

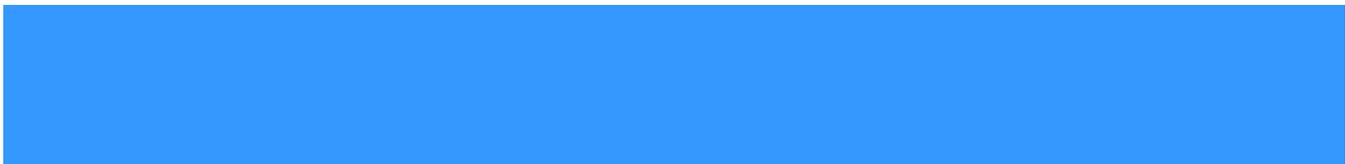


**2019**  
**ANNUAL REPORT**

**COMMUNITY**  
**MATTERS**



**MARTIN COUNTY**  
*Community Redevelopment Agency*



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## MESSAGE FROM THE CRA CHAIR

The Community Redevelopment Agency (CRA), led by a knowledgeable and caring volunteer Board, is in a unique position to connect leaders, develop impactful collaborations and work within our communities to collectively create positive change. When local government, civic members and the business community strive towards a shared objective – redevelopment happens! These historic economic engines, our six CRA areas - Golden Gate, Hobe Sound, Jensen Beach, Old Palm City, Port Salerno and Rio - and their residents, property owners and businesses are reaping the benefits.

It is exciting to share the many achievements of the Martin County Community Redevelopment Agency during Fiscal Year 2019. In the past year, the CRA has continued to lead with a big picture view. We have worked effectively with our talented colleagues throughout the County including our state and federal agencies; and we have continued our investment in infrastructure, without which, redevelopment is not only challenging, but often impossible. Part of our quest to pave the way for redevelopment is an overhaul and update of our Land Development Regulations. This massive, two-year initiative will alleviate conflict, decrease confusion and clarify what property owners, business owners, residents and developers can do with their property.

We will continue moving forward, seeking innovative collaborations, creating development opportunities, transforming neighborhoods, respecting traditions and always remembering that **THESE COMMUNITIES MATTER.**

*Saadia Tsafarides*, Chair  
Martin County Community Redevelopment Agency

### CRA BOARD MEMBERS

*(left to right)*

Mark Palazzo, Old Palm City

Michael Reading, Rio

Chair - Saadia Tsafarides, Golden Gate

Vice Chair - Catherine Winters, Port Salerno

Michael Banas, Hobe Sound

Cindy Hall, Jensen Beach

Rich Kennedy, Member-at-Large



## WHO WE ARE

### MISSION

The Martin County Community Redevelopment Agency (CRA) is revitalizing and restoring the neighborhoods and town centers of the Martin County CRA areas. We are dedicated to maintaining the unique character of our communities by encouraging sustainable economic investments, promoting walkability and livability, and working collaboratively with the Neighborhood Advisory Committees and the Martin County Board of County Commissioners to advance the future health and success of our communities.

### VISION

We envision economically and environmentally sound CRA areas with safe, healthy neighborhoods and vibrant town centers; a network of well-planned, interconnected parks, public open spaces and complete streets; a full spectrum of high-quality housing that accommodates all walks of life; well-designed community infrastructure; and successful redevelopment that celebrates the distinctive identity and community character of each area and contributes to the overall sustainability of Martin County.

### VALUES

*INNOVATION ~ COLLABORATION ~ CONSISTENCY ~ SUSTAINABILITY ~ STEWARDSHIP*



### CRA Staff

*(left to right)*

Joshua Mills, Project Manager

Jana Cox, Community Development Specialist

Susan Kores, Manager

Jordan Pastorius, Senior Project Manager

James Clasby, Project Manager

### Staff Consultants

Stephanie Merle, Finance

Elizabeth Lenihan, Attorney

## WHAT WE DO

A Community Redevelopment Agency (CRA) is a public entity that finances redevelopment within focused, geographic areas to reverse deterioration, revitalize the business climate, increase property values and encourage active participation and investment by citizens and the private sector. Under Florida law (Chapter 163, Part III), local governments can designate a CRA area when certain conditions exist. To establish a CRA, a municipality must:

- ◆ Adopt a Finding of Necessity to formally identify adverse conditions
- ◆ Adopt a Community Redevelopment Plan to address the unique needs/goals of the target area
- ◆ Establish a Redevelopment Trust Fund for each area to enable staff to implement the redevelopment plan

## HOW WE DO IT

A **Neighborhood Advisory Committee (NAC)** guides each community redevelopment area. Comprised of 5-9 engaged individuals, the committee provides advice and recommendations on identified projects, goals and objectives.

The seven member **Community Redevelopment Agency Board** reviews the recommendations of the NACs, adopts redevelopment plans and budgets, provides direction to staff and makes recommendations to the Board of County Commissioners.

The **Martin County Board of County Commissioners** is the governing body that directs the activities of the agency. They approve and allocate project funds and appoint the CRA and NAC members.



