurant, bar, beauty salons, craft stores, TV repairs, doctors' office, insurance offices and other professional offices and service businesses are located here. Services such as, dry cleaning and packing and shipping are missing. The area lacks a continuous sidewalk network that could connect the



-  WATER
-  ESTATE DENSITY 2UPA
-  LOW DENSITY
-  MEDIUM DENSITY
-  INDUSTRIAL
-  MOBILE HOME
-  COMMERCIAL LTD
-  RECREATION
-  COMMERCIAL WFT
-  COMMERCIAL GEN
-  COMMERCIAL OR
- 

Rio Zoning Districts Map

parks. As in other areas of the community, storm water drainage is a concern.

Industrial Area

Stuart Paint & Supply is located on State Road 707 next to railroad tracks. Wetland and storm water drainage are major concerns in this area.

Parks and Open Space

Langford Park is the largest, established park in Rio. This 18-acre facility has 4 softball/baseball fields, 2 basketball courts, 4 racquetball courts, 2 sand volleyball courts and 5 tennis courts. Langford Park has a recreation hall, the Log Cabin, formerly a Martin County High School band practice facility. The Park has an additional small building for the public's use. For the most part, seniors use these buildings. Playing fields, a community pool or water feature, a youth multi-purpose center, public water access and green space are needed in Rio.

Studies reveal that the level of service for recreation is currently not being met by Langford Park. The results of the Rio Resident Survey of March 2000 underscore this finding. The survey indicates that an array of additional recreational activities/facilities is desired by residents including: skateboarding, pool, roller-blading, more soccer fields and a boat launch. This facility will be enlarged by 3.24 acres to provide for a future skateboard facility, picnic area and nature trail. These improvements are scheduled to begin in 2001.

Rio Nature Park is a 2.4-acre facility located at the western tip of Alice Street. This park is a small preservation area containing a nature trail and limited seating. This preservation park is located at the most westerly end of Alice Street where Haney Creek meets the St. Lucie River - Rio's southwestern boundary. Conservation activities are currently taking place on this parcel. This Park will contain a nature trail, picnic tables, park benches, bike rack and a place for passive use kayak/canoe launching.

Rio Civic Center: For community functions the Rio Civic Club manages the Rio Civic Center.

Indian Riverside Park is currently under development. This facility is located just east of Rio on Indian River Drive. It will be a passive-use, 62-acre, waterfront preservation park containing educational facilities.

A *proposed athletic park*, located east of the Rio Fire Station, contains approximately 11 acres that could hold soccer and football fields, a swimming pool and nature trails.

Natural Features

Rio is located on a sandy ridge of soft rolling hills, which follows along the north shore of the St. Lucie River. The River is part of the Indian River Lagoon. Haney Creek forms a natural western boundary at the Rio Nature Park. It is the southernmost outlet for the Haney Creek Watershed Plan, a river improvement project. Warner Creek is located in central Rio and is bordered by residences on both sides. It, too, leads to the St. Lucie River. There are five ponds in Rio. Storm water management and flooding are concerns.

Vacant Land

There are just a few parcels of vacant land in Rio. Two parcels are side by side located between the fire station and Rio Village, on the north side of SR 707. Together, these parcels are approximately 11 acres. Due to a shortage of playing fields in District 1, the Jensen Beach Parks Department is considering these parcels for recreational use.

A few small vacant parcels are located along SR 707, including 14 acres behind the homes on the east side of Sago Drive and the industrial parcel west of SPS, a portion of which is wetlands. Additional parcels include the Beacon 21 Sales Office lot on Warner Creek and SR 707 and the former Casa Rio Property on SR 707.

Mobility

Roadways throughout Rio are generally narrow. Many of the roadways are in need of repaving. There are several private roads, some of which are upaved, with few exceptions, the majority of neighborhood streets are “dead-end” roads, terminating on the north at the Florida East Central (FEC) Railroad and on the south at the St. Lucie River. Residential streets generally have no sidewalks or street lighting.

The primary interconnecting roadways that do permit continuous east/west access through the community are State Road 707 and Alice Street. These roadways are described below:

SR 707 is one of only two east-west corridors between US 1 and Indian River Drive north of the Roosevelt Bridge in Martin County. This 2-mile, 2-lane “constrained facility” has no crosswalks or traffic signals. The posted speed limit along the portion of this roadway through Rio is 35 m.p.h. SR 707 contains 4 curves. A number of accidents have occurred on the two most westerly curves. Flooding occurs at the far west entrance curve and storm water problems exist all along SR 707 through Rio. Sidewalks along this road are discontinuous and there are no bike lanes. The street, which is narrow and has insufficient lighting, was last paved eight years ago. It is scheduled for resurfacing in 2005.

Alice Street is the westerly alternate route to SR 707. It is used by through-traffic to bypass the busy intersection at Savanna Road and SR 707/Baker Road. Alice Street is narrow, contains several hills, insufficient lighting and no sidewalk or bike path. Excessive speed, traffic and flooding are concerns.

Once Alice Street crosses SR 707 it becomes Alice Avenue and leads to an active commercial center containing offices, 2 marinas and a restaurant. The steep bump at the railroad crossing connecting SR 707 to Alice makes crossing difficult for vehicles pulling large boats on trailers and semi-trucks. Moving the railroad crossing to the intersection of Wright Boulevard and SR 707 would eliminate the need for traffic to approach the marinas from the east end of Alice Street in order to avoid getting stuck on the hump. This measure is also likely to reduce the amount of truck and towing traffic using Alice Street through Rio, leaving this residential street for noncommercial use. Traffic entering SR 707 from Alice Street/Avenue would benefit from the Wright Boulevard traffic signal that would provide access opportunities during heavy-volume traffic hours.

Pedestrian Connections/Greenways - The Santa Lucia Trail - Rio Vistas has the right elements for a pedestrian friendly community - but the sidewalks

and bike trails are either non-existent or in disrepair. Homes and businesses are located close to one another within this 2-mile stretch, 450-acre neighborhood. In most instances, buildings are situated close to the street- a standard feature in traditional neighborhoods.

Opportunities exist for scenic waterfront vistas at the cul-de-sac of some streets in central Rio. A landscaped area containing a park bench would compose a “Rio Vista” at the end of Martin Avenue, Glass Drive and Wright Avenue. Rio Vistas would be peaceful, mini-gardens overlooking the St. Lucie River for pedestrians to enjoy. They would provide attractive focal points when viewed from SR 707.

The FEC railroad forms the northern boundary of Rio. There is an opportunity to install a bicycle/walking trail along the railroad tracks within the existing 50-foot rail easement, if the FEC approves. It would begin at the railroad crossing at Alice Avenue and end at the northern most point on Arch Avenue. Pedestrians would also have access at SR 707. This path would be called the Santa Lucia Trail and would provide a rustic, scenic alternative to SR 707. Therefore, pedestrians would have the following connection opportunities:

- Santa Lucia Trail (FEC rustic route)
- Alice Street (Rio Nature Park) and Rio Ave. (One sidewalk scheduled for Alice St.)
- State Road 707 (Proposed Athletic Park, Langford/Skateboard Park and Indian Riverside Park) - Sidewalk Project In Progress
- Martin Ave. (Rio Vista)
- Anchorage Lane (Town Center)
- Glass Drive (Rio Vista)
- Wright Ave. (Rio Vista)

Sidewalk Projects – There is an opportunity to have the Florida Department of Transportation partially fund the installation of sidewalks on both sides of SR 707 during the scheduled 2005 resurfacing of SR 707 (State DOT funds = \$125,000, total estimated project cost is \$400,000 to \$600,000). The Rio Civic Club and Martin County are collaborating to obtain donations of SR 707 sidewalk easements/right of ways. The MPO has included sidewalk installation along Alice Street in the 2002 TIP.

Infrastructure and Public Facilities

Rio is a densely populated, older, unplanned community. For the most part, the southeastern elevation of the community is much higher than the rest of Rio. Storm water management and flooding have been long-standing priority issues for this 450-acre community.

Surveys indicate that Rio is located on a sandy ridge, a condition that assists with percolation. Properties on the ridge and along the sides and tops of hills remain dry at the expense of those at the lower elevations. Therefore, opportunities to capture rainwater at higher elevations before water collects at lower lying areas would also provide storm water relief.

Ponds holding water are located at:

- North side of Julia Street and east of Santa Cruz
- South of Alice Street near Rio Nature Park
- North end of Haven Lane
- North of Lake Place

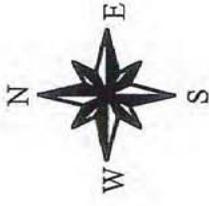
The Rio St. Lucie Subdivision has a series of storm drains that begin at SR 707 and follow along Rio Avenue. There are several drains along SR 707 that are believed to be tied into the basin at what was formerly Casa Rio Boats and is now Lazarus Yachts. There is one drain on Alice Street at the base of Green Lawn.

Storm water culverts service the area along Silvia/SR 707 and Rio St. Lucie Terrace. The Martin County Storm Water Department has done work to clear out culverts to ease storm water problems. In addition, the Rio St. Lucie Subdivision, Rio St. Lucie Terrace and Palm Circle Park areas are part of the 5 year Capitol Improvement Projects Plan. This project ranks in the top 26 Martin County projects with an expected expenditure of approximately \$450,000 according to the Rio Civic Club Storm Water Committee.

Alice Street and properties along Alice Street experience flooding during heavy rains. The area near Rio Nature Park is at the lowest elevation and receives the rainwater flowing downhill from surrounding higher-elevation properties.

The capacity of drinking water wells that serve the area is a high priority concern in view of the relatively high density of development in Rio particularly along the St. Lucie River. According to past studies, properties along the St. Lucie River may experience salt-water intrusion, a factor that is likely to threaten wells.

A patchwork of County water lines serves portions of the community (*see Exhibit 4 - Water Distribution System map*). However, as the community continues to experience growth, the need for expanded County water system services will become increasingly important. Furthermore, the community is examining the opportunity to encourage and focus development in an effort to create a Town Center. **However, water and sewer service would have to be installed before any development of this nature could occur.**



LEGEND

Potable Water Lines

01" Diameter



02"



03"



04"



06"



08"



10"



12"



16"



20"



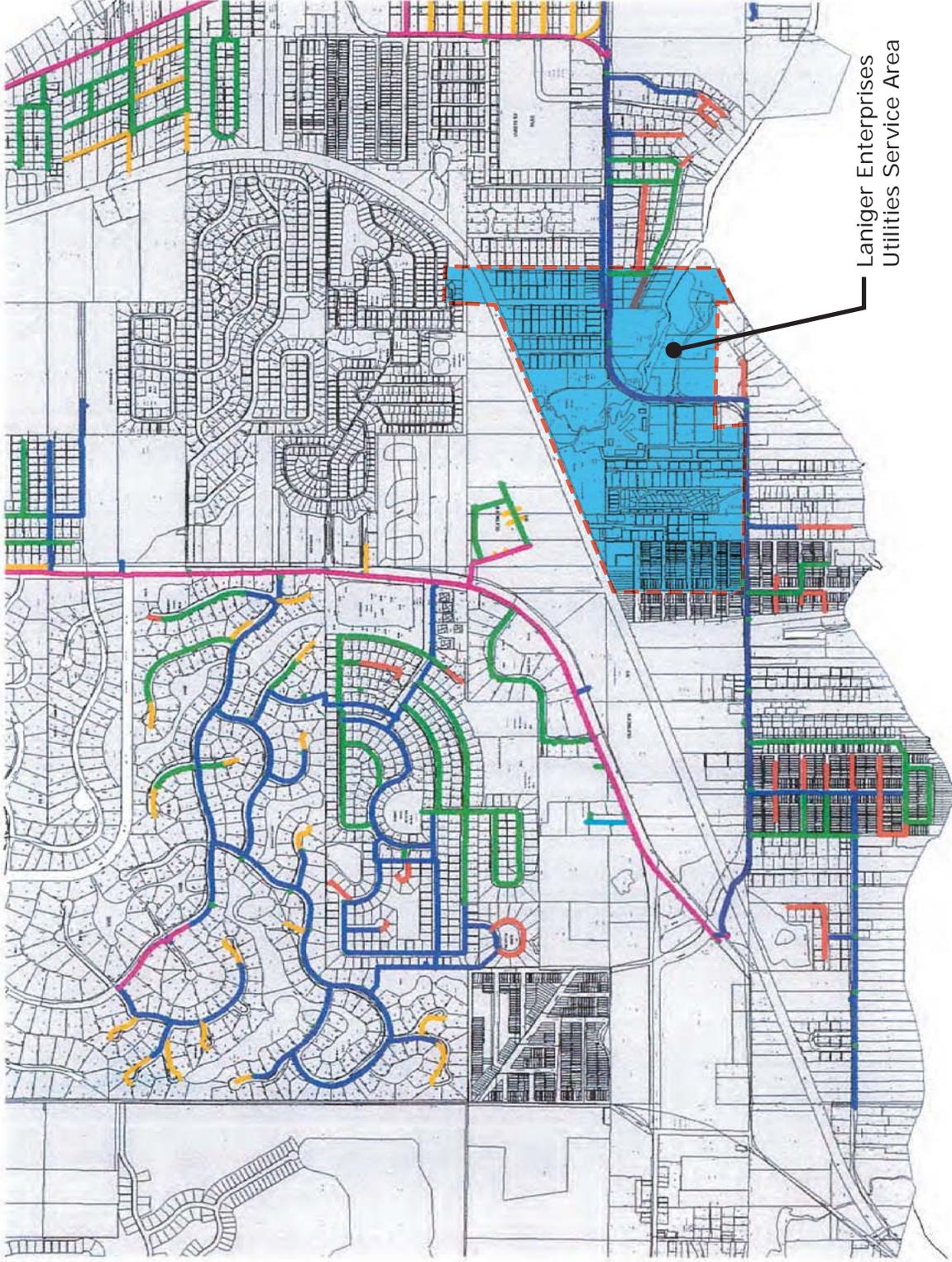
24"



SERVICE



Roads



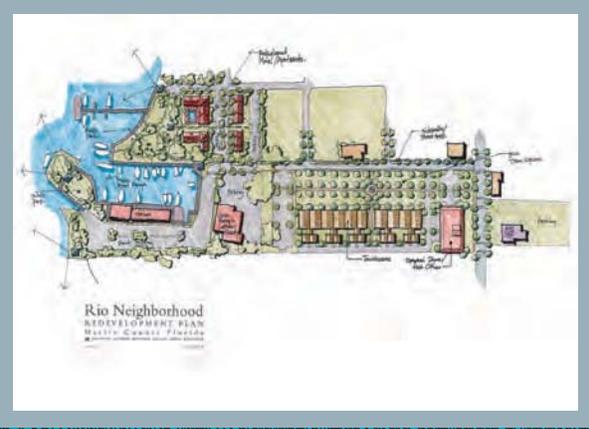
Laniger Enterprises
Utilities Service Area

Water Distribution System

Schools

There are no public schools in Rio. Small World Learning Center offers programs for preschool children. Rio children attend the Felix Williams Elementary School.

There are no middle schools in District 1. The population growth in Jensen Beach and the high density in Rio would appear to warrant a determination of need for a middle school on the north side of the Roosevelt Bridge. Possible middle school locations include the land near the Treasure Coast Mall (Britt Road), vacant land next to Felix Williams School on Baker Road, Lelani Heights (off Savannah Road), and a parcel off Jensen Beach Boulevard (near Pineapple Park).



VISION PLAN

Rio has the potential to become one of the most desirable places to live in Martin County. Its diverse population, coastal location and character, energetic and civic-minded volunteers, indigenous architecture and colorful history all blend to create an intimate village with an enviable quality of life. Rio's challenge is to preserve and protect its character by minimizing negative impacts to the community, while strengthening its character through both public and private redevelopment initiatives. The Vision Plan identifies specific projects that can be undertaken to respond to this challenge.

