



**Martin County  
Community Redevelopment Agency  
Minutes**

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

**Monday, May 24, 2021**

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**PRESENT**

<b>Position</b>	<b>Name</b>	<b>Term Expiration</b>
Chairperson	Cindy Hall	January 4, 2025
Vice Chair	Catherine Winters	December 31, 2023
Members	Richard Kennedy	January 7, 2023
	Rex Sentell	January 4, 2025
	Michael Readling	January 4, 2025
	Saadia Tsafarides	January 4, 2025
	Blake Capps	January 27, 2023

**STAFF PRESENT**

<b>Position</b>	<b>Name</b>
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
Senior Assistant County Attorney	Krista Storey
Budget Financial Manager	Stephanie Merle

**\* Indicates a motion**

**\*\* Indicates a vote**

**\*\*\* For the record comment**

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

**DISCLOSURE OF CONFLICTS OF INTEREST** – None

**APPROVAL OF MINUTES – Agenda Item: 21-0735 Draft Meeting Minutes – April 26, 2021**

**MOTION**

\* C. Winters motioned to approve the proposed April 26, 2021 meeting minutes as presented

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

**COMMENTS**

1. PUBLIC - none
2. MEMBERS - none
3. STAFF - none

**PRESENTATIONS**

**Agenda Item: 21-0737, CRA Capital Projects Update**

Susan Kores, CRA Manager presented the update highlighting the Gomez Affordable Housing project in Hobe Sound, the Infill Sewer project in Rio, the Ripple project in Old Palm City, and CRA Neighborhood Enhancements.

- B. Capps – For the CRA Neighborhood Enhancement entry, is this a general category for the “catch all” projects for all the CRAs?
- S. Kores – Yes, this is for the projects that are not large enough to qualify for a capital project, we refer to them as quality of life projects.
- B. Capps – For the Rio Infill Sewer project, is the hook-up going to be mandatory?
- J. Pastorius – The hook-up will not be mandatory unless your drain field fails. At that time, you would have to connect to the sewer.
- B. Capps – Can you explain the difference (pros and cons) of the grinder system and gravity fed sewer. I would assume the gravity is more expensive.
- J. Pastorius – To my knowledge one is not better than another, but the gravity sewer is more expensive to install.

**NEW BUSINESS****Agenda Item: 21-0738, Office of Community Development FY 2022 Tentative Operating Budget**

Stephanie Merle, Budget Financial Manager presented the FY 2022 tentative operating budget.

- C. Winters – What if a staff member needs a new computer? Should we add something to this line item since Computer Supplies is zero?
- S. Merle – The way this budget is set up, we can move things around between line items if the budget has money to do so.

**MOTION**

\* C. Winters motioned to recommend approval of the FY 2022 Tentative Operating Budget and move it forward to the Board of County Commissioners for approval

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

- S. Kores – We are going to be advertising for a part time marketing position. This will be a contract position with approximately 20 hours of work. We need to do a 5-year outlook and get ahead of our bigger projects which will include ribbon cuttings, opening events, social media, advertising and much more.
- R. Sentell – Will this include social media and marketing the new projects that are complete?
- S. Kores – Absolutely, we definitely want to market our finished projects.
- R. Sentell – My suggestion is to work with the economic council and chambers of commerce as well.
- S. Kores – We will involve all these groups and their expertise.

**DEPARTMENTAL UPDATES**

Krista Storey, Senior Assistant County Administrator updated the board on legislative bills that are currently under review and being monitored by our legal team.

Susan Kores, CRA Manager updated the board on the status of the LDR Glitch 2.0 and Chapter 18. These have been adopted and will be effective in June. Also, the Port Salerno Affordable Housing RFP will be going out this week.

- C. Hall – When will the documents be updated and on the website?
- K. Storey – The exact date is not known at this time. Both items have 30-day time periods for appeals.
- B. Capps – I am so excited that these LDR changes have been completed. How would you summarize the new LDRs and the changes that will be in effect?
- S. Kores – My summary would be that the codes went from use-based code to form-based code and it is much easier to understand. The codes will be standardized across the board and applicants will not have to look in 5 different places to know what they can build in the CRAs.

- K. Storey – To further simplify this, the new code doesn't just refer to textual, but now it has pictures, diagrams and dimensions.
- R. Sentell – Speaking from personal experience, the new codes will clear up questions for builders and staff. This is a major step towards new building in the CRAs.
- B. Capps – What is the name of the palm tree that is being installed on Mapp Road?
- J. Pastorius – These are Ribbon Palms.

## COMMENTS

### 1. PUBLIC

- J. Priest – I am pleased that you are hiring a marketing person to get the word out about the simplified Chapter 18 and the LDRs. Construction in Martin County is hot right now.

### 2. MEMBERS - none

### 3. STAFF - none

**ADJOURN** – Meeting adjourned at 3:37 pm

Recorded and Prepared by:

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

\_\_\_\_\_  
Date

\_\_\_\_\_  
Cindy Hall, Chair

\_\_\_\_\_  
Date

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