### BOARD OF COUNTY COMMISSIONERS

*(left to right)*

Chair - Edward V. Ciampi, District 5

Stacey Hetherington, District 2

Sarah Heard, District 4

Vice Chair - Harold Jenkins, District 3

Doug Smith, District 1

## NEIGHBORHOOD ADVISORY COMMITTEES

### Golden Gate

Saadia Tsafarides, Chair  
 Mariann Moore, Vice Chair  
 Joseph Hatton, III  
 H. Kelly Hirsh  
 Jackie Vitale  
 Cynthia Ramsey  
 Rebecca Hartman

### Jensen Beach

Cindy Hall, Chair  
 Brent Rasmussen, Vice Chair  
 Ron Rose

### Hobe Sound

Michael Banas, Chair  
 Allyson von Holten, Vice Chair  
 Audrey Capozzi  
 Simone Scott  
 Robert Krebs  
 Blake Capps  
 Tracey Sullivan



**Jensen Beach**  
 67.24 acres

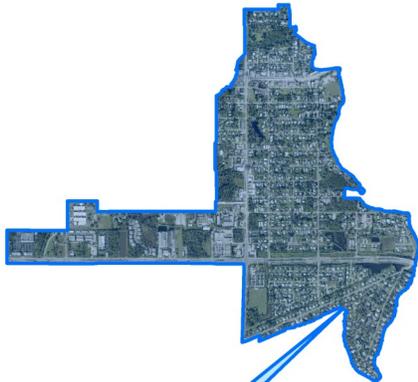
**Rio**  
 542.20 acres



**Golden Gate**  
 379.19 acres

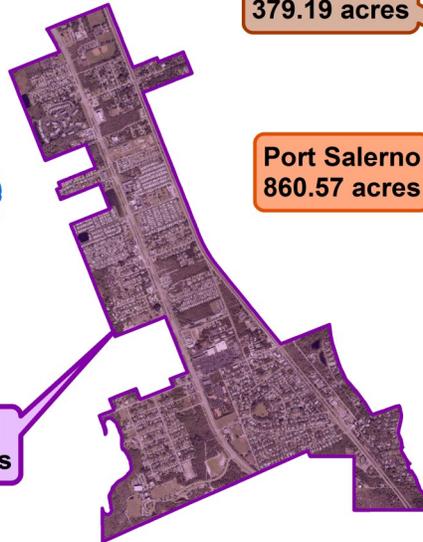


**Port Salerno**  
 860.57 acres



**Old Palm City**  
 609.50 acres

**Hobe Sound**  
 1,023.66 acres



### Old Palm City

Mark Palazzo, Chair  
 Douglas Legler, Vice Chair  
 Mike Searle  
 Rex Sentell  
 Ken Natoli  
 Jane Landrum  
 Chuck Smith  
 Scott Rodriguez  
 Jessica LeMaster

### Port Salerno

Edward Olsen, Chair  
 Helen Fisher-Quintana, Vice Chair  
 Catherine Winters  
 Chandler Josie  
 Ellen Asselin  
 Cathy Harvey  
 Marygrace Haluska  
 Karen "Mike" Worden  
 Jaime Rolle Taylor

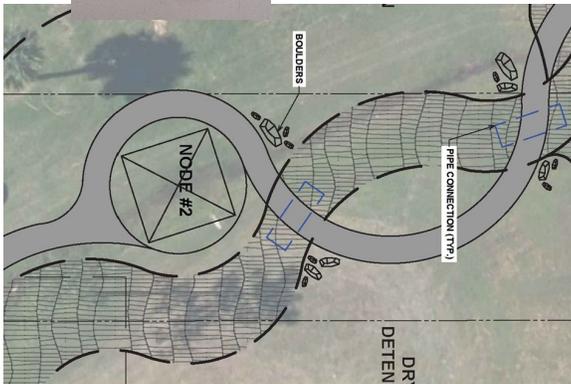
### Rio

Michael Reading, Chair  
 Adam Guzi, Vice Chair  
 Richard Kennedy  
 Debra Harsh  
 Jill Pinkham  
 Estanislao Field  
 JoAnn Gaieski

# ENVIRONMENTAL STEWARDSHIP



- ◆ An exciting project in the Old Palm City CRA area combines community engagement, art and science! The Ripple project will construct new stormwater treatment areas with improved water quality at four distinct sites using a series of artist designed elements. In FY 2019 the community engagement phase was completed, including exhibitions at the Courthouse Cultural Center and the Cummings Library. The conceptual design was also completed, thanks to funding from the National Endowment for the Arts. Staff applied for construction funding through the Florida Department of Environmental Protection and received support from the MC Ecosystems and Management Division.



- ◆ To assist with flood control and enhance water quality, a stormwater bioswale has been designed for neighborhood enhancement with the assistance of the MC Public Works Department.



*"Bioswales are stormwater runoff conveyance systems that provide an alternative to storm sewers. They can absorb low flows or carry runoff from heavy rains to storm sewer inlets or directly to surface waters. Bioswales improve water quality by infiltrating the first flush of stormwater runoff and filtering the large storm flows they convey."*

*-Natural Resources Conservation Services*

# INFRASTRUCTURE INVESTMENTS

- ◆ The Jensen Beach infill sewer project was begun and completed in 2019, accomplishing our goal of providing sewer infrastructure throughout the Jensen Beach CRA area. Residents on Church Street, Cherry Terrace and Mango Terrace now have sewer access and their roadways were resurfaced. Design and permitting was done by the MC Utilities Department.
- ◆ Church Street in Jensen Beach will undergo electric undergrounding during the future construction of the roadway.
- ◆ The Rio water extension project was completed, with the construction of 1300 linear feet of water pipe, delivering potable water to 32 properties on four streets. This project, designed and permitted by the MC Utilities Department, was completed on time and on budget.
- ◆ Properties on Bridge Road between Dixie Highway and Hercules Avenue in Hobe Sound will receive new water mains and electric utility undergrounding.
- ◆ *Design is underway for the provision of potable water to 450 Port Salerno properties west of Dixie Highway and north and south of Salerno Road.*



- ◆ Two CRA communities, New Monrovia and Golden Gate, were part of a light swap from traditional cobra head lights to LED, done through Florida Power & Light, for a total of 175 lights. This pilot project was so successful, the MC Public Works Department is now working with FPL to continue the program throughout the county.