The Rio Neighborhood Advisory Committee had engaged in considerable efforts to prepare for the development of the Community Redevelopment Plan prior to the initial public workshop, held on April 24, 2000. The Committee identified a series of priority community development needs and areas of particular concern including:

- The need for streetscape and sidewalk improvements along SR 707.
- The need to complete discontinuous sidewalk segments within the residential neighborhoods and along SR 707 to create a pedestrian system that connects all area of Rio
- Installation of sidewalks, traffic calming measures and drainage along Alice Street
- The need to focus public and private development with the objective of creating a Town Center with access to the St. Lucie River that borders the Community

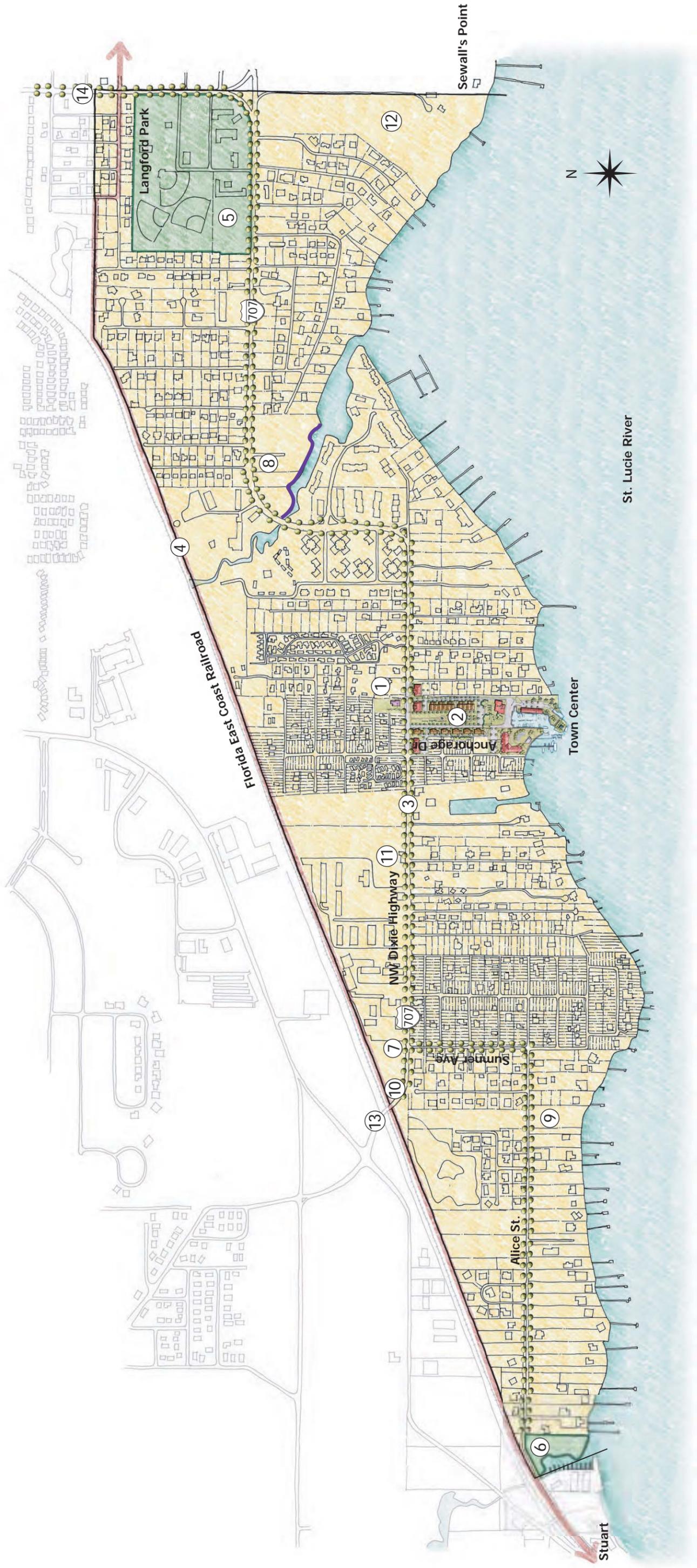
These issues served as the basis for a design workshop that was attended by the Rio Neighborhood Advisory Committee, residents, Martin County staff and consultants. During this workshop, participants identified a variety of initiatives and projects that were designed to specifically address these high priority issues and to accomplish Rio's long-term community revitalization vision. These initiatives include:

1. Upgrade the Community Infrastructure
2. Develop a Community-wide, Interconnected System of Sidewalks and Bikeways
3. Calm Traffic and Beautify SR 707 (Dixie Highway) and Alice Street
4. Develop a System of Community/Neighborhood Parks and Community Green Spaces
5. Develop a Town Center
6. Preserve Historical Structures

7. Provide and Maintain a Variety of Affordable Housing Types
8. Establish Community Gateways, Identity and Signs
9. Zoning Overlay/Code Upgraded/Design Guidelines

These initiatives are shown and described in detail on the following Illustrative Plan and Project Descriptions. (*See Exhibit 5 – Illustrative Plan*)

Whether or not identified as a funding source elsewhere in this plan and under the provisions of State Statute 163.370, Tax Increment Financing and/or any other combination of legally available funds may be used to fund projects and the future maintenance of projects which are in compliance with the Community Redevelopment Plan.



- | | | | |
|-------------------|----------------------------------|---|--|
| Study Area | 1. Rio Civic Center | 6. Rio Nature Park | 11. Parcels East of Fire Station (Potential Park Site) |
| Santa Lucia Trail | 2. Town Center | 7. SPS Parcel (Potential Park Site) | 12. Sago Drive Site (Potential Park Site) |
| Parks | 3. S.R. 707 Pedestrian/Bikeway | 8. Beacon 21 Site (Potential Park Site) | 13. Western Gateway |
| Riverside Trail | 4. Santa Lucia Trail (FEC R-O-W) | 9. Alice St. Traffic Calming/Bikeway | 14. Rio Arch |
| Street Trees | 5. Langford Park | 10. S.R. 707/Railroad Drainage Improvements | |

Rio CRA Illustrative Plan

1. Upgrade the Community Infrastructure

Cost:

\$100,000 – 300,000

Funding Sources:

General Fund

Grant Funds

Time Frame:

Planning: 1 - 2 years

Implementation: 1 - 10 years

Like many Martin County communities, Rio has been developed using rural infrastructure techniques such as septic tanks, drinking wells and swale storm drainage. As the community urbanizes and densities increase, however, the infrastructure is no longer adequate to handle the community's needs. Area flooding, in particular, is a consequence of an inadequate storm drainage system.

Strategies/Actions:

- Design and construct a master storm drainage system
- Design and construct a master sewer and water system
- Adequate street lights
- Redesign and reconstruct culs-de-sac to become more maneuverable
- Encourage private assessments to pave private roads.

2. Develop a Community-wide, Interconnected System of Sidewalks and Bikeways

Cost:

\$850,000

Funding Sources:

General Fund

Grant Funds

Time Frame:

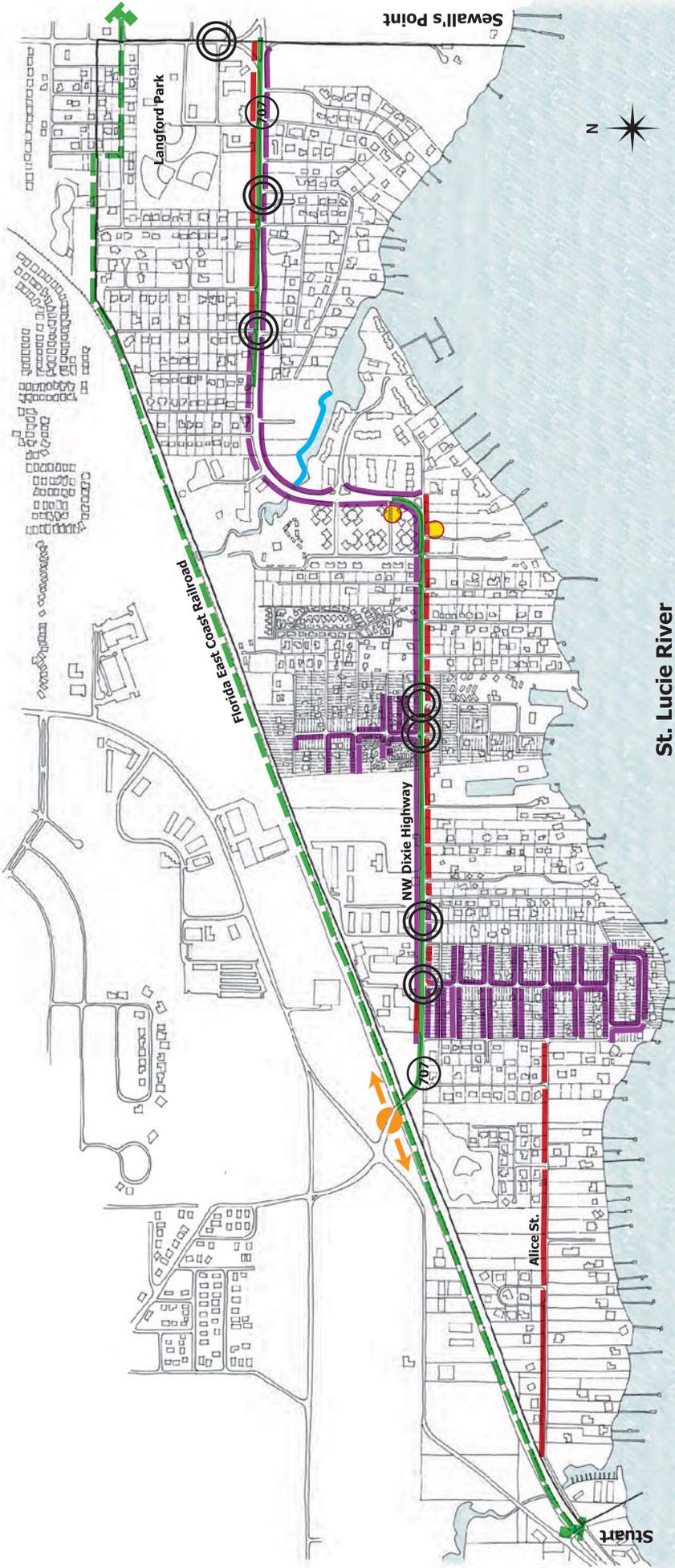
Planning: 1 - 2 years

Implementation: 5-10 years

When Rio was a sleepy village, area roadways were safe for bicyclists and pedestrians. However, as the community urbanizes, and traffic volumes and speed increase, an alternative network of sidewalks and bikeways is necessary to maintain a safe walking and bicycling environment. In order to develop connections throughout the community, a complete pedestrian and bicycle system of inter-linked recreational trails, bike lanes and paths and sidewalks should be developed. The system should include the improvement and completion of sidewalks on major thoroughfares and the addition of bicycle lanes on key road connections. (See Exhibit 6 – *Pedestrian and Bicycle Connections*)

Strategies/Actions:

- Repair and complete a network of connecting sidewalks to provide a continuous walkway linking all residential areas.
- Develop a recreational trail system (tentatively named the *Santa Lucia Trail*) that connects the Rio Nature Park, the Rio Civic Center, the proposed Town Center, Langford Park, Indian Riverside Park and other community facilities. Use the Railroad, Alice Street and SR 707 right-of-ways, as well as drainage easements and other connectors.



- Extend/Create New Sidewalk
- Existing Sidewalk
- Existing Bikelane
- Create New Crosswalks
- Caution Light
- Connection to New Bike/Hike Trail
- Waterside Path
- Santa Lucia Trail
- Waterside Path

Pedestrian and Bicycle Connections

3. Calm Traffic and Beautify State Road 707 and Alice Street

Cost:
\$342,000

Funding Sources:
General Fund
Grant Funds

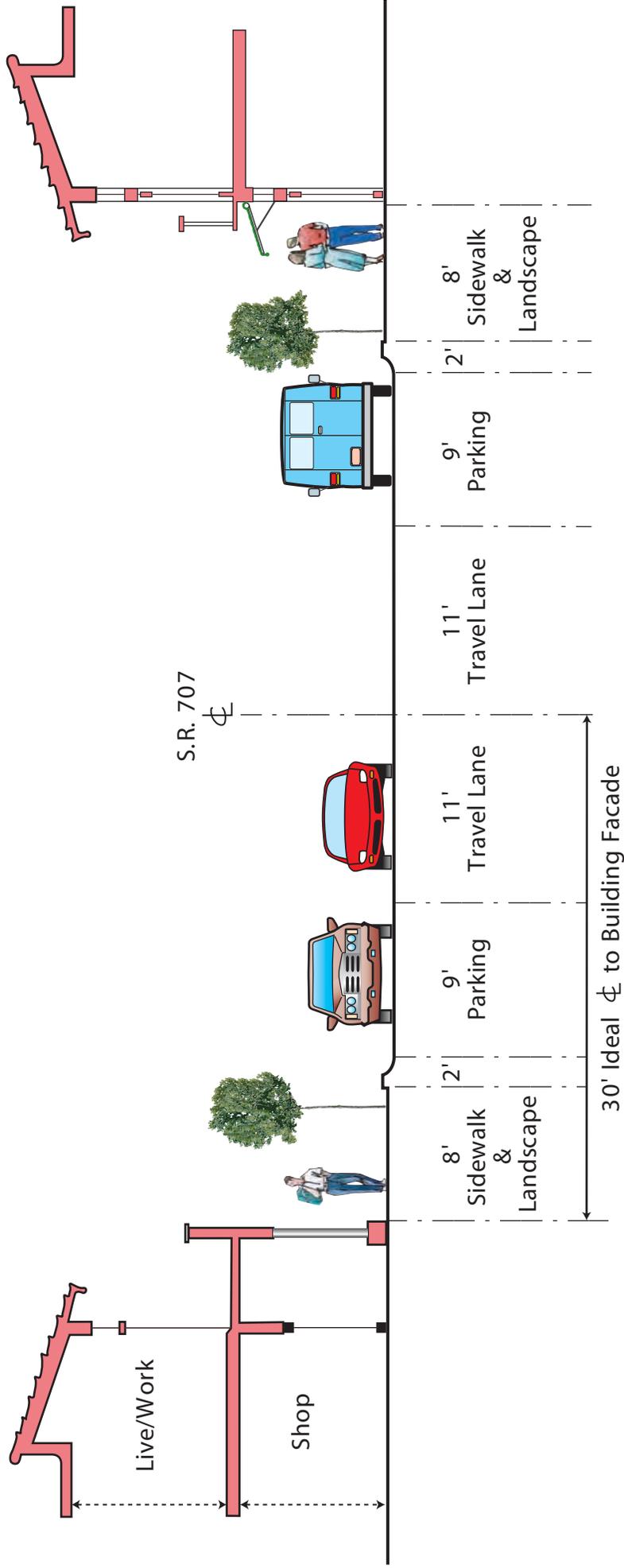
Time Frame:
Planning: 1 - 2 years
Implementation: 1-10 years

Rio’s small town character, quiet neighborhoods and pedestrian-friendly environment are being threatened by increased, high-speed traffic on both SR 707 (Dixie Highway) and Alice Street. Both Roadways can be “calmed” and beautified through the installation of street trees, sidewalks, multi-purpose paths and/or bike lanes; SR 707 can benefit from curbs and landscaping. (*See Exhibit 7 – Town Center Roadway Section, Exhibit 8 – Town Center Roadway Rendering, Exhibit 9 – Commercial Roadway Section, Exhibit 10 – Commercial Roadway Rendering*)

Strategies/Actions

- Complete the reconstruction of SR 707 at the railroad to correct current flooding problems.
- In areas where the SR 707 right-of-way is 60’ or wider, reconstruct the roadway to include concrete curbing, 4’ bicycle lanes and 6’ sidewalks on both sides of the roadway. Consider landscaped medians to create a boulevard effect in the residential areas (see typical sections) where the right-of-way is even wider
- In the Town Center area, add on-street parallel parking to further calm the traffic, require commercial buildings to be located at the back of the sidewalk close to the street, and to create a pedestrian-friendly environment
- Add streetscape elements such as decorative lighting with underground wiring, park benches and decorative trash canisters
- Add street trees along SR 707 (Phase I and Phase II of an FDOT Highway Beautification Grant, totaling \$78,000, have been awarded); use tree grates or landscape strips in the Town Center area.
- Add landscaping along both sides of Alice Street, and construct a 6’ paved, multi-purpose path along one side of the street
- Align the railroad crossing with Wright Boulevard signal light

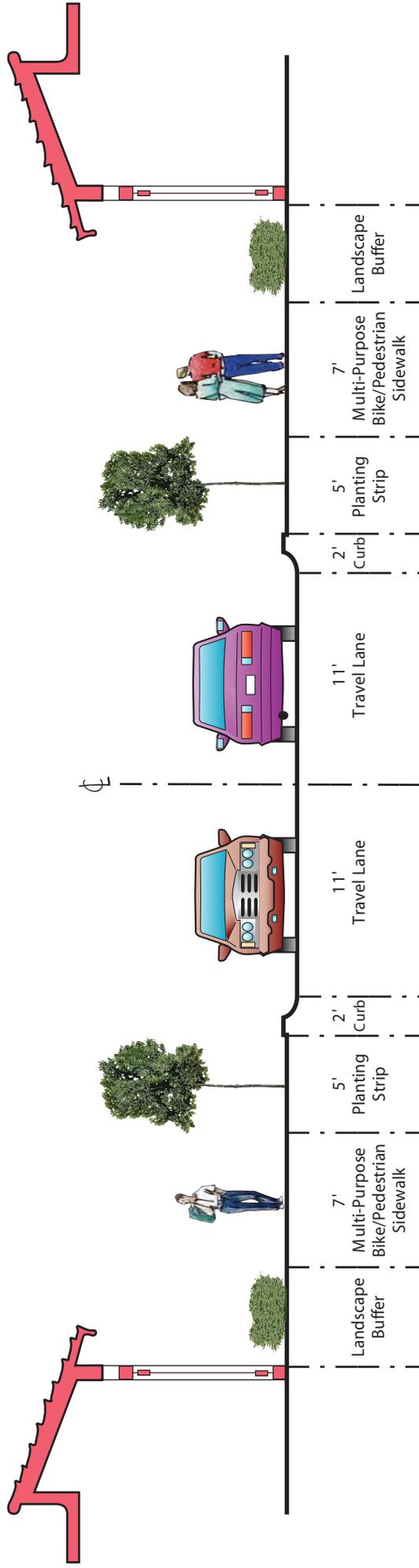
- Construct a gateway near the Rio Nature Park on Alice Street for traffic calming
- Encourage the County and state to perform necessary, regular roadway maintenance.
- Ensure that all roadway improvement plans incorporate bike- and pedestrian-ways.
- On-street Parking on State Road 707: an on-street parking sub-committee of the Rio NAC met on December 11, 2000 to discuss the possibility of providing on-street parking, crosswalks and pedestrian warning signals on State Road 707. The sub-committee concluded that such opportunities to exist and should be included as part of the traffic calming measures along this roadway. The findings of the sub-committee were approved by the NAC and are included in the Appendices.



Town Center Roadway Section



Town Center Roadway Rendering



Commercial Roadway Section



Commercial Roadway Rendering

**4. Develop a System of Community/
Neighborhood Parks and Community
Green Spaces**

Cost:

TBD

Funding Sources:

General Fund

Grant Funds

Time Frame:

Planning: 1 - 2 years

Implementation: 5-10 years

Rio’s residents have access to a variety of parks and open spaces, including the Rio Nature Park on the St. Lucie River at the west end of the community, Martin County’s Langford Park at the east end (currently being expanded in cooperation with the Rio Civic Club), and the Rio Civic Center. However there are no small neighborhood parks (1 – 5 acres) and there is a shortage of playing fields that are within walking distance of most residents. Also, there are few natural areas left to provide wildlife habitat and opportunities for passive recreation.

Strategies/Actions

- Evaluate remaining green space for possible acquisition, possibly including 11 acres east of Rio Fire Station; Beacon 21 Sales Office parcel; parcel west of SPS; parcels east of west entrance and east of railroad tracks; and parcel behind homes on east side of Sago Drive
- Identify possible sites for future neighborhood parks
- Maximize use of stormwater treatment facilities (retention/detention ponds) and other public sites for neighborhood parks
- More ball fields

#5 Develop a Town Center

Cost: TBD

Funding Sources: Private Investment, Grants, TIF Revenue, Economic Development Financing Tools.

Time Frame:

Planning: 1 - 2 years

Implementation: 5-20 years

The members of the Rio Neighborhood Advisory Committee identified a series of redevelopment needs within the Community Redevelopment Area that were deemed of critical importance to the viability of the area. Chief among these issues was the need to create a concentrated town center within the community.

Traditional town centers include a mix of retail, service and residential uses within an area that can be easily traversed on foot. Rio has no definitive activity center that might otherwise provide a public gathering space and convey a community identity. Commercial activity that has located in the community stretches along CR 707 in a discontinuous and uncontrolled manner. There is no central node of activity that constitutes an identifiable town center. People passing through the community have no cues to let them know they have entered Rio. Furthermore, the community has been unable to shape land development to take advantage of one of its primary amenities, its access to the St. Lucie River.

The reconstruction of the CR-707 roadway corridor through the Rio Town Center and the installation of water and sewer at the completion of Fiscal Year 2012 is the first step in addressing these issues. The Rio NAC proposes a number of strategies and objectives to facilitate the development of a mixed-use town center that would tie together residential and retail activity, while preserving access to the Rio waterfront.

ENCOURAGE APPROPRIATE DEVELOPMENT BY UPDATING LAND REGULATIONS & CODES

- Transition to a Form Based Code.
- Simplify the development review process and administrative procedures.
- Encourage new mixed use commercial/retail/residential development along the CR 707 corridor.

- Promote higher density development inclusive of allowing buildings up to 3-stories in height.
- Improve pedestrian environment by bringing buildings to the street.

ENABLE REDEVELOPMENT BY ACQUIRING KEY PROPERTIES WITHIN THE TOWN CENTER OR BY ENTERING INTO PUBLIC-PRIVATE PARTNERSHIPS WITH OWNERS / DEVELOPERS

- Key properties within CR-707 corridor include but are not limited to the Rio Village Mobile Home Park, Rainbow Cottages, ISTAR properties (marina facilities, boat launch), waterfront properties, and CRA Owned properties.
- CRA acquisition of real property by purchase, lease, option, gift, grant, bequest, devise, or other voluntary method of acquisition of real property in the community redevelopment area which facilitates the redevelopment plan.
- Rent, lease, exchange, transfer ownership, or sell CRA property as appropriate for redevelopment purposes. to encourage a development pattern along the Rio Town Center corridor frontage that includes the desired uses of office, retail service, restaurant and neighborhood-oriented uses. Residential uses are acceptable but not a priority.
- Utilize TIF funds to rehabilitate or move structures, to reassemble or consolidate properties, and to demolish, clear, and prep public or privately owned sites for redevelopment; particularly when necessary to eliminate unhealthful, unsanitary, or unsafe conditions or to remove and prevent the spread of blight or deterioration.
- Underground utilities, install water and sewer, or abandon septic tanks as needed to facilitate redevelopment of key sites.
- Seek grant funding or other forms of financial assistance to assist in the purchase, clean up, or redevelopment of public or

- privately owned sites within the Town Center.
- Enter into public-private partnerships or option agreements; make or execute contracts with the private sector.
- Assist in the relocation of persons displaced from the Community Redevelopment Area in accordance with the established tenant relocation plan.
- Conduct appraisals, title searches, surveys, environmental studies, and other plans and work necessary to prepare for the undertaking of redevelopment activities.

CREATE A TOWN CENTER URBAN DESIGN PLAN

- Highlight the St. Lucie river and maintain public access.
- Convey a community center and establish a community identity with a strong sense of place.
- Create an inviting, aesthetically pleasing, sustainable Rio Town Center.
- Create lively, dynamic, public spaces that attract people and business to the Rio Community.

- Formalize a visual identity for the Rio Community via the integration of public art.
- Develop a cohesive urban design framework for the development of public ways, public spaces, public landscapes, civic structures, public utilities, public art.

PROMOTE AND SUPPORT SMALL BUSINESS DEVELOPMENT WITHIN THE TOWN CENTER

- Provide assistance to business owners in connecting to water and sewer services.
- Provide grants or loans to small businesses for façade improvements.
- Assist small business owners in acquiring Local, Federal, & State grants which help to promote and expand services.
- Provide incentives for participation in the Redevelopment process.
- Encourage partnerships amongst business owners.
- Promote opportunities for job creation within the Town Center.



SR 707 Facing East

Town Center Concept

Alternative A

This design concept retains current mobile homes, creates a town square/park at the intersection of Anchorage and SR 707, redevelopment of the existing retail building on the south side of SR 707 facing the Rio Civic Center, redevelopment of the motel/apartments at the waters edge, a gazebo has been located within a public park on the small peninsula that extends from the existing marina and the creation of additional small retail uses in conjunction with the marina and public boat launch.

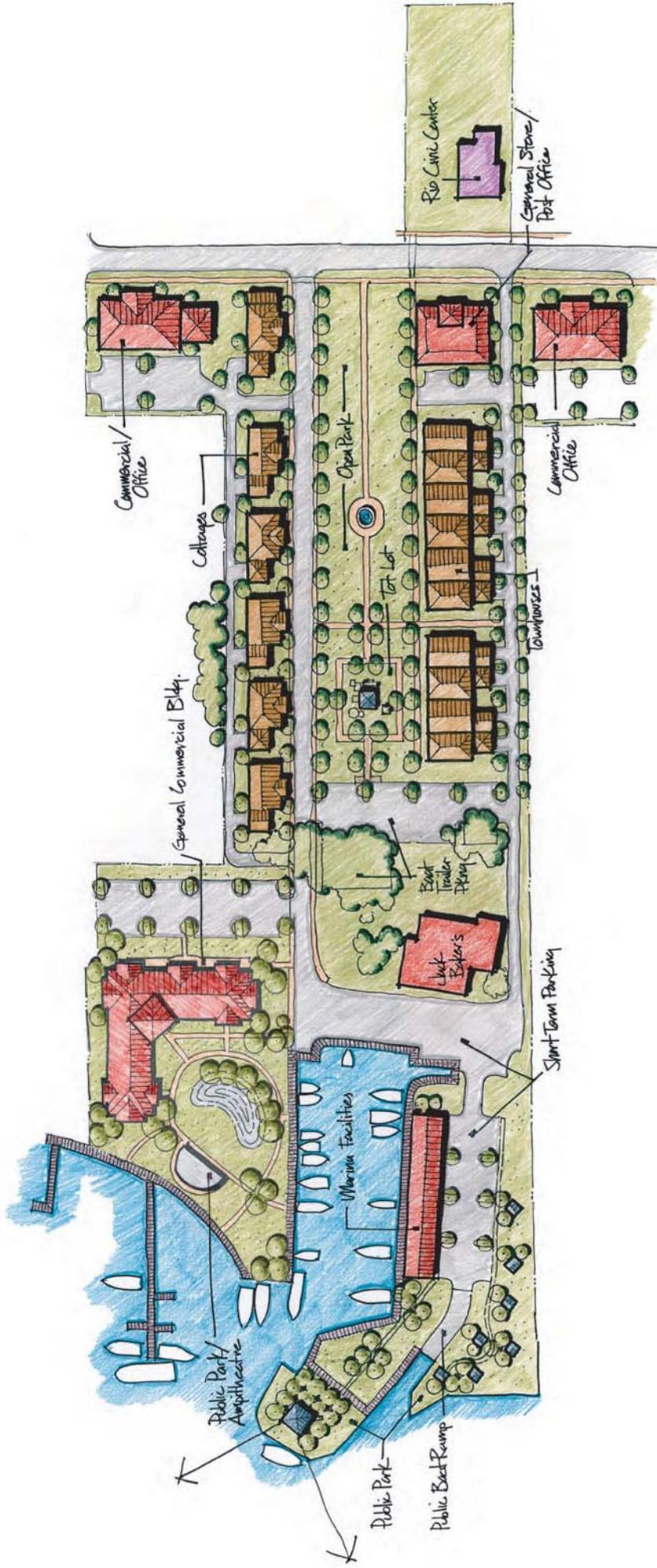
Alternative B

This design concept envisions the redevelopment of the mobile home park as a 2-story townhouse development. The retail building on the south side of SR 707 facing the Rio Civic Center is redeveloped as a general store and post office. A linear park extends along Anchorage Lane from SR707 to the parking area for Jack Baker's restaurant, allowing an unobstructed view of the water from the roadway. A public park has been proposed at the water's edge in conjunction with the redevelopment of the motel/apartment complex. A gazebo has been located within the public park on the small peninsula that extends from the existing marina and the creation of additional small retail uses in conjunction with the marina and public boat launch.

Alternative C (Preferred Concept)

This design concept envisions the redevelopment of the mobile home park as a 2-story townhouse development. The retail building on the south side of SR 707 facing the Rio Civic Center is redeveloped as a general store and post office. New commercial buildings have been proposed on SR 707 to the east of this general store/post office and an additional commercial/office building has been located west of Anchorage Lane on SR 707. Cottages replace the existing residences along the westerly side of Anchorage Lane.

A linear park extends along Anchorage Lane from SR 707 to a tot lot area that backs up to the parking area for Jack Baker's restaurant. The park allows an unobstructed view of the water from the roadway. A public park and amphitheater has been proposed at the water's edge in conjunction with an "L" shaped, 2-story mixed use retail building to replace the existing motel facility. A gazebo has been located within the public park on the small peninsula that extends from the existing marina. Public picnic tables have been located within the park area that has been proposed adjacent to the parking area for the public boat ramp and marina. Small retail uses are envisioned in conjunction with the marina. (*see Exhibit 12 - Preferred Town Center Plan, Concept C*)



Town Center Redevelopment Plan
 Concept C

6. Preserve Historical Structures

Cost:

Administrative (staff) costs only

Funding Sources:

General Fund

Grant Funds

Time Frame:

Planning: 1 year

Implementation: Ongoing

Rio's unique character is due, in some part, to its historic structures such as the archway on SR 707, the Civic Center, the Log Cabin at Langford Park, and other structures and sites. These treasures should be protected and preserved, and should form the basis for establishing a sense of identity for the community.

Strategies/Actions:

- Inventory historically/architecturally significant structures and sites
- Preserve and illuminate the Arch and designate this facility as a historic landmark
- Work with Martin County to identify, and apply for, historic preservation grants

7. Provide and Maintain a Variety of Affordable Housing Types

Cost:

To be evaluated as appropriate strategies are selected

Funding Sources:

General Fund

Grant Funds

Time Frame:

Planning: 1-2 years

Implementation: Ongoing

The pattern for development in Rio is largely constrained by Florida East Coast (FEC) Railroad and the St. Lucie River, which form the community's northerly and southerly boundaries. The community has a roughly triangular shape and is bisected by SR 707. Residential neighborhoods line the regularly spaced roadways that form perpendicular branches to the north and south of SR 707. There are clear signs of deferred housing maintenance in the residential areas to the north and south of SR 707 and there is a pronounced need for housing rehabilitation assistance in these areas. There are limited opportunities for neighborhood infill and redevelopment, particularly in the proposed Town Center area. However, such redevelopment and infill must be carefully shaped based on a redevelopment plan concept that is consistent with the existing scale and pattern of development in Rio. Furthermore, it is important to note that the County's Environmental Services Department has indicated that an increase in housing density will likely require the provision of central water and wastewater services.

Strategies/Actions:

- Develop incentives that encourage private sector sponsored infill development, such as expedited project review or reduced property taxes for the initial years of the investment.
- Target housing improvement funds (low cost loans and direct grants) for new construction or rehabilitation of housing units within existing neighborhoods.

8. Establish Community Gateways, Identity Signs

Cost:

\$80,000 - \$155,000

Funding Sources:

General Fund

Grant Funds

Time-Frame:

Planning: up to one year

Implementation: 1 - 2 years

Existing gateways to Rio include the SR 707 archway to the east, and a small entrance sign on SR 707 to the west (east of the railroad tracks). There is no common logo or signage used throughout the community to establish a sense of community identity. While additional gateways and signs are not critical for redevelopment, they do help establish the boundaries of the community and establish a sense of place.

Strategies/Actions:

- Establish a community logo, building on the architectural character /theme of the historic arch
- Develop additional gateways/entrances at the western edge of the community, compatible with the archway to the east
- Incorporate the logo into a community wide “way-finding” sign program, directing residents and visitors to community facilities such as the Town Center, Nature Park, Langford Park, waterfront and the Civic Center
- External illumination of the Arch

9. LED CHANGING MESSAGE SIGN

Replacement of the existing manual changeable pole sign to LED changing message sign on CR-707 in front of the Rio Civic Club building that is on a County-owned parcel. The sign would serve the purposes of broadcasting emergency notices and other public service announcements. The design elements and architectural style of the structure should reflect the community's unique character.

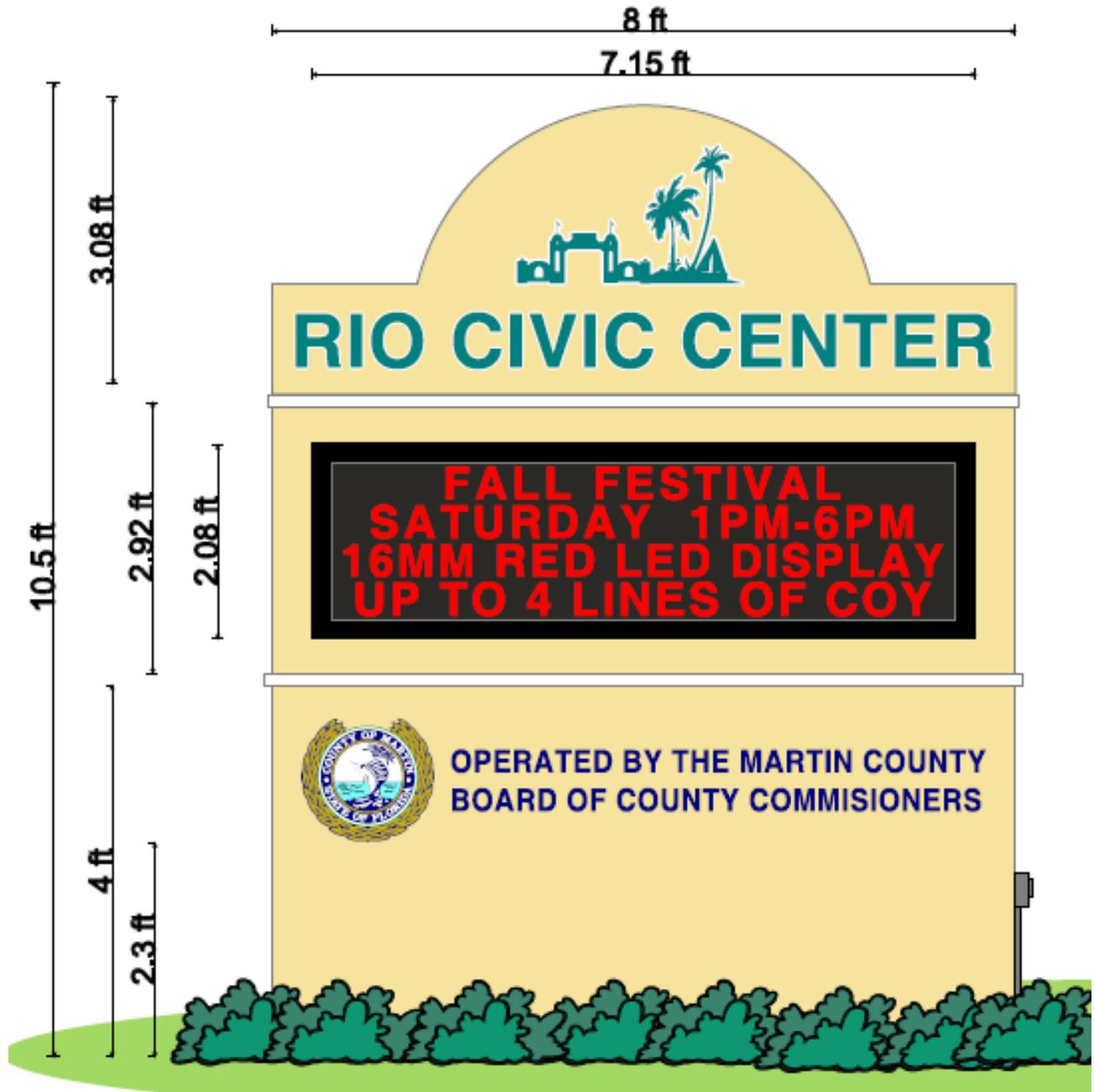
Cost: \$25,000-\$30,000

Funding Sources:

- Tax Increment Finance (TIF)
- Partnership with Rio Civic Club, Inc., a non-profit corporation

Time-Frame:

Implementation: 1 year





IMPLEMENTATION

Projects

The following projects, listed in the order priority assigned by the Rio Neighborhood Advisory Committee, have been proposed in order to accomplish the Rio Community Redevelopment Plan Vision:

1. Zoning Overlay/Code Upgraded/Design Guidelines
2. Upgrade the Community Infrastructure
3. Traffic Calming and Beautify SR 707 (Dixie Highway) and Alice Street
4. Develop a Town Center
5. Develop a System of Community/ Neighborhood Parks and Community Green Spaces
6. Establish Community Gateways, Identity and Signs
7. Develop a Community-wide, Interconnected System of Sidewalks and Bikeways
8. Preserve Historical Structures
9. Provide and Maintain a Variety of Affordable Housing Types

Implementation strategies associated with these projects are described in the following sections.

Implementation

Implementation Plan

PROJECT/TASK	RESPONSIBILITY	PHASING	COST	FUNDING SOURCE
Land Development Regulations				
Zoning Overlay/Upgrade Codes/Design Guidelines	County	1-2 years	\$20,000	General Funds/Grants
Establish Community Gateway/Identity Signs				
• Establish a community logo	NAC	1-2 years	\$5,000	General Funds/Grants
• Develop westerly community entranceway	County/NAC	3-5 years	\$50-\$100,000	General Funds/Grants
• Develop community-wide wayfinding program		3-5 years	\$25 - \$50,000	General Funds/Grants
Develop Interconnected System of Sidewalks and Bikeways				
• Inventory sidewalks to determine where improvements are needed	County/NAC	1-2 years	Administrative cost	
• Construct crosswalks to permit pedestrian access across SR 707	FDOT	3-5 years		Grants/District Funds/TIF/FDOT TIP
• Repair and complete sidewalk connections to residential areas	County	5-10 years	TBD	Grants/District Funds/TIF
• Where feasible, construct bike lanes along SR 707	FDOT	3-5 years		FDOT TIP
• Develop "Santa Lucia" recreational trail	County/NAC	5-10 years	\$850,000	Grants/District Funds
Calm Traffic, Beautify SR 707 and Alice Street				
• Complete SR 707 construction to correct drainage	County/FDOT	5-10 years		Bonding/Special Assessment/ General Fund/TIF/Grants/\$2.5 million - FDOT TIP
• Provide for on-street parallel parking in Town Center area	County	3-5 years		
• Install streetscape elements (decorative lighting, benches trash receptacles)	County	5-10 years		Bonding/Special Assessment/ General Fund/TIF/\$78,000 for beautification - Phase I & II FDOT Highway Beautification Grant
• Install street trees along SR 707	County	5-10 years	\$238,000	Special Assessment/ General Fund/TIF/Grants
• Install street trees along Alice Street and construct multi-purpose pathways	County	3-5 years	\$104,000	Special Assessment/ General Fund/TIF/Grants
• Align railroad crossing with Wright Boulevard signal	County/FDOT	5-10 years	TBD	
• Construct a gateway near Rio Nature Park	County	3-5 years		Special Assessment/ General Fund/TIF/Grants
• Encourage regular State/County roadway maintenance	NAC	Ongoing	No Cost	
Develop a System of Community/ Neighborhood Parks and Community Green Spaces				
• Evaluate the feasibility of acquiring remaining open space for possible acquisition	County/NAC	1-2 years	Administrative cost	General Fund
• Purchase open space	County	5-10 years	TBD	Bonding/Grants/General Fund
• Evaluate the potential to develop the Fire Station, SPS Parcel, Beacon 21 Site, Sago Drive Site for future neighborhood parks	County/NAC		Administrative cost	Grants/General Fund

Implementation

<ul style="list-style-type: none"> Develop Parks on selected sites Use stormwater facilities for park sites 	County	5-10 years	TBD	Bonding/Grants/General Fund
	County	3-5 years	TBD	Bonding/Grants/General Fund
Upgrade Community Infrastructure				
<ul style="list-style-type: none"> Design central storm drainage, water and sewer systems 	County	3-5 years	\$100-\$300,000	Grants/Special District Funds/ General Fund/MSTU
<ul style="list-style-type: none"> Construct central storm drainage, water and sewer systems 	County	5-20 years	TBD	Grants/Special District Funds/ General Fund/MSTU
<ul style="list-style-type: none"> Design and install pedestrian scale street lights 	County	5-10 years		Grants/Special District Funds/ General Fund
<ul style="list-style-type: none"> Redesign and reconstruct culs-de-sac for improved maneuverability 	County	5-10 years	TBD	Grants/Special District Funds/ General Fund/MSTU
Develop a Town Center				
<ul style="list-style-type: none"> Designate opens space to be set aside for a public square as a potential development exaction within the Town Center site 	County/NAC	5-20 years	Administrative cost	Grants/Special Assessment/General Fund/Private Sector Investment
<ul style="list-style-type: none"> Designate area to be set aside for public access for a park and boat launch on the river within the Town Center site 	County/NAC	5-20 years	Administrative cost	General Fund
<ul style="list-style-type: none"> Modify land development regulations (LDRs) to permit flexible mixed use development 	County	3-5 years	Administrative cost	General Fund
<ul style="list-style-type: none"> Modify land development regulations (LDRs) to permit flexible, higher density residential development 	County/NAC	3-5 years	Administrative cost	General Fund
<ul style="list-style-type: none"> Explore public/private partnerships for development of the Town Center including development of the marina and boat launch, concessions and compatible retail 	County/NAC	5-20 years	Administrative cost	Grants/Special Assessment/General Fund/Private Sector Investment
Provide and Maintain a Variety of Affordable Housing Types				
<ul style="list-style-type: none"> Develop incentives to promote infill development 	County	Ongoing	Administrative cost	General Fund
<ul style="list-style-type: none"> Target housing improvement funds for new construction and rehabilitation 	County	Ongoing	TBD	
Preserve Historical Structures				
<ul style="list-style-type: none"> Conduct a historic structures inventory 	County/NAC	1-2 years	Administrative cost	General Fund
<ul style="list-style-type: none"> Renovate and illuminate the Arch 		3-5 years		
<ul style="list-style-type: none"> Seek historic designation for the Arch 	County/NAC	3-5 years	Administrative cost	General Fund
<ul style="list-style-type: none"> Identify and apply for historic preservation grants 	County/NAC	Ongoing	Administrative cost	General Fund

Required Contents of a Community Redevelopment Plan

Chapter 163.362 of the Florida Statutes lists the mandatory requirements of a Community Redevelopment Plan. The following section specifically addresses each of the requirements of Chapter 163.362, as well as the Martin County Community Redevelopment Ordinance 517. (This plan goes beyond the requirements of Chapter 163.362 with the detail contained in the body of the plan.) In order to satisfy the requirements of Florida Statutes Chapter 163.362 and Martin County Ordinance 517 every Community Redevelopment Plan shall:

1. Contain a legal description of the boundaries of the community redevelopment area and the reasons for establishing such boundaries in the plan.

The Rio Redevelopment Area includes the area outlined in *Exhibit 1* and contains approximately ___acres. The legal description for the area follows as *Exhibit 2*.

The boundaries established for the Rio Redevelopment Area are based upon Resolution # 97.6.11 passed by the Martin County Board of County Commissioners, declaring a Finding of Necessity. The Finding of Necessity established that present conditions within the identified redevelopment area constitute an economic and social liability. The finding of Necessity is supported by substantial evidence satisfying the requirements of Florida Statute 163.335.

**2. Show a diagram and in general terms:
a. The approximate amount of open space to be provided and the street layout.**

Exhibit 3 illustrates the Rio Redevelopment Plan, outlining proposed parks, recreation areas, streets, public utilities and public improvements.

The approximate amount of open space currently contained in the Rio Redevelopment Area is ___acres, or 25% - 30%. Following the completion of identified projects in the Rio Redevelopment Plan, the amount of open space will be ___ acres.

b. Limitations on the type, size, height, number and proposed use of buildings.

Limitations on the type, size, height, number, and proposed use of buildings shall conform to the Zoning and Land Use regulations of Martin County. However, the Rio Redevelopment Plan has identified that design standards should be developed to include site planning issues as well as architectural standards to promote a development pattern that compliments Rio’s village character.

c. The approximate number of dwelling units

Based upon information supplied by Martin County, the approximate number of dwelling units in the Rio Redevelopment Area is 720.

d. Such property as is intended for use as public parks, recreation areas, streets, public utilities and public improvements of any nature.

Exhibit 3 illustrates the Rio Redevelopment Plan, outlining proposed parks, recreation areas, streets, public utilities, and public improvements. *Exhibit 4* is a list of projects identified in the Rio Redevelopment Plan and the estimated cost of each project.

3. If the redevelopment area contains low or moderate income housing, contain a neighborhood impact element which describes in detail the impact of the redevelopment upon the residents of the redevelopment area and the surrounding areas in terms of relocation, traffic circulation, environmental quality, availability of community facilities, effect on school population, and other matters affecting the physical and social quality of the neighborhood.

It is anticipated that no relocation will occur during the course of implementing the Rio Redevelopment Plan. Public infrastructure projects will potentially involve business establishments as well as residential households, but relocation is not expected to be necessary.

4. Identify specifically any publicly funded capital projects to be undertaken within the Community Redevelopment Area.

Exhibit 5 outlines all publicly funded capital projects to be undertaken within the Rio Redevelopment Area.

5. Contain adequate safeguards that the work of the redevelopment plan will be carried out pursuant to the plan.

The Community Redevelopment Agency will carry out the work of redevelopment. The redevelopment process has been established consistent with Chapter 163, Part III., Community Redevelopment of the Florida Statutes. It is the intent of the Martin County Board of County Commissioners to comply with those requirements as established in Chapter 163, Part III, of the Florida Statutes.

6. Provide for the retention of controls and the establishment of any restrictions or covenants running with land sold or leased for private use for such periods of time and under such conditions as the governing body deems necessary to effectuate the purposes of this park.

This provision of a Community Redevelopment Plan will be satisfied on an individual basis as each project is carried through final documentation or design.

7. Provide assurances that there will be replacement housing for the relocation of persons temporarily or permanently displaced from housing facilities within the Community Redevelopment Area.

If, as a result of implementation of projects contained within the Rio Redevelopment Plan relocation of persons

becomes necessary on either a temporary or permanent basis, the Community Redevelopment Agency will be responsible for the provision of replacement housing for those affected persons consistent with applicable State Guidelines.

8. Provide an element of residential use in the redevelopment area if such use exists in the area prior to the adoption of the plan or if the plan is intended to remedy a shortage of housing affordable to residents of low or moderate income, including the elderly or if the plan is not intended to remedy such shortage, the reasons therefor.

Creating strategies for maintaining and attracting safe, decent and affordable housing is an essential element of the Rio Redevelopment Plan. The Banner Lake neighborhood south of Bridge Road and the neighborhood areas between US-1 and A1A stand out as primary target areas for such efforts. These initiatives should be coordinated through the State Housing Initiative Partnership (S.H.I.P).

9. Contain a detailed statement of the projected costs of the redevelopment, including the amount to be expended on publicly funded capital projects in the Community Redevelopment Area and any indebtedness of the Community Redevelopment Agency, the County or the Municipality proposed to be incurred for such redevelopment if such indebtedness is to be repaid with increment revenues.

The Rio Community Redevelopment Plan includes a detailed list of projects identified in the Rio Redevelopment Plan and the estimated cost of each project.

10. Provide a time certain for completing all redevelopment if financed by increment revenues. Such time certain shall occur no later than 30 years after the fiscal year in which the plan is approved or adopted.

It is anticipated that increment revenues to pay for the projected costs of redevelopment will require no more than 30 years after adoption of the Rio Redevelopment Plan for funding.



On March 22, 2000 a Town meeting was convened to seek input on issues and opportunities for future redevelopment within Rio. Meeting participants were asked to identify strengths and weakness of the community and then to identify various projects that might respond to identified weaknesses and expanded upon the community's strengths. The following pages offer a listing of the responses from this meeting. The information contained in the following lists was used as the foundation for the Visioning Workshop that was conducted on April 24 during which a specific set of redevelopment strategies were evaluated. These redevelopment strategies form the framework for the Vision Plan and the related Implementation Strategies of the Rio Community Redevelopment Plan.

RIO COMMUNITY REDEVELOPMENT PLAN
3/22/2000 Town Meeting
Rio Community Center

Strengths:

- Water front/commercial access
- Historic Architecture
- Park Bench Project
- High levels of volunteer participation
- Many public garden projects
- 707 through community (Park to Park)
- Good Park System
- Palm trees along 707
- Good mix of age groups
- Good mix of land uses/zoning
- Original signs (Stuart)
- High density, self-sustaining residential areas
- Famous arch – needs to be lighted, accentuated
- Safe Community
- Traditional – tree lined streets, small scale, warm, etc.
- Low turnover
- Year-round residents
- Close to St. Lucie River, Ocean
- Lack of commercial/retail development

RIO COMMUNITY REDEVELOPMENT PLAN

Weaknesses:

- Streetscaping is required
- Code Enforcement is needed
- Mixed-use commercial and retail development should be encouraged
- Need to provide pedestrian connection to community facilities
- No golf course
- No post office
- No boat ramp
- Langford Park is too small
- Only one through street (SR 707) – limited accessibility
- Need for housing improvements
- Sidewalk system is incomplete and in need to repair
- Street lights need to be upgraded
- SR 707 has no traffic control
- Train – traffic safety and noise problems
- Forest of utility poles
- Flooding/drainage problems (currently being addressed)
- Lack of public green space/open space
- Unpaved roads
- Lack of road maintenance
- Need for promotion of home maintenance “low interest loan” program
- In hurricane hazard zone
- Entrance off of US 1
- Rental units are not maintained – structures, landscaping, etc., code enforcement

RIO COMMUNITY REDEVELOPMENT PLAN

*Proposed Improvement Projects**Throughout Rio:*

- Upgrade codes for permanent resolution
- Upgrade and install stormwater systems
- Repair and install network of connecting sidewalks
- Water and sewer system plan
- Pave dirt streets
- Design maneuverable culs-de-sac

State Road 707 (Dixie Highway):

- Flooding at west entrance (FDOT drainage project work-in-progress according to reports)
- Sidewalks on both sides (FDOT/Martin County/Rio Civic Club project-in-progress)
- Decorative lighting with underground wiring – Streetscape
- Park benches and decorative trash canisters – Streetscape
- Landscaping (FDOT Highway Beautification Grant, Phase I and Phase II awarded)
- Design traffic calming features
- Underground wiring for properties – Streetscape
- Design standards for building exteriors, signs, etc.
- Zoning changes (permitted uses, setbacks, etc.)

RIO COMMUNITY REDEVELOPMENT PLAN

*Proposed Improvement Projects**Parks and Green Space Acquisition and Design:*

- Langford Park Expansion (District A/Rio Civic Club project-in-progress)
- Rio Nature Park (Rio Civic Club/Martin County project-in-progress)
- Public water access park – Pelican’s Nest Marina site
- Remaining green space
 - Beacon 21 Sales Office parcel
 - Parcel west of SPS
 - 2 parcels: east of west entrance and east of railroad tracks
 - Parcel behind homes on east side of Sago Drive

Town Center:

- Location: SR707 to river, properties on east side of Anchorage Drive. Include Anchor Inn and keep Rio Civic Center as “hub”

RIO COMMUNITY REDEVELOPMENT PLAN

Proposed Improvement Projects*Alice Street:*

- Paving, sidewalks, stormwater, bike path, lighting
- Traffic calming design
- Align railroad crossing with Wright Avenue signal light
- Nature Park

Additional Projects:

- Gateways (in addition to the Arch)
- Volunteers for Rio Civic Club
 - existing programs: - monthly dinner
 - monthly yard sale
 - adopt a road
 - Rio Nature Park Cleanups
 - Skatefest
- Get rid of decaying trailers
- Trail along railroad – access to Savanna State Preserve
- Need schedule showing proposed improvements

RIO COMMUNITY REDEVELOPMENT PLAN

*Proposed Improvement Projects**Undesirable Future:*

- 707 turns into 6 lanes
- Neighborhoods deteriorate
- More slum landlords
- Drainage/flooding getting worse
- People moving out
- More trash piled up

Desirable Future:

- Attracts young people:
 - neighborhood schools
 - parks
 - recreation facilities
 - multiple generations
- Place to stroll – town center, docks, etc. – place where people are proud to bring families, etc., restaurant(s), something for everyone
- Well designed streetscape down 707
- Quality of community (small scale) not sacrificed for new business
- Sustainable businesses – hair cutting, etc.
- Walkable community

Rio Commercial and Industrial Properties

RIO COMMERCIAL AND INDUSTRIAL PROPERTIES

Report by Robert Hoffman of the Rio Civic Club
July, 2000

Multi-unit buildings are shaded					
SR 707 Address	Other Address	Vacant Units	Occupied Units	Description	Notes
657				2 Stuart Paint & Supply (SPS)	Lil Saints Office
733		5		2 7 large roll-up doors	Per Timon = 5 vacancies
725			1	1 Schwan's Sales Office	
739			1	1 Bell South Systems	
747			1	1 Rio Road House	
777				Rental cottages owned by Zweben	Zweben Enterprises
895		1		99 Rio Commercial Center	
897			1	1 Green/tangerine building	Jack Larwin's personal storage
977				Rio Fire Station	
1105				Rio Village	Trailer Park/Residences
1195		1		Future Real Estate Office	SR 707 and Martin Ave.
1205		1		Future Fish Restaurant	Formerly County Place
1235			1	Theodore Sietsma	General Contractor
1255				Rio Civic Center	Rio Civic Club
1375				Palm Circle Park	Trailer Park/Residences
1521			1	1 Rio Family Chiropractic	
2087	PINE GROVE		2	AMVETS	Service organization
2755	PLAZA		1	Arnold & Sons	Sharpening Service
2063		1		Formerly Porcelain Collectibles	
2051	Owner:	1			
2039	John Maiucci	1			
2015			1	Jensen Beach Apostolic Church	
2003			1	" " " "	
1993			1	JBAC Thrift Shop	
1979			1	Shear Talent	Hair Salon
1955			1	Little Red House	Antique Store
1943			1	" " " "	
2135			1	Landmark Motel	
	1553 Arch Ave.		1	Village Properties	Office

Rio Commercial and Industrial Properties

SR 707 Address	Other Address	Vacant Units	Occupied Units	Description	Notes
2211			1	Dolphin Motor Lodge	
2265			1	Profile Hair Studio	Beauty Salon
2375			1	Cut Rate Liquors	
?			1	Time Out Sports Bar (Rick's)	
2303			1	Jensen Beach Bowl	
2313		1			Formerly carpet store
2315			1	A.F. Kellett & Sons	Plumbing and Repair Service
2317			1	Flamingo Carpet & Tile/Glinski Tile & Marble	Fair & Square Carpet?
2319			1	Cousins Hair Salon	
?			1	Betty's Cusion Shop	The Crafty Cracker?
2325			1	561 Skate Boarding	Skateboard Shop
2327			1	C & W Pro Shop	Bowling Supplies
2329			1	Solid Rock Church of the Nazarene	
?		1			
?		1			
2333			1	A & M Discount Beverage	
626		1		Formerly Betty & Neils Upholstery	
654			1	Alfred Bressaw	Electrical Contractor
666			1	Signature	Property Mgt. Company
676			1	Lil Saints	Convenience Store
766			1	Victory Lane Euro Cars	Auto Repair
796			1	Keytek	Keypad Design & Supply
	1177 Kubin Ave.		1	Rio Catering Co.	Deli and catering
880			1	Nix Garage	Auto Repair
890			1	Robies Body Shop	Auto Repair
920			1	707 Nursery	Plant sales
940			1	Jensen Beach Air Conditioning	
?		1		Formerly Hand Painted Pottery	
980		1		Formerly L & S Designs Inc.	
1000			1	Millers Furniture Refinishing	
1010				Anchor-Line Yacht Club	Organization
1050			1	Steve Lazarus Yacht Sales	Sales, Service, Dockage
1110		1		Formerly Casa Rio Boats	

