MARTIN COUNTY
Community Redevelopment Agency

2401 SE MONTEREY ROAD, STUART, FLORIDA 34996

Martin County Community Redevelopment Agency Minutes

3:00 PM

Monday, June 17, 2019 **Commission Chambers**

PRESENT

Chairperson	Saadia Tsaftarides
Vice Chairperson	Catherine Winters
Members	Michael Readling
	Cindy Hall
	Michael Banas
	Richard Kennedy

ABSENT Mark Palazzo

STAFF PRESENT

Susan Kores Manager, Office of Community Development
Jordan Pastorius, Sr. Project Manager, Office of Community Development
James Clasby, Project Manager, Office of Community Development
Joshua Mills, Project Manager, Office of Community Development
Kim McLaughlin, Administrative Specialist, Office of Community Development
Krista A. Storey, Acting County Attorney
Irene Szedlmayer, Sr. Planner, Growth Management

*** Indicates a motion** **** Indicates a vote** ***** For the record comment**

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

PLEDGE OF ALLIGIANCE

Agenda Item:**19 0564** **APPROVAL OF MINUTES** – CRA Meeting Minutes - 5.28.19

MOTION – MOVED

* **C. Hall motioned to approve the minutes as corrected.**

** **M. Banas seconded, and the motion carried UNANIMOUSLY.**

COMMENTS

1. PUBLIC – Nothing to report
2. MEMBERS– Nothing to report
3. STAFF – Susan Kores addressed the new look of the agenda.

PRESENTATIONS

Agenda Item: **19-0614** **CRA PROJECT UPDATE**

Susan Kores, Office of Community Development, presented an update on the current capital projects in all six CRAs highlighting the Golden Gate CRA Bike and Pedestrian event on Saturday, June 15th at the Cassidy Center in Lamar Howard Park. Ms. Kores thanked those involved, Martin County Sheriff's BBQ team, Police Athletic League, Martin County Fire Department, Metropolitan Planning Organization, House of Hope and GAI for the presentation of the project.

Ms. Kores also highlighted the Bridge Road Town Center project in Hobe Sound. The bids were accepted and will be going to the Board of County Commissioners on June 18th for approval. We hope to have shovels in the ground in September.

Comments:

- S. Tsaftarides – thank you to Josh Mills, Golden Gate Project Manager and Kim McLaughlin, Administrative Specialist for your hard work on the event. It was awesome.

NEW BUSINESS – Nothing to report

DEPARTMENTAL– Nothing to report

OLD BUSINESS

Agenda Item: **19-0616 CPA 18-10, CRA TEXT AMENDMENTS**

Irene Szedlmayer, Sr. Planner for the Martin County Growth Management Department, presented the draft proposed Chapter 18, Community Redevelopment Element of the Martin County Comprehensive Growth Management Plan (CGMP), at the May 28, 2019 meeting of the Community Redevelopment Agency. Staff's policy recommendations regarding stormwater, roadway level of service, and shoreline protection zones within the Community Redevelopment Areas (CRA) were presented. Ms. Szedlmayer went through each proposed section for the Agency members.

Comments:

- C. Winters – can you please give an example of a gated roadway?
  - I. Szedlmayer explained that a gated entrance would require a pass or code to enter.
- R. Kennedy – why is that being added?
  - I. Szedlmayer indicated that the CRA wants their neighborhoods to have public access in all areas. Gated communities do not have public access.
  - S. Kores added that gates would not promote livable walkable communities.
- S. Tsaftarides – Fairmont St. in Golden Gate is a dead end. This is my street and I live at the end of the street and people use my driveway to turn around. It needs to be a cul-de-sac. Our CRA, Golden Gate, should have cul-de-sacs.
  - I. Szedlmayer – that is an existing condition and the water is a natural barrier. If the road is being designed today, they would provide for a turn around and discourage use of private residential driveways as a turnaround. Nothing in what is being proposed would prohibit turn-arounds being created on these streets if that became a County or CRA priority.
  - S. Tsaftarides – can we have cul-de-sacs in Golden Gates?
  - I. Szedlmayer – this is something for your capital improvement plans.
- Additional discussion ensued ending in the board recommending that the CRA should not prohibit gated communities. It discourages developers. This statement should be removed.