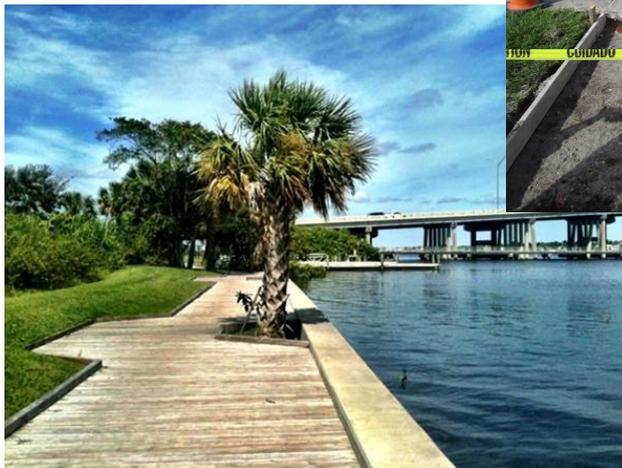
## ROADWAY IMPROVEMENTS

- ◆ **Bridge Road "Main Street"** in Hobe Sound. In 2019, right-of-way donations were finalized for property owners on Bridge Road, staff coordinated with Florida Power & Light and South Martin Regional Utility for the undergrounding of utilities, the contract was awarded and construction began. This-soon-to-be-beautiful streetscape will promote economic development by providing new infrastructure, increased parking, new sidewalks, street lighting and landscaping. The enhanced roadway design will increase vehicular and pedestrian safety, corridor walkability and assist in future parcel redevelopment.
- ◆ **Mapp Road "Town Center"** in Old Palm City. This streetscape project is sure to be game changing for Old Palm City. Mapp Road, between Martin Downs Boulevard and Martin Highway, will feature 3/4 of a mile of new drainage structures, medians, on street parking, generous sidewalks, enhanced lighting, lush landscaping and pedestrian crosswalks that will increase safety, walkability and community connection!
- ◆ **Dixie Highway** (Jefferson Street to Indian Street) in Golden Gate. In partnership with the Florida Department of Transportation and the MC Public Works Department, this stretch of Dixie Highway will undergo improvements such as the construction of bike lanes, traffic calming, median sanctuaries and enhanced lighting that will increase the safety and walkability for the residents of the Golden Gate CRA area. Design and coordination is ongoing with a 2020 construction start date.



# NEIGHBORHOOD ENHANCEMENTS

- ◆ As the Rio CRA area continues to identify the need for an interconnected sidewalk system throughout the neighborhood, additional sidewalk connections are being planned north of SR 707 and east and west of Martin Avenue.  
*“Sidewalks provide many benefits including safety, mobility and healthier communities. Simple things such as getting groceries or going trick-or-treating on Halloween can become complicated and hazardous when sidewalks are missing in a neighborhood.” - Rio Resident*
- ◆ The Safe Routes to School project in Port Salerno will provide new and connected sidewalks for the younger set to get to Port Salerno Elementary School safely and easily. Activities in 2019 included design, coordination, community outreach, public education and planning. This project, utilizing the funds and talent from the Florida Department of Transportation, the CRA and the MC Public Works Department, should be completed in 2020.
- ◆ Rio property acquisition strategy, acquiring key properties important to the achievement of future redevelopment, was put into action with the purchase of 1235 NE Dixie Highway and appraisal of 1166 Charlotte Street.
- ◆ *CRA Project Managers coordinate with MC Code Enforcement staff, conducting code sweeps in all CRA areas and educating residents and businesses.*
- ◆ In the Hobe Sound CRA area, Pettway Street is now safer for residents, visitors and motorists with a freshly repaved road, speed tables, crosswalks and signage.
- ◆ The CRA, District 5, MC Parks and Recreation Department and the community are collaborating on upgrades to Charlie Leighton Park which may include additional parking, picnic pavilions, a gazebo, and an upgraded Community Center. Design is in progress.



## COMMUNITY CONNECTIONS

- ◆ Conceptual design is complete for El Camino! Focus groups were conducted with residents and business owners and a neighborhood engagement event was held and supported by the MC Sheriff's Office, the MC Metropolitan Planning Organization, House of Hope and Play it Again Sports. This multimodal trail will include both play and passive elements providing many community benefits: a safe route for pedestrians and bikers; increased health, safety and welfare of residents; and a beautiful focal point of community interaction.
- ◆ *36 Neighborhood Advisory Committee meetings were held throughout all six CRA areas.*
- ◆ Installation of the initial infrastructure needed to provide the Gomez/Pettway Affordable Housing project with access to sewer and water is complete. Design work for this new neighborhood continues. The county will build all the infrastructure necessary for Habitat for Humanity to construct 18 single family homes.



- ◆ A multi-use pathway is being designed by the MC Public Works Department in collaboration with the CRA, around a new stormwater treatment area off Mapp Road.
- ◆ *In FY 2019, staff focused heavily on public outreach, holding over 50 public meetings and speaking to more than 15 community organizations.*

# ECONOMIC DEVELOPMENT

- ◆ Church Street in Jensen Beach is getting a face lift! The project design will encourage safer pedestrian and vehicular traffic for residents and visitors. Improvements include lighting, on street parking and roadway paving.
- ◆ Improvements to Manatee Park, the commercial fishing dock and Park Drive in Port Salerno are in design. This project involves the MC Utilities, the MC Public Works and the MC Parks and Recreation Departments and will provide sewer access, new sidewalk, lighting; enhanced boardwalk, parking and improved dock facilities.
- ◆ *To encourage redevelopment and private sector investment in the county's six CRA areas, the MC Growth Management Department, CRA staff and the Treasure Coast Regional Planning Council are rewriting the land development regulations for all of the CRA areas. Chapter 18, a new chapter in the county's Comprehensive Growth Management Plan, was created solely for CRAs.*
- ◆ Opportunity Zones, created under the 2017 Tax Cuts and Jobs Act, stimulate economic development by incentivizing investments in low-income neighborhoods. A prospectus to highlight Rio's Opportunity Zone is available at <https://www.martin.fl.us/rio-community-redevelopment-area>.



