



**Martin County  
Community Redevelopment Agency  
Minutes**

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

**Monday, October 28, 2024**

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**PRESENT**

<b>Position</b>	<b>Name</b>	<b>Term Expiration</b>
Chair	Rex Sentell	January 4, 2025
Members	Cindy Hall	January 4, 2025
	Michael Readling	January 4, 2025
	Richard Kennedy	January 7, 2025
	Robert Krebs	January 27, 2027
	Saadia Tsaftarides	January 4, 2025

**ABSENT**

<b>Position</b>	<b>Name</b>	<b>Term Expiration</b>
Member	Jaime Rolle Taylor	December 31, 2027

**STAFF PRESENT**

<b>Position</b>	<b>Name</b>
CRA Director	Susan Kores
CRA Specialist	Noehmi Lopez
CRA Program Manager	Jana Cox
CRA Assistant Manager	Jordan Pastorius
CRA Program Manager	Joy Puerta
CRA Coordinator	Elise Raffa
Senior Assistant County Attorney	Sebastian Poprawski

**\* Indicates a motion**

**\*\* Indicates a vote**

**\*\*\* For the record comment**

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

**APPROVAL OF MINUTES – Agenda Item: 25-0196 Draft Meeting Minutes – September 23, 2024 MOTION**

\* R. Kennedy motioned to approve the proposed September 23, 2024; meeting minutes with the following changes from staff’s comment at the end from “my” to “may”

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

**DISCLOSURE OF CONFLICTS OF INTEREST**

None

**COMMENTS**

1. PUBLIC

- S. McGinnis—Gilberts Coffee in Port Salerno has now opened. Would it be possible to get to the crosswalk on Dixie Highway?

## PRESENTATIONS

### Agenda Item: 25-0199 – CRA Port Salerno Architectural Design Standards

Dana Little, Urban Design Director and Jessica Seymour, Principal Program Coordinator of the Treasure Coast Regional Planning Council will present the updated proposed CRA Architectural Design Standards for all six Martin County CRA areas. This effort has been undertaken to update and codify the design standards for clarity and predictability of use by architects, builders, property owners and staff, and to continue to implement the vision of well-designed communities that celebrate their distinctive identities and contribute to the overall sustainability of Martin County.

R. Kennedy – Where you able to go to all the NACs (Neighborhood Advisory Committee)? I know some had to be rescheduled because of the hurricane.

D. Little – Yes, we have presented to all the NACs. It was a good to see each NAC tailor what styles they liked for their CRA.

M. Reading – Rio didn't want any styles from the list, we wanted to include any style and not be subject to a list. Why are we limiting applicants when the CRA makes up 1% of the county when you can go outside the CRA, and you can build whatever you want? This doesn't make sense to me and some of these styles will price people out if they are trying to build. This is turning us into an HOA.

D. Little – If you can think of any other architectural styles that are universally recognized, please let us know. The Contemporary style is our catch-all style that is included for any of the areas to choose. We were not intentionally limiting any applicants as we made sure to include all styles.

S. Kores – Based on our statute, CRAs were made to reduce or eliminate slum and blight. One of the ways to do this is to raise the bar by the rehabilitation of new, current, and old structures. The updates to the Architectural Design Standards will add more flexibility for applicants to choose from compared to the limitations of the current code.

J. Pastorius – At the last Rio NAC meeting, it was a unanimous vote to approve all styles presented.

R. Sentell – I don't like houses to look all the same, but this allows flexibility with its own identity for each CRA.

B. Krebs – Hobe Sound went with all the styles except for Ranch. It was too broad of a style for our CRA. The rest of the styles from the list will still allow flexibility.

D. Braden – I appreciate what everyone wants to accomplish with the Architectural Design Standards. You say this will keep costs down, but in the current code we have to have a 21-inches from the finished grade to the finished floor and there is no benefit to it. The Main Street Vernacular code has to be 12 ft. ceilings on the first floor and that makes no sense. It will cost more to build and maintain. Churches should be exempted from the CRAs.

G. Ehrler – I agree we should not be limiting our possibilities. Can the description for each style's text change from 4 stories to 3 stories and make it consistent with our codes? What is the appeal process if an applicant doesn't want to go with any of the styles?

C. Cass – Mr. Braden has been going back and forth with the County staff about this. Now staff has been told to stop addressing it with him.

S. Poprawski – We have reviewed Mr. Braden's documentation and do not find any ADA violations for the 21-inch requirement. We do have Alternative Compliance available for those who cannot follow the current code.

## MOTION

\* S. Tsafarides motioned to recommend approval for all the Architectural Design Standards, and review about height text language so it could be better understood

\*\* C. Hall seconded, and the motion carried 5-1 with Mike Reading dissenting

### Agenda Item: 25-0198, CRA – FY2024 4<sup>th</sup> Quarter Report

Jordan Pastorius, CRA Assistant Manager presented the 4<sup>th</sup> Quarter Report (July, August and September) for the fiscal year 2024. Highlights included CRA projects from all six areas, permit reviews, and events.

**Agenda Item: 25-0240, CRA – FY2024 Communications Report**

Elise Raffa, CRA Coordinator presented the Communications Report for fiscal year 2024, July 2024 – October 2024. Highlights included CRA projects and public outreach in all six areas.

**PRESENTATIONS**

**Agenda Item: 25-0197, CRA – Capital Projects Review (October 28, 2024)**

Susan Kores, CRA Manager, presented the October 28, 2024, CRA Capital Projects review highlighting the following projects: Golden Gate El Camino and Hobe Sound Dixie Highway Stormwater & Streetscape.

S. Tsaftarides – Is there an update for the PAL building?

S. Kores – The latest update I have they were still raising funds for it.

R. Krebs – Is there an update for the train station?

J. Cox – Now that AT&T is not on strike, we are waiting for FPL to get back from hurricane duties in order to move it.

**NEW BUSINESS**

**Agenda Item: 25-0241, CRA – Construction Management at Risk, a Project Delivery Method**

Susan Kores, CRA Manager, presented the project delivery method called Construction Manager at Risk (CMAR) for the Dixie Highway Stormwater and Streetscape project in the Hobe Sound CRA.

R. Sentell – By using this method how is it limiting companies who can use this style?

S. Kores – There are some companies that will do any of the delivery methods and some that only do the CMAR delivery method.

R. Krebs – Are there some companies local that do this style?

S. Kores – I know some companies from South Florida that use this method, but they also work here in Martin County on some projects.

**MOTION**

\* S. Tsaftarides motioned to recommend the CMAR project delivery method for the Dixie Highway Stormwater and Streetscape project in the Hobe Sound CRA.

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

**COMMENTS**

1. PUBLIC

- G. Ehrler – The 4<sup>th</sup> quarter report did not include the check book balance for the year. Hopefully, it will be addressed at the next Port Salerno NAC meeting.

2. MEMBERS

- None

3. STAFF

- S. Kores – The Marties Awards is on November 13, 2024, at 7 PM at the Lyric Theater. We will be taking our annual CRA Board picture in November/December for the annual report.

**ADJOURN** – Meeting adjourned at 5:07 pm

Recorded and prepared by:

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Noehmi Lopez, Community Development Specialist

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Date

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Rex Sentell, Chair

\_\_\_\_\_  
Date

**ADA**

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