



MARTIN COUNTY

*Community Redevelopment Agency*



# NEIGHBORHOOD ADVISORY COMMITTEE **Orientation / Training 2022**



# Neighborhood Advisory Committee (NAC) Orientation / Training 2022

- ▶ CRA Basics
- ▶ CRA Ordinance
- ▶ NAC Members Roles and Responsibilities
- ▶ NAC Meetings
- ▶ Sunshine, Public Records and Conflict of Interest



GOLDEN GATE

HOBE SOUND

JENSEN BEACH

OLD PALM CITY

PORT SALERNO

RIO



# MISSION

The Martin County Community Redevelopment Agency (CRA) is revitalizing and restoring the neighborhoods and town centers of the Martin County CRA areas. We are dedicated to maintaining the unique character of our communities by encouraging sustainable economic investments, promoting walkability and livability, and working collaboratively with the Neighborhood Advisory Committees and Martin County Board of County Commissioners to advance the future health and success of our communities.

# VISION

We envision economically and environmentally sound CRA districts with safe, healthy neighborhoods and vibrant town centers; a network of well-planned, interconnected parks, public open spaces, and complete streets; a full spectrum of high-quality housing that accommodates all walks of life; well-designed community infrastructure; and successful redevelopment that celebrates the distinctive identity and community character of each district and contributes to the overall sustainability of Martin County.



