EXHIBIT I

CPA18-10, CRA Text Amendments

Minutes of the
Local Planning Agency
and
Community Redevelopment Agency

LOCAL PLANNING AGENCY MEETING
Martin County Commission Chambers
2401 S.E. Monterey Road
Stuart, Florida 34996

MEETING MINUTES- June 20, 2019

Present:

Vice Chairman……. Scott Watson
Agency Members …… William J. Flanagan
……. Don Foley, III

Absent:

Chairman ……Jim Moir
……. Cindy Hall

School Board Liaison …….. Kimberly Everman

Staff Present:

Growth Management Director, Nicki van Vonno, AICP
Development Review Division, Paul Schilling, Deputy Director,
Principal Planner, Catherine Riiska, AICP
Senior Planner, Irene A. Szedlmayer, AICP
Senior Assistant County Attorney, Elysee A. Elder
LPA Recorder, Mary Holleran

CALL TO ORDER

The meeting was called to order at 7:00 pm by Vice Chairman, Scott Watson. A quorum was noted.

1. CONSENT AGENDA

Approval of Consent Agenda/Minutes of June 6, 2019

* **MOTION – MOVED** by Mr. Flanagan to approve the Consent Agenda and Minutes of the LPA meeting of June 6, 2019 with Mr. Foley's notations.

** **SECONDED** by Mr. Foley. **CARRIED UNANIMOUSLY**

2. UNFINISHED BUSINESS

PUBLIC HEARINGS

Sunrise Restaurants LLC (C110-007) (Quasi-Judicial)– Request by Sunrise Restaurants, LLC for approval of an amendment to the Martin County Zoning Atlas for the Limited Commercial District designation. A zoning district change from the R-3A Liberal Multiple-Family District to the LC Limited Commercial District, or the most appropriate zoning district is proposed for an approximately 2.29 acre parcel located approximately 1,000 feet north of the intersection of NE Indian River Drive and NE Causeway Boulevard in Jensen Beach at 4000 NE Indian River Drive. Included is a request for a Certificate of Public Facilities Exemption.
Requested by: Morris A. Crady, AICP, Lucido and Associates
Presented by: Catherine Riiska, M.S., P.W.S., Principal Planner, Growth Management Department

Vice Chairman Watson presented the agenda item and confirmed for the record:

***Ex parte communication Disclosures – None

***Interveners – None

***Ms. Riiska provided a copy of her resume, professional experience, the agenda item and staff's report

***Return Receipt Notices were provided by the applicant for this meeting and *the July 30th BoCC Meeting

***All individuals wishing to speak on this item were sworn in (S/I)

Ms. Riiska (S/I) reviewed the request for a Zoning District change from R-3A, Liberal Multiple Family Residential District to the LC, Limited Commercial District, or the most appropriate zoning district. The portion of the site located on the west side of NE Indian River Drive contains a structure formerly known as the "Admiral's Table" Restaurant, that was originally developed in the 1970's and has been vacant and abandoned for approximately 20 years, with associated paved parking in various states of deterioration. The future land use designation for the entire property on the FLUM of the CGMP is Commercial Limited. The existing Category C, R-3A Liberal Multiple Family District zoning is inconsistent with the Commercial Limited future land use designation and the request to rezone the property is considered mandatory.

There is one Category A standard zoning district available to implement the Commercial Limited future land use policies of the CGMP, which is the LC Limited Commercial District. The PUD Zoning District is also an available option. The applicant is proposing to rezone the property to the LC Limited Commercial District. A full analysis and details of this request, along with current maps of the property are provided in Staff's report. There are no current issues with this application.

Staff has determined this petition for rezoning is consistent with the procedural requirements of Article 10 and is in compliance with the substantive provisions of Article 3. Staff recommends approval of this rezoning petition from R-3A, Liberal Multiple Family District to LC Limited Commercial and recommends the LPA's approval to forward this on to the Board of County Commissioners.

The Applicant:

Morris Crady, (S/I) AICP, Lucido and Associates, representing the Applicant, provided the Return Receipts for this meeting and the July 30th Board of County Commissioners meeting. Mr. Crady provided information on this parcel, which was recently acquired under a separate business entity by the owner of "Conchy Joe's" and includes an existing building approximately 6,400 sf and associated deteriorated paved parking.

The owner intends to restore and improve the restaurant by adding a micro-brewery, a 2nd story waterfront dining area and improved parking in conjunction with the proposed expansion and renovations of Conchy Joe's Restaurant.

LPA Comments/Questions:

Mr. Flanagan confirmed that Conchy Joe's Restaurant will remain in its present location.

Public Comments: None

* **MOTION – MOVED** by Mr. Flanagan to accept staff's recommendation to approve Sunrise Restaurants, LLC's rezoning request from the R-3A, Liberal Multiple Family District to the LC Limited Commercial District and to forward their approval on to the Board of County Commissioners

** **SECONDED** by Mr. Foley **CARRIED UNANIMOUSLY**

3. NEW BUSINESS

BR 24 LLC Rezoning (B121-003) (Quasi-Judicial) – Request by BR 24 LLC for a zoning change from the current A-1 (Small Farms District) to the RE-2A (Rural Estate Density), to bring consistent an approximate 17 acre parcel, part of a 60-acre tract, located south of Bridge Road between I-95 and US-1 in Hobe Sound. Included is a request for a Certificate of Public Facilities Exemption.
Requested by: Morris Crady, AICP, Lucido and Associates
Presented by: Catherine Riiska, Principal Planner, Growth Management Department

Vice Chairman Watson presented the agenda item and confirmed for the record:

***Ex parte communication Disclosures – None
***Interveners – None
***Ms. Riiska provided a copy of her resume, professional experience, the agenda item and Staff's Report
***Return Receipt Notices were provided by the applicant *for this meeting and the July 30th BoCC Meeting
***All individuals wishing to speak on this item were sworn in (S/I)

Ms. Riiska (S/I) reviewed the project description and analysis for the requested rezoning. The land use designation for the property on the FLUM of the CGMP is Rural Density. The current zoning on the property is A-1, Small Farms District, an A-1 category zoning district that is not consistent with the Rural Estate Density land use policies of the CGMP, and the request to rezone this site is considered mandatory.