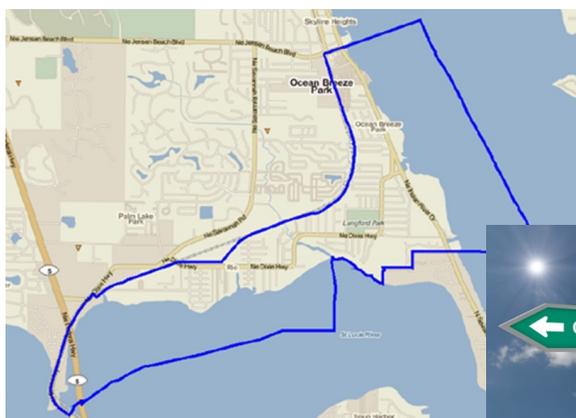
- ◆ Robert Gibbs toured our CRA neighborhoods to offer smart growth concepts to Martin County CRAs. For the past 25 years, Mr. Gibbs has developed innovative methods for successful commercial development. An in-depth presentation on urban retail was offered to the community.

## Urban Retail



### Best Practices for Cities and Town Centers

Featuring: **Robert J. Gibbs** AICP, ASLA, CNU-A



## LOCAL MONEY – INVESTED LOCALLY!

CRA projects are largely funded through Tax Increment Financing (TIF). TIF captures a percentage of any new tax revenue generated within a CRA area year to year, 75% of which is then used to finance local projects and promote private investment. Supplemental funding for CRA areas can also come from grants, public/private partnerships, contributions, donations, investment, loans or bond revenues. *The Martin County CRA obtained \$1,095,000 in supplemental funding in 2019!*

TIF is not an additional tax levy or a supplementary assessment on property owners, business owners or residents. TIF is a revenue generation tool available to help CRAs finance projects and leverage funds to promote private sector investment within the primary urban service boundary.

### FINANCIAL SUMMARY FY 2019

October 1, 2018 - September 30, 2019

**Golden Gate CRA**

**Total Assets \$938,962.96 | Total Liabilities \$6,046.00**

**Hobe Sound CRA**

**Total Assets \$3,009,453.23 | Total Liabilities \$119,165.83**

**Jensen Beach CRA**

**Total Assets \$672,363.57 | Total Liabilities \$5,617.50**

**Old Palm City CRA**

**Total Assets \$2,325,989.82 | Total Liabilities \$3,964.50**

**Port Salerno CRA**

**Total Assets \$2,301,481.08 | Total Liabilities \$7,593.71**

**Rio CRA**

**Total Assets \$1,971,589.24 | Total Liabilities \$12,360.19**

TOTAL ASSESSED REAL PROPERTY VALUES				
CRA	Base Year	Base Taxable Value	2019 Final Just Value	2019 Final Taxable Value
Golden Gate	2002	\$51,415,512	\$144,717,720	\$98,676,189
Hobe Sound	2000	\$93,126,222	\$351,851,870	\$224,727,103
Jensen Beach	1999	\$ 9,454,379	\$48,956,660	\$44,500,956
Palm City	2002	\$93,653,780	\$267,166,794	\$174,670,409
Port Salerno	1999	\$77,238,908	\$323,296,077	\$184,796,779
Rio	2000	\$91,321,557	\$294,854,390	\$193,111,853

The most recent complete audit report, FY 2018, can be found in its entirety at:  
[Martinclerk.com/annual\\_financial\\_reports](http://Martinclerk.com/annual_financial_reports)

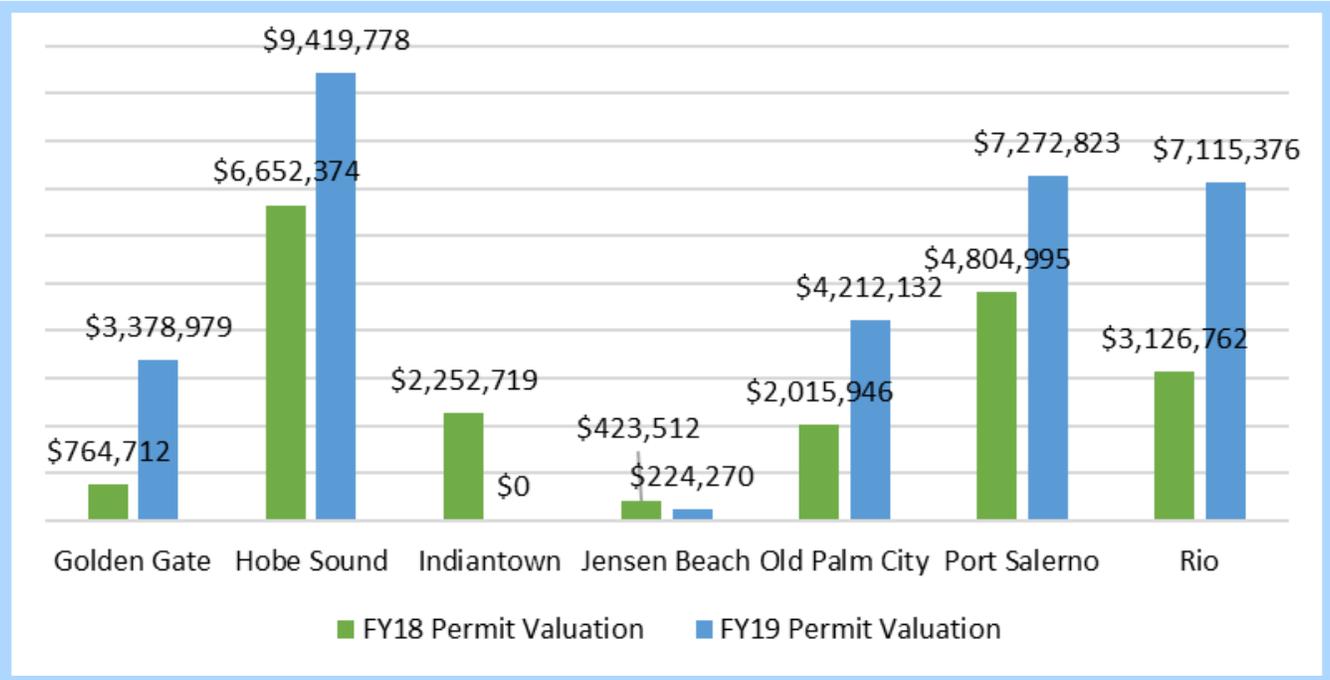
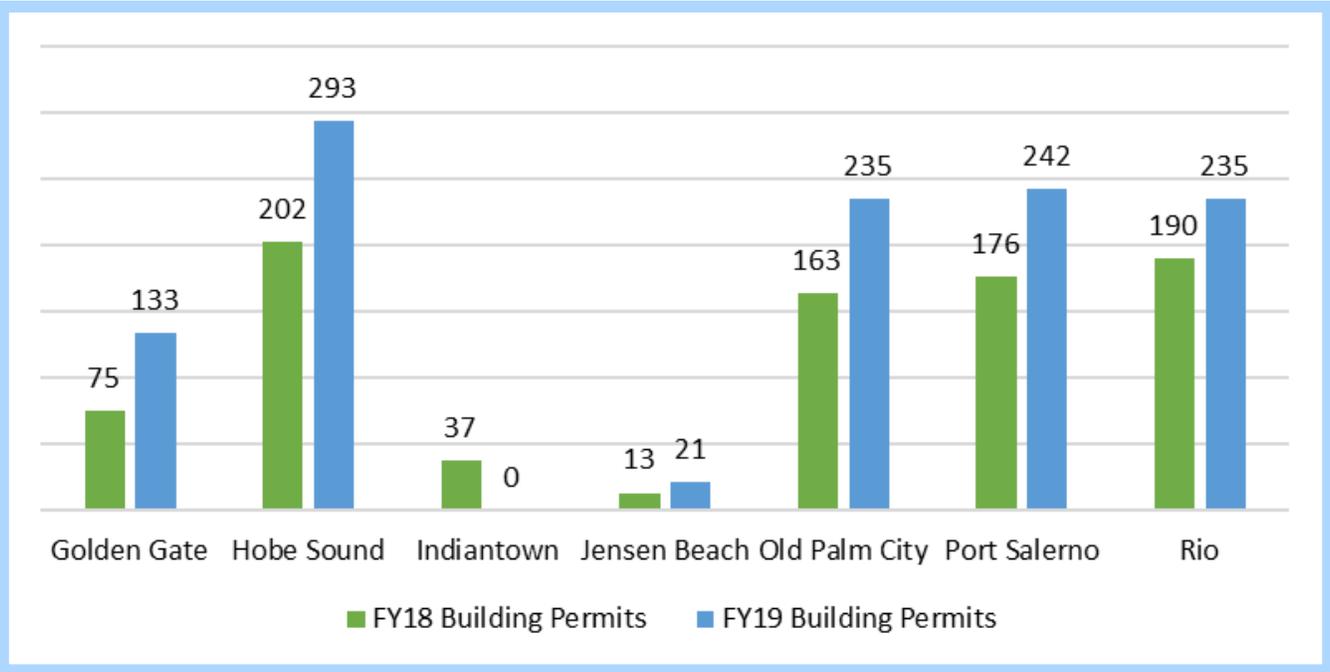
# FY 2019 TOTAL EXPENDITURES