GOLDEN GATE

HOBE SOUND

JENSEN BEACH

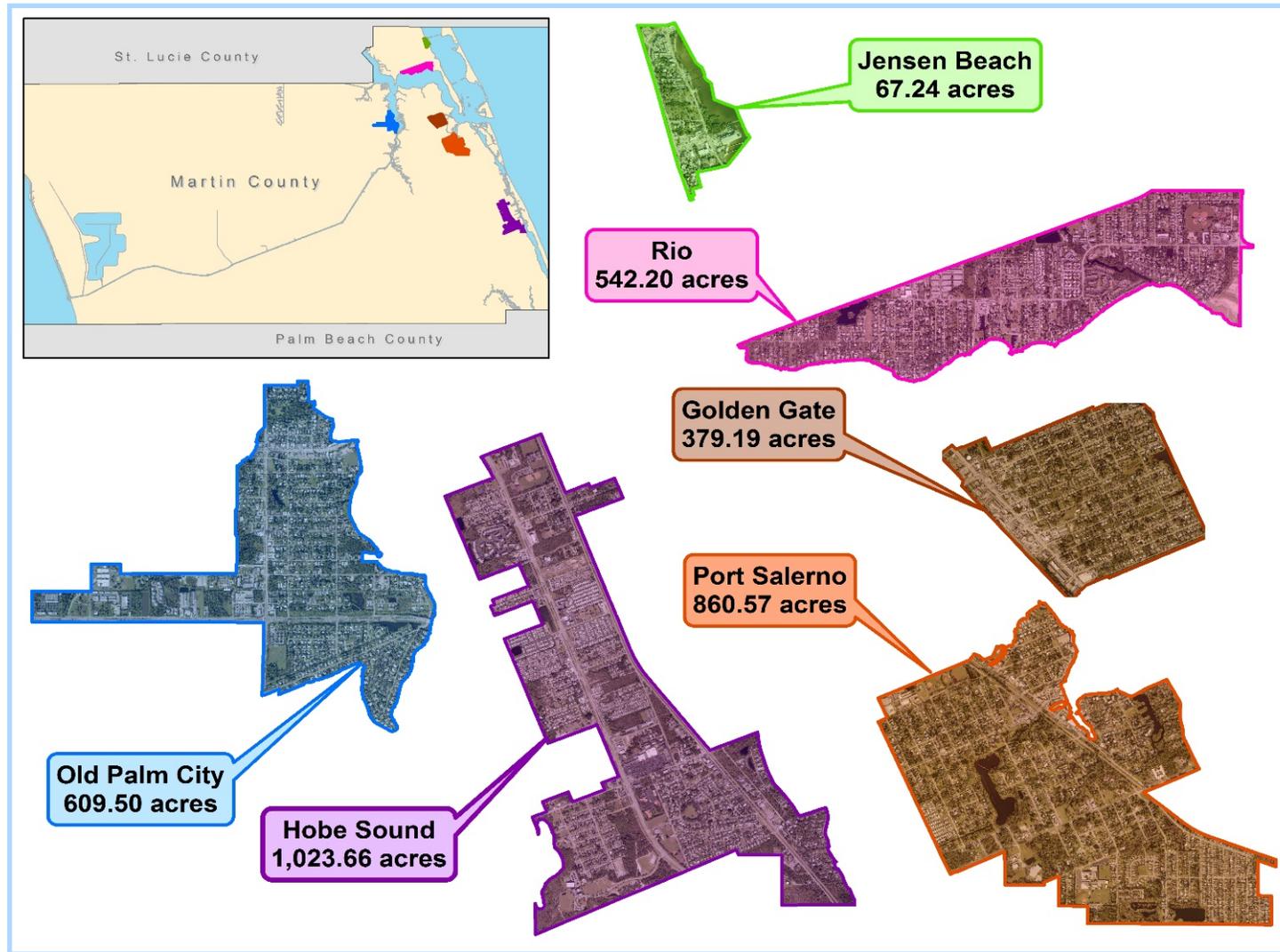
OLD PALM CITY

PORT SALERNO

RIO



# Community Redevelopment Areas



GOLDEN GATE

HOBE SOUND

JENSEN BEACH

OLD PALM CITY

PORT SALERNO

RIO



# WHAT IS A CRA?

- ▶ Governed by Florida State Statutes - Chapter 163, Part III
- ▶ Created by Local Governments - Cities and Counties
- ▶ One Community Redevelopment Agency Board per jurisdiction
- ▶ Board members are appointed by the BOCC
- ▶ One CRA may have multiple CRA districts/areas
- ▶ Districts/areas have separate trust funds and plans
- ▶ Over 220 CRAs in Florida



GOLDEN GATE

HOBE SOUND

JENSEN BEACH

OLD PALM CITY

PORT SALERNO

RIO



# CRA GOALS

Reverse deterioration

Revitalize the business climate

Increase property values

Preserve and celebrate community character and identity

Provide clarity and predictability in future planning and development

Encourage connectivity - streets, sidewalks, bikeways, parks, greenways and open spaces

Provide opportunities for traditional neighborhood design and mixed residential and commercial uses

Encourage active participation and investment by citizens



GOLDEN GATE

HOBE SOUND

JENSEN BEACH

OLD PALM CITY

PORT SALERNO

RIO



# FINDING OF NECESSITY

- ▶ Inadequate street layout
- ▶ Unsanitary or unsafe conditions
- ▶ Reduced tax revenues
- ▶ Inadequate building density
- ▶ Flooding/hazards/contamination
- ▶ Tax delinquency
- ▶ Property vacancy rates
- ▶ Code enforcement issues
- ▶ Lack of affordable housing
- ▶ Traffic hazards



GOLDEN GATE

HOBE SOUND

JENSEN BEACH

OLD PALM CITY

PORT SALERNO

RIO



# COMMUNITY PARTICIPATION



GOLDEN GATE

HOBE SOUND

JENSEN BEACH

OLD PALM CITY

PORT SALERNO

RIO



# REDEVELOPMENT PLANS



GOLDEN GATE

HOBE SOUND

JENSEN BEACH

OLD PALM CITY

PORT SALERNO

RIO



# HOW ARE CRAs FUNDED?

**Tax Increment Financing (TIF).....** an economic development tool used to promote private sector investment in a CRA area

Step 1: The dollar value of all real property in the CRA Area is determined as of a fixed date. This becomes the base value. Taxing authorities continue to receive property tax revenues based on the base value.

Step 2: Redevelopment investments are made. Increases in real property value (the increment), are deposited into the CRA Trust Fund at a percentage rate established by BOCC.

Step 3: Funds are used for redevelopment in the designated CRA area. Private investment increases.

Step 4: The TIF is expended on activities outlined in the Community Redevelopment Plan.

