



**Martin County
Community Redevelopment Agency
Minutes**

**Commission Chambers
Martin County Admin Bldg.
2401 SE Monterey Road
Stuart, FL 34996**

Monday, March 24, 2025

PRESENT

Position	Name	Term Expiration
Chair	Robert Krebs	January 27, 2027
Vice Chair	Michael Readling	January 13, 2029
Members	Saadia Tsafarides	January 13, 2029
	Jaime Rolle Taylor	December 31, 2027
	Chuck Smith	January 13, 2027
	Rex Sentell	January 13, 2029

ABSENT

Position	Name	Term Expiration
Members	Cindy Hall	January 13, 2029

STAFF PRESENT

Position	Name
CRA Director	Susan Kores
CRA Specialist	Noehmi Lopez
CRA Program Manager	Jana Cox
CRA Program Manager	Joy Puerta
CRA Coordinator	Elise Raffa
CRA Assistant Manager	Jordan Pastorius
Assistant County Attorney	Frank Moehrle
Assistant County Administrator	George Stokus
Deputy County Attorney	Elysse Elder
Office of Management & Budget Director	Stephanie Merle

*** Indicates a motion**

**** Indicates a vote**

CALL TO ORDER – Meeting was called to order at 3:00 pm.

APPROVAL OF MINUTES – Agenda Item: 25-0799 Draft Meeting Minutes – February 24, 2025
MOTION

* M. Readling motioned to approve the proposed February 24, 2025, meeting minutes as presented

** R. Sentell seconded, and the motion carried UNANIMOUSLY

DISCLOSURE OF CONFLICTS OF INTEREST

None

COMMENTS

1. PUBLIC
None

PRESENTATIONS

Agenda Item: 25-0800, CRA – Capital Projects Review

Susan Kores, CRA Director, presented the March 24, 2025, CRA Capital Projects review highlighting the following projects: Golden Gate El Camino, Port Salerno Park Drive, Port Salerno New Monrovia Park Improvements, Neighborhood Improvements, and the Unpaved Roads project.

J. Rolle-Taylor – Is the grant still pending?

S. Kores – Yes, still pending.

NEW BUSINESS

Agenda Item: 24-0803, CRA Capital Improvement Plan (CIP) Recommendations for FY 2026

Susan Kores, CRA Manager, and Stephanie Merle, Office of Management & Budget Director, provided the annual review of CRA projects and funding with detailed information on the 2026 CIP for current, continuing, and new projects for each of the six CRA areas.

C. Smith – What is the Investment Program?

S. Kores – It's a grant program for eligible property owners within a particular subdistrict that can be utilized for assistance for property improvements, such as signage, landscaping, fencing and façade improvements, etc.

J. Rolle-Taylor – We appreciate how money was added to the unpaved roads category.

S. Tsafarides – Does the Dixie Highway project include the train?

S. Kores – It includes the Train Station Plaza.

M. Readling – Does Habitat for Humanity create a conflict of interest for me?

S. Kores – No, it does not.

MOTION

* S. Tsafarides motioned to move forward with the recommendations for approval to the Board of County Commissioners

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

Agenda Item: 25-0804, CRA – Alternative Compliance

Elysse Elder, Deputy County Attorney, presented the proposed ordinance that revises the standards, criteria, and process to obtain alternative compliance in Community Redevelopment areas.

R. Krebs – How is it being delivered to us?

E. Elder – It will be part of your agenda packet a week in advance to review.

J. Rolle-Taylor – What happens if someone wants to speak about the agenda item and can't make it to the meeting?

E. Elder – They can send an email to the CRA or your County email.

G. Ehrler – On the bottom of page 28 in your packet there is a striking that is concerning. I ask that it stays in there and goes before the NAC (Neighborhood Advisory Committee). This will give more opportunity for the public to speak on it.

E. Elder – The Growth Management Director will no longer make the decision; it will be this board. Previously, he had the option to send it to the NACs if he was unsure, or if it was controversial or he wanted more information.

S. Kores – This will allow the public to have more opportunities to speak up on all the applicants. Currently, most Alternative Compliance applicants do not go to the NACs.

J. Rolle-Taylor – I like the idea of how we the Board can send it back to the NACs. Where can it be specified in the ordinance?

E. Elder – It's not in the ordinance, but it will be the Board in the decision making to hold and send it back to the NAC during their motion, if they choose to do so.

J. Pastorius – From experience, the applicants who submit for Alternative Compliance are on a timeline. Going to the NAC and the CRA Board and back and forth could be at least three months. It's wasted time on their end, which will result in a frustrated applicant.

MOTION

- * R. Sentell motioned that the Agency recommend approval of the proposed Alternative Compliance procedure and ordinance
- ** M. Readingling seconded, and the motion carried UNANIMOUSLY

OLD BUSINESS

Agenda Item: 25-0802, CRA – Legislative Session 2025

Susan Kores, CRA Director, provided an update about the new legislative developments that could significantly impact Community Redevelopment Agencies. HB 991, filed by Representative Mike Giallombardo (R-Cape Coral) and a companion bill, SB 1242, which has been filed by Senator Stan McClain (R-District 9 - Alachua, Levy and Marion counties). Draft letters were read, approved and signed by the Chair.

NEW BUSINESS

Agenda Item: 25-0801, CRA – FY2024 Annual Report

Susan Kores, CRA Director, presented the 2024 Community Redevelopment Agency annual report that describes projects and initiatives in the County's six Community Redevelopment Areas during the Fiscal Year 2024.

COMMENTS

1. PUBLIC
 - None
2. MEMBERS
 - J. Rolle-Taylor – It's frustrating how other projects are moving forward when we have projects in Port Salerno that we have been working on for so many years. I live in Port Salerno and there is a sewer line that goes down my street that I never got access to and supplies a different community. I'm emotional about this because I would like our priorities to be heard.
 - S. Kores – Our projects will not be affected by the property that is being bought in Port Salerno.
 - S. Tsaftarides – Thank you, CRA staff, especially Susan Kores.
 - R. Sentell – It's a shame that the state is trying to control localities.
3. STAFF
 - S. Kores provided the following updates: Palm City Property bid and Port Salerno property.

ADJOURN – Meeting adjourned at 4:36 pm

Recorded and prepared by:

Noehmi Lopez, Community Development Specialist

Date

Robert Krebs, Chair

Date

ADA

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