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**Martin County  
Community Redevelopment Agency  
Minutes**

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

**Monday, March 27, 2023**

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**PRESENT**

<b>Position</b>	<b>Name</b>	<b>Term Expiration</b>
Chairperson	Michael Reading	January 4, 2025
Vice-Chair	Rex Sentell ***Arrived late 3:08 pm	January 4, 2025
Members	Saadia Tsafarides	January 4, 2025
	Richard Kennedy	January 7, 2025
	Catherine Winters	December 31, 2023

**ABSENT**

<b>Position</b>	<b>Name</b>	<b>Term Expiration</b>
Member	Cindy Hall	January 4, 2025

**STAFF PRESENT**

<b>Position</b>	<b>Name</b>
CRA Manager	Susan Kores
CRA Assistant Manager	Jordan Pastorius
CRA Program Manager	Jana Cox
CRA Program Manager	Jerome Small
CRA Specialist	Noehmi Felix
Assistant County Attorney	Sebastian Fox

\* 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: 23-0531 Draft Meeting Minutes – February 27, 2023**

**MOTION**

\* S. Tsafarides motioned to approve the proposed February 27, 2023, meeting minutes as presented

\*\* R. Kennedy seconded, and the motion carried UNANIMOUSLY

**COMMENTS**

**PUBLIC**

- T. McClain – I am the pastor of the St. Mathis Church in Hobe Sound. I am concerned about the Banner Lake area with the Hobe Sound Village moving between Mars and Neptune. Has an environmental study been conducted because it used to be a dumping area that could cause cancer and health issues? I attended the Banner Lake Club Committee meeting and couldn't speak or ask questions. The committee is run by members who don't live within the Banner Lake boundaries, and I don't understand how they get to speak for the Banner Lake area.
- J. Crowley – Here are some highlights for the Port Salerno area. I met with George Stokus, Commissioner Heard, and Jim Chrulski from the City of Stuart and we are proposing that we create a community service position for the CRA and have a meeting on April 12<sup>th</sup> to discuss it. Susan, you can probably come as well. The position is to create events not just for Port Salerno, but for other CRAs too. We are creating a Main Street organization similar to the Jensen Beach and Palm City Chambers of Commerce. Can the code for the CRA on alcohol license distances

be clarified? There is a Head Start facility in Port Salerno. The code is not clear on whether this classifies as a school. It impacts future developers in the area. The Treasure Coast Regional Planning Council is assisting the CRA with updating the masterplan in Port Salerno. I would like updates and interactive feedback before it goes too far down the road.

#### STAFF

- S. Kores – Mr. Chair can we move agenda item 23-0543 to the beginning?

#### OLD BUSINESS

##### **Agenda Item: 23-0543, CRA Special Parking Alternatives for Redevelopment Centers (SPARC)**

Dana Little and Jessica Seymour with the Treasure Coast Regional Planning Council (TCRPC) presented the updates from all six (6) Neighborhood Advisory Committees. Each committee has recommended, with input, that the program be approved by the CRA Board and recommended that it move forward to the Local Planning Agency and the Martin County Board of County Commissioners.

R. Sentell – The ones that are interested in this program are they aware of how much the fee will be?

S. Kores – We notified them it was in the vicinity of \$18,000 to \$25,000.00.

R. Sentell – My concern is how will small businesses be able to use this program if it will cost them an additional \$25,000 to get in.

J. Seymour – It is important to note that it is a voluntary program, and in the CRAs there is already a reduced parking standard rate compared to the County. For example, if you were to open an office in the County the rate is 1 per 300, but in the CRA it is 1 to 500.

R. Kennedy – If the goal is to increase participation in this program, I fear the \$25,000 fee will be a deterrent.

S. Kores – An important piece to remember is we don't want to have applicants pay out of their responsibilities or not have the funds to support the potential projects.

C. Winters – Will the funds that are collected from this program fall under the Neighborhood Restoration CIP category?

S. Kores – The funds collected will each be deposited in an escrow account for each CRA.

R. Kennedy – If you didn't have enough SPARC funds can you use other CIP programs to pay for a project?

S. Kores – Yes, we are also currently going to each NAC to list priority projects for SPARC funds.

R. Sentell – Is on-street parking counted?

S. Kores – Yes, the applicant can count on-street parking if it is in front of their building.

S. Tsafarides – In the Golden Gate area is there a parking plan?

J. Seymour – In Golden Gate, there are rights-of-way and alleys that can be used for on-street parking.

J. Crowley – This program will affect small businesses. For example, a big restaurant will utilize this program, and if the restaurant does great it will cause the parking spots for the salon shop next door and other small businesses around to be smothered by the people parking to go to the restaurant. We should not be giving incentives to more businesses to park we should be doing everything possible to find solutions by buying land and passing bonds if necessary.

#### MOTION

\* R. Kennedy motioned approval of the SPARC Program and recommends it to the Local Planning Agency and the Board of County Commissioners. The SPARC Program will be reviewed after the first year it goes into effect.

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

#### PRESENTATION

##### **Agenda Item: 23-0587, CRA Capital Projects – March 27, 2023**

Susan Kores, CRA Manager, provided the update highlighting the following projects: El Camino Trail, Dixie Highway Stormwater & Streetscape, Park Drive & Seaward Avenue, Palm City Place & Patio, Golden Gate Bike Racks, Port Salerno United Way Learning Trail, Port Salerno Pelicans and Business Investment Program.

R. Kennedy – Will there be a ribbon cutting for the Investment Program applicant once completed?

S. Kores – Noehmi is working on having signage right outside of the businesses for the approved applicants. The signage will include advertisement for the CRA Investment Program and additional information. We would like to have a ribbon cutting and, in the future, possible awards.

M. Reading – Is staff proposing the acquisition of 1176 NE Charlotte Street?

S. Kores – An offer was made about two weeks ago and we haven't heard anything back yet.

## NEW BUSINESS

### Agenda Item: 23-0533, CRA Annual Report – FY 2022

Susan Kores, CRA Manager, presented the board with the annual report describing projects and initiatives in the County's six Community Redevelopment Areas during FY 2022. Comments are as follows: List CRAs in alphabetical order, how much the taxable value increased in the County to compare to the CRA and add "Old" in front of Palm City on the Financial Values page.

## MOTION

\* S. Tsaftarides motioned to approve the CRA FY 2022 Annual Report with corrections and additional items presented

\*\* C. Winters seconded, and the motion carried UNANIMOUSLY

## COMMENTS

### PUBLIC

- J. Crowley – Salerno Septic to Sewer project is starting September/October of this year. Seven houses are being excluded from this project and I am asking the board to connect those properties. We need to start buying property in bulk and you need to spend whatever you can.

### MEMBERS

- S. Tsaftarides – Can you have a prefabricated home in the CRA?
- J. Pastorius – You can but can only have it in particular sub-districts.

### STAFF

- S. Kores – I would like to provide an update on Senate Bill 102, and House Bill 627 Live Local Act.
  - Pre-empts density and height in commercial or mixed-use areas, although this does not affect unincorporated Martin County
  - Increased funding for SAIL, SHIP, and Hometown Heroes programs
  - Tax exemption for new or rehabilitated development to offer attainable units
  - Local governments cannot impose rent control under any circumstances
  - This bill has already passed and is on the Governor's desk

**ADJOURN** – Meeting adjourned at 4:14 pm

Recorded and prepared by:

  
\_\_\_\_\_  
Noehmi Felix, CRA Specialist

4/24/23  
\_\_\_\_\_  
Date

   
\_\_\_\_\_  
Michael Reading, Chair  
Vice - chair

4/24/23  
\_\_\_\_\_  
Date

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