MOTION – MOVED

* **C. Winters motioned to change the statement in 18.4B.1 'Gated roads shall be prohibited' to 'Gated roads shall be discouraged'.**

** **R. Kennedy seconded the motion.**

- Krista Storey, Acting County Attorney, gave a brief legal opinion on the matter.

** **After additional discussion, the motion carried UNANIMOUSLY.**

Ms. Szedlmayer continued with the proposed shoreline protection section.

Comments:

- C. Winters – on the property appraiser's website, can it be indicated on the parcel ID information if a property is in a shoreline protection zone?

- I. Szedlmayer – there are lots of information requirements about the property, this should already be included.

- K. Storey – the language in 18.5C.1 does not indicate that if you are outside of the protection zone that you are not covered, is that correct?
  - I. Szedlmayer – no, the other policy would cover them.
- C. Winters asked Ms. Szedlmayer to explain the Transportation Concurrency policy. Ms. Szedlmayer gave a brief overview.

MOTION – MOVED

* **C. Hall motioned to send the CPA 18-10, CRA text amendments to the Local Planning Agency (LPA) with the change discussed today.**

** **M. Readling seconded.**

Discussion:

- Julie Preast, Rio resident- With regard to shoreline protection, I am concerned with that we will have problems on our small lots trying to get there swimming pools in their backyard along the water front. I am being specific to swimming pools only. Would like it changed back to 50ft so that a swimming pool can be put in. Also, the 20-year experiment for applying suburban policies and regulations to our 6 historic urban CRAs has failed to produce results from the private investors, therefore it's time to make investments by the private sector possible through the proposed amendments to the comp plan and land development regulations. Please move the proposed amendments forward so that we may accomplish redevelopment in the coming years. A huge thanks to Irene, Dana and all involved on this CRA amendment project recommending best practices for implementing traditional neighborhood design principles; gated communities are really not recommended at all. Just want to let you know.
  - I. Szedlmayer – I may not have been clear; with regard to the shoreline protection zone. The focus in this amendment at this time is on the shoreline protection in the urban areas of CRAs. The BOCC has directed staff to look at shoreline protection policies countywide. Currently, the various SPZ - 25 foot, 50 foot and 75 foot – depend on the size of the lot, the year the lot was created, whether it is hardened or not, and whether residential or commercial.

** **After additional discussion, the motion carried UNANIMOUSLY.**

Agenda Item: **19-0617 CRA LAND DEVELOPMENT REGULATIONS, ARTICLE 12, DIVISION I AND DIVISION II JENSEN BEACH CRA**

Mr. Dana Little, Urban Design Director and Jessica Seymour, Regional Planner, both from the Treasure Coast Regional Planning Council (TCRPC) presented an overview of the development and establishment of new land development regulations of the six CRA areas and timeline for the project. The presentation outlined the proposed new Article 12. Division I contain the general rules that will apply to all CRA areas while Division II is specific to the proposed changes to the Jensen Beach CRA area.

On June 5, 2019, the Jensen Beach NAC adopted a motion recommending that Article 12 – Division I and Division II move forward to the Agency with changes to be made to street types, permitted uses and maximum lot sizes be.

Mr. Little updated the concerns of the Jensen Beach NAC below:

Street types

- Identifies primary and secondary streets
- May provided specific development standards for specific streets
- Identifies frontage types where applicable
- This is an additional regulatory tool for staff to implement in the CRA Vision

Permitted uses

- We have streamlined the uses for the CRA and made permitted use groups for the CRA. In Division I we have listed the groups and then reference them in each CRA. There will be 5 different use groups: Residential, Agricultural, Commercial, Institutional, Industrial. You will have 3

sub-districts: CORE, WATERFRONT and GENERAL that will be listed in Division II.
Maximum lot sizes

- Maximum lot sizes will be 1 acre in the CORE and ½ acre in the GENERAL overlay areas.

