



# Martin County Community Redevelopment Agency Meeting Minutes

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

**Monday, February 23, 2026**

## PRESENT

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

## ABSENT

<b>Position</b>	<b>Name</b>	<b>Term Expiration</b>
Members	Rex Sentell	January 13, 2029

## STAFF PRESENT

<b>Position</b>	<b>Name</b>
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
Senior Assistant County Attorney	Sebastian Fox
Assistant County Attorney	Frank Moehrle
Assistant County Administrator	George Stokus

<b>Position</b>	<b>Name</b>
Principal Planner	John Sinnott
Deputy Growth Management Director	Peter Walden
Comp Planning Administrator	Clyde Dulin
OMB Director	Stephanie Merle

\* Indicates a motion

\*\* Indicates a vote

\*\*\* For the record comment

**CALL TO ORDER** Meeting was called to order at 3:03 PM.

**DISCLOSURE OF CONFLICTS OF INTEREST** None

## **APPROVAL OF MINUTES**

**Agenda Item: 26-0592**, Draft Meeting Minutes – January 26, 2026

## **MOTION**

\* C. Hall motioned to approve the proposed January 26, 2026; meeting minutes as presented.

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

During discussion, S. Tsafarides requested that the record reflect that C. Romero is representing the Martin County Chamber of Commerce.

## **COMMENTS**

PUBLIC-

M. Gavin- A representative of the Girl Scouts of Southeast Florida advised the Board that restroom facilities at their Martin County property are in significant disrepair, with only one of six stalls currently usable. She stated the condition poses a health and safety concern for the youth served and requested assistance in facilitating the permitting process, noting the organization's limited nonprofit resources.

S. Kores- Where is it located?

M. Gavin- District 3 of Martin County. Camp Welaka, is a 600-acre site adjacent to Jonathan Dickerson State Park. Who can I notify once they applied for permits?

P. Walden- You can contact me, and I will take care of it.

## **PRESENTATIONS**

### **Agenda Item: 26-0623, CRA – RIO STREETScape AND CIVIC CENTER PROPERTIES FINAL CONCEPTUAL DESIGNS**

Christina Fermin, Strategic Transportation Planner with Marlin Engineering Inc., along with Andrew Georgiadis, Senior Project Director, Dover, Kohl & Partners, presented 100% draft of the Civic Center and surrounding property concept plan as well as the Dixie Highway Streetscape concept plan. The presentation provided an overview of the proposed concepts and invited discussion from the CRA Board.

## **COMMENTS**

C. Hall- I like the streetscaping, but will the trees be placed so they do not grow into the power lines?

C. Fermin- Yes, it follows the “right tree, right place” concept. Trees near power lines will be small to midsize, not the tall oaks shown in the renderings.

C. Hall- Or possibly underground the power lines, though I realize that adds cost.

C. Fermin- It is a significant cost, but the county does have that option.

R. Krebs- Since shade trees are a high community priority, could burying the power lines help?

C. Fermin- Our report will include a cost per mile for burying the power lines. It will be up to the county and community because of the high cost.

R. Krebs- If it's a high public use area, maybe the investment is worth it.

C. Smith- What is being proposed for lighting?

C. Fermin- Existing light fixtures on Dixie Highway will be matched, as the community likes the current lighting, and it aligns with completed sections.

J. Rolle Taylor- I am curious about connecting the parking lot entrance more to the neighborhood street rather than Dixie Highway.

C. Fermin- There were no comments about parking access; concerns focused on whether there's enough parking for daily Civic Center use.

R. Krebs- I noticed the planting spaces along the roadway vary—will those be refined over time?

C. Fermin- Near the FEC, the right-of-way is narrow—about 35 feet—so flexibility is limited without removing parking or acquiring more space. The sidewalk on the south side was added where the county owns the property.

D. Ashley- The CRA should consider lowering the speed limit to 25 mph through Rio.

P. Burnell- A Rio resident raised concerns about wildlife, particularly gopher tortoises on the property across from Weedline.

C. Smith- During permitting, wildlife impacts are considered, and projects can be halted for that. Is there any way to preserve land for the gopher tortoises? I know they sometimes relocate them.

P. Burnell- Requested a small preserve for gopher tortoises and other wildlife. She also stated that the 10-foot sidewalks being built right up to the edge represent too much growth for the area.

**Agenda Item: 26-0595**, CRA- FLORIDAYS MOBILE PARK, LLC REQUEST TO AMEND ARTICLE 12, COMMUNITY REDEVELOPMENT CODE, LAND DEVELOPMENT REGULATIONS, MARTIN COUNTY CODE, AS IT APPLIES TO RV PARKS WITHIN THE HOBE SOUND COMMUNITY REDEVELOPMENT AREA

John Sinnott, Principal Planner provided a presentation for staff recommendations for Floridays Mobile Park LLC.

