



MARTIN COUNTY
Community Redevelopment Agency

**Martin County
Jensen Beach Neighborhood Advisory
Committee
DRAFT Minutes**

1912 NE Jensen Beach
Boulevard Jensen Beach,
FL 34957

Charles Rasmussen
Cynthia Hall
Ronald Rose

5:00 PM

Wednesday, June 5, 2019

Jensen Beach Community Center

CALL TO ORDER – meeting called to order at 6:00 pm

DISCLOSURE OF CONFLICTS OF INTEREST – nothing to report

COMMENTS

1. PUBLIC – nothing to report
2. MEMBERS– nothing to report
3. STAFF– nothing to report

PRES. PRESENTATIONS

**JENSEN BEACH CRA PROPOSED LAND DEVELOPMENT
REGULATIONS**

Dana Little, Urban Design Director, Treasure Coast Regional Planning Council (TCRPC) will present the proposed land development regulations (LDR) and future land use (FLU) designations to the Jensen Beach Community Redevelopment Agency.

Agenda Item: 19-0560

Discussion

- C. Hall – when will rezoning occur/
 - o D. Little, TCRPC – everything in Jensen Beach will happen at the same time, once approved.
- C. Hall – are there any vacant lots?
 - o Sharon Adams, Jensen Beach resident – we have one on Mango that used to have a building.
- C. Hall – what is the plan for future proposed streets? What street designs have been designated?
 - o Jessica, TCRPC – we have given you a menu for the different street styles. Staff will be able to suggest different styles based on different projects.
- Mia Lindberg, resident/business owner – what happens on Mango Terrace when you have single family homes and businesses?

- D. Little – that's great. We want that.
- Mia Lindberg - Mango Terr. And Cherry Terr was the art area. Where are we on that?
 - D. Little – you should go for it. If that is what the residents want there.
- B. Rasmussen – are we increasing the height limit from 35' to 40'?
 - D. Little – the height limit is set by the county at 40'. It has been reduced in some CRAs to 35'.
- B. Rasmussen – how is the density transition going away?
 - D. Little – projects have been put in jeopardy because of density transition. This will make it easier in the CRA.
 - Irene Szedlmayer, Growth Management – we are moving away from density transition and getting better standards. This will protect better and provisions will provide a special buffer from commercial areas.
- R. Rose – concerned with the mix in the CORE/GENERAL/WATERFRONT overlays. Why would you limit these?
- C. Hall – why would you put Public Institutional on the WATERFRONT? We are very small.
 - D. Little – we will go back and check that, but some of these uses are allowed today.
- Discussion ensued in regard to sober houses.
- Michael Houston, HJA Design Studio – I am curious why office buildings are not in the WATERFRONT overlay?
- LeaAnn Slattery, Jensen Beach business owner – my property is a mixed use building. I am having issues with the county with tenants trying to get approval to rent space in my building.
 - I. Szedlmayer clarified the issues for Ms. Slattery.
- Discussion ensued regarding permitted uses in certain overlay areas.
- R. Rose – as the president of the Jensen Beach Chamber of Commerce, some of the listed uses can give a negative impression to future investors.
- Additional discussion ensued regarding sober houses.
- Michael Houston – why is the maximum lot size in the CORE 25,000 sq. ft?
 - D. Little – that is what exists today.
 - I. Szedlmayer – we can rely on other standards to address this.
- Michael Houston – I am concerned that this is not a needed standard.
 - D. Little – we can look at handling this differently in the CORE, but approach this in the GENERAL overlay.
- D. Little – we want to move this document on to the next step.
- S. Kores – I recommend that you move this on conditionally.

MOTION

- * **R. Rose motioned to approve the proposed land development regulations (LDR) and future land use (FLU) designations for the Jensen Beach CRA, subject to the issues identified at the meeting including street types, permitted uses and maximum lot sizes being addressed.**
- ** **B. Rasmussen - seconded, and the motion carried UNANIMOUSLY.**

COMMENTS

1. PUBLIC – nothing to report
2. MEMBERS

- C. Hall
 - Welcome James Clasby, new project manager for Jensen Beach.
 - Thank you to Dana Little for all his work.

3. STAFF

- S. Kores –
 - The CRA Board meeting is scheduled for Monday, June 17, 2019.

ADJOURN – meeting was adjourned at 6:45 pm.

ADA

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Recorded and Prepared by:

Kim McLaughlin, Administrative Specialist

Date

Cindy Hall, Chair

Date