The one standard zoning district available to implement the Rural Estate Density land use policies of the CGMP is the RE-2A, Rural Estate District. A PUD is also an available option. The applicant is requesting to rezone the subject site to the standard RE-2A, zoning district, Rural Estate Density District. There are no unresolved issues for this request.

Staff has reviewed the application and finds it in compliance with the applicable regulations and recommends approval of BR 24 LLC rezoning request to change the current A-1 Small Farms District zoning to the RE-2A Rural Estate Density zoning district. Staff recommends that the LPA recommend approval of the applicant's request to change the current A-1 Small Farms District zoning on the 17 acre parcel part of a 60 acre property tract to RE-2A, Rural Estate Density zoning and forward the recommendation of approval on to the Board of County Commissioners.

LPA – No Comments or Questions at this time.

The Applicant:
Morris Crady, (S/I) AICP, Lucido and Associates, representing the applicant, *** provided the Return Receipt Notices for the surrounding property owners for this meeting and for the July 30th meeting of the Board of County Commissioners. He indicated his client had made significant improvements to the property over the years, and is requesting approval to subdivide the 17 acre parcel into 2-acre lots and correct the existing zoning.
Public Comments:
Mr. Paul Whitford, Hobe Sound resident, owns a 5-acre lot in that area. He was concerned with the approval for the 2-acre lot split, commenting that the 5-acre lots could all be split into 2-acre lots, which would disturb the agriculture area in which they live. He asked if that was contemplated by the staff. He questioned the use of water rights, utilities and roads and what would be involved. He did not agree with this decision for the 2-acre lot split and commented this was the only lot split out there.

Mr. Foley understood Mr. Whitford's concern and indicated at this time the LPA was only looking at updating the Martin County Atlas to the new zoning district. They will have to look at those concerns in the future.

* **MOTION – MOVED** by Mr. Foley to accept staff's recommendation of approval for the LPA to approve BR 24 LLC's rezoning request to update the Martin County Atlas from the current A-1 Small Farms District to the RE-2A Rural Estate Density on the 17-acre parcel part of a 60-acre tract and forward their approval to the Board of County Commissioners.

****** **SECONDED** by Mr. Flanagan **CARRIED UNANIMOUSLY**

4. NEW BUSINESS

PUBLIC HEARING TO CONSIDER COMPREHENSIVE PLAN AMENDMENT CPA 18-10, CRA TEXT AMENDMENTS

Mr. Watson referred to the Board of County Commissioner's adopted Resolution 17-12.3 (of December 2017) to initiate an amendment of the text of the CGMP to strengthen Goals, Policies and Objectives that encourage in-fill development and redevelopment in the Community Development Areas (CRAs), and introduced Irene Szedlmayer to review CPA 18-10.

Ms. Szedlmayer presented the proposed Comprehensive Plan Amendment (CPA) 18-10, to consider amending the text of the CGMP by creating Chapter 18, to establish a new chapter devoted to Martin County's six CRAs, as the Community Redevelopment Element. Amendments are also proposed for Chapters 2, 4, 6, 8, 9, 13 and 14, to make necessary edits in recognition of the establishment of new and revised policies in Chapter 18.

Ms. Szedlmayer provided a review of the proposed amendments and draft of the proposed text. Changes and revisions in policies and objectives, text that was carried over <u>from Chapter 4 to Chapter 18</u>, reorganization of language and new areas were reviewed.

<u>Comments and Questions from the LPA were included during Ms. Szedlmayer's review:</u>

Objective 18.1E Storm Water Management Systems for each CRA was reviewed through 18.1E.to 7.

Goal 18.2, and Policy 18.2.A – Mixed-Use projects, benefits and patterns, and the new FLU designations were reviewed and discussed. Ms. Szedlmayer indicated a recommended change for both a Mixed-Use Project and a Mixed-Use pattern and provided information on both. The new CRA Center and CRA Neighborhood future land use designations were reviewed.

Policy 18.2A.4–Residential Units of 800 or fewer sq. ft. shall be counted as half a unit if <u>the</u> development site is one acre or less, or if at least 50% of the units are restricted to affordable housing. Members asked what defines "Affordable Housing**"** and what can owners of property with existing older buildings in a CRA do, without financial means to tear them down, what incentives do they have to build a new structure? Existing policies and new language were reviewed. The CGMP glossary contains a definition for affordable housing.

Policy 18.2E. Marine Service Areas and the Marine waterfront commercial future land use will be retained in the CRAs.

Policy 18.2F. Institutional future land use designation in the CRAs will be retained.

Policy 18.2F. Industrial future land uses in the CRAs is retained.