**NOT AN EXTRA TAX**



GOLDEN GATE

HOBE SOUND

JENSEN BEACH

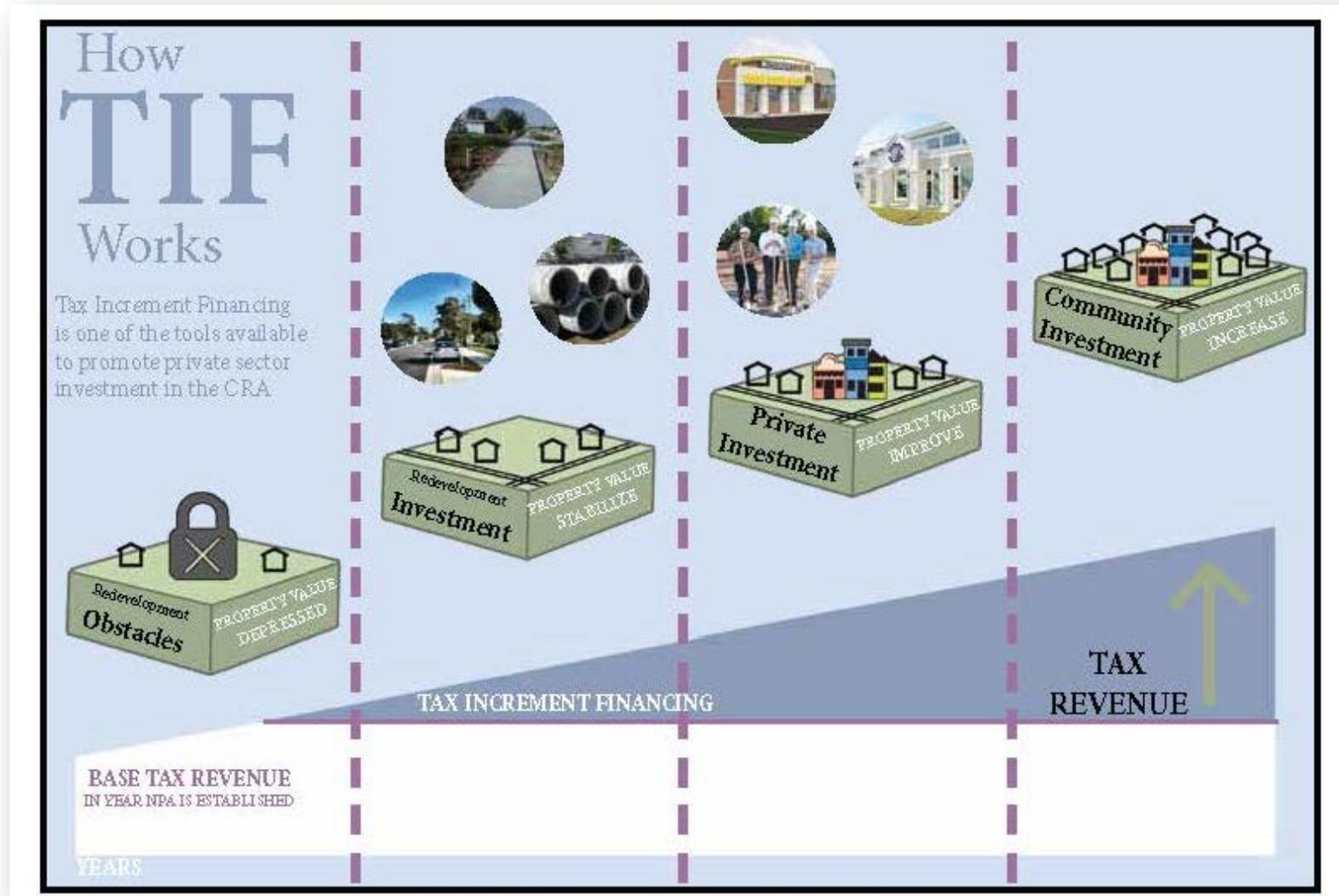
OLD PALM CITY

PORT SALERNO

RIO



# TAX INCREMENT FINANCING (TIF)



GOLDEN GATE

HOBE SOUND

JENSEN BEACH

OLD PALM CITY

PORT SALERNO

RIO



# LOCAL MONEY – INVESTED LOCALLY!!



**GOLDEN GATE**

**HOBE SOUND**

**JENSEN BEACH**

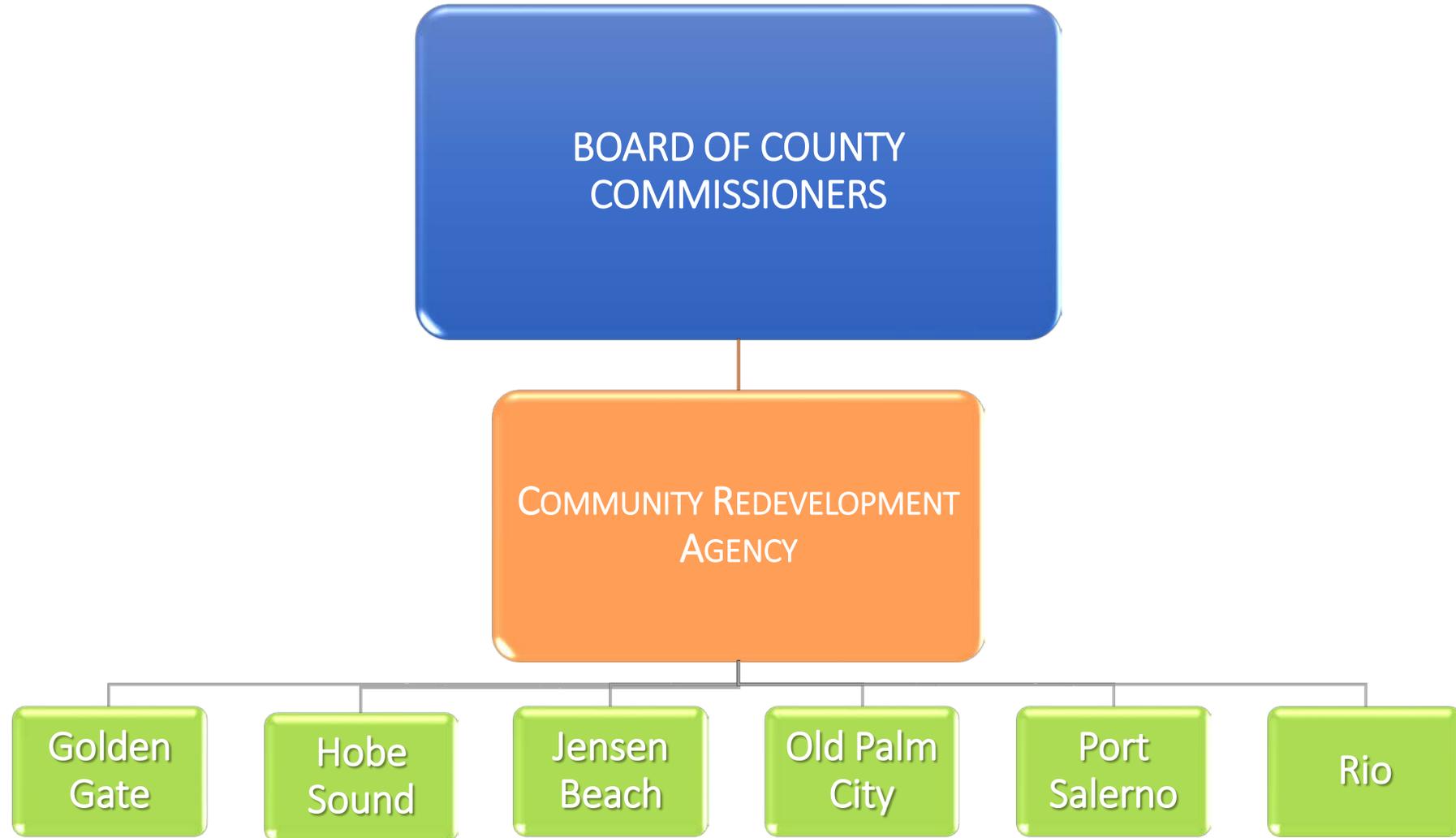
**OLD PALM CITY**

**PORT SALERNO**

**RIO**



# ORGANIZATION



**GOLDEN GATE**

**HOBE SOUND**

**JENSEN BEACH**

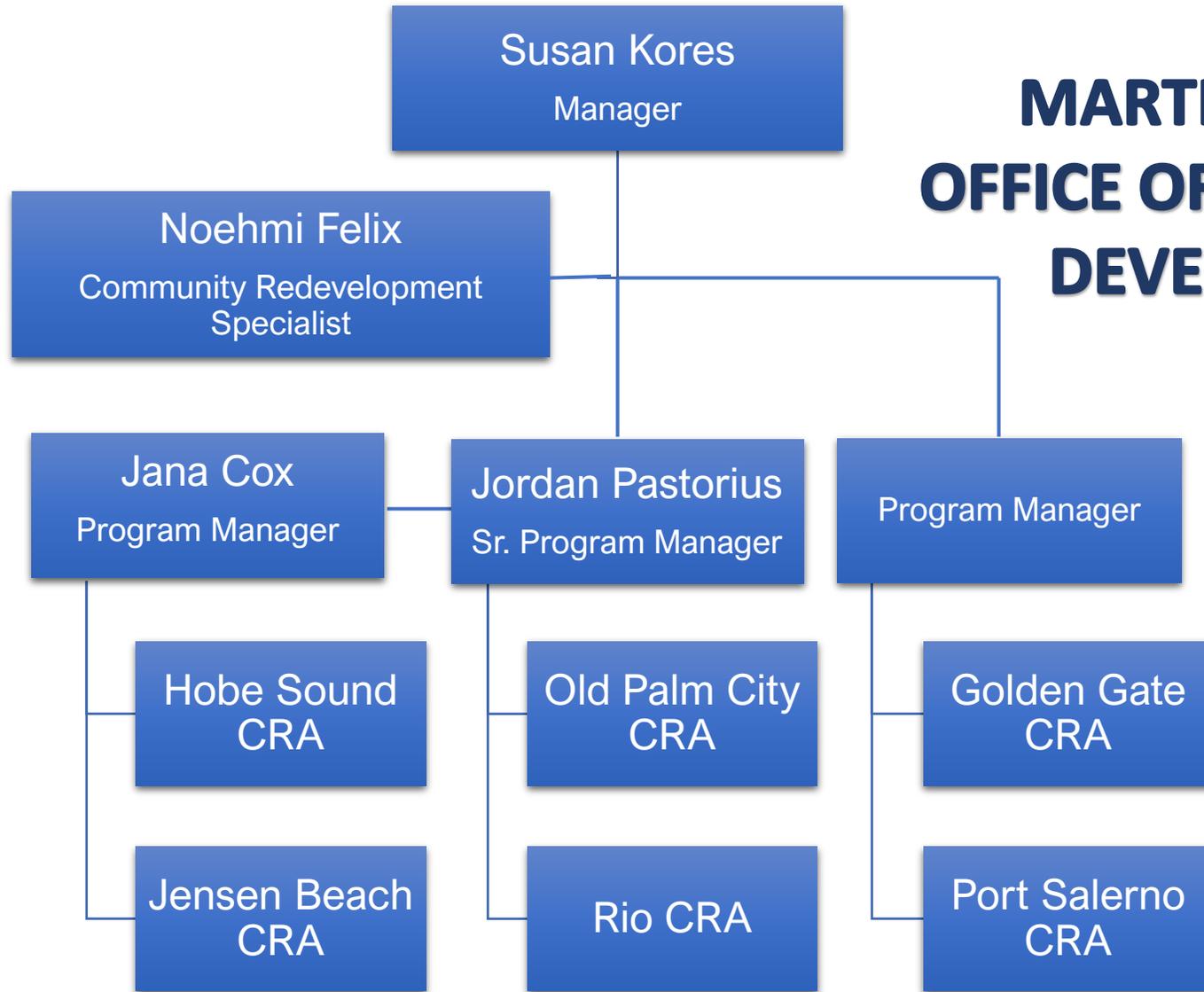
**OLD PALM CITY**

**PORT SALERNO**

**RIO**



# MARTIN COUNTY OFFICE OF COMMUNITY DEVELOPMENT



GOLDEN GATE

HOBE SOUND

JENSEN BEACH

OLD PALM CITY

PORT SALERNO

RIO



# MC CRA ORDINANCE CHAPTER 39

- ▶ Describes the CRA as a legal entity, separate, distinct, and independent from the Board of County Commissioners
- ▶ Consists of seven members
- ▶ CRA Chair and Vice-Chair appointed by BOCC
- ▶ Describes Roles and Responsibilities of CRA and NAC



GOLDEN GATE

HOBE SOUND

JENSEN BEACH