FUND	FUND TITLE	ORGN	ORGN TITLE	ACCT	ACCT TITLE	PROG	ACTV	YTD ACTV
6202	JENSEN BEACH CRA TRUST FUND	7040	BUDGETED TRANSFERS	912034	TRANSFER TO FUND 62034	581		\$ 39,992.27
6202	JENSEN BEACH CRA TRUST FUND	1324	COMMUNITY DEVELOPMENT	3100	PROFESSIONAL SERVICES	559	0398A	\$ 70,426.24
6202	JENSEN BEACH CRA TRUST FUND	1324	COMMUNITY DEVELOPMENT	3100	PROFESSIONAL SERVICES	559	CRA08	\$ 150.00
6202	JENSEN BEACH CRA TRUST FUND	1324	COMMUNITY DEVELOPMENT	4700	PRINTING AND BINDING	559	0398A	\$ 900.00
6202	JENSEN BEACH CRA TRUST FUND	1324	COMMUNITY DEVELOPMENT	6300	IMPROVEMENTS OTHER THAN BUILDINGS	559	CRA08	\$ 5,900.00
6202	JENSEN BEACH CRA TRUST FUND	1324	COMMUNITY DEVELOPMENT	6300	IMPROVEMENTS OTHER THAN BUILDINGS	559	CRA23	\$ 7,190.00
<b>TOTAL JENSEN BEACH</b>								<b>\$ 124,558.51</b>
62021	RIO CRA TRUST FUND	7040	BUDGETED TRANSFERS	912034	TRANSFER TO FUND 62034	581		\$ 114,904.88
62021	RIO CRA TRUST FUND	1324	COMMUNITY DEVELOPMENT	1200	REGULAR SALARIES	559	CRA06	\$ 432.23
62021	RIO CRA TRUST FUND	1324	COMMUNITY DEVELOPMENT	2101	FICA	559	CRA06	\$ 26.27
62021	RIO CRA TRUST FUND	1324	COMMUNITY DEVELOPMENT	2102	MEDI CARE	559	CRA06	\$ 6.14
62021	RIO CRA TRUST FUND	1324	COMMUNITY DEVELOPMENT	2200	RETIREMENT CONTRIBUTIONS	559	CRA06	\$ 35.70
62021	RIO CRA TRUST FUND	1324	COMMUNITY DEVELOPMENT	2300	LIFE AND HEALTH INSURANCE	559	CRA06	\$ 35.76
62021	RIO CRA TRUST FUND	1324	COMMUNITY DEVELOPMENT	3100	PROFESSIONAL SERVICES	559	0398A	\$ 71,957.31
62021	RIO CRA TRUST FUND	1324	COMMUNITY DEVELOPMENT	3100	PROFESSIONAL SERVICES	559	CRA22	\$ 3,500.00
62021	RIO CRA TRUST FUND	1324	COMMUNITY DEVELOPMENT	3400	OTHER CONTRACTUAL SERVICES	559	396	\$ 150.00
62021	RIO CRA TRUST FUND	1324	COMMUNITY DEVELOPMENT	3400	OTHER CONTRACTUAL SERVICES	559	CRA12	\$ 7,014.00
62021	RIO CRA TRUST FUND	1324	COMMUNITY DEVELOPMENT	4700	PRINTING AND BINDING	559	0398A	\$ 720.00
62021	RIO CRA TRUST FUND	1324	COMMUNITY DEVELOPMENT	6100	LAND	559	CRA22	\$ 272,304.00
62021	RIO CRA TRUST FUND	1324	COMMUNITY DEVELOPMENT	6300	IMPROVEMENTS OTHER THAN BUILDINGS	559	CRA06	\$ 26,948.00
62021	RIO CRA TRUST FUND	1324	COMMUNITY DEVELOPMENT	6300	IMPROVEMENTS OTHER THAN BUILDINGS	559	CRA07	\$ 87,087.00
62021	RIO CRA TRUST FUND	1324	COMMUNITY DEVELOPMENT	6300	IMPROVEMENTS OTHER THAN BUILDINGS	559	CRA12	\$ 1,440.00
62021	RIO CRA TRUST FUND	1312	PARKS AND RECREATION	6300	IMPROVEMENTS OTHER THAN BUILDINGS	572	2167	\$ 11,723.72
<b>TOTAL RIO</b>								<b>\$ 598,291.01</b>
62022	HOBE SOUND CRA TRUST FUND	7040	BUDGETED TRANSFERS	912034	TRANSFER TO FUND 62034	581		\$ 139,674.35
62022	HOBE SOUND CRA TRUST FUND	7040	BUDGETED TRANSFERS	91413C	TRANSFER TO FUND 2413C - Debt paymt	581	CRA16	\$ 212,594.00
62022	HOBE SOUND CRA TRUST FUND	1324	COMMUNITY DEVELOPMENT	1200	REGULAR SALARIES	559	394	\$ 432.15
62022	HOBE SOUND CRA TRUST FUND	1324	COMMUNITY DEVELOPMENT	1200	REGULAR SALARIES	559	397	\$ 2,358.13
62022	HOBE SOUND CRA TRUST FUND	1324	COMMUNITY DEVELOPMENT	1200	REGULAR SALARIES	559	CRA16	\$ 1,853.89
62022	HOBE SOUND CRA TRUST FUND	1324	COMMUNITY DEVELOPMENT	2101	FICA	559	394	\$ 26.26
62022	HOBE SOUND CRA TRUST FUND	1324	COMMUNITY DEVELOPMENT	2101	FICA	559	397	\$ 138.53
62022	HOBE SOUND CRA TRUST FUND	1324	COMMUNITY DEVELOPMENT	2101	FICA	559	CRA16	\$ 111.94
62022	HOBE SOUND CRA TRUST FUND	1324	COMMUNITY DEVELOPMENT	2102	MEDI CARE	559	394	\$ 6.14
62022	HOBE SOUND CRA TRUST FUND	1324	COMMUNITY DEVELOPMENT	2102	MEDI CARE	559	397	\$ 32.39
62022	HOBE SOUND CRA TRUST FUND	1324	COMMUNITY DEVELOPMENT	2102	MEDI CARE	559	CRA16	\$ 26.18
62022	HOBE SOUND CRA TRUST FUND	1324	COMMUNITY DEVELOPMENT	2200	RETIREMENT CONTRIBUTIONS	559	394	\$ 36.60
62022	HOBE SOUND CRA TRUST FUND	1324	COMMUNITY DEVELOPMENT	2200	RETIREMENT CONTRIBUTIONS	559	397	\$ 195.96
62022	HOBE SOUND CRA TRUST FUND	1324	COMMUNITY DEVELOPMENT	2200	RETIREMENT CONTRIBUTIONS	559	CRA16	\$ 157.01
62022	HOBE SOUND CRA TRUST FUND	1324	COMMUNITY DEVELOPMENT	2300	LIFE AND HEALTH INSURANCE	559	394	\$ 35.63
62022	HOBE SOUND CRA TRUST FUND	1324	COMMUNITY DEVELOPMENT	2300	LIFE AND HEALTH INSURANCE	559	397	\$ 485.82
62022	HOBE SOUND CRA TRUST FUND	1324	COMMUNITY DEVELOPMENT	2300	LIFE AND HEALTH INSURANCE	559	CRA16	\$ 201.46
62022	HOBE SOUND CRA TRUST FUND	1324	COMMUNITY DEVELOPMENT	6100	LAND	559	CRA16	\$ 138,539.00