Goal 18.3 (was Goal 4.3) has been reorganized and amended slightly and Ms. Szedlmayer explained the reorganization and the updates that were recommended. Mixed-Use Development is amended to include both mixed-use projects and mixed-patterns.

Objective 18.3B–Provides CRA maps with current Mixed Use overlays that will need to be updated.

Goal 18.4 is about urban design. Ms. Szedlmayer reviewed the draft 18.4B.2. and reported that the CRA Board voted to change this text from "gated roads are prohibited" to "gated roads are discouraged," as residents and developers might want gated communities. She explained the difficulty for staff to enforce "discouraged" and the need to keep the current language in, to prohibit gated communities. She explained that it was staff's opinion that the repeated use of the words "high degree of connectivity" and prohibition on cul-de-sacs except when physically required in the CRA codes indicated intent that gated roads should not be allowed.

Mr. Flanagan recommended that staff's recommended language be kept, and agreed that you can't gate open roads.

Goal 18.5 – Comments were made on open space and impervious areas that count toward projects, transfer of open space to off-site locations, and that an Open Space Plan will be developed for each of the CRAs.

Mr. Watson asked how they will plan for Open Space on private property. Ms. Szedlmayer explained all of the CRAs have some parkland, some have upland habitat, public schools, storm water services, and road connectivity. They can see the vistas, and it will take planning to achieve it. The RIO CRA was used as an example.

Mr. Foley returned to Goal 18.4 and questioned the prohibition on drive through business in Policy 18.4A.1.(5) and the prohibition on highway dependent retail in Policy 18.4A.1.(4) and whether that was appropriate for certain locations in the CRAs such as US 1 in Hobe Sound.

Staff agreed that should be re-examined. Those are policies that apply within the Mixed-Use Future Land Use Overlay but may not be appropriate CRA-wide. The issue would be better addressed in the LDR.

Ms. Szedlmayer provided the next hearing date before the Board of County Commissioners along with the schedule for State agency review and adoption.

Mr. Flanagan commented this is the first hearing and confirmed that their comments will be looked out for revisiting language where necessary.

The following Goals, Objectives and Policies were reviewed in detail: Goal 18.5. Objective 18.5A Open Space, Policy 18.5A.1, 2.3, (1) (2) (3) (4) and (5). Objective 18.5B, Preserving native upland habitat, Policy 18.5B.1 (1) through (5). Objective 18.5C., Shoreline Protection Zone and Policy 18.5C.1 (1) through (5).

Ms. Szedlmayer explained the BOCC had initiated a separate CPA (#19) that will be looking as Shoreline Protection Policies throughout the County, primarily for residential lots, outside of this one for the CRAs.

Objective 18.5D, Policy 18.5D.1, Recognizing the vision for roadway lanes in the CRAs, was reviewed. This is a big policy change (consistent with Policy 5.1B.6.), CRAs are designated as Transportation Concurrency Exception Areas (TCEA) making CRAs exempt from the County

Transportation concurrency requirement. She reviewed the County's level of service for roadways and explained TCEAs.

Objective 18.5E., Facilitate redevelopment of vacant residential land within the CRAs, was reviewed with Policy 18.5E-1. The County's no net loss of mobile home lands shall be inapplicable in the CRAs.

One last review was made concerning Chapter 4, which would not appear in Chapter 18 - Gross Density, how it is established, and how land area standards are counted for development, with options available for the property owner.

Ms. Szedlmayer concluded her review with a personal acknowledgement and thanks to the many individuals who were involved and contributed to produce this work product.

Staff requested the LPA approve CPA 18-10 amending the text of the CGMP by creating Chapter 18, the CRA Element and making related amendments to other Chapters 2, 4, 6, 8, 9, 13, and 14.

The LPA members all agreed that staff's presentation and hard work was greatly appreciated.

Mr. Flanagan wanted to approve staff's recommendation but discussed the changes and the LPAs suggestions that were made to be incorporated into the motion. Motion to be called after Public Comments.

Public Comments:

Representatives from the CRAs were present for Public Comments:

Saadia Tsaftarides, Chairperson of the CRA, Chairperson, Golden Gate CRA, President, Friends of the Historic Golden Gate Community, Inc. Ms. Tsaftarides commented on the number of years (over 20) she has been involved to seek improvements in the Golden Gate CRA, and cited the Golden Gate Historic Building, which sat for many years neglected and abandoned. The CRAs have been waiting over 8 years for Chapter 18 to be approved, and she asked the LPA for their support of approval.

Julie Priest, resident and property owner in the RIO CRA, and former Chair for NAC for many years, is representing the RIO City Club (est. 1950) as an Officer, to improve conditions in RIO including State Road A1A, Dixie Highway and now County Rd. #707. Ms. Priest indicated public investment has been made in RIO, but very little private investment has been made which is very important to make needed improvements, and then to go out and get builders and developers to kick-in, and she agreed that nothing should be Gated. Ms. Priest and her husband built a "Pocket Neighborhood" called RIO Porches on ½ acre and was happy to see the support for one acre. She supported staff's work on Chapter 18, thanked everyone involved and looked forward to the LPA's approval.
Kate DeWitt, said her family owns property in both RIO and Port Salerno CRAs and they have been monitoring the language in the process for both. She had only one item to address – the Shoreline Protection Zone Areas. There are two shorelines, one has a natural shoreline, with mangroves, erosion, and a concern for pollution. The other shoreline has hardened seawalls that have been built structurally. Ms. DeWitt would like to see some distinction between the natural seawall areas and the hardened seawalls. They would like to see some allowance or a reduction of the 25 ft. where you do have the hardened seawall, to provide amenities, facilities or structures within that 25 ft. She didn't believe that staff's recommended language achieves that distinction. It does provide some flexibility if you do have impervious area in that 25 ft., otherwise you are unable to do that now.