Rio Commercial and Industrial Properties

SR 707 Address	Other Address	Vacant Units	Occupied Units	Description	Notes
?		1		" " "	
1140			1	Absolute European Autoworker?	Auto Repair
1150			1	Hair of the Dog	Pet Grooming
1152		1		Formerly Hamilton Printing	
1154		1		" "	
1156			1	Rio Discount Beverage	
1240		1		Formerly Sun Coast Mobile Home Services	
1260		1		Formerly Nifty Thrifty	
	999 Anchorage Ln.		1	Lobster Shanty	Restaurant
	1009 Anchorage Ln.		2	Pelican's Nest/Seven B's V Deep Sea Fishing	Marina
	1012 Anchorage Ln.			Anchor Inn	Apartments
1330			1	Dry Wall Aluminum Systems	
1370			1	Small World Learning Center	Child Care
1500			1	Mrs. Peter's Smokehouse	
1662		1		Formerly Beacon 21 Sales Office	Owned by Burge
1830			1	Reynolds Pest Management	Pest Control 334-7007
?		1			
?		1			
?				Club Choice	225-2696
			1	Club Dance	334-4900
1880			1	Wilcox Hardy TV	TV/CR Sales and Service
1900			1	Doctors Lydon and Sawczak	Internal Medicine
2050				Elizabeth Place Apartments	Owned by Zweben
	1462 Elizabeth Ave.		1	Rick Carroll Insurance	
2160				Park Place Apartments	
2222				Jan's Breakfast Nook	Restaurant
2230		1		Formerly Crossroads Tavern	
2240			1	Sunshine Auto Sales	
2270			1	Bangz	Beauty Salon
2260					
	TOTAL	28	162		

Rio Commercial and Industrial Properties

SR 707 Address	Other Address	Vacant Units	Occupied Units	Description	Notes
<i>The following businesses on SR 707 south of the Arch are not within the Rio boundary:</i>					
2334		1			
"			1 Blossoms		Hair and nail salon
"			1 Roma Pizza & Subs		Restaurant
"			1 Kearns Agency of Florida, Inc.		Insurance
"			" " " "		
2340			1 Treasure Coast Audiology		
"			1 Laniger Enterprises of America		Utility Company
2350			1 Knitting Knook		
2370			1 Debbie's Hair Care		Beauty Shop
	2434 Myrtle		1 R & M Fabrics, Inc		Calico Corner Headquarters



Rio Town Meeting

7 PM on March 22, 2000
at the Rio Civic Club

Hosted by the
Rio Neighborhood Advisory Committee

***Thank you for making the time to participate in this public process.
Your involvement is important for the future of Rio.
Please, give everyone a chance to ask questions and relay ideas.***

Representatives from Martin County:
Commissioner Marshal L. Wilcox
Russ Blackburn, County Administrator
Nicki van Vonno, Growth Management Director
Robert Franke and Hank Woollard, Planners
Phil Owen, Code Enforcement Officer

Rio Neighborhood Advisory Committee:
Julie Preast, Chairperson
Hannah Martel, Co-chairperson
Robert Bloomster, Keith Burge,
Sherry Fisher, Virginia Foy,
Harry Hahn, Lawrence Timon, Barbara Vlahos

NOTE: Tapes and minutes of public meetings are available at Martin County Administrative Building

AGENDA Schedule: 2 hours

- I. Introductions**
- II. Presentation by Consultant David Kutner** of Glatting Jackson Kercher Anglin Lopez Rinehart
- III. Brief current status reports:**
 - Commissioner Wilcox: Langford Park Expansion
 - Virginia Foy: Skatepark Development Process
 - Julie Preast: SR 707 (FDOT and sidewalks, Phase I, Phase II)
 - Hannah Martel: Codes Survey and Public Water Access Park
 - Sherry Fisher: Final Results of Residential and Business Survey
- IV. Public comment, suggestions and ideas requested by David Kutner**

*You are encouraged to ask questions and make recommendations.
Take the plunge and tell us about your dreams or vision for Rio.
How do you want Rio to look in five to ten years?*
- V. F.Y.I. community announcements:**
 - Candidates Forum progress report by Bruce Spragg (tentative date: August 23rd)
 - Participate in Skatepark Design Meeting tomorrow night at 7 PM at Rio Civic Center
 - Volunteer for Rio Nature Park Exotic Seedling Cleanup, 9 AM-Noon this Saturday
 - Come to 3rd Annual Rio Community Breakfast from 7 AM - 1 PM this Sunday
 - Rio Civic Club Meetings, 7:15 PM April 6th and May 4th (closed for summer)
 - Volunteers for Y2SK8 Skateboard Competition Fund-raiser for Skatepark from 10 AM - 7 PM, Saturday, April 8th
 - Rio Civic Club Membership Dinner at 6 PM on April 13 (reservation required)
 - Donate to Rio Flea Market and Bake Sale fund-raiser, April 15 from 8 AM to 1 PM
 - Neighborhood Advisory Committee Meetings at 10 AM on first Mon. of every month
 - Volunteer for Adopt-a-Road Cleanup, May 6th at 7:30 AM
 - Need easements for sidewalks from property owners with narrow right of ways on SR 707 (Dixie Highway) - please, help us make it pedestrian friendly!
 - Need free location for police substation in Rio
 - Rio Civic Club will be applying for 501(c)-3 IRS nonprofit status this year
 - Volunteers planted over 200 National Tree Trust seedlings this month in Rio

Do your part to keep Rio clean and green. Thank you!

RIO CONCERNS AND PROPOSED IMPROVEMENT PROJECTS

Discovered through 1999-2000 Public Meetings Process
Purpose: Formation of a Small Area Plan for Rio's Revitalization

Listings in bold print have been at the forefront of public discussions to date

1. THROUGHOUT RIO

- a. Upgrade codes for permanent resolution
- b. Upgrade and install stormwater systems
- c. Repair and install network of connecting sidewalks
- d. Water and sewer system plan
- e. Pave dirt streets
- f. Design maneuverable cul-de-sacs



2. STATE ROAD 707 (DIXIE HIGHWAY)

- a. Flooding at west entrance (FDOT drainage project work-in-progress according to reports)
- b. Sidewalks on both sides (FDOT/Martin County/Rio Civic Club Project-in-progress)
- c. Decorative lighting with underground wiring - **Streetscape**
- d. Park benches and decorative trash canisters - **Streetscape**
- e. Landscaping (FDOT Highway Beautification Grant, Phase I Awarded; Phase II pending)
- f. Design traffic calming features
- g. Underground wiring for properties - **Streetscape**
- h. Design standards for building exteriors, signs, etc.
- i. Zoning changes (permitted uses, setbacks, etc.)

3. PARKS AND GREEN SPACE ACQUISITION AND DESIGN

- a. Langford Park Expansion (Tobiasz/Martin County/Rio Civic Club Project-in-progress)
- b. Rio Nature Park (Rio Civic Club/Martin County Project-in-progress)
- c. Public water access park - Pelican's Nest Marina site
- d. Remaining green space
 1. 11 acres east of Rio Fire Station
 2. Beacon 21 Sales Office parcel
 3. Parcel west of SPS
 4. 2 Parcels: east of west entrance and east of railroad tracks
 5. Parcel behind homes on east side of Sago Drive

4. RIO TOWN CENTER

Location: SR 707 to river, properties on east side of Anchorage Dr.
Include Anchor Inn and keep Rio Civic Center as "hub"

5. PRESERVATION OF HISTORICAL STRUCTURES

Arch, Historical Structures Survey, etc.

6. ALICE STREET

- a. Paving, sidewalks, stormwater, bike path, lighting
- b. Traffic calming design
- c. Align railroad crossing with Wright Boulevard signal light
- d. Gatehouse near railroad crossing on Alice Street for traffic calming

9. Would you like to see design standards which would govern the overall appearance of Rio through such things as: consistent signs, exterior paint colors, compatible design, building materials, building height, landscaping, etc. Yes: 67 No: 37

10. What types of businesses are needed in Rio?

23 - No more businesses	4 - Mailboxes/Post Office
12 - Grocery store	3 - Drugstore
12 - Restaurants	3 - No more auto
5 - Upscale shops	3 - Bank
4 - Profession offices	

Others: five and dime store, skating rink, children's arcade

11. Does your family use Langford Park?

a. If "yes", list activities they use there

19 - Playground	6 - Basketball
22 - Parties, meetings, classes, etc.	4 - Picnic
10 - Softball/baseball	3 - Racquetball
9 - Tennis	2 - Volleyball
7 - Soccer	2 - Skateboard
6 - Concerts	1 - Summer camp

b. If "no", why do they not use Langford Park

9 - No shade trees	3 - Too far
3 - Safety (crime) concerns	2 - Rude teenagers

c. Does Langford Park meet Rio's recreation needs? Yes: 95 No: 19

d. Please, ask your children what types of activities they would like Rio parks to offer?

8 - Skateboarding	3 - Boat launch
6 - Pool	1 - Football
5 - Rollerblading	1 - Younger (under 12) activities
4 - More soccer	1 - Ball hockey

No fewer than 12 questionnaires said *THANKS TO THE RIO CIVIC CLUB*, and named individuals they know who are working to improve the community.

FINAL RESULTS FROM SEVEN (7) RETURNED RIO BUSINESS SURVEYS (approximately 125 hand delivered):

- six of the seven responses were from the Rio Commercial Center
- reasons for choosing this area: location and size of available space
- least liked item: poor appearance of neighboring buildings (1),
confusion of road names, i.e. "Dixie Highway or SR 707"
- design standards were not a concern with those who answered that question
- businesses wanted more restaurants and mailboxes
- sidewalks, street lighting, etc. ranked evenly between "Good" and "Average",
and one respondent feels that most items "Need Improvement"

RIO MEETING
MARCH 22, 2000 7:00PM
PROBLEMS IN RIO THAT CONTINUE TO EXIST AND SOME
POSSIBLE SOLUTIONS .

1: THE GREATEST CONTRIBUTING FACTOR TO RIO'S PROBLEMS STEMS FROM LANDLORDS THAT DO NOT CARE ABOUT THEIR TENANTS ACTIONS, THE COMMUNITY OR THE MAINTENANCE OF THEIR PROPERTIES.

"UNOFFICALLY AND OFF THE RECORD" , THE SHERIFF'S DEPT. , ANIMAL CONTROLL, AND ZONING , ALL RECEIVE AN ENORMOUSLY DISPROPORTIONAL NUMBER OF CALLS AND COMPLAINTS CONCERNING RENTERS / TENANTS. UNCONCERNED RENTERS AND THE ABSENTEE LANDLORDS THAT RENT TO THEM, ARE THE HEART OF THE PROBLEM FOR RIO AND ULTIMATLY FOR MARTIN COUNTY.

THE RENTERS THAT ARE GIVING OUR COMMUNITY PROBLEMS BUT, ARE MAKING THE SLUMLORDS RICH, ARE CLUSTERED OFF OF RAILROAD STREET , MARTIN AVE. ANCHORAGE WAY AND A FEW OTHER SMALL SIDE STREETS, MOSTLY IN OLD DECAYING TRAILERS OR OLD COTTAGES MADE IN THE 1950'S AND 60'S. THESE TRAILERS AND COTTAGES WERE ORIGINALLY DESIGNED FOR, AND USED BY WINTER VISITORS, BUT "INVESTORS / SLUM LORDS " HAVE BOUGHT THESE PROPERTIES, THAT WERE DESIGNED TO HOUSE TWO PEOPLE , AND HAVE RENTED THEM OUT TO FAMILY'S YEAR ROUND. MANY OR THESE ONE BEDROOM TRAILERS HAVE 2 AND AS MANY AS 6 CHILDREN "LIVING" IN THEM, PLUS 1 OR 2 ADULTS. WE RECENTLY BOUGHT A ONE BEDROOM, VERY SMALL, HOUSE IN RIO, THAT WAS PREVIOUSLY RENTED TO 2 ADULTS , 4 CHILDREN, 1 DOG, 2 CATS, 1 BIRD, HAD NO BATHROOM SINK , AND 2 MISSING WINDOWS. WE WERE ALMOST FORCED TO BUY IT, INORDER TO PREVENT A SLUMLORD FROM DOING THE SAME.

REMEMBER; THESE RENTERS, ARE NOT PAYING ANY SCHOOL TAXES OR PROPERTY TAXES, THAT MANY OF US, THAT DON'T EVEN HAVE CHILDREN IN SCHOOL, ARE. MANY OF THE "LANDLORDS" ARE PAYING VERY LITTLE ALSO, BECAUSE THE RESIDENCE IS A TRAILER NOT A HOUSE. THIS TYPE OF RENTER DOES NOT VOTE AND IS COSTING US ALL, IN THE ALMOST DAILY CALLS TO THE POLICE DEPARTMENT, ZONING DEPARTMENT OR ANIMAL CONTROLL; INORDER TO GET THEM, THEIR CHILDREN, THEIR YARDS AND THEIR PETS UNDER CONTROLL. OUR SCHOOLS ARE BEING OVERCROWDED BY THE CHILDREN OF THOSE THAT CONTRIBUTE NOTHING MORE TO RIO THAN MAKING SLUMLORD'S RICH AND OFTEN STAY IN AN AREA FOR LESS THAN 2 YEARS.

THE ABSENTEE "LANDLORDS / SLUMLORDS" ARE ULTIMATLY RESPOSIBLE TO ALL OF US FOR THE DECAY OF RIO.

POSSIBLE SOLUTIONS:

- 1) FINE ABSENTEE LANDLORDS IMMEDIATELY FOR REPEAT GARBAGE AND ZONING VIOLATIONS.**
- 2) FINE TENANTS AND LANDLORDS FOR ANIMAL CONTROLL VIOLATIONS.**
- 3) ENFORCE THE LITTER LAWS AGAINST LANDLORDS AND TENANTS.**
- 4) NO PARKING ON RIGHT OF WAYS AND SIDE WALKS, WITH ENFORCEMENT AND SIGNS.**
- 5) BY STATUTE, LIMIT THE NUMBER OF PEOPLE PER BEDROOM IN RENTALS.**
- 6) BY STATUTE, LIMIT THE AGE THAT DIFFERENT SEX CHILDREN MAY SHARE A ROOM.**
- 7) ENFORCE ZONING STANDARDS CONCERNING TRAILERS.**
- 8) CALL, FAX AND WRITE TO PROBLEM LANDLORD'S, TELLING THEM WHAT WE FEEL.**
- 9) ENFORCE HELMET LAWS AND FINES. (CURRENTLY THERE IS NO ENFORCEMENT)**
- 10) REGULAR POLICE PATROLS FROM 4PM.- 9PM. (THE PROBLEM HOURS).**
- 11) WE MUST MAKE IT UNPROFITABLE FOR SLUMLORD'S TO BUY PROPERTY IN RIO.**

OTHER IDEAS FOR SOLVING SOME OF RIO'S OTHER PROBLEMS.

- 1) GARBAGE PAILS AT MAJOR SCHOOL BUS STOPS.
- 2) ELIMINATE ALL PASSING ZONES ON 707 THROUGH RIO.
- 3) LOWER SPEED LIMITS ON SIDE STREETS TO 15 MPH.
- 4) SPEED BUMPS ON PROBLEM STREETS.
- 5) CROSS WALKS ON 707 IN KEY SPOTS.
- 6) REPAIR EXISTING SIDE WALKS NOW, BEFORE A HUGE LAWSUIT TAKES PLACE.
- 7) CONFINE TRAILER PARK PARKING TO TRAILER PARKS, ELIMINATE STREET PARKING.
- 8) REGULAR PATROLS NEEDED BY ANIMAL CONTROL FROM 6:30AM - 8AM.
- 9) RENTERS WITH CHILDREN PAY SPECIAL FEE FOR SCHOOL AND BUS SERVICES OR NO ENROLLMENT.
- 10) CREATE A ZONING OR MOTOR VEHICLE STANDARD FOR TRAILER OCCUPANCY AND SAFETY. (MOST TRAILERS ON RAILROAD ST. CAN'T SURVIVE A TROPICAL STORM!).
- 11) ENFORCE COUNTY'S RESPONSIBILITY TO MAINTAIN SIDEWALKS, GRASS AND TREES ON ALL STREETS WITHIN RIO.
- 12) ALL 707 PROPERTY OWNERS MUST BE MADE TO MAINTAIN ALL PLANTINGS AND LAWNS TO A HIGH STANDARD, (EVEN UNDEVELOPED PROPERTY).
- 13) LOCATE ALL DUMPSTERS WITHIN CONFINES OF PROPERTY THEY SERVE, AND ELIMINATE ACCESS TO THOSE DUMPSTERS BY DRIVING OVER SIDEWALKS.
- 14) ENFORCE ABANDONED AND UNREGISTERED VEHICLE LAWS.
- 15) INSTALL LITTER LAW SIGNS AND ENFORCE ALL LITTER LAWS.

THAT'S ABOUT IT FOR NOW

ROB AND CHRISSY
1400 MARTIN AVE.

**RIO - NEIGHBORHOOD ADVISORY COMMITTEE
to the
MARTIN COUNTY COMMUNITY REDEVELOPMENT AGENCY**

TOWN MEETING

MINUTES

Wednesday, March 22, 2000 10:00 AM

**RIO CIVIC CENTER
1255 NE DIXIE HIGHWAY
JENSEN BEACH, FLORIDA 34957**

BOARD MEMBERS PRESENT: Julie Preast, Chair Harry Hahn
Hannah Martel, Co-chair Larry Timon
Virginia Foy Barbara Vlahos
Sherry Fisher

STAFF: Nicki van Vonno, Growth Management Director
Bob Franke, Community Development Administrator
Hank Woollard, Planner II
Phil Owen, Code Enforcement Officer II
Anna Colgan, Commission Secretary - District I

DISTRICT COMMISSIONER: Marshall L. Wilcox, Chairman - Board of County Commissioners

PLANNING CONSULTANTS: David Barth, Glatting Jackson
David Kutner, Glatting Jackson

PUBLIC: Sign in sheets are attached.

Pledge of allegiance

Introductions of Commissioner Wilcox, NAC members, Staff and Consultants

Comments by Commissioner Wilcox:

Commissioner Wilcox commends the NAC on their efforts to improve their community. He reports that additional property for Langford Park should be acquired within 60 days and that a new skate park will be under construction there by November. He cautions them to monitor the progress of the project so that it remains active.

He also says 5 acres near Jensen Park Estates is under serious consideration for purchase as a ball field.

Virginia Foy gives a presentation on youth activities in Rio with emphasis on the Skate Board Park.

Julie Preast gives a report on the SR 707 sidewalk and streetscaping project.

Hannah Martel gives a presentation on code upgrades and enforcement and the idea of a waterfront public access park. She also asks those attending to complete the code upgrades survey.

Sherry Fisher gives a report on the results of public opinion surveys completed by residents and businesses of Rio. More than 10% of the residents responded to the surveys.

Bruce Sprague gives a presentation regarding the upcoming Rio Civic Club's Candidate's Forum on Wed. August 23rd at 7 PM. Candidates in attendance are allowed to introduce themselves.

Presentation by David Barth and David Kutner:

Who will implement the plans? David Barth says it is encouraging to see such an active community because that is what it takes to get a Plan implemented.

Discussion of how Glatting Jackson will convert the desires of the community into a visual plan: David Barth. uses an analogy of working with an architect to build a house. The Plan will be a vision of what the community wants Rio to be and how it will be used to make that vision a reality.

Comments are solicited on the currently listed projects and objectives of the proposed Plan.

Nicki van Vonno explains how community redevelopment plans fit in with the overall Martin County Comprehensive Growth Management Plan and the overall vision for the County.

David Barth explains how the visioning process works. This is broken down into six components; Buildings, Neighborhoods, Parks and Open Space, Town Centers, Natural Elements and Streets. By breaking the community down into those six components the task becomes more manageable. He reviews the commonly agreed upon criteria for a community that "works." He reviews the County's sustainability principles.

Discussion of Rio's strengths and weaknesses led by David Kutner:

Strengths

Hwy. 707, The Arch, Traditional Neighborhood, Many Year Round Residents, The Name, The River

Weaknesses

No Golf Course, No Branch Post Office, No Boat Ramp, Size Of Langford Park, Only One Through Street, Limited Accessibility, Need For Sidewalk Improvements And Repair, Street Lights, No Traffic Controls, Code Enforcement, Streetscaping, Lack Of Mixed Use And Retail Development, Proximity Of FEC Railway (Noise And Safety Issues), Too Many Utility Poles, Drainage, Unpaved Roads, Lack Of Road Maintenance, Substandard Housing Stock, Slum Lords.

Discussion of what things will be like in 2010 if no planning is done, the NAC and the Civic Club cease to be active:

Hwy 707 6 Lane Divided Highway, More Slum Lords, Further Decay Of Housing Stock, Low Property Values, Increased Code Violations, More Trash, More Crime.

Discussion of a desirable future for Rio:

More Young People, Public Access To Waterfront, More Pedestrian Friendly, Some Identifiable Town Center Where People Are Proud To Bring Family And Friends, Improved Aesthetics On SR 707.

Discussion of projects not previously identified.

Western Gateway, Remove Undesirable Housing Stock, Take Advantage Of FEC Right-Of-Way For A Pedestrian Trail.

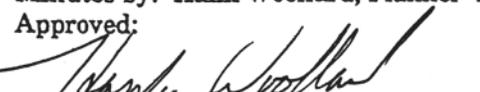
Discussion of time lines and implementation: Ms. van Vonno explains that this is a process that takes years, but that if everyone stays the course the redevelopment goals can be reached. She commends the group for the strength of the efforts the community has already made.

The Town Meeting Adjourned at approximately 9:00 PM.

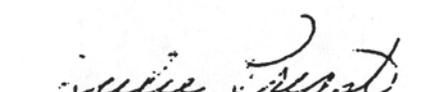
Immediately following the Town Meeting, there was an informal discussion with staff, NAC and consultants to discuss the next steps in the planning process and some scheduling logistics.

Minutes by: Hank Woollard, Planner II

Approved:



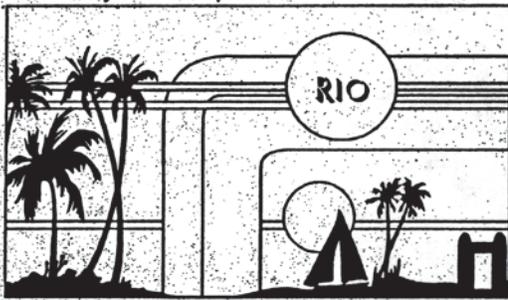
Hank Woollard, Planner II
Martin County Growth Management



Julie Preast, Chair

4/3/01

Date



Rio Town Meeting

7 PM on October 6th
at the Rio Civic Club

Hosted by the
Rio Neighborhood Advisory Committee

**Thank you for making the time to participate in this public process.
Your involvement is important for the future of Rio.
If you prefer to write down your questions or concerns,
index cards are provided at the sign-in table.
Please, give everyone a chance to ask questions and relay ideas.**

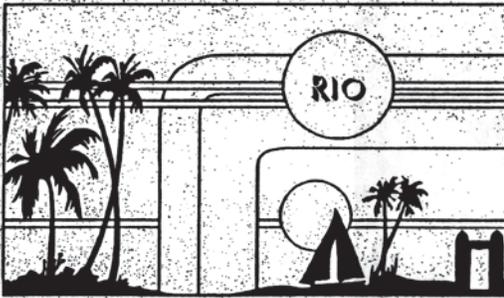
Representatives from Martin County:

Commissioner Marshal L. Wilcox
Nicki van Vonno, James Smith, Hank Woollard
Julie Preast, Chairperson
Hannah Martel, Co-chairperson
Barbara Vlahos, Secretary
Robert Bloomster, Keith Burge, Sherry Fisher
Virginia Foy, Charlotte Hoffman

Rio Neighborhood Advisory Committee:

AGENDA *Schedule: 2 hours*

- I. Introduce members of the Rio Neighborhood Advisory Committee
- II. Thank Commissioner Wilcox for placing the 3.24 Langford Park Expansion parcel on the Capital Improvements Plan
- III. Nicki van Vonno, Jim Smith and Hank Woollard explain the revitalization process
- IV. Sherry Fisher presents the most recent results on residential and business surveys
- V. Preliminary proposed projects are presented for discussion.
*You are encouraged to ask questions and make recommendations.
Take the plunge and tell us about your dreams or vision for Rio.
Think about what you want Rio to be in five to ten years.*
- VI. Review and summarize revised list of projects and new recommendations.
- VII. Describe Rio's personality in a few words. What makes Rio special?
Develop a marketing slogan for Rio; such as, "Rio - where everyone feels at home."
- VIII. Community organization announcements:
 - Update on project funding and grant applications
 - Need easements for sidewalks from property owners with narrow right of ways on SR 707 - please, help us make it pedestrian friendly!
 - SkateFest '99 on Oct. 23rd at Langford Park - need volunteers and contributions
 - Middle School proposed for former Baker Park site
 - Need free location for police substation in Rio
 - Rio Civic Club will be applying for 501(c)-3 IRS nonprofit status
 - Work will continue at Seahorse Garden soon. Need volunteers to weed at Arch.
 - Need volunteers for Adopt-A-Road and Neighborhood Cleanup on Nov. 6
 - Oktoberfest Dinner on October 14 at 6 PM for \$4 per person plus pot luck dish
 - Participate in Yard and Bake Sale on October 16 from 8 AM - 1 PM
 - **Tomorrow night's Rio Civic Club monthly meeting is cancelled.** President John Humble is at the Mayo Clinic for tests.



Rio Town Meeting

7 PM on October 6th
at the Rio Civic Club

Hosted by the
Rio Neighborhood Advisory Committee

PRELIMINARY PROPOSED PROJECTS

Streetscaping of State Road 707

Sidewalks	School Bus Benches and Trash Canisters
Landscaping	Flashing Hazard/Warning Lights at Curves
Crosswalks	Decorative Lighting with Neighborhood Banners
Drainage	Traffic Calming - Medians and Turn Bays Where Space Allows
	Paving and Widening for Bike Path

Recreation and Parks

Youth Activities Center, Skateboard Facility, Ball Fields, Exercise and Nature Trails
Community Pool, Water Play Area

Expand Langford Park:

Purchase 3.24 Vacant Acres Contiguous to Langford Park

Purchase Village Properties Parcel Contiguous to 3.24 Vacant Acres

Purchase Pelican's Nest Marina (south of Lobster Shanty) for Water Access Park:

Fishing Pier, Boat Ramp, Picnic Area, Snack and Bait Shop

Income Producing Boat Slips, Maritime Museum, Paddle Boat Rentals

Make the Publicly-owned Daskas Parcel on Alice Street Our Rio Nature Park:

Nature Trail, Bike Rack, Picnic Table, Trash Canister, Park Benches on Waterfront

Consider:

11 Acres Between the Rio Fire Department and Rio Village

Beacon 21 Sales Office Parcel on Warner Creek and State Road 707

Casa Rio Property on State Road 707

Sidewalks, Stormwater Drainage and Street Paving in Residential Areas

Traffic Calming and Speed Enforcement

Upgrade and Tighten Code Enforcement

Zoning Overlay for Rio

Design Standards for New Construction and Permits in Rio

Rio Town Center (consider: property south of Rio Civic Center)

Pedestrian Friendly Architecture and Courtyard with Fountain

Balanced Mix of Specialty Shops, Businesses and Historic Corner

Sewer and Water

Agenda Item V - Rio Town Meeting - October 6, 1999

PRELIMINARY PROPOSED PROJECTS PRESENTED FOR DISCUSSION

Streetscaping of State Road 707

Sidewalks	School Bus Benches and Trash Canisters
Landscaping	Flashing Hazard/Warning Lights at Curves
Crosswalks	Decorative Lighting with Neighborhood Banners
Drainage	Traffic Calming - Medians and Turn Bays Where Space Allows
	Paving and Widening for Bike Path

Recreation and Parks

Youth Activities Center, Skateboard Facility, Ball Fields, Exercise and Nature Trails
Community Pool, Water Play Area

Expand Langford Park:
Purchase 3.24 Vacant Acres Contiguous to Langford Park
Purchase Village Properties Parcel Contiguous to 3.24 Vacant Acres

Purchase Pelican's Nest Marina (south of Lobster Shanty) for Water Access Park:
Fishing Pier, Boat Ramp, Picnic Area, Snack and Bait Shop
Income Producing Boat Slips, Maritime Museum, Paddle Boat Rentals

Make the Publicly-owned Daskas Parcel on Alice Street our Rio Nature Park:
Nature Trail, Bike Rack, Picnic Table, Trash Canister, Park Benches on Waterfront

Consider: 11 Acres Between the Rio Fire Department and Rio Village
Beacon 21 Sales Office Parcel on Warner Creek and State Road 707
Casa Rio Property on State Road 707

Sidewalks, Stormwater Drainage and Street Paving in Residential Areas

Traffic Calming and Speed Enforcement

Upgrade and Tighten Code Enforcement

Zoning Overlay for Rio

Design Standards for New Construction and Permits in Rio

Rio Town Center (consider: property south of Rio Civic Center)
Pedestrian Friendly Architecture and Courtyard with Fountain
Balanced Mix of Specialty Shops, Businesses and Historic Corner

Sewer and Water

Who's involved in bringing Rio back to health?

... property and business owners in Rio, tenants and employees of Rio, Martin County and the State of Florida. It all began with the Rio Civic Club (which was established in 1950 to pave SR 707, formerly A1A); and current revitalization-related committees include: garden, neighborhood cleanup, beautification, sidewalk, youth activities and crime prevention. Then the Rio Neighborhood Advisory Committee was appointed by the Martin County Community Redevelopment Agency (CRA), and is composed of nine CRA-approved representatives of Rio, who have volunteered to serve: Robert Bloomster, Keith Burge, Sherry Fisher, Virginia Foy, Charlotte Hoffman, Hannah Martel, Julie Preast and Barbara Vlahos (need volunteer for vacant position on Rio NAC). The Martin County Commissioners compose the Community Redevelopment Agency.

What does the Rio Neighborhood Advisory Committee (NAC) do?

The Rio NAC's function is to research and prepare a Small Area Plan which will describe and prioritize Rio's most pressing needs, followed by a summary of redevelopment tools recommended to address those needs.

What are some of the steps leading to the compilation of the Small Area Plan?

1. Meetings, homework, meetings
2. Tour by Commissioners and Martin County Staff
3. Process community questionnaire - research, inventory, collect data
4. Public Town Meeting on October 6th, 1999, to get feedback from citizens
5. Meetings, homework, meetings - work with consultant - compile the first draft
7. Public Meeting for presentation of first draft of the Small Area Plan to work together towards consensus
6. Take amended Small Area Plan to CRA for approval - target date: 2000

What has the Rio NAC accomplished since it's first meeting on February 1st?

The Rio NAC has:

- attended the information seminar of February 5th
- participated in public meetings every first monday of the month
- received presentations from Martin County department representatives
- developed a neighborhood and business questionnaire to get feedback from the community
- agreed that:

1. We wish to enhance Rio's unique/small community assets, rejuvenate neglected areas, attract private and public investment for a healthy living and business environment
2. It all starts with SR 707 - Rio's main corridor
3. We will work to achieve community consensus for the Small Area Plan

Approved on November 1, 1999,
by the Rio Neighborhood Advisory Committee

RIO TOWN MEETING MINUTES

7:00 PM at Rio Civic Center on October 6, 1999

Hosted by the Rio Neighborhood Advisory Committee

Rio NAC Members Present: Robert Bloomster, Keith Burge, Sherry Fisher, Virginia Foy, Charlotte Hoffman, Julie Preast, Barbara Vlahos

Representing Martin County: Commissioner Marshal Wilcox, Russ Blackburn, Nicki van Vonno, James Smith, Hank Woollard, Katrena Hanks, Steve Heuchert

Chairperson Julie Preast opened the meeting at 7:15 PM by introducing all those listed above including Gail Sudore, President of the Martin County Regional Land Trust, Inc. Julie thanked the Commissioner for placing the 3.24 vacant acres behind the Dolphin Motel which is contiguous to Langford Park on the Capital Improvements Plan. Commissioner Wilcox recognized his Administrative Assistant, Anna Colgan, for her work in assisting Rio with revitalization. He gave everyone the history on the 3.24 vacant parcel of land contiguous to Langford Park and how it was once considered for a fire station location at a much higher price. Then when it became available at \$150,000 for the expansion of Langford Park, he was very interested, checked his funds and determined that it was feasible. He and Russ Blackburn have not given up on the (Florida Recreation Development Assistance Program) grant just yet. He said, "I will tell you that I have every expectation of acquiring that piece of property as fast as we can."

He has asked Martin County for the two appraisals on that property and the environmental impact report. The Commissioner has inspected the parcel and feels it is adequate for a skateboard facility, picnic pavilion and nature trail. He welcomed everyone to participate in helping to lay out that park - "it is important that everyone agree."

Commissioner Wilcox described the 5 acres offered by Mr. Bob Coy at Jensen Park Estates for a park. It will be set up for soccer and football.

Nicki van Vonno discussed the sustainable community's Guiding Principles. Soon there will be a plan graphic, which lays out the vision for the entire county. It is part of the state initiative on sustainable community. Martin County has committed itself to the community redevelopment activities in Rio, Jensen Beach, Hobe Sound and Port Salerno. She pointed to the Port Salerno draft plan documents produced by the revitalization team. They are illustrations of some of the projects which are planned for the Port Salerno area. Nicki wanted to show everyone present the type of assistance which would be coming to Rio shortly.

James Smith introduced Hank Woollard, who has been working closely with the Rio Neighborhood Advisory Committee. Hank noted that the main idea behind community redevelopment is to attract private reinvestment in an area that has seen some decline. "We're in the business of making a public investment in your community and others, so that the private sector will fix up their homes, build new homes; businesses will reinvest and invest in the area." We need to make sure that what we spend money on in your area (water system, sidewalks, street scaping, landscaping) "is something that the community wants and agrees is a top priority." The list of suggested projects developed by the Neighborhood Advisory Committee is posted for all to see. We want agreement on projects, let the NAC know what the public wants and we need to prioritize the projects. He urged everyone to communicate their desires and concerns with the Rio NAC in order to prepare a good plan for redevelopment with the consultants.

Rio Town Meeting, 10/6/99, Page 2 of 7

Sherry Fisher presented the most recent results of the Rio Resident Survey. She thanked everyone who had submitted their survey and told them that the Rio NAC agonizes over what the community wants – the survey is one way to find out. Sherry noted that people commented on the improvements in Rio. Most of the respondents are year-round homeowners who like the small town atmosphere and quiet laid back lifestyle. Water activities were mentioned a lot - have almost as many men as women represented. One of the most overwhelming areas of concern which "needs improvement" is the appearance of yards and buildings. Comments: we need to cleanup, fix up, mow the grass, etc. Many people feel Langford Park is important and are concerned about the lack of shade trees. People felt we need a skateboard facility. Sherry urged everyone to support SkateFest '99 and get involved with other activities in Rio. All comments on surveys were read and re-read. She told everyone to keep those surveys coming.

Julie noted that the Rio Neighborhood Advisory Committee is holding open the survey process through the end of December, if possible. That would allow enough time for the seasonal residents to fill out their surveys. The final tabulation will be given "the first part of the year", when all of the residents will be here in Rio. There are 1350 households in Rio and approximately 150 businesses.

The preliminary proposed projects in the agenda package and on the poster were discussed. State Road 707's streetscaping, landscaping, sidewalks, decorative lighting, traffic calming, paving, widening, bike path and safety at curves (hazard lights) were mentioned by Julie to open the discussion. Jan Timon noted that she had talked with her father, Mr. Timon the owner of SPS, and "he would be more than happy to donate the easement to make sure that the sidewalk gets in." Everyone applauded that announcement by Jan Timon. Julie acknowledged all the material contributions by SPS in the past and for SkateFest '99.

A man from River Club said that the traffic very seldom slows down to 25 miles per hour at those curves. A lady relayed a message from the president of Beacon 21: he is very concerned about the speed on SR 707 . . . and the state did a survey and the results said "that the speed limit is just what it should be, and they would not make any changes." Julie noted that the NAC would do everything possible to negotiate the speed limit with the State of Florida.

Recreation and parks: youth activities center, ball fields, skateboard facility, exercise trails, community pool and water play area. Expand Langford Park: purchase the 3.24 acres contiguous to Langford Park. Julie noted that Mr. Tobiasz has offered to sell that parcel for the same price he purchased it in 1988 - \$150,000. Everyone applauded Mr. Tobiasz for his offering.

Commissioner Wilcox said that we have our own park system in North County; and the people buying that parcel are those in District 1. "So if we want it, then we do it." That's how "we did Langford Park." We don't have to get in line with other parks in the rest of the county. Julie noted that Commissioner Wilcox defended Rio's need for the grant to pay for the purchase of that parcel at the recent Martin County Board of Commissioners Meeting.

Julie asked if there were any objections, ideas or comments on the Langford Park Expansion. One lady said, "the pool, the kids need a pool very much." Julie noted that there appeared to be no objection to the Langford Park Expansion. She described the Village Properties property on Arch Ave. and SR 707, which is contiguous to Mr. Tobiasz's parcel. That piece has 31 or 32 parking spaces and a building which could be made into a children's activities center - therefore, "we would not have to knock down all the trees on Mr. Tobiasz's land." There was applause, and Julie noted that Village Properties is "open to an offer." Commissioner Wilcox said that he, too, "is open to an offer."

Rio Town Meeting, 10/6/99, Page 3 of 7

Gail Sudore shared that the Martin County Regional Land Trust has done a small survey of Rio. They have discovered that there are only three wooded parcels left in Rio. Green space is so important economically for revitalization, it increases the value of surrounding properties in Rio "by at least 34%, if not more." They are here to try and help Rio "capitalize on the natural amenities that add so much to your community." The other two parcels are: 11 acres on 707 and the 14 acres on A1A on the edge of Rio.

Julie asked if there was more discussion on the Langford Park Expansion. There were no further comments, so she described how the idea of a water access park was brought up during the Tour of Rio by the Commissioners. The Pelican's Nest Marina might be for sale. It is located south of Lobster Shanty and could have the following for public use: boat ramp, income producing slips, picnic area, snack and bait shop, fishing pier, paddle boat rentals, Maritime Museum. Everyone applauded. The NAC has determined that Rio is on the St. Lucie River, but no one gets to see the river unless they own waterfront property. Someone asked who would own the marina. Julie said that it would be District 1 and grant money could be used for purchase. Hannah Martel noted that the "almost 100" boat slips could be leased to a company, which would manage them and "it is a very protected marina." Someone asked about the price of the marina, Hannah said it is \$1.6 million. She said it is assessed much lower. Julie asked if there were any comments or objections, and no one objected to this proposed project.

Julie gave the location of the Daskas Parcel on Alice Street for which the following is proposed:

- name it Rio Nature Park
- install a nature trail, bike rack, picnic table, trash canister and park benches on waterfront
- used only for passive use

Jan Timon wants to make sure that it does not become a place for vagrants, that it is well lit and supervised. The Commissioner said that the name change is already in progress. Everyone applauded and agreed with this proposed project.

The next parcel discussed was the 11 acres under consideration by Gail Sudore's group. "If the Land Trust acquires it, we would like to keep it in it's natural state", per Gail. Gary Carr noted that there is a nice natural habitat and wildlife there. Someone asked who's money would buy that parcel, Gail said it would be "privately funded." There was applause.

Beacon 21 sales office parcel offered by Keith Burge was the next item on the agenda. A lady asked if the parking was for the residents of Beacon 21. Keith said that he thought there would be enough parking for both the residents of Beacon 21 and the others in Rio. A man asked "how many would be reserved for Beacon 21." Keith said, he "would hope that there would be 20 to 25 parking spaces reserved for Beacon 21." A man said there are 265 families in Beacon 21. Julie said this would require further investigation. Someone asked if that was a "suplimental area." Keith said, "yes, it is part of Beacon 21." A man said, "I don't think Warner Creek could take that kind of traffic." Keith said, "it is still under investigation." A lady said there is a 20-21 boat marina there now and many from River Club tie up on that creek, too. Julie told everyone that the people from Beacon 21 and River Club will be invited to participate in future disucssions concerning that parcel after investigation. A man asked about the "asking price for this piece of land." Keith indicated that a value had not been determined. and they were also considering placing villas on that parcel.

Virginia Foy said that the residents of St. Lucie River Heights would like to be part of future discussions because they have an easement adjacent to the parcel under consideration.

Rio Town Meeting, 10/6/99, Page 4 of 7

Virginia noted:

- it is an ideal place for fishing, boardwalk, semi-passive
- boating requires further study because of shallow waters and draft

It was agreed that most of those present preferred open space over villas.

Casa Rio Property:

- has one canal which goes out to the St. Lucie River
- has a safe harbor
- has several buildings and repair facilities
- four people present spoke in favor of Casa Rio over Beacon 21's parcel "as public access place"

Someone asked how Casa Rio compares to Pelican's Nest. Hannah explained that the NAC reviewed Casa Rio first (*it was suggested by Mary Beth Waddell during Tour meeting*) in search of public water access and future town center. There is only a canal "with a couple of feet on each side of it" for the public to walk down to the water. The price is higher than Pelican's Nest because it is an "operating business." Pelican's nest has a much greater amount of water-front land with a beautiful scenic view. Julie asked for a show of hands from those who preferred Pelican's nest over Casa Rio – two-thirds of those present voted in favor of Pelican's Nest. Someone said "it's already established there." Julie noted that "it could use some cleanup." Jan asked if SR 707 will be able to handle the traffic incurred by the acquisition of properties for public use. Julie said that "all of those issues will have to be addressed," and we ask the professionals at Martin County about those things ... we come up with the ideas and will investigate to see if the projects are feasible. Commissioner Wilcox made a comment about the "price tag."

One lady made a comment about "don't we need a sidewalk" more than anything else, and why don't we do something for everyone now . . . "for the people who are living here now, not ten years from now." Julie noted that Rio is getting sidewalk money to fill in the missing links of sidewalk on both sides of SR 707 from FDOT. We have received verbal approval and are waiting for the official documents to arrive from FDOT. They have assured us that the money, approximately \$125,000, is encumbered for Rio sidewalks. Hannah noted that Bob Bloomster did the initial surveys for free in order to get FDOT's attention – everyone applauded Bob's contribution. Hannah also noted that Martin County will need easements from property owners on SR 707 where right of ways are tight in order to have room for sidewalks. She asked that those present let others know about the need for easements; Julie noted that "we will be knocking on doors" to ask for easements because FDOT will have nothing to do with procuring easements. For example, the Jensen Beach Bowling Lanes area is extremely tight for sidewalks and we need assistance in contacting such property owners.

Jan asked if the need for sewers will be investigated, since most people already have water. Julie noted that anyone interested in water or sewer speak to any of the NAC members and get their name on the list for when such projects are studied.

A lady asked about installing bike lanes. Julie noted that we hoped to put in bike paths, and someone from Martin County said that bike paths are only required for "new roads."

Another lady asked if sidewalks were going on both sides of SR 707. Julie said, "yes, on both sides."

Stormwater drainage:

- we have been in communication with the stormwater administrator
- asked those present to let us know if they or anyone else is having a drainage problem

Rio Town Meeting, 10/6/99, Page 5 of 7

Gary Carr noticed "more and more" drainage problems at the Rio west entrance curve and asked if the grading that was done "behind the welcome sign" had something to do with it. A lady asked, "what are they doing there?" Julie responded that it was not cleared by any member of the Rio Neighborhood Advisory Committee or the Rio Civic Club, "it was done by an individual" who was not present at this meeting. A lady commented that someone is driving through there "making tracks behind the sign." Julie explained that the donated Christmas palms were transplanted out of the original "natural irrigation" area due to flooding and the tracks were formed by the Bobcat donated and operated by Mr. Robert Rose – Julie accepted blame for that re-work.

Street paving in residential areas: someone mentioned "Alice." Sherry Fisher noted her concern about needing speed enforcement "24/7", if Alice is repaved. She said that the pot-holes "slow them down – they, at least, drop down to 60 m.p.h.." Julie noted that issues to be addressed on Alice include: sidewalks, narrow road, it is the alternate route to SR 707, bike path, low visibility, traffic calming. Diana Lombardo mentioned Sumner Avenue for poor lighting and speeding. Gary Carr mentioned Martin Avenue to Railroad for speeding. Barbara asked if there were any sidewalks on Sumner; Diana said "no sidewalks at all. The only street light there is across on SR 707, so 100' in (on Sumner) it is dark, very dark. I would like a street light in that area." Commissioner Wilcox noted that he has requests for street lights there and there are regulations for street lights. He said that he would let us know when he gets an answer ... "right now it looks like it is not within the need for automobile traffic safety; if we tried to light the place up for pedestrians, we could not afford the electric bill." The Commissioner agreed with Diana that "a street light would be nice." Diana noted that she already has an FPL security light.

There was concern for all the crumbling sidewalks in the Rio area. "They are disintegrating." Commissioner noted that one foot of sidewalk costs about \$20.

Upgrading and Tightening Code Enforcement: Mr. Gonano noted that "given the results of the survey it is absolutely obvious that (code enforcement) is the number one requested item. . . that was the highest numerical response you got . . . No. 5. What do you like least about Rio – those items are all code enforcement problems." Julie noted that Hannah Martel is working closely with Jim Smith's code enforcement people since last year. The Rio Civic Club representatives showed Martin County pictures about a year ago, and immediately after that Martin County began to have "sweeps" to take care of the violations.

A gentleman asked about the 3-bay garage on Stuart Street with lots of automobiles and boats and the operation of a business. He is concerned about trucks and boats in the yard. Hannah noted that Code Enforcement is aware of the problem and is working on it – and the garage had been permitted. A lady said that when she put a second story on her home, she had to go around to all her neighbors to get approval prior to receiving a permit. One must have evidence or proof that a business is being operated. Another lady said that she objects to the garage operation also. They said there were potholes in the street from the garage traffic.

Question: How can one be a code enforcement officer in Martin County and live in St. Lucie County. The answer: you do not have to live in Martin County. The home previously scheduled for demolition on Martin Ave. was mentioned. A man said he does not want problems to "just pass under the wire . . . if it's wrong, it's wrong."

Julie asked if those present "agreed that we need to upgrade code enforcement." There was unanimous agreement.

Zoning Overlay for Rio: Nicki explained that zoning includes how you develop a piece of property, what the setbacks will be, what specific uses are allowed, what your height limitations are. It is possible to do special zoning just for a specific area with specific standards, and the County Commission would have to adopt that special zoning overlay by ordinance. The only

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place "we have a zoning overlay is in Jensen Beach CRA area. That community started about ten years ago and got the overlay placed over that area."

Jim Smith noted that since "the delegation of this community met with Mr. Blackburn in his office in March, we have had three intensive sweeps of this area. On one occasion we identified over 70 code violations." With regard to the house scheduled for demolition on Martin, it was sold – which meant that the process had to start all over again. Code enforcement must go through the process – they try to get compliance. They are addressing the car behind the fire station and regarding the community oriented police, Pam Sutton comes out to Rio and is active with Officer Porter for the sweeps. Members of Rio are also take out on the sweeps so that everyone is advised and that will be continued. The case load goes up in Rio, but they really want compliance over the placement of liens on the property. Julie thanked Jim for working with the community on these issues.

A lady brought up the green house east of Glass Street on SR 707: trucks and cars all over the lawn. Two-wheel trailer, etc. was there on the weekend. Julie noted that the Martin County staff can't work on weekends. The lady said that it should be looked at every day of the week.

Design Standards for New Construction and Permits: Julie noted that this would involve requirements which would get the architecture away from the "box" with details such as attractive facades, a theme for Rio, awnings, porches, etc. - the NAC will be working on this in the future. There was no objection from those present.

Town Center: for area across from the Rio Civic Center, with a balanced mix of shops, pedestrian friendly, a courtyard with a fountain, historic corner, walk down to the Pelican's Nest marina – "that's the big dream" for this area of Rio. All applauded.

Charlotte Hoffman acknowledged the work by Julie Preast. "Good thing we don't have to pay her!" Charlotte commented on Julie's grant writing ability.

Marketing slogan and theme for Rio:

- "Rio, a bit of heaven on 707" by Mr. Shimp
- "A touch of old Florida, hometown atmosphere" by a Diana Lombardo
- start with basics
- "a river community"
- Dick Miller, a resident for 57 years, noted that "Rio" should continue to be pronounced "rye-o"

Julie asked everyone to review the remaining items on the agenda: i.e., grant applications - grant for landscaping has been approved. Virginia Foy described SkateFest '99 and how we want our youth to grown up in a nice place – a place they can be proud of. Hannah explained her work on locating a middle school in District 1. A free location for a police substation was requested. The need for volunteers for all Rio projects was noted.

The meeting was adjourned by Julie Preast at approximately 8:50 PM. The comments recorded on the easel tablets by Virginia Foy and Hannah Martel during this meeting are provided on the next page.

Rio Town Meeting, 10/6/99, Page 7 of 7

Brief Comments by Participants at Rio Town Meeting of October 6, 1999

1. SR 707: Speed limit 25 M.P.H. at curve
 - not just recommendation
 - President of Beacon 21 was told by the State that current speed limit is okay.
 - ideal for traffic calming
2. Community Pool, Parks and Recreation
 - no negatives for any of the proposed parks
 - only positive responses
 - pool in Langford + + +
 - Village Properties + + +
 - Pelican's Nest + + +, ramp, lease slips
3. Dascus Parcel: rename to Rio Nature Park
 - vagrants: need to insure that they do not live in park
 - name change to Rio Nature Preserve is okay
4. Gail Sudore is looking at 11 acres on SR 707
 - to keep as passive park
 - has lot of wildlife
5. Beacon 21 Sales Office property
 - Warner Creek can't take extra traffic from boats, if ramp is installed and made into a public park
 - parking used now for Beacon 21
 - need to investigate
 - still under PUD
 - passive - better than villas
6. Casa Rio
 - 2/3's of those present preferred Pelican's Nest over Casa Rio
 - find price
 - better for boat ramp than Warner Creek
7. Traffic increase to SR 707 from all these new parks
8. Sidewalks are more important than parks
 - need right of way
9. Sewer
10. Bike lanes on SR 707
11. Flooding on 707 near railroad
 - streets - drainage
12. Alice Street
 - sidewalk
 - speed, lights, width
 - will improvements make speed problem worse?
13. Sumner Avenue
 - speeding
 - no street light and no sidewalks
 - Commissioner Wilcox is looking into street light issue and sidewalk costs \$20/foot
14. Speeding: Martin Ave. to Railroad on SR 707
15. Sidewalks crumbling throughout Rio
16. Survey
 - shows code enforcement upgrades, very important
 - no. 1 complain on survey
17. Stuart Street and Martin Avenue
 - "town dump", garbage
 - holes in road
 - people feel need for tighter codes
 - 3-car garage, business in residential?
18. Green house on SR 707 and Glass Street
 - discuss with Phil Owens
19. Design Standards?
20. Town Center
 - everyone liked
21. What is Rio?
 - "a bit of heaven on 707"
 - boating
 - old Florida
 - hometown atmosphere
 - basics
 - between waters
 - a River Community
 - keep it RYE-O + + + +

Please, help us plan improvements by telling us what you want.
 Write additional comments on reverse side. Thank you for taking a few minutes to fill this out.



Please, return this completed questionnaire by September 30, 1999.
 Mail to: Rio Civic Club, P.O. Box 2, Jensen Beach, FL 34958

Rio Neighborhood Advisory Committee

RIO BUSINESS SURVEY
Fall - 1999

1. How long has your business been in Rio? _____ Months _____ Years
2. Type of business: Office Retail Service Industrial Manufacturing Other
3. Why did you choose this Rio location? _____
4. What do you like best about being in Rio? _____
5. What do you like the least about being in Rio? _____
6. Name of the street or place where your business is located: _____
7. Total number of people employed by your company including yourself: _____

8. Rank the following:	Excellent	Good	Average	Need Improvement
a. Sidewalks <input checked="" type="checkbox"/>	_____	_____	_____	_____
b. Street Lighting _____	_____	_____	_____	_____
c. Street Drainage _____	_____	_____	_____	_____
d. Law Enforcement _____	_____	_____	_____	_____
e. Traffic Conditions _____	_____	_____	_____	_____
f. Land Use on SR 707 _____	_____	_____	_____	_____
g. Appearance of Roadways _____	_____	_____	_____	_____
h. Speed Limit Enforcement _____	_____	_____	_____	_____
i. Exterior Condition of Buildings _____	_____	_____	_____	_____
j. Condition of Rental Residences _____	_____	_____	_____	_____
k. Compliance with County Codes _____	_____	_____	_____	_____
l. Availability of Public Transportation _____	_____	_____	_____	_____
m. Business and property exterior appearance _____	_____	_____	_____	_____

9. Would you like to see design standards which would govern the overall appearance of Rio through such things as: consistent signs, exterior paint colors, compatible design, building materials, building height, landscaping, etc. Yes No
10. What types of businesses are needed in Rio? _____
11. What type of facilities and improvements would you like to see in Rio: Parking Business Visibility Signs Signal Lights Road Work Public Boat Ramp County Water County Sewer _____
12. Type of business you or someone you know would like to engage in, but are currently not able to do so in Rio due to county requirements and/or restrictions: _____

Write additional comments on reverse side - thank you!

RIO SMALL AREA PLAN PROPOSED PROJECTS

Special needs: - traffic calming suggestions and designs for SR 707 and Alice Street
 - architectural design standards for SR 707

DESCRIPTION	NOTES
<p>1. Throughout Rio</p> <ul style="list-style-type: none"> a. Upgrade codes for permanent resolution _____ b. Upgrade and install stormwater systems _____ c. Repair and install sidewalks (inventory, etc.) _____ d. Water and sewer system plan _____ e. Pave dirt streets (inventory, etc.) _____ f. Design maneuverable cul-de-sacs (survey, etc.) _____ 	
<p>2. State Road 707</p> <ul style="list-style-type: none"> a. Flooding at west entrance _____ b. Sidewalks on both sides (FDOT/Martin County Agreement) _____ c. Decorative lighting with underground wiring? _____ d. Park benches and decorative trash canisters? _____ e. Landscaping (FDOT/Martin County Agreement) _____ f. Design traffic calming features _____ g. Underground wiring for properties? _____ h. Design standards for building exteriors, signs, etc. _____ i. Zoning changes (permitted uses, setbacks, etc.) _____ 	
<p>3. Parks and Green Space Inventory, Acquisition & Design</p> <ul style="list-style-type: none"> a. Langford Park Expansion (Tobiasz/Martin County Project) _____ b. Rio Nature Park (Rio Civic Club/Martin County Project) _____ c. Pelican's Nest Marina public water access park? _____ d. Inventory remaining green space _____ <ul style="list-style-type: none"> 1. 11 acres east of Rio Fire Station _____ 2. Beacon 21 Sales Office parcel _____ 3. Parcel west of SPS _____ 4. Parcels east of west entrance _____ 	
<p>4. Town Center Design Property east of Anchorage Dr. (SR 707 to river). Include Rio Civic Center as "hub"</p>	
<p>5. Preservation of Historical Structures Arch, Historical Structures Survey, etc. _____</p>	
<p>6. Alice Street</p> <ul style="list-style-type: none"> a. Paving, sidewalks, stormwater, bike path, lighting _____ b. Traffic calming design _____ c. Align railroad crossing with Wright Boulevard signal light _____ d. Gatehouse at railroad crossing/Alice Street (traffic calming, etc.) _____ 	

Please, refer to Hank Woollard's tabulation sheet for
 COMMENTS by respondents.