62022	HOBE SOUND CRA TRUST FUND	1324	COMMUNITY DEVELOPMENT	6300	IMPROVEMENTS OTHER THAN BUILDINGS	559	394	\$ 124,111.75
62022	HOBE SOUND CRA TRUST FUND	1324	COMMUNITY DEVELOPMENT	6300	IMPROVEMENTS OTHER THAN BUILDINGS	559	397	\$ 182,863.06
62022	HOBE SOUND CRA TRUST FUND	1324	COMMUNITY DEVELOPMENT	6300	IMPROVEMENTS OTHER THAN BUILDINGS	559	CRA16	\$ 1,441.50
62022	HOBE SOUND CRA TRUST FUND	1324	COMMUNITY DEVELOPMENT	6301	IMPROVE OTHER THAN BLDGS PROF SERV	559	397	\$ 4,875.00
<b>TOTAL HOBE SOUND</b>								<b>\$ 810,196.75</b>
62023	PORT SALERNO CRA TRUST FUND	7040	BUDGETED TRANSFERS	912034	TRANSFER TO FUND 62034	581		\$ 108,602.48
62023	PORT SALERNO CRA TRUST FUND	1324	COMMUNITY DEVELOPMENT	1200	REGULAR SALARIES	559	CRA10	\$ 879.81
62023	PORT SALERNO CRA TRUST FUND	1324	COMMUNITY DEVELOPMENT	1200	REGULAR SALARIES	559	CRA20	\$ 3,910.42
62023	PORT SALERNO CRA TRUST FUND	1324	COMMUNITY DEVELOPMENT	2101	FICA	559	CRA10	\$ 52.53
62023	PORT SALERNO CRA TRUST FUND	1324	COMMUNITY DEVELOPMENT	2101	FICA	559	CRA20	\$ 239.67
62023	PORT SALERNO CRA TRUST FUND	1324	COMMUNITY DEVELOPMENT	2102	MEDI CARE	559	CRA10	\$ 12.29
62023	PORT SALERNO CRA TRUST FUND	1324	COMMUNITY DEVELOPMENT	2102	MEDI CARE	559	CRA20	\$ 54.66
62023	PORT SALERNO CRA TRUST FUND	1324	COMMUNITY DEVELOPMENT	2200	RETIREMENT CONTRIBUTIONS	559	CRA10	\$ 127.62
62023	PORT SALERNO CRA TRUST FUND	1324	COMMUNITY DEVELOPMENT	2200	RETIREMENT CONTRIBUTIONS	559	CRA20	\$ 549.48
62023	PORT SALERNO CRA TRUST FUND	1324	COMMUNITY DEVELOPMENT	2300	LIFE AND HEALTH INSURANCE	559	CRA10	\$ 136.06
62023	PORT SALERNO CRA TRUST FUND	1324	COMMUNITY DEVELOPMENT	2300	LIFE AND HEALTH INSURANCE	559	CRA20	\$ 606.73
62023	PORT SALERNO CRA TRUST FUND	1324	COMMUNITY DEVELOPMENT	3100	PROFESSIONAL SERVICES	559	CRA10	\$ 15,981.25
62023	PORT SALERNO CRA TRUST FUND	1324	COMMUNITY DEVELOPMENT	4200	FREIGHT AND POSTAGE	559	CRA20	\$ 22.53
62023	PORT SALERNO CRA TRUST FUND	1324	COMMUNITY DEVELOPMENT	6300	IMPROVEMENTS OTHER THAN BUILDINGS	559	CRA10	\$ 4,334.00
62023	PORT SALERNO CRA TRUST FUND	1324	COMMUNITY DEVELOPMENT	6300	IMPROVEMENTS OTHER THAN BUILDINGS	559	CRA20	\$ 4,275.00
62023	PORT SALERNO CRA TRUST FUND	1324	COMMUNITY DEVELOPMENT	6301	IMPROVE OTHER THAN BLDGS PROF SERV	559	CRA09	\$ 4,150.00
<b>TOTAL PORT SALERNO</b>								<b>\$ 143,928.53</b>
62024	GOLDEN GATE CRA FUND	7040	BUDGETED TRANSFERS	912034	TRANSFER TO FUND 62034	581		\$ 44,107.13
62024	GOLDEN GATE CRA FUND	1324	COMMUNITY DEVELOPMENT	3100	PROFESSIONAL SERVICES	559	CRA14	\$ 44,012.50
62024	GOLDEN GATE CRA FUND	1324	COMMUNITY DEVELOPMENT	4700	PRINTING AND BINDING	559	CRA14	\$ 632.71
62024	GOLDEN GATE CRA FUND	1324	COMMUNITY DEVELOPMENT	5200	OPERATING SUPPLIES	559	CRA14	\$ 192.06
<b>TOTAL GOLDEN GATE</b>								<b>\$ 88,944.40</b>
62026	PALM QTY CRA FUND	7040	BUDGETED TRANSFERS	912034	TRANSFER TO FUND 62034	581		\$ 81,550.19
62026	PALM QTY CRA FUND	7040	BUDGETED TRANSFERS	91413C	TRANSFER TO FUND 2413C	581	CRA17	\$ 236,138.00
62026	PALM QTY CRA FUND	1324	COMMUNITY DEVELOPMENT	1200	REGULAR SALARIES	559	CRA01	\$ 97.75
62026	PALM QTY CRA FUND	1324	COMMUNITY DEVELOPMENT	1200	REGULAR SALARIES	559	CRA17	\$ 1,955.28
62026	PALM QTY CRA FUND	1324	COMMUNITY DEVELOPMENT	2101	FICA	559	CRA01	\$ 5.84
62026	PALM QTY CRA FUND	1324	COMMUNITY DEVELOPMENT	2101	FICA	559	CRA17	\$ 116.77
62026	PALM QTY CRA FUND	1324	COMMUNITY DEVELOPMENT	2102	MEDI CARE	559	CRA01	\$ 1.37
62026	PALM QTY CRA FUND	1324	COMMUNITY DEVELOPMENT	2102	MEDI CARE	559	CRA17	\$ 27.33
62026	PALM QTY CRA FUND	1324	COMMUNITY DEVELOPMENT	2200	RETIREMENT CONTRIBUTIONS	559	CRA01	\$ 14.27
62026	PALM QTY CRA FUND	1324	COMMUNITY DEVELOPMENT	2200	RETIREMENT CONTRIBUTIONS	559	CRA17	\$ 279.06
62026	PALM QTY CRA FUND	1324	COMMUNITY DEVELOPMENT	2300	LIFE AND HEALTH INSURANCE	559	CRA01	\$ 15.12
62026	PALM QTY CRA FUND	1324	COMMUNITY DEVELOPMENT	2300	LIFE AND HEALTH INSURANCE	559	CRA17	\$ 302.36
62026	PALM QTY CRA FUND	1324	COMMUNITY DEVELOPMENT	3100	PROFESSIONAL SERVICES	559	394	\$ 18,679.00
62026	PALM QTY CRA FUND	1324	COMMUNITY DEVELOPMENT	3100	PROFESSIONAL SERVICES	559	0398A	\$ 69,000.00
62026	PALM QTY CRA FUND	1324	COMMUNITY DEVELOPMENT	3100	PROFESSIONAL SERVICES	559	CRA01	\$ 30,456.38
<b>TOTAL PALM QTY</b>								<b>\$ 488,633.72</b>
<b>TOTAL CRA TRUST FUND EXPENDITURES FY19</b>								<b>\$ 2,204,552.92</b>