4:30 pm - meeting was stopped for closed captioning break.
4:41 pm – meeting was reconvened with Mr. Little's presentation continuing.

Mr. Little thanked the Growth Management Department (GMD), Irene Szedlmayer and Nicki van Vonno, Lisa Wichser, Martin County Engineer, Susan Kores and staff for their collaboration on this project.

Comments:

- C. Hall thanked Mr. Little. The Jensen Beach NAC's concerns have been addressed, I'm very pleased. The NAC would be happy to move this forward.
- R. Kennedy – still concerned about the street recommendations.
  - D. Little – these are illustrative only. Road designs would be chosen by the redevelopment staff.

MOTION – MOVED

* **C. Hall motioned to send the proposed Article 12, Division I for all Community Redevelopment Areas to the Local Planning Agency (LPA) for approval.**

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

MOTION – MOVED

* **C. Hall motioned to send proposed Article 12, Division II Jensen Beach to the Local Planning Agency (LPA) for approval.**

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

- C. Hall expressed enthusiasm for the other NACs. It's really exciting when your 'Division' comes together and is presented.

MOTION – MOVED

* **M. Banas motioned to send the amendments to the Future Land Use Map (FLUM) to apply the new Future Land Use designations and recommend these to the Local Planning Agency (LPA) for approval.**

** **C. Hall seconded, the motion carried UNANIMOUSLY.**

MOTION – MOVED

* **C. Winters motioned to send the amendments to the Zoning Atlas and recommend these to the Local Planning Agency (LPA) for approval.**

** **C. Hall seconded, the motion carried UNANIMOUSLY.**

Agenda Item: **19-0619** **CRA LAND DEVELOPMENT REGULATIONS SCHEDULE**

Susan Kores, Manager for the Office of Community Development updated the CRA board on the code project schedule. We are right on schedule to complete all six CRAs by October 2020.

COMMENT

1. PUBLIC – Nothing to report
2. MEMBERS – S. Tsaftarides thanked everyone for today's meeting and again thanked Josh and Kim for the Golden Gate Bike and Ped Trail event. Ms. Tsaftarides introduced James Clasby, new Project Manager. He will manage the Hobe Sound and Jensen Beach CRAs. James gave a brief introduction.

3. STAFF – S. Kores informed the board of upcoming events; next meeting we will present a list of project promotional events for the next year, Jordan Pastorius will make a presentation on the new Opportunity Zone information.

ADJOURN – meeting was adjourned at 5:03 pm.

Recorded and Prepared by:

Kim McLaughlin, Administrative Specialist — Date: 7/22/19

Saadia Tsaftarides, Chairperson — Date: 7/22/19

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Community Redevelopment Agency Board – Sign In

MARTIN COUNTY
Community Redevelopment Agency

MARTIN COUNTY BOARD OF COUNTY COMMISSION CHAMBERS
2401 SE MONTEREY RD. STUART
Tuesday, June 17, 2019 – 3:00 pm

NAME	EMAIL ADDRESS
Julie Pressot	on file
MIKE Rosella	on file
Bruce Montefusco	

This sign in sheet is for contact purposes only. Go to www.martin.fl.us to sign up to receive CRA news.

REQUEST TO SPEAK FORM

PLEASE NOTE PUBLIC COMMENT RULES ON THE REVERSE SIDE

MEETING DATE 6-17-19

NAME JULIE PREAST

ADDRESS 538 NE ALICE ST **CITY** JENSEN/RIO **ST** FL **ZIP** 34957

TELEPHONE 692-1143 **EMAIL**

REPRESENTING (IF OTHER THAN SELF) RIO CIVIC CLUB

Are you speaking during the Open Public Comment period? ☐ YES ☒ NO

If not, which agenda item number (example: 6B, 8C2)? 19-0614

Please give your completed form to the Clerk at the front of the Commission Chambers or the Sheriff's Bailiff. The Chairman will announce your name when it is your time to speak. Please limit comments to three minutes. Meetings held in these Chambers may be televised on MCTV - Channel 20.