Roger Baber, Jensen Beach, owns property in RIO, has attended previous meetings concerning the CRA language, and believed the LPA should hear from a property owner's perspective. His property is about ½ acre, and he referred to exemptions and reductions on the ½ acre. He isn't sure he's in the CRA and addressed (pg. 18) on Mixed Use projects being allowed outside a Mixed Use overlay and whether that was correct and asked for clarification.

There were no other public comments.

LPA Deliberation:
Mr. Watson echoed Ms. DeWitt's issues that have come up in the past and the placing of amenities for outdoor use, suggesting we need to look at that. He commented on pervious and impervious areas which need clarification on what can or cannot be used to make areas pervious. He commented on appropriate engineering design for storing water and water not going into the river and having more leeway on waterfront property to accommodate larger boats and storage.

Mr. Flanagan commented on how to prevent the water from running down the natural shoreline and reviewed if there are no improvements made on it, and a review of the 25 ft. setback to the hardened shoreline.

Ms. van Vonno referred to Ms. DeWitt's comments and understood the language being proposed for the Shoreline Protection Zone addressed the concerns raised. Mr. Watson concurred and indicated the reduction of open space from 20% to 40% was important, especially to existing commercial waterfront.

LPA members all agreed that staff had provided a good process that was on-going, and they recognized everyone's efforts.

* **MOTION – MOVED** by Mr. Flanagan to accept staff's recommendation for APPROVAL OF COMPREHENSIVE PLAN AMENDMENT CPA 18-10, CRA TEXT AMENDMENTS with changes, comments and exceptions from the LPA that were raised in the discussion for re-evaluation and consideration.

****** **SECONDED –** by Mr. Foley **CARRIED UNANIMOUSLY**

- A 10- Minute Break was taken. The meeting resumed at 8:50 pm

5. NEW BUSINESS

PUBLIC HEARING TO CONSIDER ADOPTION OF AN ORDINANCE AMENDING THE LAND DEVELOPMENT REGULATIONS TO CREATE ARTICLE 12, REDEVELOPMENT CODES, DIVISION 1, GENERAL, AND DIVISION 2, JENSEN BEACH REDEVELOPMENT CODE, AND TO DELETE SECTION 3.261, JENSEN BEACH REDEVELOPMENT AREA.
Requested by: Martin County Board of County Commissioners
Presented by: Dana Little, Urban Design Director, Treasure Coast Regional Planning Council

Ms. van Vonno introduced Mr. Dana Little and Jessica Corda Seymour, consultants (TCRPC) who have been working closely with staff on Form Based Codes for the six CRA redevelopment areas.

Mr. Little indicated tonight's presentation will focus on the LDRS, and will help to illuminate Ms. Szedlmayer's presentation and how this collaborative effort will work and be implemented with

regulatory agencies and the LDRs. He provided a Power/Point presentation to review the development of new land development regulations (LDRs) for Martin County's six Community Redevelopment Areas (CRA). Efforts to date and the remaining schedules were provided. The review explained the goals for the new LDRs to effectively facilitate achievement of each CRA vision contained in the Redevelopment Plans and the CGMP for the CRAs to simplify the process to make it easier for residents, property owners, developers and County staff to understand and implement. The presentation contained a visual overview of the projects and clear rules to implement each CRA Vision.

Confusion within the Mixed Use Overlay and Zoning Maps was discussed. Mr. Little explained the recommendation to eliminate the overlay and create a CRA Neighborhood and a CRA Center to replace the future land use designations, with no overlay, and create the same for zoning.

Each CRA will be its own zoning district that would include sub-zoning districts. Jensen Beach CRA was used as an example to illustrate a CRA with one zoning district and three sub zoning districts. Mr. Little explained the Goal for the six CRAs was to create a consistent Operating System for each CRA with the same language, graphics, methodology and level of detail. Waterfront zoning districts and Marine Service Areas will be identified and distinct.

Two key components of change in the CGMP are the creation of a new Chapter 18 dedicated entirely to the CRAs. The companion piece to that is the development of Article 12 of the LDRs, a Redevelopment Code dedicated to the CRAs, and that is Operating System for each CRA. Each CRA will have to go through this process and will need a Future Land Use Amendment. These rules and changes will not go into effect until the CGMP allows them to go into effect.

A 2-page Executive Summary was provided with the agenda materials, explaining in detail the intent of Article 12, along with a draft of the Ordinance for review.

The LPA was asked for their comments and recommendation.

Mr. Foley thanked the consultants and staff for their hard work and appreciated their intention to make the process easier for all.

Mr. Watson agreed, indicating the process is much clearer and easier to understand.

Public: None

* **MOTION – MOVED by** Mr. Flanagan to recommend staff's approval of the adoption of an Ordinance amending the Land Development Regulations creating Article 12, Redevelopment Codes, Division 1, General, and Division 2, Jensen Beach Redevelopment Code and to delete Section 3.261, Jensen Beach Redevelopment Area, and to consider comments that were raised in the discussion.

** **SECONDED** by Mr. Foley **CARRIED UNANIMOUSLY**

COMMENTS

A. Public – None

B. Members – None

C. Staff – The next LPA Meeting is scheduled for Thursday, July 18, 2019 at 7:00 pm, the agenda will be quite full and members were encouraged to attend.

