



Martin County Community Redevelopment Agency Meeting Minutes

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

Monday, October 27, 2025

PRESENT

Position	Name	Term Expiration
Vice Chair	Michael Readling	January 13, 2029
Members	Jamie Rolle Taylor	December 31, 2027
	Rex Sentell	January 13, 2029
	Chuck Smith	January 13, 2027
	Saadia Tsaftarides	January 13, 2029
	Cindy Hall	January 13, 2029

ABSENT

Position	Name	Term Expiration
Chair	Robert Krebs	January 27, 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

* 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: 26-0171, Draft Meeting Minutes – September 22, 2025

MOTION

*S Tsafarides motioned to approve the proposed September 22, 2025 meeting minutes as presented.

**C. Hall seconded, and the motion carried UNANIMOUSLY

COMMENTS

PUBLIC-

W. Corbin- I am William Corbin with the Business Development Board of Martin County. I want to thank Susan and Jordan from the CRA for their great collaboration, and we look forward to continuing to work together on economic development in the county.

PRESENTATION

Agenda Item: 26-0173, CRA - RIO CAPITAL PROJECTS REVIEW: TOWN CENTER REDEVELOPMENT AND DIXIE HIGHWAY STREETScape

Christina Fermin, Strategic Transportation Planner with Marlin Engineering Inc., along with Pablo Duenas, Urban Designer and Town Planner with Dover, Kohl & Partners presented the 30% draft of the Town Center (Civic Center) and surrounding property conceptual plan and a 30% draft of the Dixie Highway Streetscape conceptual plan. The presentations provided an overview of proposed concepts, highlighted design elements, discussed the improvements under consideration and sought input from the CRA Board members.

COMMENTS

S. Kores- Christina, can you let the CRA Board know what the deliverables are?

C. Fermin- The deliverables include reports for both projects, two Civic Center site plans, and a conceptual bird's-eye view plan for the Dixie Highway Streetscape.

M. Readling-Will you come back to the CRA Board with the updates?

C. Fermin- Yes, Jordan will return with the updates.

S. Kores- In January.

C. Smith- Are both funded?

C. Fermin- For planning.

S. Kores- The projects are funded through the design concept, with additional funding under consideration, including the possibility of a bond with other CRAs.

R. Sentell- With the Civic Center design, one alternative is outside seating with the building pushed back.

P. Duenas – Yes, that's one option.

R. Sentell- It seems better to pull the building forward, closer to Dixie, with seating in the back near the bandstand, to make it more flexible and avoid the busy highway.

P. Duenas- We're weighing these options and will decide after Winterfest in December. The report will include both, and the best option chosen.

C. Fermin- We presented four site plans at the NAC and narrowed it down to these two. The other options placed the building closer to the street, but these were preferred for the civic feel and better use of the lawn for future events.

M. Readling- What are the plans for parcel to the east and the potential future development there?

P. Duenas- The development of the eastern parcel depends on community feedback. Options being considered include a business incubator or startup space, but nothing is confirmed yet.

C. Fermin- At Winterfest, we'll ask residents if they prefer an outdoor space, as there's strong community support for it.

M. Readling- If it gets developed, it would be sold to investors and not run by the county, correct?

C. Fermin- Yes, the intent is to showcase possibilities and help the CRA guide development to ensure it aligns with the Civic Center and creates synergy.

M. Readling- Can the Civic Center expand onto other parcels?

S. Kores- Yes, but you cannot move it.

J. Rolle Taylor- Can you combine the two buildings?

C. Fermin- The current design is already double the original footprint.

J. Rolle Taylor- Will the current roundabout be moved?

C. Fermin- The Rio Marine Village Development across the street is moving it.

J. Rolle Taylor- Will there be a 4-way stop or something similar?

M. Readling- There will be two roundabouts within a half mile.

C. Hall- Are the proposed buildings single story or two story?

C. Fermin- This has been a point of discussion in the community, with the staff, with the NAC, and we are seeking further community input.

P. Duenas- One possibility is that the front half could be two stories with offices and smaller spaces, while the back half could be a two-story, open space for larger events.

C. Hall- My concern comes from the Jensen community center, which moved from single-story to two-story. It's not welcoming or easy to access, with bathrooms downstairs and meeting space upstairs. I wouldn't want that for Rio's Civic Center, so I hope a lot of thought goes into keeping it community friendly.

Further discussion took place between the NAC members, presenters, and staff in regards to the overall design, community needs, opinions, and use of the space.

Public-

G. Ehrler- I saw the proposal for a four-way stop and eliminating the right-hand turn. We had a similar issue on Cove Road in Port Salerno, and now the road is a mess. How many vehicles were using that right turn before it was removed? We're still dealing with traffic issues on Old Dixie, and I have concerns about these changes. Thanks.

Agenda Item: 26-0174 CRA - FY 2025 4TH QUARTER REPORT

Jordan Pastorius provided a review of the FY 2025 4TH QUARTER REPORT of all 6 CRAs and its ongoing community efforts.

Agenda Item: 26-0172 CRA - CAPITAL PROJECTS REVIEW, OCTOBER 27, 2025

Susan Kores provided a monthly review of active capital projects, and an introduction of new projects and Joy Puerta provided an update on El Camino.

COMMENTS

J. Rolle Taylor- Could you clarify the engineering issue for Fields and 43rd?

J. Puerta- It is at 90%. Traffic and engineering had some concerns about the drainage placement on the west end of Field Street, west of 43rd, as it could interfere with a future road extension. They have made revisions, and the project is still moving forward. I have not seen the updated plans yet, but the consultant is working on them.

J. Rolle Taylor- Any update on the sewer-to-septic meeting?

J. Puerta- It will not be scheduled until after it goes out to bid.

S. Kores- Given the timeline, it could be February.

C. Smith- Any updates for Palm City?

S. Kores- We held a community meeting with about 70 attendees focused on drainage issues. While the Cornell Ave. Streetscape and Septic to Sewer projects are still a few years out, we're keeping the community informed. The county bought a Salerno Road property for future green space and received 2026 funds, so projects are moving forward. The 2027 CIP is expected by year's end. We're considering moving the November CRA and Art and Public Places meetings to December 1st due to Thanksgiving—does that work for everyone?

*C. Hall motioned to cancel the November 24, 2025, meeting and combine the CRA and Art and Public Places meeting to December 1, 2025, with the possibility of canceling the December 15, 2025, meeting.

**C. Smith seconded, and the motion carried UNANIMOUSLY

S. Kores- In November, the Board will review the Rio Marine Village site plan (Nov 4) and the Church Street right-of-way donation in Jensen (Nov 18). Palm City Place and Patio won second place for “Best Places in Florida,” and the CRA earned three Florida Redevelopment Association awards: Annual Report, Infrastructure/Capital Projects, and the President’s Award for Palm City Place & Patio.

G. Ehrler- The development on Cove Road in Pt. Salerno that is being proposed is supposed to share a driveway with the veterinary office, but from what I saw on the county maps, the veterinarian owns his driveway. I would like the staff to investigate that and clarify it at the next NAC meeting.

R. Sentell- I want to thank Commissioner Ciampi, the Old Palm City NAC and the staff for their planning and efforts — Palm City Place wouldn’t be here without you.

ADJOURN – Meeting adjourned at 4:21PM.

Recorded and prepared by:

Dianne Racek, Community Development Specialist

Robert Krebs, Chair

Date

Date

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