



Martin County Community Redevelopment Agency Meeting Minutes

Commission Chambers, Martin County-Admin Building
2401 South East Monterey Road, Stuart, Florida

Monday, May 18, 2026

PRESENT

Position	Name	Term Expiration
Chair	Michael Readling	January 13, 2029
Vice Chair	Cindy Hall	January 13, 2029
Members	Saadia Tsafarides	January 13, 2029
	Robert Krebs	January 27, 2027
	Jamie Rolle Taylor	December 31, 2027
	Rex Sentell	January 13, 2029

ABSENT

Position	Name	Term Expiration
Member	Chuck Smith	January 13, 2027

STAFF PRESENT

Position	Name
CRA Director	Susan Kores
CRA Assistant Manager	Jordan Pastorius
CRA Coordinator	Elise Raffa
CRA Specialist	Dianne Racek
CRA Program Manager	Joy Puerta
CRA Program Manager	Jana Cox
Senior Assistant County Attorney	Sebastian Poprawski
Assistant County Administrator	George Stokus
Budget & CIP Coordinator	Shelby Della-Pietra

* Indicates a motion

** Indicates a vote

*** For the record comment

CALL TO ORDER Meeting was called to order at 3:01 PM.

DISCLOSURE OF CONFLICTS OF INTEREST None

APPROVAL OF MINUTES

Agenda Item: 26-0882, Draft Meeting Minutes – April 27, 2026

MOTION

* S. Tsafarides approved the proposed April 27, 2026; meeting minutes as presented.

**R. Sentell seconded, and the motion carried UNANIMOUSLY

COMMENTS

PUBLIC-

G. