



**Martin County
Community Redevelopment Agency
Minutes**

**Commission Chambers
Martin County
Administration Bldg.
2401 SE Monterey Road
Stuart, FL 34996**

Monday, April 25, 2022

PRESENT

Position	Name	Term Expiration
Chairperson	Catherine Winters	December 31, 2023
Vice Chair	Michael Readling	January 4, 2025
Members	Saadia Tsafarides	January 4, 2025
	Blake Capps	January 27, 2023
	Cindy Hall	January 4, 2025
	Richard Kennedy	January 7, 2023
	Rex Sentell	January 4, 2025

STAFF PRESENT

Position	Name
CRA Manager	Susan Kores
CRA Development Specialist	Noehmi Felix
CRA Program Manager	Jerome Small
Senior Assistant County Attorney	Elysse Elder
Assistant County Attorney	Sebastian Fox

*** 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: 22-0773 Draft Meeting Minutes – March 28, 2022.

MOTION

- * M. Readling motioned to approve the proposed March 28, 2022 meeting minutes as presented.
- ** B. Capps seconded, and the motion carried UNANIMOUSLY.

COMMENTS

1. PUBLIC
 - J. Preast – The Historic Preservation events calendar kicks off at the Stuart Heritage Museum on May 2nd.
2. MEMBERS
 - B. Capps – I was on Dixie Highway and noticed they were paving, and it is looking great.
3. STAFF
 - S. Kores – Madame Chair I would like to move agenda item 22-0490 to the beginning and 22-0699 will be moved to the next meeting in May 23, 2022.

NEW BUSINESS

Agenda Item: 22-0490, The CRA requests initiation of an amendment to the future land use map for certain properties located in the Port Salerno CRA to allow for construction of the Manatee Pocket SW Prong STA.

Susan Kores, CRA Manager and John Maehl, Ecosystem Restoration and Management Manager of the Public Works Department presented the project.

MOTION

* S. Tsafarides motioned to approve the BOCC initiation and adoption of a resolution for the requested Comprehensive Plan amendment and Port Salerno Regulating Plan Amendment.

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

C. Winters – Do the surrounding property owners know about what's going on?

J. Maehl – Yes, we have reached out in the past, but we are working on reaching out to them again to give them an update.

M. Reading – Does this project cut through a backyard?

J. Maehl – There is a portion that will be just the existing conveyance.

B. Capps – What is the flow of water that goes into this?

J. Maehl – The basin includes Murray Middle School, Publix and neighborhoods just south of Murray Middle School.

B. Capps – In the pond, when it overflows with super heavy down pours, does it go through the pipe?

J. Maehl – The system can handle 100-year storms, and the weir can control the flow of the water.

R. Kennedy – Has this project been brought to the Port Salerno NAC?

S. Kores – We have talked about the potential project to the NAC, however we needed CRA Board approval to initiate the first step. We will update the Pt. Salerno NAC at the next meeting in June.

PRESENTATIONS

Agenda Item: 22-0774, CRA Capital Projects - April 25, 2022

Susan Kores, CRA Manager presented the report highlighting the following projects: Port Salerno STA, Dixie Highway and Rio Stormwater.

S. Tsafarides – Will the speed limit be reduced?

S. Kores – The speed limit will remain at 35 mph.

S. Tsafarides – Have you had a chance to reach out to the Cleveland Clinic about the Community Garden?

S. Kores – Yes, I have, but I will reach out again and follow up.

Agenda Item: 22-0776, CRA Martin County Business Development Board update

Joan Goodrich, Executive Director of the Martin County Business Development Board provided an update and briefing of its activities.

S. Tsafarides – How come Martin County doesn't have international business exchanges?

J. Goodrich – We will be adding it to our growing strategy.

B. Capps – You said 60% of jobs will be coming from area businesses and new businesses startups, but where is the other 40% coming from?

J. Goodrich – That would be the new businesses.

J. Preast – We have two strip centers in Rio that can really use your help. They have been vacated for a very long time.

C. Winters – Can you give me an example of talent development?

J. Goodrich – We work with the employers who are looking for people and create a job fair.

OLD BUSINESS

Agenda Item: 22-0802, Award and development agreement between Martin County and East to West Development Corporation for eight vacant lots in the Port Salerno Community Redevelopment Area.

Susan Kores, CRA Manager presented the project.

C. Hall – How much are the houses going to be sold for?

S. Kores – Approximately \$330,000, this is based on cost to build and surrounding area.

M. Readling – I don't see \$330,000 being affordable even with SHIP funding. I am a little disappointed the developer hasn't presented anything to the CRA Board.

B. Capps – Presently, its roughly \$2,000 to rent an apartment.

R. Kennedy – Just to be clear its 4 homes on 8 lots?

S. Kores – Correct.

R. Sentell – Is the builder restricted on how much he can make on these houses?

S. Kores – There is no restriction on the contract that I know of.

C. Winters – Let's say the developer says he is onboard today, and raises the price for these homes?

S. Fox – The concept with the deed and deed restriction are there is right of reverter in this deed that is fairly strong in the favor of the County that says, "if these houses are not maintained as affordable the County has a right to get the property back from the developer." So, we have built in some safeguards to the extent that we can.

C. Hall – I am concerned for the developer if prices for labor and material increases is he forced to finish?

S. Fox – Yes, the developer does have a time period to finish, and if he doesn't, the properties are reverted back to the County.

B. Capps – What happens if people can't afford them?

S. Fox – In the contract, the developer will need to construct according to the plan, if there is a cost change or it goes up, and the developer is not able to follow the specifications then he may be in breach of the contract.

J. Preast – I would like to add if we can create a bank list for the buyers.

S. Tsafarides – I thought there was a bank list?

S. Tsafarides – I am concerned about the 10 lots in Golden Gate will this go through the same procedure?

S. Kores – Yes, we will send out an RFP just like we did with this one.

C. Hall – How will people apply and get approved?

S. Kores – The developer will be presenting a plan and will be working with Human Services and other area nonprofits to seek out eligible people.

MOTION

* R. Kennedy motioned approval of staff's recommendation.

** S. Tsafarides seconded, and the motion carried 5-2 with M. Readling and C. Winters dissenting.

COMMENTS

4. PUBLIC

- None

5. MEMBERS

- R. Kennedy – The update from the Martin County Business Development Board was great.

6. STAFF

- S. Kores – I have a few updates. The FPL box placement has been mapped out for all underground lines. All NACs are filled, and we have 1 vacancy open for Old Palm City. A copy of the 2021 CRA Annual Report is now available to you.

ADJOURN – Meeting adjourned at 4:33 PM.

Recorded and Prepared by:

Noehmi Felix, Community Development Specialist

Date

Catherine Winters, Chair

Date

ADA This document may be reproduced upon request in an alternative format by contacting the County ADA Coordinator (772) 320-3131, the County Administration Office (772) 288-5400, Florida Relay 711, or by completing our accessibility feedback form at: www.martin.fl.us/accessibility-feedback