There was no further business. The meeting was adjourned at 9:50 pm

Recorded and Prepared by: Approved by:

_____ _____

Mary F. Holleran, Agency Recorder Scott Watson, Vice Chairman

Date

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May 28, 2019
COMMUNITY REDEVELOPMENT AGENCY - MINUTES
3:00 p.m. – COMMISSION CHAMBERS
2401 SE MONTEREY ROAD, STUART, FLORIDA 34996

PRESENT

Chairperson ..... Saadia Tsaftar
Vice Chairperson ..... Catherine Wint
Members ..... Michael Readli
..... Cindy Hall
..... Mike Banas
..... Mark Palazzo
..... Richard Kenne

STAFF PRESENT

Manager, Office of Community Development ..... Susan Kores
Project Manager, Office of Community Development ..... Jordan Pastori
Project Manager, Office of Community Development ..... James Clasby
Project Manager, Office of Community Development ..... Josh Mills
Acting County Attorney ..... Krista Storey
Assistant County Attorney, Legal ..... Elizabeth Lenih
Budget & CIP Coordinator, Office of Management/Budget ..... Stephanie Merl
Sr. Comprehensive Planner, Growth Management ..... Irene Szedlmay

OTHERS

Commissioner, District 3 ..... Harold Jenkins

*** Indicates a motion** **** Indicates a vote** ***** For the record comn**

1. CALL TO ORDER

The meeting was called to order at 3:00 pm by Chairman Saadia Tsaftarides.

*** **Announcements:** Ms. Susan Kores made introductions; Saadia Tsaftarides new CRA Chair, Ca Winters new CRA Vice Chair, Michael Readling new Rio board member and James Clasby new manager in the Office of Community Development.

2. COMMENTS

A. Public

- Mr. Tom Pine, Jensen Beach resident – wants to see more public safety initiated on CRA projects. Examples were the street islands on Indian River Dr. in Ocean Breeze and along 707
- Ms. Julie Preast, Jensen Beach/Rio resident – responded to Mr. Pine's comments with regar 707 roadway improvements. She explained that the improvements were made to improve pec and vehicular safety.
- Mr. Roger Baber, Rio property owner – expressed his feelings for the proposed CPA-8-10. H not feel that these changes will benefit his project that he wants to build on his personal property outside the CRA in Rio.

B. Members

- S. Tsaftarides – read a letter outlining her objectives during her tenure as CRA Chair (attached)

C. Staff – Nothing to report

3. CONSENT AGENDA

A. Approval of Minutes: April 22, 2019

* **C. Hall motioned to approve the Minutes as presented.**

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

4. PRESENTATIONS

A. Capital Project Update

Susan Kores, Manager, Office of Community Development, gave an update on the current capital p in all six CRAs.

5. **OLD BUSINESS**
   A. **CPA 18-10, CRA Text Amendment**
   Irene Szedlmayer, Sr. Comprehensive Planner, Growth Management presented the draft propos new Chapter 18 CRA text amendments to the Community Redevelopment Agency.
   Discussion
   - Julie Preast, Rio resident – asked that St. Lucie and Palm Beach County be added to page background section. Thanked Irene for her work on this huge project. Concerne~~d about the~~ ~~of lighthouses and their heights~~. Please look at this again. CONCERNS ABOUT special
   - Jackie Transynger, Jensen Beach resident – concerned about alternative means of compliance the future of Martin County. much
   - Roger Baber, Rio property owner – again expressed his concerns about the new verbiag proposed Chapter 18 text amendments when considering his property outside the CRA bound
   - C. Winters – I want to find another way to say affordable housing.
     - E. Lenihan – affordable and workforce housing is defined by the state. We are tryir consistent.

MOTION - MOVED

* **C. Hall motioned to proceed with moving the CPA 18-10, CRA text amendm to the BOCC for public hearing taking into account the public commer concerns from today's meeting.**

** **C. Winters seconded, the motion carried UNANIMOUSLY.**

*** Closed Captioning Break at 4:30pm

*** Reconvened at 4:40 pm

*** S. Kores requested that #6A - OCD Preliminary FY 2020 Operating Budget be heard next. There objection from the board.

6. **NEW BUSINESS**
   A. OCD Preliminary FY 2020 Operating Budget
   Susan Kores and Stephanie Merle, Budget & CIP Coordinator, presented an overview of the respon of the Office of Community Development and how the operating budget is determined. A prelimina of the FY 2020 operating budget was presented to the board.
   Discussion
   - C. Hall – we would like to see a list of the promotional activities for the coming year and their p
     - Staff will follow up.
   - M. Palazzo – If CRAs did not exist, would other departments be paying for projects? Why general fund helping to fund your office?
     - S. Merle – explained the different funding sources for areas that are funded by the fund, example; AIPP.
   - S. Tsaftarides – I am glad Historic Preservation is coming back under the CRA. Historic Prese needs more money.

MOTION - MOVED

* **C. Hall motioned to approve the proposed FY 2020 budget as presented.**

** **M. Readling seconded, the motion carried UNANIMOUSLY.**

7. **Back to 5B Legislative Update**
   S. Kores presented the CRA bill approved by both the House and Senate in the 2019 Legislative sessi
   1. The legislation increased accountability and transparency for CRAs by:
      - Requiring the governing board members of a CRA to undergo four hours of ethics training annually;
      - Requiring each CRA to use the same procurement and purchasing processes as the c county or municipality;
      - Expanding the annual reporting requirements for CRAs and requiring the information and be posted on the agency website;
      - Providing that moneys in the redevelopment trust fund may only be expended pursuan annual budget adopted by the board of commissioners of the CRA and only for those pu specified in current law;
      - Authorizing the local governing body creating the CRA to adjust the level of TIF available CRA;

- Requiring a CRA created by a municipality to provide its budget and any amendments to tl of county commissioners for the county in which the CRA is located by a time certain; and
- Requiring counties and municipalities to include CRA data in their annual financial report.