Kristin Storey, attorney for Floridays, along with Susie Graham, owner of Floridays, provided a presentation on the proposal to amend Article 12, Community Redevelopment Code. Applicant wants to change the LDR (CRA subdistrict in the Hobe Sound CRA only) that applies to RV Parks.

## **COMMENTS**

J. Rolle Taylor-Why was the analysis done?

J. Sinnott- The applicant proposed the amendment language. Staff then performed an analysis, reviewing existing state regulations and consistency with our land development regulations.

S. Tsafarides- Where is it located?

J. Sinnott- This change is not property-specific; it would apply to the Hobe Sound CRA.

C. Hall- Any property in Hobe Sound could convert to an RV park within those limits.

J. Sinnott- This proposal doesn't change the permitted use. But if you could develop an RV park on your property, this ordinance would apply specific provisions.

J. Rolle Taylor- Currently there are 88 sites. How many would this change add?

S. Graham- The original site is about 7.9 acres, plus a 1.2-acre parcel purchased in 2020 that allows RV use. If developed under one master plan, phased later due to cost, it could allow approximately 105 to 115 sites, depending on acreage.

J. Sinnott- For the record, the 88 sites are permitted through the Health Department; there is no approved final site plan from Martin County.

S. Graham- Correct, there is no approved Martin County final site plan; this was previously the Angler Mobile Home Park.

M. Reading- For those 88 sites, how many square feet is each site?

S. Graham- It varies. About 60 sites are around 2,000 sq ft, with the rest between 1,000 and 1,500 sq ft. Our conceptual plan would keep most sites around 1,800 sq ft, with smaller sites for transitional stays. We intend to remain an RV park, not an RV resort.

J. Rolle Taylor- You initially worked with staff to get guidance before purchasing the property?

S. Graham- I n 2010, we purchased the property directly from the bank as a mobile home park. We had assurances from the county that we would not be shut down. In March 2020, we may have received a zoning letter regarding a change, but it was still commercial zoning, which we understood permitted RV parks in Florida. Our decisions, including purchasing the adjacent property that year, were based on that understanding. We conducted extensive research and worked closely with county staff. Correcting the zoning a year ago was costly.

C. Hall- I have a concern regarding the proposed code change, specifically provisions for caretakers and managers.

S. Graham- We have three to five caretakers, sometimes with housing, and aim to avoid violations if a manager stays longer than 180 days. We enforce RV park standards, address substandard units, and while we have a manager's residence, recent managers preferred their own RVs.

C. Hall- Is there a limit on the number of caretakers and managers?

S. Graham- Currently, there is not. It could be discussed if it were the only reason for denial. Historically, it's never exceeded 5%, though 8–10% would be safe to estimate.

M. Graham- Managers have stayed from one to nine years, sometimes in their own RVs. Typically, we employ one or two managers and an office person, using work campers as needed.

K. Storey- Putting a number on it could be considered, but staff indicated it would not affect their recommendation.

S. Tsaftarides- Where is the Floridays park located?

S. Kores- Right next to your church.

K. Storey- It has lovely landscaping, a small entrance, and can easily be missed.

S. Tsaftarides- Not on the side where the church is.

S. Graham- The RVs are largely screened by landscaping, with little visibility from US 1 and only slight visibility from Dixie.

S. Tsaftarides- From Porter Avenue it looks horrible.

S. Graham- Part of the issue is that some of our older, broken driveways encroach on Porter Avenue.

R. Krebs- The Hobe Sound NAC supports the park as an asset but is concerned these changes could set a precedent. RV park development is less economical than other options, and the text changes are complex, making this proposal unsuitable.

J. Rolle Taylor- What did the community see as a solution to prevent further deterioration?

R. Krebs- One suggestion was to make the change specific to this parcel, but that does not appear possible.

J. Rolle Taylor- My recommendation was to consider stipulating the percentage of owners that could be involved. I would hate for the area to continue deteriorating, as it would negatively affect the community.

K. Storey- Special exceptions are largely unavailable, and preemption is speculative. The Grahams intend to proceed with improving their property, and we hope for a recommendation of approval.

J. Rolle Taylor- While the community has expressed concern, my main issue is that the applicants have been working with county staff for some time and are now in this situation.

K. Storey- The vote at the Hobe Sound NAC was 4 to 3.

J. Rolle Taylor- It must have been a tough vote because some people rely on this as their only form of housing and cannot afford to own a home.

