



**Martin County
Community Redevelopment Agency
Minutes**

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

Monday, December 16, 2019

PRESENT

Position	Name	Term Expiration
Chairperson	Saadia Tsafarides	December 31, 2020
Vice Chair	Catherine Winters	December 31, 2023
Members	Michael Banas	January 7, 2023
	Cynthia Hall	December 31, 2020
	Richard Kennedy***	January 7, 2021
	Mark Palazzo	December 31, 2020
	Michael Reading	December 31, 2020

ABSENT

Position	Name	Term Expiration
Member	Catherine Winters	December 31, 2023

***Late

STAFF PRESENT

Position	Name
CRA Manager	Susan Kores
CRA Project Manager	James Clasby
CRA Project Manager	Jordan Pastorius
CRA Project Manager	Joshua Mills
CRA Development Specialist	Jana Cox
Assistant County Attorney	Elizabeth Lenihan

* Indicates a motion

** Indicates a vote

*** For the record comment

CALL TO ORDER – Meeting was called to order at 3:03 pm.

DISCLOSURE OF CONFLICTS OF INTEREST – None

APPROVAL OF MINUTES – Agenda Item: 20-0257 Draft Meeting Minutes – November 25, 2019

MOTION

- * C. Hall motioned to approve the proposed November 25, 2019 meeting minutes as presented
- ** M. Reading seconded, and the motion carried UNANIMOUSLY

COMMENTS

1. PUBLIC

- Julie Priest brought 2020 calendars. Julie also reported that Rio has two brand new restaurants, one is The Pineapple opening soon across from the Rio Commercial Center on Dixie Highway and Downtown Vinnie's Pizza across from the bowling alley.

2. MEMBERS

- Cindy Hall – The tree lighting event in downtown Jensen was awesome.

3. STAFF - none

PRESENTATIONS

Agenda Item: 20-0242, CRA Capital Projects Update

Susan Kores, CRA Manager provided an update to the CRA Capital Projects highlighting The Old Palm City Mapp Road Town Center project and The Ripple Project.

- S. Tsafarides – We are being invaded by rats in Golden Gate.
- S. Kores – We can bring this to the attention of Public Works.
- M. Palazzo – On the grants for Ripple, are there any time constraints associated with these as to when they must be completed?
- S. Kores – Yes, the first DEP grant is 2019 money and we need to utilize those monies by 2022. The second grant from NEA will be completed in 2020. The second grant from DEP are 2021 funds that are good until 2024.
- M. Palazzo – So it is realistic that we will start the project next calendar year?
- S. Kores – Absolutely I am going to be looking to renegotiate the first DEP contract to utilize most of the money for construction.

Agenda Item: 20-0243, CRA Metrics – Building Permits

James Clasby, CRA Project Manager presented a summary of the building permit report.

- M. Palazzo – Where is the comparison of building permits for Martin County as a whole vs CRA?
- J. Clasby – We wanted to include this information, but Accela only has data from quarter two of FY18 and we wanted the information to be accurate. I can tell you that the CRA building permits have been 7-10% of the Martin County permits and that has been consistent. We can certainly do some research and get the numbers you are looking for.
- S. Kores – This is our first attempt at producing these reports. We will get a better handle on these in the future and will get that information for you.
- M. Palazzo – Would like to see if we are performing better or worse than the county as a whole. With the reinvestment we are doing I would expect to see a higher growth than what the county is doing.
- M. Reading – I have a question on the chart on page 2. What does the 1248 number include?
- J. Clasby – That number includes all the building permits within CRA's.
- M. Reading – Then on page 5 should those numbers all add up to 1248?
- J. Clasby – Page 5 represents the 4th quarter only, not the entire year.

NEW BUSINESS

Agenda Item: 20-0244, Florida Legislative Requirement – Ethics Training

Susan Kores, CRA Manager provided information on the changes for legislation and the training required. The change mandates 4 hours of required training. The documents are included in your packet, but we need to do more research and determine options for the training, especially those that are no cost. Each year you are required to fill out a statement of financial interest form. The form provides a space on part G where you check off that the training was complete.

- S. Tsafarides – We need to do this training.
- S. Kores – My plan is to send out all the links with the training you need to complete. The other idea I had was to do some of the training during our monthly meeting.
- S. Tsafarides – I would suggest 4 hours of continuous workshop.
- M. Palazzo – These are on-line courses? I would prefer to do these at our own pace.
- S. Kores – We could do that as well. We will do the research and send out the links.

