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MARTIN COUNTY
Community Redevelopment Agency

Martin County
Community Redevelopment Agency
Minutes

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

Monday, July 26, 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 Tsaftarides	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 Project Manager	Joshua Mills
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: 21-0975 Draft Meeting Minutes – June 28, 2021
MOTION
* M. Readling motioned to approve the proposed June 28, 2021 meeting minutes as presented
** C. Winters seconded, and the motion carried UNANIMOUSLY

COMMENTS

1. PUBLIC
   - S. Heidt from Treasure Coast Regional Planning Council spoke about the Access to Capital Survey available to small businesses, Covid-19 Economic Recovery Assistance available, and an upcoming webinar featuring presentations on capacity-building, EDA grant funding opportunities, and TCRPC technical assistance. **August 3, 2021 from 10:00 AM to 12:00 Noon EDT.** Please register for the webinar at https://www.eventbrite.com/e/supporting-economic-development-on-the-treasure-coast-tickets-163075331707?aff=ebdssbeac.

2. MEMBERS - none

3. STAFF - none

PRESENTATIONS
Agenda Item: 21-0977, CRA FY 2021 – 3rd Quarter Report
James Clasby, CRA Project Manager, presented the report.

- B. Capps – The trail in Palm City is around the lake correct? Is it completed?
- S. Kores – Yes, the trail will go around the entire body of water and it is not quite completed.
- B. Capps – What is edible landscape?
- J. Clasby – Anything you can eat, for instance fruit trees and berry bushes.
- B. Capps – For the affordable housing project in Hobe Sound, what does substantially complete mean?
- J. Clasby – This is referring to the infrastructure, not the actual houses.
- M. Readling – The plan is to have 4 foundations complete by the end of this year and 4 more by June of 2022, 6 more by the end of 2022 and so on.
- B. Capps – On the permits page of your presentation, does the value of the permits equal TIF dollars and why do we track this?
- S. Kores – This gives us a check to see if economic development is really taking place in our CRAs while we incentivize certain things by building infrastructure, lighting and roads.
- C. Hall – For the Port Salerno project and raising the road for resiliency, have you considered that raising the road will cause flooding of the homes? Has this been addressed?
- J. Mills – Our engineers at Bowman did take evaluation models as well as surveys. They took all of the homes into consideration.

Agenda Item: 21-0976, CRA Capital Projects Update – July 26, 2021
Susan Kores, CRA Manager and James Clasby, CRA Project Manager, presented the report highlighting the Golden Gate Dixie Hwy Beautification, Golden Gate El Camino Trail, Hobe Sound Gomez Affordable Housing, Hobe Sound Bridge Road Main Street, Rio Stormwater, Rio Property Acquisition, Rio Creative Placemaking, Old Palm City Mapp Road Town Center, Old Palm City Palm City Place & Patio, and Old Palm City Ripple projects.

- S. Kores – Josh created the graphic of Golden Gate and the projects that have been completed there leading up to the Dixie Hwy project.
- S. Tsaftarides – Can you tell me the parameter of the whole community.
- S. Kores – That is the CRA.
- S. Tsaftarides – I know but what is that street in the back?
- S. Kores – What street are you referring to?
- S. Tsaftarides – St. Lucie Boulevard and the bridge does not belong to us.
- S. Kores – I know that we have talked about that bridge before and it shows up on all our surveys and LDR's as being in the CRA.
- S. Tsaftarides – I just don't get it. How can it be in our CRA when you show from St. Lucie to Indian Street?
- S. Kores – I don't think this is the best map to show it.
- S. Tsaftarides – Ok.
- B. Capps – Looking at the graphic and the resurfacing of Bonita and Indian, what is the strategic plan to resurface all streets?
- S. Kores – Our Public Works Department has a plan in place for repaving. I will get a copy of the plan for you. The CRA does repave roads, but we usually work alongside the Public Works department to do so.
- S. Tsaftarides – In Golden Gate, they will be doing the sewer installation first and then working on repaving the streets.
- R. Kennedy – Is there an update to the roundabout in Rio?
- S. Kores – We have engaged a structural engineer to let us know what we need to do concerning wind load, permitting and installation. We will have a complete report for you in September and install dates will be soon after that.
- B. Capps – I noticed on the Martin County website that the Public Art Advisory Committee falls under what is called a BCC created advisory board the CRA falls under another category called BCC created decision-making board.