J. Sinnott- Making this property-specific would be atypical and unlikely to be supported by staff. Denial would not prevent improvements, and any significant redevelopment would still require a future site plan.

K. Storey- There may be some dispute over the extent to which the property can be improved, which could be addressed later.

C. Smith- Could you raise your rental rates by 25%? That would be equivalent to adding the additional sites.

S. Graham- We want safer, uniform sites and consistent numbering. Raising rates alone won't fund improvements; past opportunities were financially unfeasible, and major upgrades require a master plan. Even with higher rates, we still couldn't improve the property. Our future depends on these approvals.

S. Kores- The Grahams purchased the property in 2010 as a mobile home park and began operating it as an RV park before that use was permitted, and the county did not take enforcement action. In 2021, the CRA updated the code, redesignating the parcel to a general subdistrict for mixed-use development. The Grahams then applied for a code change to Corridor, and the County approved, which allowed them to be a conforming use. This is not affordable housing, potential state preemption is real, other RV parks increasing density is real and other CRA areas could request similar LDR changes. The proposal is not part of the CRA plan, and the potential community benefits do not outweigh the risks.

K. Storey- The property's historical use has been disputed with the county. RV parks are permitted, my clients believe such parks can provide affordable housing, and some facts remain contested.

S. Tsaftarides- Where is the Hobe Sound CRA boundary?

S. Kores- North of the Park, Dharlys Avenue

M. Gavin- As a CRA member and resident, I appreciate the improvements, but I'm concerned a preemption could allow future unwanted changes. I also have traffic concerns with closing the Dixie Highway exit given new townhomes and Porter Avenue's condition. This should be addressed at the state level. It's about Hobe Sound's long-term impact.

M. Graham- Porter Avenue is our northern boundary, and about 17 sites currently exit directly onto Porter. As part of the master plan, we intend to internalize those sites and reduce access points, potentially limiting Porter to one aligned entrance. We are also considering closing the Dixie entrance off Florida Avenue, all of which will be addressed during the master plan process.

S. Fox- Mr. Chair, if I may, what is before you today is a proposed code change. Discussion about a future master plan is not directly relevant to the item currently under consideration.

S. Kores- It would not come before this board.

## **MOTION**

\* S. Tsaftarides motioned to approve the staff's recommendation of denial of the text amendment.

\*\* R. Krebs seconded, and the motion carried 5- 1 with J. Rolle Taylor dissenting.

## **Agenda Item: 26-0612, CRA - INDIANTOWN PROPERTY DISPOSITION**

The Board considered Agenda Item 26-0612 regarding the disposition of property owned by the Martin County Community Redevelopment Agency ("CRA") at 16870 Charleston Street, Indiantown, Florida, located within the boundaries of the former Indiantown Community Redevelopment Area. Staff explained that after the dissolution of the Indiantown Community Redevelopment Area in 2018, the property was no longer needed for CRA purposes and was recommended for transfer to the Martin County Board of County Commissioners.

## **COMMENTS**

S. Tsafarides- Were we paid back?

S. Merle- The county repaid all the other CRAs through an interfund loan from the county's general fund in 2018 and 2019.

S. Kores- That was Carter Park, which is a beautiful community. This property was not part of that development.

## **MOTION**

\* J. Rolle Taylor motioned to approve to approve the transfer of the property to the county.

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

## **Agenda Item: 26-0594, CRA – FY 2026 1<sup>ST</sup> QUARTER REPORT**

Jana Cox provided the 1<sup>ST</sup> Quarter Report for FY 2026.

## **COMMENTS**

C. Smith- When is the closing for the property in Palm City?

J. Pastorius- In a week.

## **Agenda Item: 26-0593, CRA – CAPITAL PROJECTS REVIEW, FEBRUARY 23, 2026**

Susan Kores provided the Community Redevelopment Agency Board with a review of current capital projects, commenting on El Camino and the Landscape Vision project in the Golden Gate CRA. She also noted the inclusion of Open Space Plan on the capital project report.

## **COMMENTS**

J. Rolle Taylor- Did we receive the certificate of insurance from the contractor for the park renovations?

S. Kores- Purchasing is handling the paperwork, and the contractor has already started reviewing the project. The bid timeline is under control, so the project won't be delayed.

S. Kores- Next month, we'll review the annual report and CIP. We'd appreciate everyone's attendance, as your input is needed and we're planning to take a board picture.

**COMMENTS**

- 1. Public- None
- 2. Members- None
- 3. Staff- None

**ADJOURN** – Meeting adjourned at 5:12PM.

Recorded and prepared by:

Dianne Racek, Community Development Specialist

Michael Reading, Chair

Date

Date

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