



Martin County Community Redevelopment Agency Meeting Minutes

Commission Chambers, Martin County-Admin Building
2401 South East Monterey Road, Stuart, Florida

Monday, December 1, 2025

PRESENT

Position	Name	Term Expiration
Vice Chair	Michael Readling	January 13, 2029
Chair	Robert Krebs	January 27, 2027
Members	Jamie Rolle Taylor	December 31, 2027
	Saadia Tsafarides	January 13, 2029
	Cindy Hall	January 13, 2029

ABSENT

Position	Name	Term Expiration
Members	Rex Sentell	January 13, 2029
	Chuck Smith	January 13, 2027

STAFF PRESENT

Position	Name
CRA Director	Susan Kores
CRA Assistant Manager	Jordan Pastorius
CRA Specialist	Dianne Racek
CRA Program Manager	Joy Puerta
CRA Program Manager	Jana Cox
CRA Coordinator	Elise Raffa
Assistant County Attorney	Frank Moehrle
Assistant County Administrator	George Stokus

* Indicates a motion

** Indicates a vote

*** For the record comment

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

DISCLOSURE OF CONFLICTS OF INTEREST None

APPROVAL OF MINUTES

Agenda Item: 26-0358, Draft Meeting Minutes – October 27, 2025

MOTION

*C. Hall motioned to approve the proposed October 27, 2025; meeting minutes as presented.

S. Tsafarides seconded, and the motion carried **UNANIMOUSLY

COMMENTS

PUBLIC-

C. Balducci- What meeting was the River Light development approved, and where can I find the traffic and environmental impact studies for this new development?

S. Kores- River Light never went to the Martin County Board of Commissioners for approval.

C. Balducci- I believe that Jana said it was approved.

S. Kores- It might have gone through several iterations, but it was never formally approved by the Martin County Board of Commissioners.

S. Adams- I am concerned about the mental health facility next door. The property is poorly maintained, invasive palms are spreading, and counseling is held outside at all hours. I also do not believe this business belongs in the CRA. Although it applied for a permit in March 2025, it seems to have operated there for years. I request an investigation.

M. Lindberg- I am concerned about the River Light property because it has become overgrown. I recently read an article stating that Jensen Beach has abandoned buildings and feels like a ghost town. I believe the property owners have an obligation to maintain the land, even though nothing has been built yet.

PRESENTATION

Agenda Item: 26-0359, CRA CAPITAL PROJECTS REVIEW- DECEMBER 1, 2025

Susan Kores provided a monthly review of active capital projects, focusing on Golden Gate, Jensen Beach and two projects in Rio.

**Agenda Item: 26-0361 CRA - GOLDEN GATE NEIGHBORHOOD IMPROVEMENT PROJECT
TYPICAL STREET SECTIONS**

Yuen Dang, Principal at DDEC, presented updated designs for specific street sections within the Golden Gate Neighborhood and explored preliminary concepts for potential grant purposes.

COMMENTS

R. Krebs- Are the bulb-outs only at intersections, or are they scattered throughout the parking section?

Y. Dang- They are scattered, but driveways can affect placement.

R. Krebs- Parking in those areas is only accessible from the local lane, correct?

Y. Dang- Yes.

M. Readling- And this section is from Dixie East?

Y. Dang- The entire length.

C. Hall- With the proposed landscaping, are utilities being considered? On Savannah Road, trees are cut back because they're under power lines. We need proper planning.

Y. Dang- Some lighting can go underground, and smaller trees like silver buttonwood can be used.

C. Hall- The plan shows oak trees. They provide shade, but we need to act with fiscal responsibility.

S. Kores- On Mapp Road, we designed around power lines and have not had any issues. We'll underground when possible and design accordingly.

Y. Dang- This follows the community plan and resident input.

J. Rolle Taylor- I am concerned about traffic flow on dead-end streets.

Y. Dang- A cul-de-sac is not possible without buying multiple properties and securing right-of-way. A three-point turn is the alternative.