## BUILDING IN THE CRA

From 2018-2019, the number of building permits (residential and commercial) increased in all six of our CRA areas. It is noteworthy these permits and thus the projects they represent, have grown in value as well as in quality and significance.



*Note: Permit numbers and valuation for Indiantown are only reported for the first two quarters of FY 2018.*





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## FY 2019 COMPLETED PROJECTS

### **Jensen Beach - Infill Sewer**

This project provided sewer service to 16 customers on Church Street, Cherry Terrace and Mango Terrace and milled and resurfaced 500 feet of roadway. The entire Jensen Beach CRA area now has access to water and sewer.

*The project was completed in the 4<sup>th</sup> quarter with a budget of \$160,333.*

### **Hobe Sound - Pettway Street Traffic Calming**

The scope of this project included: the extension of sewer lines across Pettway Street; removal of chicanes and bollard balls; street realignment and resurfacing; installation of speed tables and crosswalks; extension and upgrade of sidewalks; and replacement of driveway aprons.

*The project was completed in the 4<sup>th</sup> quarter with a budget of \$135,675.*

### **Rio - Sidewalk Connections**

Connection and extension of sidewalks along Dixie Highway from Martin Avenue west to the railroad tracks.

*The project was completed in the 2<sup>nd</sup> quarter with a budget of \$228,679.*

### **Rio - Property Acquisition**

The Rio CRA area has identified key properties, one of them being 1235 NE Dixie Highway, within the town center for future redevelopment.

*This property was purchased in the 1<sup>st</sup> quarter at a cost of \$270,000.*

### **Rio - Waterline Extension**

The Rio water extension project completed construction of 1300 linear feet of water pipe, delivering potable water to 32 properties on four streets.

*The project was completed in the 3<sup>rd</sup> quarter at a cost of \$87,087.*

### **Affordable Housing**

In FY 2019, the Martin County Community Redevelopment Agency spent \$187,738.06 on the Gomez Affordable Housing project in Hobe Sound. This project is being done in conjunction with Habitat for Humanity of Martin County with the county providing all infrastructure (roads, sidewalks, utilities, lighting, drainage, parking, stormwater and landscaping) and Habitat building 18 single family homes.

## COMMUNITY MATTERS

The Martin County Community Redevelopment Agency is committed to achieving the goals set out in its Countywide Community Redevelopment Plan. In FY 2019, great strides were made in economic development by reducing blight through the provision of utilities, specifically in Rio and Jensen Beach, and creating viable commercial corridors, such as the redevelopment of Bridge Road in Hobe Sound, Mapp Road in Old Palm City and Dixie Highway in Golden Gate. We continue to make public improvements such as sidewalk connections, roadway safety enhancements and efficient and attractive parking to support residential and commercial needs within all the redevelopment areas.

FY 2019 was a pivotal year in the quest for sound and redevelopment-friendly Land Development Regulations (LDR) with new LDRs adopted in Jensen Beach, and new code to be proposed in the remaining five CRA areas in FY 2020.

Redevelopment support also came in the form of land acquisition plans in three CRA areas and an additional \$1,095,000 in supplemental funding to augment our TIF and continue to provide superior projects throughout our CRA neighborhoods.

The Martin County Community Redevelopment Agency has clear, identifiable goals and carefully planned initiatives to achieve successful redevelopment in all six community redevelopment areas.

**THESE COMMUNITIES MATTER**





## Contact Us!

**Martin County Office of Community Development**

**2401 SE Monterey Rd., Stuart, FL 34996**

**772-463-3253**

**[www.martin.fl.us/CRA](http://www.martin.fl.us/CRA)**

**All meeting times and locations can be found on our website.**

**Your participation is encouraged and welcomed!**

**We look forward to seeing you at a meeting soon.**

*The Martin County Community Redevelopment Agency Fiscal Year 2019 Annual Report addresses activities from October 1, 2018 to September 30, 2019 as required by Florida Statute Section 163.356(3)(c) and Martin County Code 39.3.B.5.*

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