2. The bill provides for the phase-out of existing CRAs at the earlier of the expiration date state agency's charter or on September 30, 2039, except for those CRAs with any outstanding bond obl However, the governing board can vote to retain the agency.
3. Finally, the bill provides a process for the Department of Economic Opportunity to declare a CRA if it has reported no revenues, no expenditures, and no debt for six consecutive fiscal years.

The bill may have a fiscal impact on the state and local governments. Subject to the Governor's vetc the effective date of this bill is October 1, 2019.

Discussion

- M. Banas – does this require more action on our part or is this best-case scenario?
  - S. Kores – this is the best case.
- M. Palazzo – I'm concerned about the reporting requirements, are they slimmed down?
  - S. Kores – I feel that they are reasonable.

8. Staff Update by Susan Kores

- Catherine Winters and I were on a radio show. Look for it on the Martin County Mov Shakers website.
- Staff will make a presentation to the Realtor Association of the Treasure Coast on Opp Zones.
- Other presentations include the Hobe Sound Chamber on July 11 and the Stuart Rotary 31.
- We have provided you with a printed version of the CRA Annual Report. Thank you McLaughlin for all of your hard work.

9. COMMENTS

A. Public - Nothing to report

B. Members

- M. Palazzo – a road in Old Palm City, Palmetto Dr. is a platted road on paper. The area of is south of 31st street, the road is being used by several homeowners to access their pro am being told that Waste Management will no longer collect garbage any longer due to t being a private road.
  - Staff will follow up.
- M. Banas – Grateful to see so many people in attendance and disappointed that they criticize. They should come with a solution instead.

C. Staff - Nothing to report

8. ADJOURN – meeting adjourned at 5:12 pm.

* **C. Winters motioned to adjourn.**

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

Recorded and Prepared by:

Kim McLaughlin, Administrative Specialist — Date 6/17

Saadia Tsaftarides, Chairperson — Date 6/17

OPENING MESSAGE FROM SAADIA, CRA MEETING OF 5-28-19, by Saadia Tsaftarid

Many thanks to the Board of Martin County Commissioners for your vote of confidence ability to hold the position of Chairwoman of the Martin County Community Redevelop Agency. Thank you for recognizing my love for the betterment of our Martin County co am proud to be one of the Martin County's Community Redevelopment volunteers serv such outstanding and dedicated community volunteers.

I believe we all have the same objective, the commitment that everyone should have a s and welcoming neighborhood to call home. It is a privilege to work with those who truly the quality of life for others with opportunities for businesses and workforce housing – r six neighborhoods walkable and sustainable places to live, work and play.

During my tenure, I would like to accomplish the following:

- **EDUCATION:** Consider developing a program containing credits with a certifica completion -- possibly 6 sessions starting with "CRA 101." I am sure we still ha videos from the Treasure Coast Regional Planning Council seminars held last ye review. Make all seminars mandatory for members of the NACs and CRA.

- **OUTREACH:** NAC and CRA members should listen to residents, business owr long-time property owners; meet with them, describe and discuss the neigh master plan. Assist them with signing up for the CRA on-line newsletter and notifications. Be active ambassadors for your neighborhoods and the CRA p Share your neighborhood's story by sending e-mail updates.

I remember a commercial on TV stating that the "well informed consumer is our best c

- **NOTIFICATION:** All CRA neighborhoods should have electronic digital signs a NAC meeting dates and time. Increase community participation at meetings
- **PUBLIC & PRIVATE INVESTMENT:** Marketing of the Redevelopment program all appropriate means, especially the proposed Comprehensive Plan Chapter associated regulations that are specific to accomplishing Community Redevel Keep an open mind and search for processes and programs that have workec communities and could be potential tools for achieving our CRA objectives.

Finally, when we raise the quality of life for the poorest among us, we, by that sa degree, raise the quality of life for our most fortunate citizens.

We owe staff a lot for the hard work done behind the scenes, and forgive me, if I ev out of line.

Thanks to all involved and believers of community revitalization.

Community Redevelopment Agency Board – Sign I

MARTIN COUNTY
Community Redevelopment Agency

MARTIN COUNTY BOARD OF COUNTY COMMISSION CHAMBERS
2401 SE MONTEREY RD. STUART
Tuesday, May 28, 2019 – 3:00 pm

NAME	EMAIL ADDRESS
Julie Preast	on file
Michael Barnes	on file
MIKE Roedling	on file
Terry Dooley	on file
Patricia Wilson	
MACK MATOS	

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MARTIN COUNTY
Community Redevelopment Agency

2401 SE MONTEREY ROAD, STUART, FLORIDA 34996

Martin County Community Redevelopment Agency Minutes

3:00 PM

Monday, June 17, 2019 **Commission Chambers**

PRESENT

Chairperson	Saadia Tsaftarides
Vice Chairperson	Catherine Winters
Members	Michael Readling
	Cindy Hall
	Michael Banas
	Richard Kennedy

ABSENT Mark Palazzo

STAFF PRESENT

Susan Kores Manager, Office of Community Development
Jordan Pastorius, Sr. Project Manager, Office of Community Development
James Clasby, Project Manager, Office of Community Development
Joshua Mills, Project Manager, Office of Community Development
Kim McLaughlin, Administrative Specialist, Office of Community Development
Krista A. Storey, Acting County Attorney
Irene Szedlmayer, Sr. Planner, Growth Management

*** Indicates a motion** **** Indicates a vote** ***** For the record comment**

CALL TO ORDER - Meeting was called to order at 3:00 pm.

