



**Martin County
Community Redevelopment Agency
Minutes**

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

Monday, October 26, 2020

PRESENT

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

STAFF PRESENT

Position	Name
CRA Manager	Susan Kores
CRA Project Manager	James Clasby
CRA Senior 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 3:01 pm.

DISCLOSURE OF CONFLICTS OF INTEREST – None

APPROVAL OF MINUTES – Agenda Item: 21-0046 Draft Meeting Minutes – September 28, 2020
MOTION

- * C. Hall motioned to approve the proposed September 28, 2020 meeting minutes as presented
- ** M. Readling seconded, and the motion carried UNANIMOUSLY

COMMENTS

1. PUBLIC –
 - J. Preast – I would like to invite everyone to enjoy a self-guided tour of the All Saints Cemetery which represents the pioneers of Martin County.
2. MEMBERS - none
3. STAFF - none

PRESENTATIONS

Agenda Item: 21-0048, FY2020 CRA Fourth Quarter Report

James Clasby, Project Manager presented the FY20 CRA Fourth Quarter Report

- C. Winters – You reported 79 new building permits in the Port Salerno CRA. Are these residential permits and where are they located?
- J. Clasby – These permits can be any type of permit (fence, driveway, gas tank etc.)

Agenda Item: 21-0047, CRA Capital Projects Update

Susan Kores, CRA Manager presented the CRA Capital Projects Update highlighting Golden Gate Dixie Beautification, Mapp Road Town Center and Bridge Road Head Out Parking Project along with the Bridge Road Project.

- M. Palazzo – Will we be doing something like the head out parking video for Mapp Road when that project is nearing completion?
- S. Kores – We will keep this in mind as it is a great idea.
- S. Kores – Another thing to mention is the Ripple Project in Old Palm City. We hope to have the bid out in the next couple of weeks with construction beginning in January 2020. Part of the grant we received for this project includes heavy community engagement and education dollars. We will have 3 community events in conjunction with preconstruction, during construction and post construction.
- S. Kores – Please note that we added an entry for Neighborhood Enhancement Projects so we can keep track of those.
- M. Palazzo – Is it my understanding that Ripple will not be done in phases and all 4 distinct locations will be going on at the same time? If so, how will this work be handled without interrupting the residents and how will we make sure we have a good communication plan?
- S. Kores – I am not entirely sure, but the contractor will take the lead on this and be responsible for this aspect of the project.
- S. Tsafarides -Will there be lighting on the El Camino Trail and what about cameras?
- S. Kores – Yes, there will be lighting, but not cameras. Elizabeth?
- E. Lenihan – We do have some cameras in our parks and at our beaches, but not sure about trails. We can investigate further if the need arises.

Agenda Item: 21-0049, CRA Rio Infill Sewer Project

Leo Repetti, Utilities Project Engineer presented the CRA Rio Infill Sewer Project

- C. Hall – Will the addition of the wall mounted electric panels increase the electric bill? Some of these are older homes that do not have proper electric, how are we handling these?
- L. Repetti – The power used is less than a lightbulb and will increase the electric bill by approximately \$2.00-\$3.00 per month. If an older home needs electric upgrades, we have contracted with a company from PSL that charges time and materials only.
- C. Hall – Can anyone apply for the loans offered for these sewer grinder stations?
- L. Repetti – The funding is available to everyone and the financing will be handled by an outside agency, not Martin County.
- M. Palazzo – This is for sewer only correct?
- L. Repetti – Yes, sewer and not water.
- M. Palazzo – Wasn't there another loan program available in the past?
- S. Kores – Yes, SHIP is a program that is handled through Martin County Health and Human Services and is based on need.
- R. Kennedy – I mentioned this during the NAC meeting, but I want to repeat my suggestion that you reconsider the order of installation of these services. The wealthier homes are slated to be installed first and could take advantage of the discount offered leaving the less fortunate residents out.
- J. Preast – When will the letters go out to the residents explaining this process?
- L. Repetti – The first letter will go out 30 days prior to construction which will include a FAQ page. The second letter will go out when construction is complete. We will schedule a visit to the residence at that time. The third letter will go out 11 months after construction begins to make sure we do not miss any residents who move into the area or the property has new ownership.
- M. Palazzo – What is the schedule for sewer in Old Palm City?

- L. Repetti – OPC is scheduled for the summer/fall of 2023 and it is currently scheduled to start after the Golden Gate Sewer Conversion. Just as an FYI, the OPC sewer project is not mine, it is Phil Keathley's project.

NEW BUSINESS

Agenda Item: 21-0050, CRA Rio Town Center

Marcela Cambor, Marcela Cambor & Associates, Inc. and Josh Simon presented the The Rio Town Center project

- S. Tsafarides – Will there be any hotels on this property?
- J. Simon – No hotels.
- C. Hall – What kind of traffic impact will this have on the area?
- M. Cambor – Staff considers all the traffic studies that are required by the code. Keep in mind that this property had mobile homes and apartments located here so traffic is not a new thing. We will be bringing job, people, amenities and a marina aspect to this project. People from the neighborhood will not have to leave.
- C. Winters – I like the green space and the fact that you took the neighbors and their needs into account.
- M. Cambor – The increased value will percolate into the surrounding communities.
- J. Preast – We have been talking about this project for 21 years. I appreciate the fact that Mr. Simon is leaving the Spanish history in the roof lines and the West Indies architecture is very appropriate. This area used to be a very busy marina and I look forward to bringing this back. I would like to see the Anchorage Drive to Rio Civic Center entrance connected.
- M. Palazzo – There has been mention of moving the roundabout, is this still contemplated?
- J. Simon – We are not moving the roundabout.
- E. Preast – How do you account for all the visitors and parking?
- J. Simon – We are following code, but we are also going above and beyond. We have spent over 200 hours figuring out the parking.
- M. Palazzo – Are the boat slips going to be reserved for the people living here? Looks like there will be lots of unused boat slips.
- J. Simon – Yes, but we will wait to build the other ones.
- M. Palazzo – What happens with the property in the middle?
- M. Reading – It is all private property.
- We have and will try to purchase these properties.

STAFF UPDATE

- LDRs – The final adoption hearing is October 27th for Golden Gate. What happens now? We hope to test the code and see how it is working in the coming months. We will identify areas for the Glitch Bill 2.0 project and hold workshops by the end of the year. We hope to have this completed by March 2021.
- All CRAs will be electing new Chairs and Vice Chairs at upcoming meetings by the end of the year.
- All CRAs will begin their Capital Improvement Plan meetings.

COMMENTS

1. PUBLIC - none
2. MEMBERS
 - M. Palazzo – I continue to be impressed with the progress of Mapp Road and have received many compliments – no complaints.
3. STAFF - none

ADJOURN – Meeting adjourned at 4:31 pm

Recorded and Prepared by:

Jana Cox, Community Development Specialist

Date

Catherine Winters, Chair

Date

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