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MARTIN COUNTY
Community Redevelopment Agency

Martin County
Community Redevelopment Agency
Minutes

Blake Library
2351 SE Monterey Road
Stuart, FL 34996

Monday, July 27, 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 Tsaftarides	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 3:02 pm.

DISCLOSURE OF CONFLICTS OF INTEREST – None

APPROVAL OF MINUTES – Agenda Item: 20-0892 Draft Meeting Minutes – June 22, 2020
MOTION
* C. Hall motioned to approve the proposed **June 22, 2020** meeting minutes as presented
** M. Banas seconded, and the motion carried UNANIMOUSLY

COMMENTS

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

PRESENTATIONS
Agenda Item: 20-0873, CRA Proposed Land Development Regulations, Article 12, Division VII Golden Gate
Dana Little, Urban Design Director, Treasure Coast Regional Planning Council, presented the proposed land development regulations for Golden Gate.

- S. Tsaftarides – Board member read a Letter to the Editor excerpt from the January 1998 Newsletter "The Golden Gater", that she received from a 28-year resident. The letter expressed concern about noise, traffic, dogs barking, radios playing music loudly and laundry drying in the trees. The anonymous resident states that "they just want peace in their community". S. Tsaftarides goes on to say that there are 869 parcels, 203 are homestead. 666 are rentals. We are very congested. This is where most of our elderly residents live. Golden Gate Avenue east, Norman to the north and Kensington to the south, leave them out. They do not want any apartment buildings or multifamily in their areas.
- C. Winters – You were at both Golden Gate meetings?
- S. Tsaftarides – Yes and at the Golden Gate meetings, there were not many residents, two of the residents that were original weren't at the meeting, and the rest of them, one is a property owner, the other is a business owner and she has no idea what's going on and the third lives on St. Lucie Blvd. and she's not really involved.
- R. Kennedy – Has there been a change to the permitted use of those properties?
- S. Tsaftarides - People never got the chance to speak, they got the letter two days before the meeting.
- R. Kennedy – But aren't the permitted uses the same as they were before?
- D. Little – In that area, in 2003 it was decided that duplexes would no longer be permitted. The density of 8 units per acre never changed. The discussion was that the neighborhood didn't like duplexes. What is the change that you would like to make?
- S. Tsaftarides - Golden Gate Avenue east, Norman to the north and Kensington to the south. They don't want to have any apartments next door to them, they want to stay the way they are.
- S. Kores – Just to clarify, no residents received letters because none were sent for the NAC meetings. They are sent for the LPA and the BOCC. Can we take public comment if it's not actually from the public?
- E. Lenihan – This Board has received public comment and you can take that as part of your decision-making process whether you move this process forward, move it forward with changes or send it back to the NAC.
- D. Little – Ms. Lenihan, we received a unanimous recommendation to move forward from the NAC, if there is now a recommendation for change, do we go back to the NAC or move forward?
- E. Lenihan – We would move forward.
- C. Winters – So isn't this somewhat like Pt. Salerno when there were people that wanted some tweaking and then you met with them and we moved it forward?
- D. Little - This is different. We had two full NAC meetings to discuss the LDRs and the committee voted unanimously to approve both times. We did not have any residents come forward.
- R. Kennedy - What are the changes that you are looking for? Wasn't multifamily allowed before?Were these permitted uses there already, or has this increased?
- D. Little – This is where it gets confusing and why we are updating the codes. The current code allows up to 8 units per acre and we are allowing as much flexibility as possible to not take away anyone's previous rights. When there is a conflict, we default to the FLU. The density allows 8 units per acre. We didn't even recommend apartments or townhouses, but the NAC directed us to add them. The focus was duplexes.
- C. Hall – How much vacant inventory is left in Golden Gate?
- S. Tsaftarides – There are 157 vacant lots.
- D. Little – This will change when water and sewer go in.
- C. Winters – Did you have a quorum at the NAC meetings where this passed two times and was the vote unanimous?
- S. Tsaftarides – Yes.
- D. Little – What is the objection? What is the change that you want to see made?
- S. Tsaftarides – Around the strip of Golden Gate, we do not want the apartments.
- D. Little - We are not recommending anything new in this area except at the recommendation of the Board, we are adding townhouses and apartments as building types.
- M. Banas – There is is 8 units per acre.
- S. Tsaftarides – Everything east of Golden Gate Ave, north of Norman and south of Kensington should not permit apartment buildings.
- D. Little - Saadia is reporting community concerns that we haven't actually heard in a public meeting.

DRAFT

- J. Mills – We held over 15 interviews with residents and businesses within Golden Gate and everyone supported the code changes.
- C. Hall – No matter what, the 8 units per acre has not changed.
- D. Little – This is exactly right, the intensity or density is not changing, only the form is changing.
- R. Kennedy – These issues raised by the resident are code enforcement issues.

MOTION

* M. Palazzo motioned to approve the CRA Proposed Land Development Regulations, Article 12, Division VII for Golden Gate as presented

** C. Hall seconded, and the motion carried forward 6-1 with S. Tsaftarides dissenting.

Agenda Item: 20-0875, CRA FY 2020 – Third Quarter Report

Jordan Pastorius, Senior Project Manager, CRA presented the Third Quarter Report for CRA FY 2020.

- C. Winters – Thank you for this report, we have accomplished a great deal.

Agenda Item: 20-0876, CRA Capital Project Update – July 27, 2020

Susan Kores, CRA Manager, presented the CRA Capital Projects Update highlighting the Camino Trail in Golden Gate, the Gomez Affordable Housing Project, Port Salerno Infrastructure, and Rio Infill Sewer. Jordan Pastorius, CRA Senior Project Manager provided an update of the Rio Neighborhood Sidewalk Project.

COMMENTS

1. PUBLIC
   - J. Priest – Representing the Rio Civic Club, we would like to thank you for completing the sidewalk project and moving towards making Rio a walkable community.
2. MEMBERS - none
3. STAFF
   - S. Kores – Providing an update on the acquisition of the lots in Port Salerno, we have not had any positive response to our offer as of yet.
   - S. Kores – The Rio Town Center project was presented last week at the Rio NAC Meeting. We would like to bring that presentation to this board if you are interested in seeing it.

ADJOURN – Meeting adjourned at 4:25 pm

Recorded and Prepared by:

J Cox

Jana Cox, Community Development Specialist — Date: 8/31/2020

Catherine Winters, Chair — Date: 8/31/2020

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Community Redevelopment Agency Board – Sign In

MARTIN COUNTY
Community Redevelopment Agency

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2351 SE MONTEREY RD. STUART
Monday, July 27, 2020 – 3:00 pm

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