



# Martin County Jensen Beach Neighborhood Advisory Committee Meeting Minutes

Jensen Beach Community Center  
1912 North East Jensen Beach Blvd, Jensen Beach, Florida

**Wednesday, January 7, 2026**

## PRESENT

Position	Name	Term Expiration
Vice Chair	Ron Rose	November 10, 2029
Chairperson	Cindy Hall	September 11, 2026
Members	Rob Wire	May 3, 2028
	Ann Kagdis	September 10, 2029

## STAFF PRESENT

Position	Name
CRA Director	Susan Kores
CRA Program Manager	Jana Cox
CRA Specialist	Dianne Racek
Assistant County Attorney	Frank Moehrle
Capital Projects Administrator	Keith Baker
Deputy Public Works Director	Marc Aveni

\* Indicates a motion

\*\* Indicates a vote

\*\*\* For the record comment

## CALL TO ORDER

Meeting was called to order at 5:02 PM.

## DISCLOSURE OF CONFLICTS OF INTEREST

None

## **APPROVAL OF MINUTES**

Agenda Item: **26-0420**-JENSEN BEACH NAC - APPROVAL OF MINUTES September 3, 2025

## **MOTION**

\* R. Wire motioned to approve the proposed September 3, 2025; meeting minutes as presented

\*\*A. Kagdis seconded, and the motion carried UNANIMOUSLY

## **COMMENTS**

### 1. PUBLIC-

S. Adams- I am concerned about the mental health facility's impact on the community, including trespassing and criminal activity. It does not belong in the CRA.

C. Hall- We do not have legal authority over private property. The facility has the right to operate there.

Deputy Angelico- The facility is protected under the Americans with Disabilities Act and HIPAA. Relocation would violate federal law. Any trespassing or criminal activity should be reported to law enforcement.

C. Balducci- I will request public records for police and fire calls related to the facility, at a cost of over \$150, and plan to publish the information. Future CRA development should require impact, traffic, and environmental studies.

C. Hall- That is required.

C. Balducci- Before the property is sold.

C. Hall- That cannot be required prior to a property sale, as it is not legal.

K. Ostrand- I am inquiring whether Jensen Beach would consider annexation into Ocean Breeze. Given our small size, we may be able to address your issues more easily, and I believe this could be beneficial to your community.

C. Hall- This topic would need to be discussed in a separate forum. The community center could be made available for public engagement related to annexation.

F. Wacho- I propose two community projects: historical plaques to recognize the area's history, and an educational river walk, which has already undergone design and planning.

S. Kores- I would like to review the plans and details for that project.

C. Hall- This project has been included in the Capital Improvement Plan for some time.

S. Kores- The river walk would require a matching grant due to its expense.

R. Rose- I support the historical plaques.

## **PRESENTATION**

### **Agenda Item: 26-0423, JENSEN BEACH NAC - MAPLE AVE DRAINAGE IMPROVEMENTS UPDATE**

Allen Green III, Principal at DDEC, presented the latest design for the Maple Avenue Drainage Improvements Project in Jensen Beach.

## **COMMENTS**

M. Romano- I am concerned about completing the drainage connection. This has been an ongoing issue, and I want it completed without further delay.

R. Rose- The drainage problem resulted from improper construction of the roundabout and has been worsened by train traffic. The railroad should have upgraded the crossing, and the community wants the drainage fixed before other projects proceed.

M. Romano- What is the time frame for completing the drainage work?

K. Baker- Staff is currently addressing the drainage issue. If the project goes out to bid, it could take up to three months. If we use a continuing services contract, it would be completed in less time.

R. Rose- The drainage project should not be delayed due to the one-way project.

K. Baker- The drainage and one-way projects are separate. The drainage project will not be delayed by the one-way, and additional public input will be sought for the one-way project.

K. Ostrand- Street lights are needed along West End Boulevard and Maple Avenue for safety.

J. Cox- A lighting study could be required before proceeding.

R. Rose- The priority should be completing the drainage project, not the one-way.

K. Baker- The drainage and one-way projects are separate and will not delay one another. I will discuss the drainage project with Jim Gorton tomorrow.

Further discussion took place among NAC members, the public, staff, and the presenter regarding project design, timeline, and the overall process of the project.

**Agenda Item: 26-0425, JB NAC - MARTIN LOAN FUND OVERVIEW**

Paul Skyers with InclusiFi, presented opportunities for Martin Loan Funds including Launch, Growth, and Impact Funds.

**COMMENTS**

R. Rose- What is the collection process?

P. Skyers- It follows a standard collections process. The program operates as a loan, requires a personal guarantee, and may affect credit.

R. Wire- What are the interest rates?

P. Skyers- The interest rates range from 8 to 10 percent.

**Agenda Item: 26-0424, JENSEN BEACH CRA FY2027 CAPITAL IMPROVEMENT PLAN**

Jana Cox presented the CRA FY2027 Capital Improvement plan and committee recommended action based on the presentation.

**COMMENTS**

S. Kores- The Open Space Fund is part of the Capital Improvement Plan and is one of the goals outlined in Chapter 18, Article 12.

R. Rose- What exactly is an open space?

S Kores- An open space is a public green area within the CRA that provides access to nature and helps connect walking paths, trails, and parks.

R. Rose- Have specific areas been identified for open space?

S. Kores- The \$15,000 will go toward identifying potential community-focused open spaces.

Further discussion took place among NAC members, the public, and staff regarding the concept of open space and potential locations.

**MOTION**

\* A. Kagdis motioned to approve the CIP for FY2027.

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

**Agenda Item: 26-0440, JB NAC - 2026 MEETING DATES**

- Wednesday, January 7, 2026
- Wednesday, March 4, 2026
- Wednesday, May 6, 2026
- Wednesday, July 1, 2026

- Wednesday, September 2, 2026
- Wednesday, November 4, 2026

## **MOTION**

\* R. Wire motioned to approve the proposed Jensen Beach NAC dates for 2026 as presented

\*\*A. Kagdis seconded, and the motion carried UNANIMOUSLY

**Agenda Item: 26-02441, JB NAC - CHAIR / VICE-CHAIR 2026**

## **MOTION**

\* R. Wire motioned to elect Cindy Hall as the Chair as the Jensen Beach NAC for 2026.

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

\* R. Wire motioned to elect Ron Rose as the Vice-Chair for Jensen Beach NAC for 2026.

\*\*A. Kagdis seconded, and the motion carried UNANIMOUSLY

## **COMMENTS**

### 1. PUBLIC –

S. Adams- I am concerned about the overgrown landscaping along Indian River Drive. It poses a safety issue for the community.

C. Baldacci- The sidewalks are also dangerous and in need of repair.

S. Kores- The CRA does not handle sidewalk repairs; that responsibility falls under Public Works.

### 2. MEMBERS –

A. Kagdis- I am concerned about e-bikes and the safety issues they present.

Deputy Adams- This is an ongoing issue across Martin County. An ordinance is being considered to address it, but for now, enforcement is limited to reckless driving and a few minor violations, which makes managing the issue challenging.

3. STAFF– none

**ADJOURN** – Meeting adjourned at 6:32 PM.

Recorded and prepared by:

Dianne Racek, Community Development Specialist

Date

Cindy Hall, Chair

Date

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