Agenda Item: 20-0263, All of Block 8, Olympia Plat No. 1, Hobe Sound and Adoption of a Resolution Approving and Accepting a Warranty Deed from Marc R. Gaylord, P.A.

Susan Kores, CRA Manager, presented and requested approval of the acquisition of a small piece of property for stormwater purposes as part of a redevelopment project.

- M. Palazzo – If this is being used for stormwater purposes, why wouldn't Martin County purchase it as opposed to the NAC?
- S. Kores – Because it is a CRA project.
- M. Palazzo – Are there other elements to the stormwater to get it here?
- S. Kores – I am sure there are other elements. We are working with public works to design this project. It is not all CRA dollars.
- M. Banas – I can see where this would be a key acquisition for stormwater treatment as there are not many properties in Hobe Sound available for this purpose. There is really nothing else on A1A.
- R. Kennedy – Is this property appraised for tax purposes?
- M. Readling – Property appraiser has the value at \$32,000 for the 5,000 square foot property.
- M. Palazzo – Is it a buildable lot? Is there any commercial value to the property?
- S. Kores – No and that is probably the reason it has not sold.
- M. Palazzo – I assume you have negotiated with the owner and \$60,000 is the best you are going to be able to do?
- S. Kores – That is correct. Real property did the negotiations for this acquisition.
- M. Readling – Was this brought up at the Hobe Sound NAC?
- M. Banas – No.
- R. Kennedy – It just seems high for a property that is unusable and appraised at half the value we are paying for it.
- M. Palazzo – Is there a reason this has not been brought up with the Hobe Sound NAC?
- S. Kores – It has not been part of their CIP right now, so we did not bring it to them.
- M. Palazzo – I thought you said the NAC was paying for it.
- E. Lenihan – The CRA is paying for it.
- S. Kores - It is money that is left over from a project that we did so it is not showing up on their stormwater CIP for this year.
- M. Palazzo – It is still their money. Mike, do you think we should be voting on this without the NAC hearing about it first? The Hobe Sound NAC should have had a chance to weigh in on this since the offer was made in September. I doubt they have competing bids.
- M. Banas – I would be interested to see what discussion could be had and be curious to see what the plan is to go forward. I would like for the NAC to see it. Do we have a timeline for the acquisition of the property?
- E. Lenihan – As the purchaser, we put forward the contract. Time is of the essence if we want the contract to go to the BOCC.
- S. Kores – We could bring it to the Hobe Sound NAC meeting January 15, 2020 and back to this board end of January and then present it to the BOCC in February.
- E. Lenihan – We would have to reach out to the seller to see if he agrees.
- M. Banas – I think that would be the best course.

MOTION

* M. Palazzo motioned to have this item referred to the Hobe Sound NAC for their review and approval and if they approve it then it comes back to this board in January.

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

OLD BUSINESS

Staff Update:

Susan Kores, CRA Manager, provided updates on the code project for Rio, Old Palm City and Hobe Sound. We are moving right along, and our very last adoption should be September 29, 2020.

The BOCC appointed new chair and vice chair for 2020. Catherine Winters as chair and Cindy Hall as vice-chair.

COMMENTS

1. PUBLIC

- J. Priest – If someone puts in a permit prior to the full adoption of the new comp plan chapter and the articles of the LDR, are those permits tested and reviewed with the current code?
- S. Kores – After adoption, there is a 30-day period until it is effective. So, any permit that has been reviewed and approved before the effective date would follow the old code.
- E. Lenihan – If it is in the review process to be approved after the code takes effect, I would check with Growth Management to confirm.
- S. Kores – Let me check with Krista Storey on that.
- J. Priest – Would you send me an email?
- S. Kores – Yes, I will.

2. MEMBERS

- S. Tsafarides – I want to thank the board for their support during my time as chair. I am proud to serve with this board, CRA staff and dedicated volunteers.

3. STAFF - none

ADJOURN – Meeting adjourned at 3:49 pm

MOTION

* M. Palazzo motioned to adjourn

** R. Kennedy seconded, and the motion carried UNANIMOUSLY

Recorded and Prepared by:

Jana Cox, Community Development Specialist

Date

Saadia Tsafarides, Chair

Date

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