



**Martin County  
Community Redevelopment Agency  
Minutes**

**Blake Library**  
2351 SE Monterey Road  
Stuart, FL 34996

**Monday, June 22, 2020**

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**PRESENT**

<b>Position</b>	<b>Name</b>	<b>Term Expiration</b>
Chairperson	Catherine Winters ***late 4:00 pm	December 31, 2023
Vice Chair	Cynthia Hall	December 31, 2020
Members	Michael Banas	January 7, 2023
	Richard Kennedy	January 7, 2021
	Michael Readling	December 31, 2020
	Saadia Tsafarides	December 31, 2020

**ABSENT**

<b>Position</b>	<b>Name</b>	<b>Term Expiration</b>
Member	Mark Palazzo	December 31, 2020

**STAFF PRESENT**

<b>Position</b>	<b>Name</b>
CRA Manager	Susan Kores
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 6:00 pm.

**DISCLOSURE OF CONFLICTS OF INTEREST** – None

**APPROVAL OF MINUTES** – Agenda Item: 20-0791 Draft Meeting Minutes – May 26, 2020

**MOTION**

- \* S. Tsafarides motioned to approve the proposed May 26, 2020 meeting minutes as presented
- \*\* M. Banas seconded, and the motion carried UNANIMOUSLY

**COMMENTS**

1. PUBLIC

- J. Priest – The Warner Creek Bridge was recently painted. Thanks to Commissioner Smith, River Club and Beacon 21, the Creek Bridge was painted the same color as the arch for continuity. Also, I have pictures of the flooding in Rio from the June 3rd-6th rains, who should I send these to?
- S. Kores – Please send them to J. Gorton and copy J. Pastorius.

2. MEMBERS - none

3. STAFF

- S. Kores – I would like to change order of the meeting today by moving Agenda Item 20-0793, Port Salerno CRA Proposed Land Development Regulations to the end.

## **PRESENTATIONS**

### **Agenda Item: 20-0792, CRA Capital Projects Update**

Susan Kores, CRA Manager presented the CRA Capital Project Update highlighting the Gomez Affordable Housing project in Hobe Sound, the Port Salerno Water project and Palm City Place.

## **NEW BUSINESS**

### **Agenda Item: 20-0794, Port Salerno Property Acquisition**

Susan Kores, CRA Manager presented the property acquisition proposal for Port Salerno recommending approval for the contract for purchase and adopting a resolution accepting and approving the Deed of these properties. We are looking for recommendations on going forward with this acquisition.

- C. Hall – I am not a real estate expert, but is it normal for the appraisal to come in that low? We have offered \$265,000.00 and the appraisal is only \$160,000.00.
- S. Kores – We could have Catherine weigh in when she arrives as real estate is her expertise. We generally, as a rule, would not offer more than 15% over the appraised value. We welcome any thoughts the committee might have.
- M. Readling – This property is currently zoned Limited Commercial correct? Will it be CRA Center once the LDR's are passed?
- S. Kores – Yes, they will be zoned CRA Center and Core which gives them the most amount of flexibility. This particular property is west of the tracks which is where we want to focus and capitalize on development opportunities. Acquiring this property will allow us to develop the “western” core in Port Salerno.
- M. Readling – My recommendation is that we do not offer more than \$175,000.00 for this acquisition.
- S. Tsafarides – Do we have a contract for this purchase?
- S. Kores – We are in the due diligence period and nothing is final.
- E. Lenihan – The contract is not fully approved because this board must approve it first.
- J. Mills – This is a key property considering the outcome of Brightline and this area will explode once the LDR's are approved.
- C. Hall – I recommend that we do not exceed \$200,000.00 for these properties. We need to be diligent with CRA money.

## **MOTION**

\* M. Banas motioned to allow staff to renegotiate with the seller on this acquisition. \$200,000.00 is the highest we will offer

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

## **OLD BUSINESS**

### **Agenda Item: 20-0795, Ethics Training – Legislative Requirement**

Susan Kores, CRA Manager presented the options for ethics training.

## **PRESENTATIONS**

### **Agenda Item: 20-0793, Port Salerno CRA Proposed Land Development Regulations, Article 12, Division VI Port Salerno**

Dana Little, Urban Design Director, Treasure Coast Regional Planning Council presented the proposed Land Development Regulations for the Port Salerno CRA.

- D. Little – We are looking for a recommendation from this committee to move this proposal forward to the Local Planning Agency with the 4 action items to be discussed.
- C. Hall – I am concerned about the 40-foot building height for the Detached 1,2 and 3 building types. I agree with this proposed height in the Core and Commercial area.
- D. Little – I have these same reservations and we will be discussing this in meetings with Growth Management and the CRA staff tomorrow.

- C. Hall – If we have someone that already has an existing home, that 30 to 40 feet can make a big difference in single family and I do not feel comfortable raising it.
- S. Kores – I do believe townhouses are allowed and you would want that extra 5 feet.
- M. Banas – The only place I see townhouses allowed is Detached 1.
- J. Priest – Are guest houses allowed in Port Salerno? D. Little replied, yes guest houses are allowed.
- J. Priest – Regarding the height of buildings, people do want taller ceilings and I am in favor of the 40-foot building height.
- E. Anderson – I would like to thank Mr. Little for the time and understanding in meeting with me last week. My lot is 50 feet wide and increasing the setback to 10 feet will shrink my backyard space significantly. Salerno Shores' property lines are already 20 feet off the pavement, and I do not see the benefit making me have an additional 10-foot setback. Secondly, the 40-foot building height proposed works great with the design I have in mind, but 35 feet is a happy medium that I would accept as well.
- D. Lenit – I am Mr. Anderson's neighbor and we bought our property because of the 5-foot setback. I am not in favor of the change to 10 feet for setbacks.
- S. Kores – Ms. Kores read public comment sent in by R. Cole via email. (Email attached to these minutes).
- M. Reading – Are the setbacks for most CRA's 5 feet for residential?
- D. Little – It depends on building type.
- M. Banas – Can we make this work for Mr. Anderson by changing the codes – location specific?
- D. Little – The building type Mr. Anderson is looking at is Cottage. We need to talk about it as a team and consider all aspects of the issue.

#### MOTION

\* M. Banas motioned to move the Port Salerno proposed LDRs forward to the Local Planning Agency with the understanding that we have changes to be made and issues to be resolved.

\*\* S. Tsafarides seconded, and the motion carried UNANIMOUSLY

#### STAFF UPDATE

Susan Kores, CRA Manager provided the following Updates:

- The code calendar is up to date and we are on track for our October 27, 2020 completion date.
- We are partnering with Tourism to improve local businesses and help them get back on their feet. The video link and facts about the toolkit were shared.
- The August 24, 2020 CRA Board meeting will be moved to August 31, 2020 in the Blake Library. The board members present did not have any issues with moving the meeting to this date.

**ADJOURN** – Meeting adjourned at 4:10 pm

Recorded and Prepared by:

\_\_\_\_\_  
Jana Cox, Community Development Specialist

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Date

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Cindy Hall, Vice-Chair

\_\_\_\_\_  
Date

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