OLD PALM CITY

PORT SALERNO

RIO



# NEIGHBORHOOD ADVISORY COMMITTEES

- ▶ Neighborhood Advisory Committee members appointed by BOCC
- ▶ Committee member terms are 4 years
- ▶ A vacancy occurring during a term is filled for the unexpired term
- ▶ Each member is expected to attend every meeting
- ▶ 3 absences /12 months – member is removed; can reapply
- ▶ No excused absences
- ▶ Special meetings count



GOLDEN GATE

HOBE SOUND

JENSEN BEACH

OLD PALM CITY

PORT SALERNO

RIO



# ROLE OF THE NAC

**PROVIDE ADVICE AND RECOMMENDATIONS** to the Community Redevelopment Agency on the implementation of the adopted Community Redevelopment Plan (CRP).

**Work together to the extent permitted by:**

1. The development review process
2. Grant deadlines
3. Other similar time constraints



GOLDEN GATE

HOBE SOUND

JENSEN BEACH

OLD PALM CITY

PORT SALERNO

RIO



# ADVISE AND RECOMMEND

- ▶ ***Propose or review*** CRP amendments and modifications
- ▶ ***Review development applications*** and provide feedback
- ▶ ***Prioritize*** community redevelopment capital projects
- ▶ ***Any other matters*** as directed by the BOCC or the CRA
- ▶ ***Provide*** a public forum for neighborhood involvement
- ▶ ***Stay connected and engaged*** with your neighborhood

**YOU ARE THEIR VOICE!**



GOLDEN GATE

HOBE SOUND

JENSEN BEACH

OLD PALM CITY

PORT SALERNO

RIO



# BE IN THE KNOW!

<https://www.martin.fl.us/CRA>

COMMUNITY REDEVELOPMENT AGENCY



**MARTIN COUNTY**  
Community Redevelopment Agency

### About the CRA

View our mission & vision, governance information, upcoming meetings, agendas & minutes, and contact us.

[LEARN MORE](#)



### CRA Projects

View upcoming, current and completed projects within the six community redevelopment areas in Martin County.

[LEARN MORE](#)



### Community Connections

#### 2020 Annual Report

View fiscal year 2020 project highlights, achievements and financial data for the Martin County CRA areas.

[LEARN MORE](#)



### CRA Map

Find out if you live in a community redevelopment area neighborhood by viewing our CRA boundary map.