PLEDGE OF ALLIGIANCE

Agenda Item**:19 0564** **APPROVAL OF MINUTES** – CRA Meeting Minutes - 5.28.19

MOTION – MOVED

*** C. Hall motioned to approve the minutes as corrected.**

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

COMMENTS

1. PUBLIC – Nothing to report
2. MEMBERS– Nothing to report
3. STAFF – Susan Kores addressed the new look of the agenda.

PRESENTATIONS

Agenda Item: **19-0614** **CRA PROJECT UPDATE**

Susan Kores, Office of Community Development, presented an update on the current capital projects in all six CRAs highlighting the Golden Gate CRA Bike and Pedestrian event on Saturday, June 15th at the Cassidy Center in Lamar Howard Park. Ms. Kores thanked those involved, Martin County Sheriff's BBQ team, Police Athletic League, Martin County Fire Department, Metropolitan Planning Organization, House of Hope and GAI for the presentation of the project.

DRAFT

Ms. Kores also highlighted the Bridge Road Town Center project in Hobe Sound. The bids were accepted and will be going to the Board of County Commissioners on June 18th for approval. We hope to have shovels in the ground in September.

Comments:

- S. Tsaftarides – thank you to Josh Mills, Golden Gate Project Manager and Kim McLaughlin, Administrative Specialist for your hard work on the event. It was awesome.

NEW BUSINESS – Nothing to report

DEPARTMENTAL– Nothing to report

OLD BUSINESS

Agenda Item: **19-0616 CPA 18-10, CRA TEXT AMENDMENTS**

Irene Szedlmayer, Sr. Planner for the Martin County Growth Management Department, presented the draft proposed Chapter 18, Community Redevelopment Element of the Martin County Comprehensive Growth Management Plan (CGMP), at the May 28, 2019 meeting of the Community Redevelopment Agency. Staff's policy recommendations regarding stormwater, roadway level of service, and shoreline protection zones within the Community Redevelopment Areas (CRA) were presented. Ms. Szedlmayer went through each proposed section for the Agency members.

Comments:

- C. Winters – can you please give an example of a gated roadway?
  - I. Szedlmayer explained that a gated entrance would require a pass or code to enter.
- R. Kennedy – why is that being added?
  - I. Szedlmayer indicated that the CRA wants their neighborhoods to have public access in all areas. Gated communities do not have public access.
  - S. Kores added that gates would not promote livable walkable communities.
- S. Tsaftarides – Fairmont St. in Golden Gate is a dead end. This is my street and I live at the end of the street and people use my driveway to turn around. It needs to be a cul-de-sac. Our CRA, Golden Gate, should have cul-de-sacs.
  - I. Szedlmayer – that is an existing condition and the water is a natural barrier. If the road is being designed today, they would provide for a turn around and discourage use of private residential driveways as a turnaround. Nothing in what is being proposed would prohibit turn-arounds being created on these streets if that became a County or CRA priority.
  - S. Tsaftarides – can we have cul-de-sacs in Golden Gates?
  - I. Szedlmayer – this is something for your capital improvement plans.
- Additional discussion ensued ending in the board recommending that the CRA should not prohibit gated communities. It discourages developers. This statement should be removed.

MOTION – MOVED

*** C. Winters motioned to change the statement in 18.4B.1 'Gated roads shall be prohibited' to 'Gated roads shall be discouraged'.**

**** R. Kennedy seconded the motion.**

- Krista Storey, Acting County Attorney, gave a brief legal opinion on the matter.

**** After additional discussion, the motion carried UNANIMOUSLY.**

Ms. Szedlmayer continued with the proposed shoreline protection section.

Comments:

- C. Winters – on the property appraiser's website, can it be indicated on the parcel ID information if a property is in a shoreline protection zone?
  - I. Szedlmayer – there are lots of information requirements about the property, this should already be included.

DRAFT

- K. Storey – the language in 18.5C.1 does not indicate that if you are outside of the protection zone that you are not covered, is that correct?
    - I. Szedlmayer – no, the other policy would cover them.
- C. Winters asked Ms. Szedlmayer to explain the Transportation Concurrency policy. Ms. Szedlmayer gave a brief overview.

MOTION – MOVED

*** C. Hall motioned to send the CPA 18-10, CRA text amendments to the Local Planning Agency (LPA) with the change discussed today.**

**** M. Readling seconded.**

Discussion:

- Julie Preast, Rio resident- With regard to shoreline protection, I am concerned with that we will have problems on our small lots trying to get there swimming pools in their backyard along the water front. I am being specific to swimming pools only. Would like it changed back to 50ft so that a swimming pool can be put in. Also, the 20-year experiment for applying suburban policies and regulations to our 6 historic urban CRAs has failed to produce results from the private investors, therefore it's time to make investments by the private sector possible through the proposed amendments to the comp plan and land development regulations. Please move the proposed amendments forward so that we may accomplish redevelopment in the coming years. A huge thanks to Irene, Dana and all involved on this CRA amendment project recommending best practices for implementing traditional neighborhood design principles; gated communities are really not recommended at all. Just want to let you know.
    - I. Szedlmayer – I may not have been clear; with regard to the shoreline protection zone. The focus in this amendment at this time is on the shoreline protection in the urban areas of CRAs. The BOCC has directed staff to look at shoreline protection policies countywide. Currently, the various SPZ - 25 foot, 50 foot and 75 foot – depend on the size of the lot, the year the lot was created, whether it is hardened or not, and whether residential or commercial.

