



Martin County

Community Redevelopment Agency

Meeting Minutes

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

Monday, December 1, 2025

PRESENT

| Position | Name | Term Expiration |
|------------|--------------------|-------------------|
| Vice Chair | Michael Readling | January 13, 2029 |
| Chair | Robert Krebs | January 27, 2027 |
| Members | Jamie Rolle Taylor | December 31, 2027 |
| | Saadia Tsaftarides | January 13, 2029 |
| | Cindy Hall | January 13, 2029 |

ABSENT

| Position | Name | Term Expiration |
|----------|-------------|------------------|
| Members | Rex Sentell | January 13, 2029 |
| | Chuck Smith | January 13, 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 |
| Assistant County Administrator | George Stokus |

* 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: 26-0358, Draft Meeting Minutes – October 27, 2025

MOTION

*C. Hall motioned to approve the proposed October 27, 2025; meeting minutes as presented.

**S. Tsafarides seconded, and the motion carried UNANIMOUSLY

COMMENTS

PUBLIC-

C. Balducci- What meeting was the River Light development approved, and where can I find the traffic and environmental impact studies for this new development?

S. Kores- River Light never went to the Martin County Board of Commissioners for approval.

C. Balducci- I believe that Jana said it was approved.

S. Kores- It might have gone through several iterations, but it was never formally approved by the Martin County Board of Commissioners.

S. Adams- I am concerned about the mental health facility next door. The property is poorly maintained, invasive palms are spreading, and counseling is held outside at all hours. I also do not believe this business belongs in the CRA. Although it applied for a permit in March 2025, it seems to have operated there for years. I request an investigation.

M. Lindberg- I am concerned about the River Light property because it has become overgrown. I recently read an article stating that Jensen Beach has abandoned buildings and feels like a ghost town. I believe the property owners have an obligation to maintain the land, even though nothing has been built yet.

PRESENTATION

Agenda Item: 26-0359, CRA CAPITAL PROJECTS REVIEW- DECEMBER 1, 2025

Susan Kores provided a monthly review of active capital projects, focusing on Golden Gate, Jensen Beach and two projects in Rio.

**Agenda Item: 26-0361 CRA - GOLDEN GATE NEIGHBORHOOD IMPROVEMENT PROJECT
TYPICAL STREET SECTIONS**

Yuen Dang, Principal at DDEC, presented updated designs for specific street sections within the Golden Gate Neighborhood and explored preliminary concepts for potential grant purposes.

COMMENTS

R. Krebs- Are the bulb-outs only at intersections, or are they scattered throughout the parking section?

Y. Dang- They are scattered, but driveways can affect placement.

R. Krebs- Parking in those areas is only accessible from the local lane, correct?

Y. Dang- Yes.

M. Readling- And this section is from Dixie East?

Y. Dang- The entire length.

C. Hall- With the proposed landscaping, are utilities being considered? On Savannah Road, trees are cut back because they're under power lines. We need proper planning.

Y. Dang- Some lighting can go underground, and smaller trees like silver buttonwood can be used.

C. Hall- The plan shows oak trees. They provide shade, but we need to act with fiscal responsibility.

S. Kores- On Mapp Road, we designed around power lines and have not had any issues. We'll underground when possible and design accordingly.

Y. Dang- This follows the community plan and resident input.

J. Rolle Taylor- I am concerned about traffic flow on dead-end streets.

Y. Dang- A cul-de-sac is not possible without buying multiple properties and securing right-of-way. A three-point turn is the alternative.

S. Tsafarides- I would be willing to give part of my property for a cul-de-sac.

R. Krebs- Would that be an easement?

S. Kores-It would need to be a donation. Easements leave owners liable and still paying taxes. The Land Development Regulations do not allow cul-de-sacs in CRAs, and the space isn't available.

R. Krebs- For the two 100-foot design options, are both moving forward?

S. Kores- We are looking for a CRA Board recommendation, including whether you want a gateway feature.

C. Hall- I am concerned about parking, the limited space available to homeowners, and pedestrian safety due to how the right-of-way is being utilized.

R. Krebs- The issue is the location of the multi-use lane.

M. Readling- Would narrowing the parkway so the multi-use path can be shifted help address these concerns?

C. Hall-Yes.

S. Kores- Keep in mind the area includes businesses on Indian Street.

Y. Dang- Safest placement is farthest from traffic, and extra green space helps drainage.

J. Rolle Taylor- Option 2 allows business parking in front of homes, while Option 1 keeps the 20-foot parkway usable as a driveway—potentially a better fit depending on community preference.

M. Readling- With Option 1, I am concerned about traffic backing up from Dixie East because it's a single lane.

R. Krebs- There will be right and left turns, correct?

Y. Dang- Yes. The traffic study shows about 3,000 cars—a relatively low volume. Traffic remains controlled at the signalized intersections through timing and turn-lane lengths.

S. Tsafarides- I think Option 1 is best for the community.

Further discussion took place among the CRA members, staff, and the presenter regarding overall design, utility placement, landscaping, parking, traffic flow, pedestrian safety, gateway options, right-of-way preferences, and grants.

MOTION

* J. Rolle Taylor motioned for the option 1 for the 100-foot right-of-way

**M. Reading seconded, and the motion carried UNANIMOUSLY

* J. Rolle Taylor motioned to have a Gateway Feature

**M. Reading seconded, and the motion carried UNANIMOUSLY

COMMENTS

S. Kores- The December 15, 2025, meeting has been canceled.

S. Tsafarides- I cannot access my emails.

C. Hall- Me either.

S. Kores- I can ask IT to come to the next meeting. Would that help?

C. Hall- We could just come in and meet with IT.

S. Kores- We can set up a meeting with IT.

J. Rolle Taylor- The tree lights in Port Salerno are now up. Thanks to Save Our Salerno.

C. Hall- Tomorrow night is our tree lighting in Jensen Beach.

S. Kores- On December 3 is the Christmas Village in Palm City, the Stuart parade is December 5, and the Hobe Sound Christmas parade is December 6.

ADJOURN – Meeting adjourned at 4:02PM.

Recorded and prepared by:

Dianne Racek, Community Development Specialist

Date

Robert Krebs, Chair

Date

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