[LEARN MORE](#)



Golden Gate Community Redevelopment Area >



Hobe Sound Community Redevelopment Area >



Jensen Beach Community Redevelopment Area >



Old Palm City Community Redevelopment Area >



Port Salerno Community Redevelopment Area >



Rio Community Redevelopment Area >



GOLDEN GATE

HOBE SOUND

JENSEN BEACH

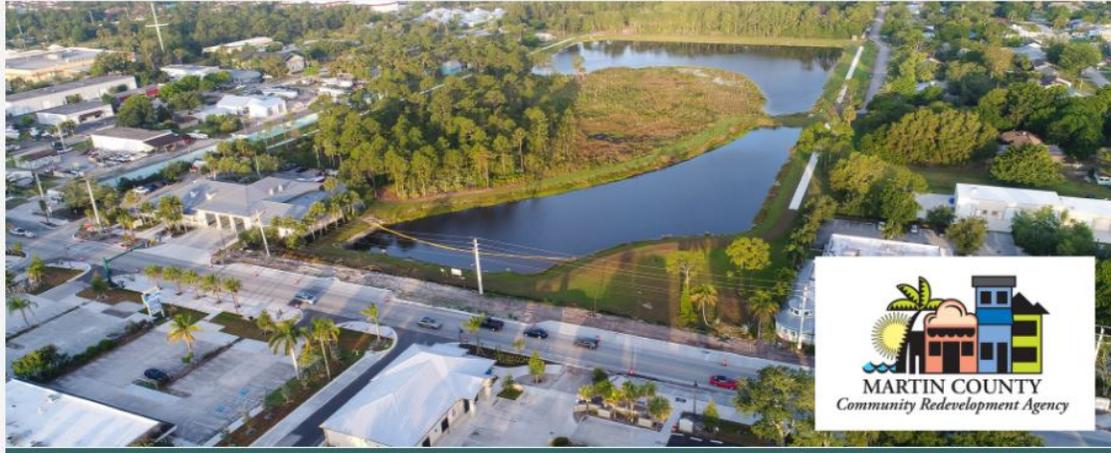
OLD PALM CITY

PORT SALERNO

RIO



# OLD PALM CITY COMMUNITY REDEVELOPMENT AREA



- Old Palm City CRA Land Development Regulations
- NAC Meeting Dates
- NAC Agendas & Minutes
- Old Palm City CRA Plan

## ABOUT

The Community Redevelopment Area Plan for Old Palm City was adopted in April 2002. The Vision for the Old Palm City CRA includes the following seven (7) components:

1. Retrofit Mapp Road;
2. Enhanced Neighborhood Streets, Sidewalks and Bikeways;
3. Old Palm City Greenway;
4. Develop Gateways, Signs and Historic Markers;
5. Lead the Design of the Indian Street Bridge, 36th Street and CR 714 Corridor;
6. Reconnect the Neighborhoods North of Martin Downs Blvd.
7. and Upgrade Infrastructure.

The Old Palm City Neighborhood Advisory Committee (NAC) meets regularly at the Palm City Community Center on Cornell Avenue and provides advice and recommendations to the Community Redevelopment Agency regarding the implementation of projects adopted within the Old Palm City CRA Plan.

## CURRENT OLD PALM CITY PROJECTS

Ripple Stormwater EcoArt Project:

PROJECT DETAILS

PROJECT STATUS

Mapp Road Town Center:

PROJECT STATUS



GOLDEN GATE

HOBE SOUND

JENSEN BEACH

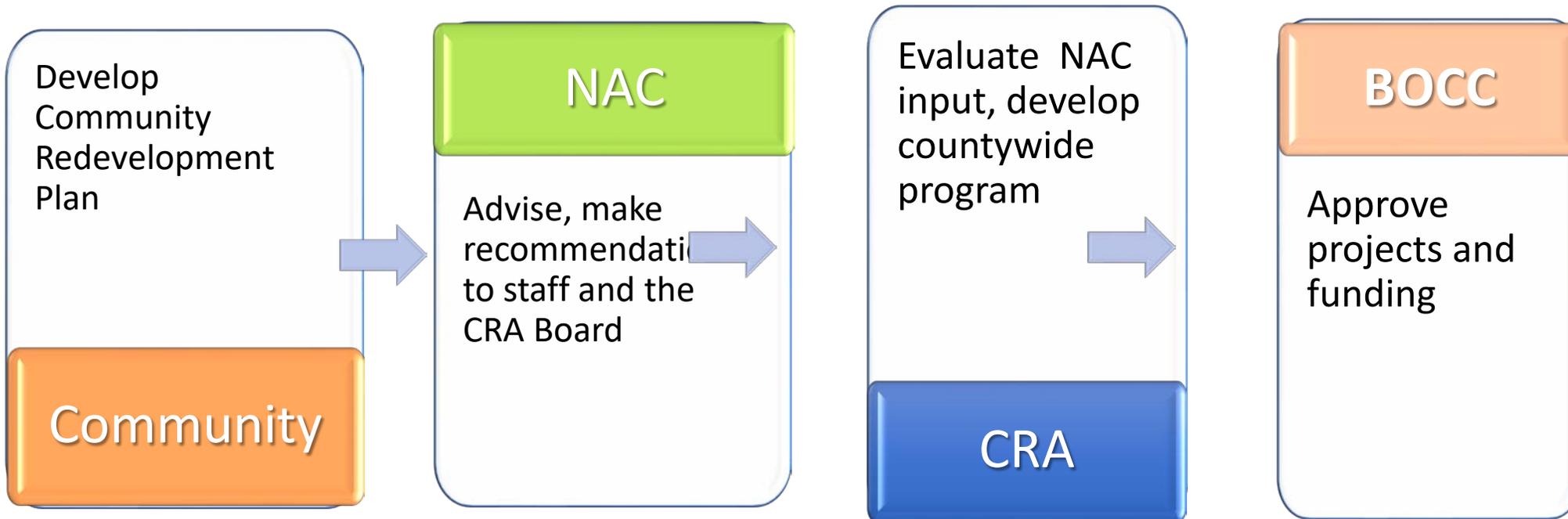
OLD PALM CITY

PORT SALERNO

RIO



# PROCESS



GOLDEN GATE

HOBE SOUND

JENSEN BEACH

OLD PALM CITY

PORT SALERNO

RIO



# NAC MEETINGS

- ▶ Meetings held bimonthly – 6 meetings per year
- ▶ Quorum is a MUST
  - ▶ In order to conduct business, there must be a quorum (50% of the designated number of members plus 1)
  - ▶ Members **are strongly encouraged to** RSVP for each meeting either by phone or e-mail
- ▶ Majority vote rules
- ▶ Abide by Florida Sunshine Laws
- ▶ Meeting agendas are sent out 5-7 days prior to the meeting via email and Constant Contact to members and the public
- ▶ Members elect Chair and Vice Chair every year
- ▶ Minutes are generated; a written summary including all actions taken is produced for the committee and the public



GOLDEN GATE

HOBE SOUND

JENSEN BEACH

OLD PALM CITY

PORT SALERNO

RIO



MARTIN COUNTY  
Community Redevelopment Agency

# USE ROBERTS RULES OF ORDER AS A GUIDE

- ▶ Chair conducts the meeting
- ▶ Making motions (Chair repeats motion/maker for minutes purposes)
- ▶ Asks for a second; opens and manages discussion; recognizes public comment; asks for vote
- ▶ Members should wait to be recognized before speaking

# MAKE THE MOST OF YOUR MEETINGS!

- ▶ Be on time
- ▶ Be prepared
- ▶ Keep meeting orderly
- ▶ Be mindful of any conflict of interest and act accordingly
- ▶ Be familiar with the history, vision and mission of the CRA



GOLDEN GATE

HOBE SOUND

JENSEN BEACH

OLD PALM CITY

PORT SALERNO

RIO



# PUBLIC, STAFF, MEMBER COMMENT

## Public Comment

- ▶ **ALL** comments should relate to CRA projects, programs and concerns inside the CRA boundaries
- ▶ The speaker must wait to be recognized by the NAC Chair
- ▶ Speaker stands, states name and directs comments to the NAC
- ▶ The beginning of every meeting for items **NOT** on the agenda
- ▶ On individual agenda items after the item has been presented
- ▶ The end of every meeting
  - Staff Comment is provided at the end of every meeting
  - Member Comment is provided at the end of every meeting



GOLDEN GATE

HOBE SOUND

JENSEN BEACH

OLD PALM CITY

PORT SALERNO

RIO



# KEEP UP WITH US!

CRA Maps: [Martin.fl.us/CRAMap](https://Martin.fl.us/CRAMap)

CRA Projects: [Martin.fl.us/CRAOWLProjects](https://Martin.fl.us/CRAOWLProjects)



@MartinCountyBoardofCountyCommissioners



@MartinCountyGov



@MartinCountyFlorida

SCAN HERE  
TO LEARN MORE!



GOLDEN GATE

HOBE SOUND

JENSEN BEACH

OLD PALM CITY

PORT SALERNO

RIO



## Contact Us!

Office of Community Development

772-463-3253

or

[CRA@MARTIN.FL.US](mailto:CRA@MARTIN.FL.US)

