



**Martin County
Community Redevelopment Agency
Minutes**

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

Monday, September 27, 2021

PRESENT

Position	Name	Term Expiration
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

Position	Name
CRA Manager	Susan Kores
CRA Project Manager	James Clasby
CRA Senior Project Manager	Jordan Pastorius
CRA Development Specialist	Jana Cox
Senior Assistant County Attorney	Krista Storey

*** 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: 22-0077 Draft Meeting Minutes – August 30, 2021

MOTION

* R. Kennedy motioned to approve the proposed August 30, 2021 meeting minutes as presented

** C. Winters seconded, and the motion carried UNANIMOUSLY

COMMENTS

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

PRESENTATIONS

Agenda Item: 22-0078, CRA Capital Projects – September 27, 2021

Susan Kores, CRA Manager presented the update highlighting the Golden Gate Dixie Highway project, Hobe Sound Main Street banner poles, Port Salerno – Infrastructure Partnerships, Charlie Leighton Park, The Ripple project and Rio Property Acquisition, 1216 NE Charlotte.

Susan Kores, CRA Manager also shared the OPC Mapp Road Ribbon Cutting video <https://www.youtube.com/watch?v=op5Y5JPrU50>.

James Clasby, CRA Project Manager presented an update on the Hobe Sound Murals.

- C. Winters – Does the redesign of Dixie Highway satisfy the issue that the big trucks were having?
- S. Kores – Yes it does. The engineer must perform those kinds of tests. We are having a Golden Gate NAC meeting on Monday, October 11th to explain the changes.
- S. Tsafarides – Can you move the sign that notifies the public of the meeting from Fairmont back out to Dixie Highway where the fence company is? We used to put the sign there.
- S. Kores – I will see if we can. It generally must be on county right-of-way, and this is the reason it was moved in the first place. The county will not put it on private property.
- B. Capps – How many lots were needed for the Ripple project? Can this be replicated in other areas of the county?
- S. Kores – It is 4 separate parcels, but I am not sure how many lots exactly. It could definitely be replicated.

NEW BUSINESS

Agenda Item: 22-0089, Development Review Projects in the CRA Areas

Susan Kores, CRA Manager and James Clasby, CRA Project Manager presented the updates by demonstrating to the CRA board members how to look up the projects on the county's website.

James Clasby, CRA Project Manager highlighted two projects: Conchy Joe's expansion in Jensen Beach and Sound Brewery, the proposed restaurant and brewery in Hobe Sound.

The owner of the property in Hobe Sound, Chip Withers, spoke about his vision and passion for the restaurant and the brewery that is planned.

- R. Sentell – Do you have many parking spots at the restaurant site?
- C. Withers – I believe we have 12 parking spots. I believe it is 1 spot for every 350 square feet. We are probably two or three spots short on the brewery side.

STAFF UPDATE:

Discussion ensued regarding changing the November 22nd CRA Board meeting to December 13th and just holding one meeting. This date did not work. Therefore, we will keep the meeting on the November 22nd date and cancel the December 20th meeting unless something urgent comes up.

Susan brought back the percentages that were requested at the last meeting.
Investment programs percentage of TIF: Rio 4%; HS 7%; JB 4.6%; GG 4%

COMMENTS

1. PUBLIC - none
2. MEMBERS

- R. Kennedy – I am happy that the Golden Gate Dixie Hwy project has been modified. Having driven by there many times, I see the anguish of the gentleman who was here last meeting. Also, thank you for bringing the outside capital projects to us, that is very helpful.
- C. Winters – Thank you James for putting together the graphics especially for Conchy Joes.

3. STAFF

- K. Storey – The purchase of the piece of property in Rio today is missing the resolution that is required to convey the purchase of property. What I recommend is a motion to authorize the chairman to sign the contract and the resolution so that this will not be delayed.

MOTION

- * C. Winters motioned to authorize the chairman of the CRA Board to sign the contract as well as sign the resolution and any other documents subject to the approval of the County Attorney's Office
- ** M. Reading seconded, and the motion carried UNANIMOUSLY

ADJOURN – Meeting adjourned at 3:58 pm

Recorded and Prepared by:

Jana Cox, Community Development Specialist

Date

Cindy Hall, Chair

Date

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