- S. Kores – Explained that generally the committees are advisory in nature like the NAC. The CRA board does makes motions and has some fiduciary decisions and that would be the difference.
- B. Capps – Do we have money spending powers?
- S. Kores – The CRA board does make decisions about budget and that's where your fiduciary responsibility comes in. We bring budgets to the NAC's for advice and input before we bring the budgets to the CRA board. Your budget decisions then go to the BOCC. The budget must be approved by the BOCC every year.

COMMENTS

1. PUBLIC
    - B. Rufo – I've lived in Stuart since 1955 and I live at Inlet Harbor Terrace which is just the other side of Golden Gate. I am also one of the largest property owners in Golden Gate as far as business goes. I also own the piece that is on Fairmont Street that got shorted a turning lane. There is not one person happy about this whole deal with the divider on Dixie. I believe that if anybody spent any time to look at this during the course of the day and saw how the vehicles turn in there, they would realize that you are going to end up blocking the highway in both directions. I rent out to various businesses, Jamie Underground being the largest with large equipment. For them to come in from the north, now they must go down Indian Street to Evergreen, turn up Fairmont where all the traffic and the kids are to turn into our yard. Furthermore, if they go south, they have to turn back onto Evergreen to the light at Jefferson to turn south. This was brought up long before you all existed. I have been on this board for the CRA. I also was on the board that got Willoughby Creek and the Manatee Pocket dredged. I have been part of this community in a lot of different ways. How this got by me and me not seeing this is beyond me. Before this thing gets finished and it becomes a complete debacle, I would like to see it readdressed. When I leave, I go out onto Dixie turn right onto Indian, go over the bridge and to answer her question, she is the only one who is correct, Indian Street is not part of the CRA. Indian Street Bridge is St. Lucie Boulevard. It has been that way because that is what the neighborhood wanted. The neighborhood never wanted to live on Indian Street because Indian Street did go all the way to the stop sign at one time and they raised so much Cain about it and I'm not really that type of person, so I don't care. Obviously, my homeowner's association is one of the wealthiest ones in Martin County. People don't realize this, but it has surpassed Sailfish Point and the people that are living there have a ton of money. I would like to see something done about Dixie Highway, not just my turning lane, but how much we break up that road. I can understand putting in trees, making it pretty, I like my stuff to be nice too, but there needs to be room for people to be able to pull in. There are tractor trailer rigs that go in there to service the gas station and Stuart Beverage. There is so much traffic in there now. It is the highest traveled road in Golden Gate. I am sorry that I have not done this sooner, but I even go back to when they tried to put parallel parking on Dixie. I called the county, I called my commissioner, I got turned over some, I don't like to get into whose who and what's what, but I have obviously not lost many battles because I deal with common sense and we are going to have to give a little bit here. Somebody is going to get hurt on Dixie and we don't have many accidents there. People know how to operate it as it is now.
    - S. Tsaftarides - My biggest fear is the Marty bus.
    - B. Rufo – Absolutely, I didn't want to get into what is wrong with the county and the things they do. The Marty bus comes down Jefferson and Fairmont street at like150 mph and now we are playing chicken with it. Everyone is so bored with that bus, that they just come straight at the bus to get them to slow down and the road is not that wide. The bus has two stops and we have to make room for the bus. If we are going to "decorate" Dixie and that is what we are doing this is not safety, but when you jam everyone onto two lanes and then kill one lane for a turn, you now have one lane. The crosswalk is probably safety oriented, but that's the only thing. Why they picked Fairmont Street, nobody looked. If you have anything to make me change my mind, I am a wide-open listener. This needs to be contended with before we spend a ton of the county's money and CRA's money when it can be better spent somewhere else. I donated a lot of money in equipment to that park. At one time my property was going to be the park. I came in one day and there was the drawing of the park on my property. I have donated to it and would like to do

more for them. I would like to see that road looked at before you get too deep into this. Look at it from a commonsense point of view.

2. MEMBERS - none

3. STAFF
   - S. Kores – We will be sending out a new dumpster letter to the businesses in the CRA's. We would also like to invite all the CRA board members to test drive our website since the new Land Development Regulations have been updated. Please go out and test the site and report back to us. Give us your opinion. Is it user friendly, easy to navigate, can you find what you are looking for and what improvements can we make?

ADJOURN – Meeting adjourned at 3:58 pm

Recorded and Prepared by:

J Cox
Jana Cox, Community Development Specialist

8/30/2021
Date

Cindy Hall
Cindy Hall, Chair

8-30-2021
Date

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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
Monday, July 26, 2021 – 3:00 pm

NAME	EMAIL ADDRESS
Julie Preast	on file
Mia Lindberg	on file

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