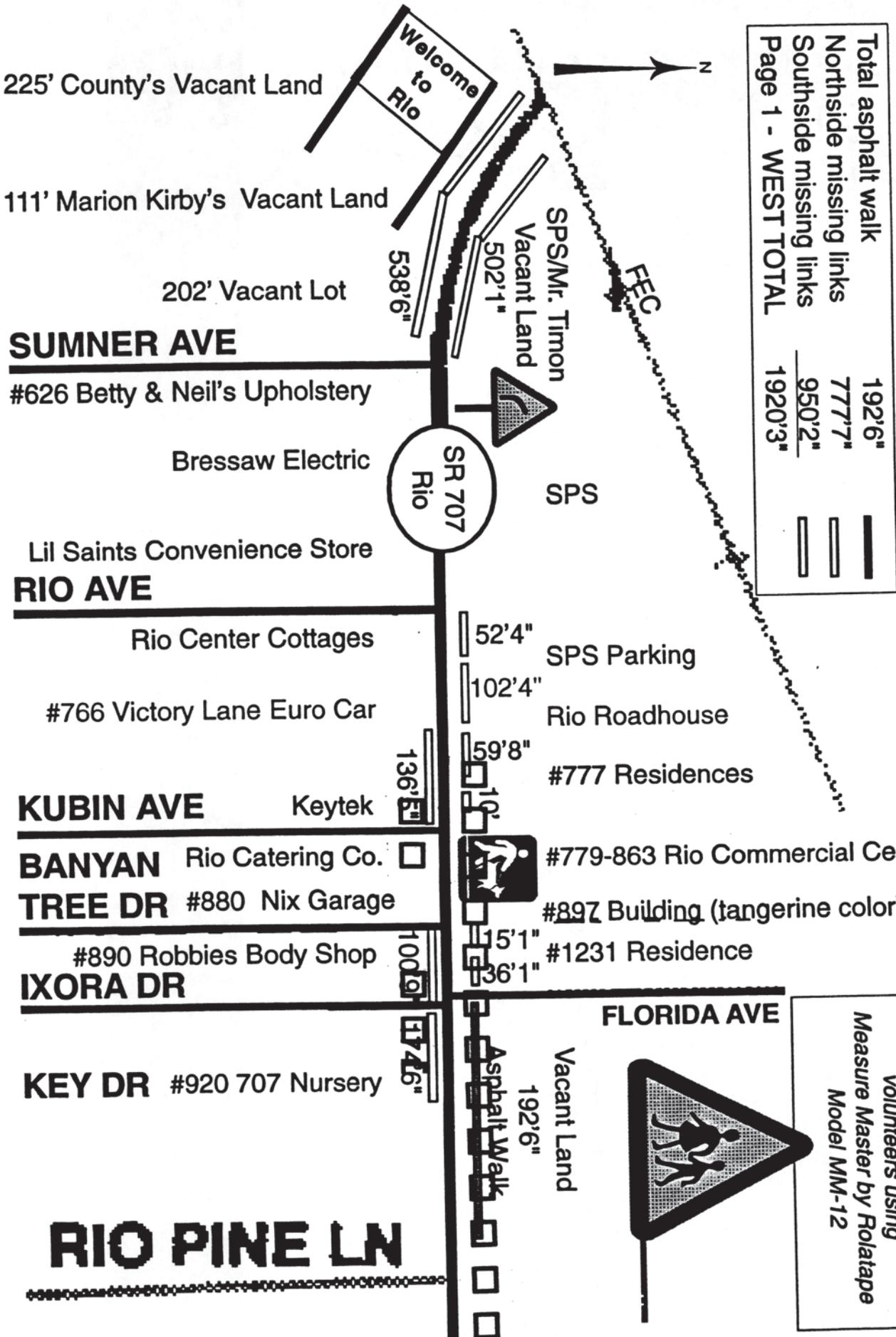
SURVEY - SUGGESTED CODE UPGRADES FOR RIO **RESULTS**

In response to citizens' concerns on planning improvements to existing codes, the Rio Neighborhood Advisory Committee requests your feedback. Please, complete and return this questionnaire during the Town Meeting. Write additional comments on reverse side. Thank you!

	<input checked="" type="checkbox"/> AGREE	<input type="checkbox"/> DISAGREE
1. Yard Maintenance Standards - Grass, weeds and undergrowth height is not to exceed 12 inches. _____	94.7%	
2. Paint - Paint or other water resistant treatment is required on the exterior of structures, except on approved exterior siding or brick. Any repairs to the exterior of a structure must be made with materials that match the balance of the structure. When damaged wood is repaired, the replacement wood must be painted the same as the surrounding wood. Repainting is required when paint deterioration lowers property values. _____	74.2%	
3. Parking - Parking is permitted for all vehicles on residential lots only on a "legal driveway" or garage. "Legal driveway" needs to be defined (i.e., surface material and area). _____	71%	
4. Boarding Up Vacant Structure - Security boards must be made of exterior grade plywood painted in a neutral color that blends inconspicuously with the exterior colors of the building. _____	97%	
5. Outdoor Storage - Outdoor storage is prohibited. Any equipment, materials or furnishings that would ordinarily not be used outdoors in a residential neighborhood may not be stored outdoors; includes: indoor furniture, household appliances, auto parts or building materials. _____	81%	
6. Recreation Vehicles - All recreation vehicles (including, but not limited to: motor homes, campers, travel trailers, off road vehicles and their trailers), personal watercraft and other vessels must be screened from view of the right of way, when stored on the property. _____	61%	
7. Unfinished Projects - All permitted construction must be completed by the required time of the building permit. If permit expires without being renewed and without construction completed, the permitted structure must be removed within one year of the expiration date. _____	81%	
8. Fencing - No wire fences other than chain link may be used. All fences must have a finished side exposed to public view. Fencing (including decorative fencing) must be maintained and must meet code. _____	81%	
9. Exterior Lighting - No exterior lighting shall be installed of such a wattage or in such a manner as to illuminate any neighboring property. _____	97%	
10. Number of Occupants - Limit the number of adults per household. Please, write in the maximum number of adults you feel should be permitted: <input type="text"/> _____	71%	

SR 707 - WEST enlarged view, not drawn to scale
Missing-link Sidewalk

Total asphalt walk	192'6"	█
Northside missing links	777'7"	▬
Southside missing links	950'2"	▬
Page 1 - WEST TOTAL	1920'3"	



April, 1999
Measured by
Rio Civic Club
volunteers using
Measure Master by Rolatape
Model MM-12

Total asphalt walk	129'5"	
Northside missing links	1491'8"	
Southside missing links	0	
Page 3 - EAST TOTAL	1621'1"	

SR 707 - EAST enlarged view, not drawn to scale
Missing-link Sidewalk

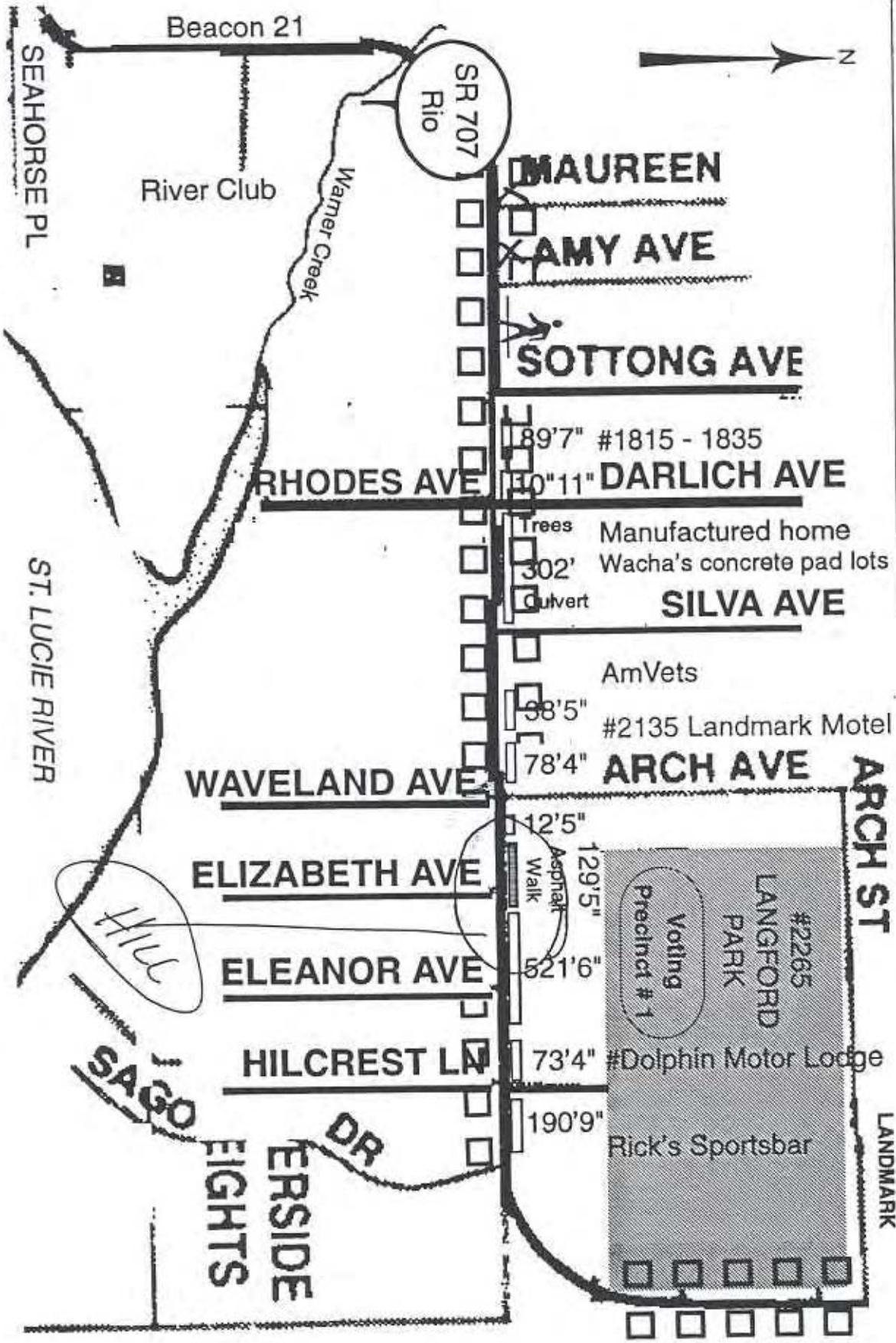


Exhibit 11:
Rio Projected Revenue Analysis

RIO CRA Revenue Projection

Calendar Year	Year	Assessed Value	Taxable Value	Fiscal Impact (@95%)	Cumulative Impact (@95%)	Fiscal Impact (@50%)	Cumulative Impact (@50%)
1999		107,536,695	86,359,500				
2000	Base Year	111,829,947	90,396,206				
2001	Year 2	121,270,877	99,748,675	86,210	86,210	45,374	45,374
2002	Year 3	127,334,421	104,736,109	45,973	132,183	24,197	69,570
2003	Year 4	133,701,142	109,972,914	94,246	226,429	49,603	119,173
2004	Year 5	140,386,199	115,471,560	144,931	371,360	76,280	195,453
2005	Year 6	147,405,509	121,245,138	198,151	569,511	104,290	299,743
2006	Year 7	154,775,784	127,307,395	254,032	823,543	133,701	433,444
2007	Year 8	162,514,574	133,672,765	312,707	1,136,250	164,583	598,026
2008	Year 9	170,640,302	140,356,403	374,316	1,510,566	197,008	795,035
2009	Year 10	179,172,317	147,374,223	439,005	1,949,571	231,055	1,026,090
2014	Year 15	228,674,325	188,091,003	814,326	5,233,974	428,593	2,754,723
2019	Year 20	291,852,825	240,057,080	1,293,342	10,695,958	680,706	5,629,452
2024	Year 25	372,486,380	306,380,425	1,904,700	18,937,148	1,002,474	9,966,920
2029	Year 30	475,397,499	391,027,687	2,684,966	30,725,388	1,413,140	16,171,257

Assumptions:

2002 Millage Rate of 9.703 is used throughout projection

Assessed Value Escalation Rate of 5%

75% Taxable to Assessed Value Ratio

Based on Existing Commercial/Residential Structures

Exhibit 12:
Legal Description of Rio Community Redevelopment Area

RIO COMMUNITY REDEVELOPMENT AREA

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN A PORTION OF SECTIONS 26, 27, 28, 32 AND 33, TOWNSHIP 37 SOUTH, RANGE 41 EAST, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING COMMENCE AT THE INTERSECTION OF THE EASTERLY MEAN HIGH WATER LINE OF HANEY CREEK AND THE SOUTHERLY RIGHT-OF-WAY LINE OF THE F.E.C. RAILWAY LYING IN SECTION 32, TOWNSHIP 37 SOUTH, RANGE 41 EAST, THENCE NORTHEASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY OF SAID F.E.C. RAILWAY TO THE WEST LINE OF SAID SECTION 32, TOWNSHIP 37 SOUTH, RANGE 41 EAST; THENCE CONTINUE NORTHEASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY OF SAID F.E.C. RAILWAY TO THE NORTHERLY LINE OF SECTION 33, TOWNSHIP 37 SOUTH, RANGE 41 EAST; THENCE CONTINUE NORTHEASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY OF SAID F.E.C. RAILWAY TO THE EASTERLY LINE OF SECTION 28, TOWNSHIP 37 SOUTH, RANGE 41 EAST ; THENCE CONTINUE NORTHEASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY OF SAID F.E.C. RAILWAY TO A POINT OF INTERSECTION OF THE NORTHWEST LINE OF LOT 18 , BLOCK 3, OF THE PLAT OF CORONA DEL RIO AS RECORDED IN PLAT BOOK 3, PAGE 42 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE NORTHEASTERLY ALONG THE NORTHERLY LINE OF SAID PLAT OF CORONA DEL RIO TO THE NORTHEAST CORNER OF SAID PLAT AND THE WESTERLY RIGHT-OF-WAY LINE OF N.E. SYLVIA AVE.; THENCE EASTERLY AT RIGHT ANGLES TO THE SAID WESTERLY RIGHT-OF-WAY OF N.E. SYLVIA AVE. TO THE EASTERLY RIGHT-OF-WAY OF SAID N.E. SYLVIA AVE. AND THE NORTHWEST CORNER OF THE PLAT OF PINEGROVE SUBDIVISION AS RECORDED IN PLAT BOOK 8, PAGE 29 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE EASTERLY ALONG THE NORTH

LINE OF SAID PLAT OF PINEGROVE SUBDIVISION TO THE NORTHWEST CORNER OF THE PLAT OF ARCH HEIGHTS, 1ST ADDITION, AS RECORDED IN PLAT BOOK 3, PAGE 59 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE EASTERLY ALONG THE NORTH LINE OF SAID PLAT TO THE NORTHWEST CORNER OF THE PLAT OF ARCH HEIGHTS AS RECORDED IN PLAT BOOK 3, PAGE 51 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE EASTERLY ALONG THE NORTH LINE OF SAID PLAT TO THE WESTERLY RIGHT-OF-WAY OF S.R. 707; THENCE EASTERLY AT RIGHT ANGLES TO THE SAID WESTERLY RIGHT-OF-WAY OF SAID S.R. 707 TO THE EASTERLY RIGHT-OF-WAY OF SAID S.R. 707 AND THE WESTERLY LINE OF TRACT "H" OF THE PLAT OF JENSEN HEIGHTS SECOND ADDITION AS RECORDED IN PLAT BOOK 3, PAGE 81, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF SAID S.R. 707 TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST; THENCE SOUTHERLY AND EASTERLY ALONG RADIUS OF SAID CURVE TO THE POINT OF TANGENCY, ALSO BEING THE NORTHERLY RIGHT-OF-WAY OF N.E. PALMER STREET; THENCE SOUTHERLY AT RIGHT ANGLES TO SAID NORTHERLY RIGHT-OF-WAY OF SAID N.E. PALMER STREET TO THE SOUTHERLY RIGHT OF WAY OF SAID N.E. PALMER STREET; THENCE WESTERLY ALONG SAID RIGHT-OF-WAY LINE TO THE POINT OF INTERSECTION OF SAID RIGHT-OF-WAY LINE AND THE WESTERLY LINE OF SAID SECTION 26, TOWNSHIP 27 SOUTH, RANGE 41 EAST; THENCE SOUTHERLY ALONG SAID SECTION LINE TO SOUTHWEST CORNER OF SAID SECTION 26 AND THE NORTHEAST CORNER OF SECTION 34, TOWNSHIP 37 SOUTH, RANGE 41 EAST; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID SECTION 34 TO THE INTERSECTION OF THE NORTHERLY MEAN HIGH WATER LINE OF THE ST. LUCIE RIVER; THENCE MEANDER THE NORTHERLY MEAN HIGH WATER LINE NORTHWESTERLY AND WESTERLY TO THE EASTERLY MEAN HIGHWATER LINE OF WARNER CREEK; THENCE SOUTHWESTERLY AT RIGHT ANGLES TO THE SAID EASTERLY MEAN HIGH WATER LINE OF SAID WARNER CREEK TO THE WESTERLY

**MEAN HIGH WATER LINE OF SAID WARNER CREEK AND NORTHERLY MEAN HIGH
WATER LINE OF SAID ST. LUCIE RIVER; THENCE MEANDER SAID NORTHERLY MEAN
HIGH WATER LINE OF SAID ST. LUCIE RIVER SOUTHWESTERLY, NORTHWESTERLY
SOUTHWESTERLY AND WESTERLY TO THE POINT OF INTERSECTION WITH THE
EASTERLY MEAN HIGH WATER LINE OF SAID HANEY CREEK; THENCE
NORTHERLY ALONG SAID EASTERLY MEAN HIGH WATER LINE OF SAID HANEY
CREEK TO THE POINT OF BEGINNING.**

Glattig Jackson Kercher Anglin Lopez Rinehart, Inc.
222 Clematis Street, Suite 200
West Palm Beach, FL 33401
(561) 659-6552