*Building Community*



GOLDEN GATE

HOBE SOUND

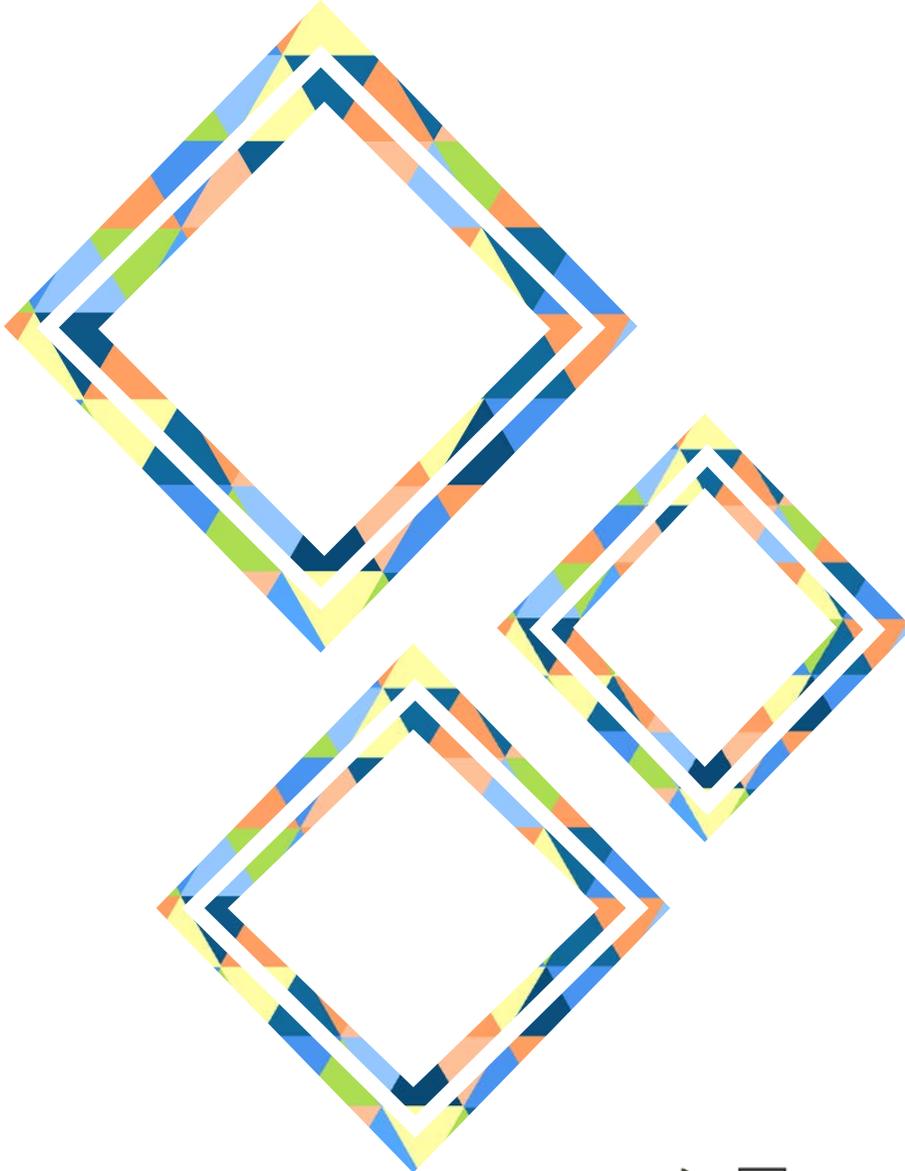
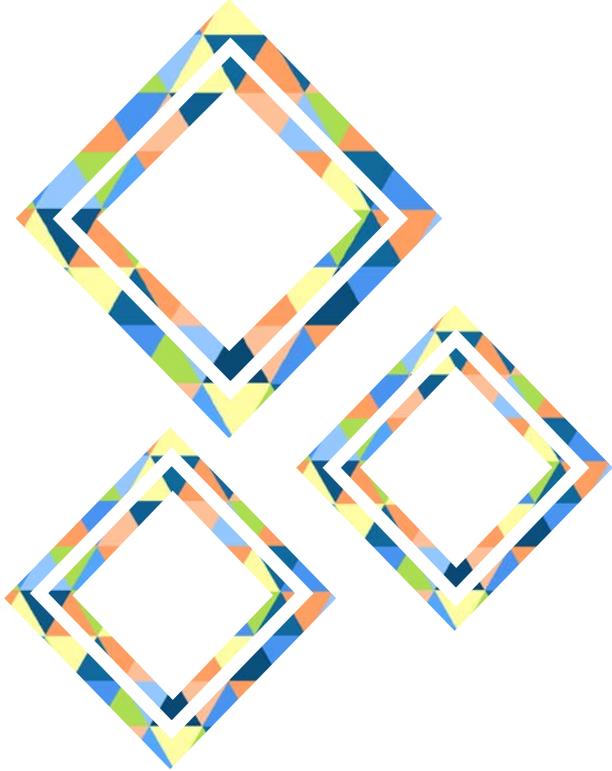
JENSEN BEACH

OLD PALM CITY

PORT SALERNO

RIO





**Thank you!**

**ANY QUESTIONS?**



**GOLDEN GATE**

**HOBE SOUND**

**JENSEN BEACH**

**OLD PALM CITY**

**PORT SALERNO**

**RIO**



# Sunshine Public Records Conflict of Interest



**GOLDEN GATE**

**HOBESOUND**

**JENSEN BEACH**

**OLD PALM CITY**

**PORT SALERNO**

**RIO**