S. Tsaftarides- I would be willing to give part of my property for a cul-de-sac.

R. Krebs- Would that be an easement?

S. Kores-It would need to be a donation. Easements leave owners liable and still paying taxes. The Land Development Regulations do not allow cul-de-sacs in CRAs, and the space isn't available.

R. Krebs- For the two 100-foot design options, are both moving forward?

S. Kores- We are looking for a CRA Board recommendation, including whether you want a gateway feature.

C. Hall- I am concerned about parking, the limited space available to homeowners, and pedestrian safety due to how the right-of-way is being utilized.

R. Krebs- The issue is the location of the multi-use lane.

M. Readling- Would narrowing the parkway so the multi-use path can be shifted help address these concerns?

C. Hall-Yes.

S. Kores- Keep in mind the area includes businesses on Indian Street.

Y. Dang- Safest placement is farthest from traffic, and extra green space helps drainage.

J. Rolle Taylor- Option 2 allows business parking in front of homes, while Option 1 keeps the 20-foot parkway usable as a driveway—potentially a better fit depending on community preference.

M. Readling- With Option 1, I am concerned about traffic backing up from Dixie East because it's a single lane.

R. Krebs- There will be right and left turns, correct?

Y. Dang- Yes. The traffic study shows about 3,000 cars—a relatively low volume. Traffic remains controlled at the signalized intersections through timing and turn-lane lengths.

S. Tsafarides- I think Option 1 is best for the community.

Further discussion took place among the CRA members, staff, and the presenter regarding overall design, utility placement, landscaping, parking, traffic flow, pedestrian safety, gateway options, right-of-way preferences, and grants.

MOTION

* J. Rolle Taylor motioned for the option 1 for the 100-foot right-of-way

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

* J. Rolle Taylor motioned to have a Gateway Feature

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

COMMENTS

S. Kores- The December 15, 2025, meeting has been canceled.

S. Tsafarides- I cannot access my emails.

C. Hall- Me either.

S. Kores- I can ask IT to come to the next meeting. Would that help?

C. Hall- We could just come in and meet with IT.

S. Kores- We can set up a meeting with IT.

J. Rolle Taylor- The tree lights in Port Salerno are now up. Thanks to Save Our Salerno.

C. Hall- Tomorrow night is our tree lighting in Jensen Beach.

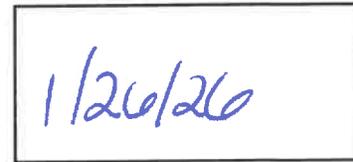
S. Kores- On December 3 is the Christmas Village in Palm City, the Stuart parade is December 5, and the Hobe Sound Christmas parade is December 6.

ADJOURN – Meeting adjourned at 4:02PM.

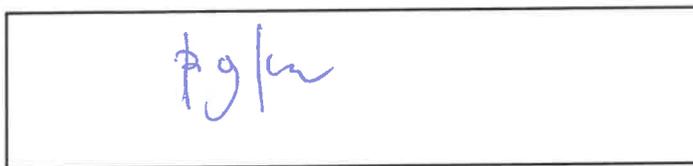
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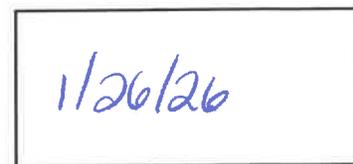
Dianne Racek, Community Development Specialist



Date



Robert Krebs, Chair



Date

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Community Redevelopment Agency Board- Sign in Sheet

Martin County Board of Commission Chambers, 2401 South East Monterey Road, Stuart, Florida

Monday, December 1, 2025-3:00pm

Sign in and print your name.

Add your email address if you want to receive electronic communication.

NAME	EMAIL
Mia Lindberg	MiasClaySupply@aol
Sharon Adams	PERIWINKLEBR@gmail.com
Carol Balducci	carolbalducci@yahoo.com
UYEN DANG	UYEN@DDEC.COM
Dulces Toro	Dulces@DDEC.COM
Joseph Balducci	Joe.Balducci@yahoo.com
TEDDY DILLARD	

Golden Gate Hobe Sound Jensen Beach Old Palm City Port Salerno Rio