**** After additional discussion, the motion carried UNANIMOUSLY.**

Agenda Item: **19-0617 CRA LAND DEVELOPMENT REGULATIONS, ARTICLE 12, DIVISION I AND DIVISION II JENSEN BEACH CRA**

Mr. Dana Little, Urban Design Director and Jessica Seymour, Regional Planner, both from the Treasure Coast Regional Planning Council (TCRPC) presented an overview of the development and establishment of new land development regulations of the six CRA areas and timeline for the project. The presentation outlined the proposed new Article 12. Division I contain the general rules that will apply to all CRA areas while Division II is specific to the proposed changes to the Jensen Beach CRA area.

On June 5, 2019, the Jensen Beach NAC adopted a motion recommending that Article 12 – Division I and Division II move forward to the Agency with changes to be made to street types, permitted uses and maximum lot sizes be.

Mr. Little updated the concerns of the Jensen Beach NAC below:

Street types

- Identifies primary and secondary streets
- May provided specific development standards for specific streets
- Identifies frontage types where applicable
- This is an additional regulatory tool for staff to implement in the CRA Vision

Permitted uses

- We have streamlined the uses for the CRA and made permitted use groups for the CRA. In Division I we have listed the groups and then reference them in each CRA. There will be 5 different use groups: Residential, Agricultural, Commercial, Institutional, Industrial. You will have 3 sub-districts: CORE, WATERFRONT and GENERAL that will be listed in Division II.

Maximum lot sizes

- Maximum lot sizes will be 1 acre in the CORE and ½ acre in the GENERAL overlay areas.

4:30 pm - meeting was stopped for closed captioning break.
4:41 pm – meeting was reconvened with Mr. Little's presentation continuing.

Mr. Little thanked the Growth Management Department (GMD), Irene Szedlmayer and Nicki van Vonno, Lisa Wichser, Martin County Engineer, Susan Kores and staff for their collaboration on this project.

Comments:

- C. Hall thanked Mr. Little. The Jensen Beach NAC's concerns have been addressed, I'm very pleased. The NAC would be happy to move this forward.
- R. Kennedy – still concerned about the street recommendations.
  - D. Little – these are illustrative only. Road designs would be chosen by the redevelopment staff.

MOTION – MOVED

*** C. Hall motioned to send the proposed Article 12, Division I for all Community Redevelopment Areas to the Local Planning Agency (LPA) for approval.**

**** M. Readling seconded, the motion carried UNANIMOUSLY.**

MOTION – MOVED

*** C. Hall motioned to send proposed Article 12, Division II Jensen Beach to the Local Planning Agency (LPA) for approval.**

**** C. Winters seconded, the motion carried UNANIMOUSLY.**

- C. Hall expressed enthusiasm for the other NACs. It's really exciting when your 'Division' comes together and is presented.

MOTION – MOVED

*** M. Banas motioned to send the amendments to the Future Land Use Map (FLUM) to apply the new Future Land Use designations and recommend these to the Local Planning Agency (LPA) for approval.**

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

MOTION – MOVED

*** C. Winters motioned to send the amendments to the Zoning Atlas and recommend these to the Local Planning Agency (LPA) for approval.**

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

Agenda Item: **19-0619 CRA LAND DEVELOPMENT REGULATIONS SCHEDULE**

Susan Kores, Manager for the Office of Community Development updated the CRA board on the code project schedule. We are right on schedule to complete all six CRAs by October 2020.

COMMENT

1. PUBLIC – Nothing to report
2. MEMBERS – S. Tsaftarides thanked everyone for today's meeting and again thanked Josh and Kim for the Golden Gate Bike and Ped Trail event. Ms. Tsaftarides introduced James Clasby, new Project Manager. He will manage the Hobe Sound and Jensen Beach CRAs. James gave a brief introduction.
3. STAFF – S. Kores informed the board of upcoming events; next meeting we will present a list of project promotional events for the next year, Jordan Pastorius will make a presentation on the new Opportunity Zone information.

DRAFT

ADJOURN – meeting was adjourned at 5:03 pm.

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DRAFT

REQUEST TO SPEAK FORM

PLEASE NOTE PUBLIC COMMENT RULES ON THE REVERSE SIDE

MEETING DATE 6-17-19

NAME JULIE PREAST

ADDRESS 538 NE ALICE ST **CITY** JENSEN/RIO **ST** FL **ZIP** 34957

TELEPHONE 692-1143 **EMAIL**

REPRESENTING (IF OTHER THAN SELF) RIO CIVIC CLUB

Are you speaking during the Open Public Comment period? ☐ YES ☒ NO

If not, which agenda item number (example: 6B, 8C2)? 19-0614

Please give your completed form to the Clerk at the front of the Commission Chambers or the Sheriff's Bailiff. The Chairman will announce your name when it is your time to speak. Please limit comments to three minutes. Meetings held in these Chambers may be televised on MCTV - Channel 20.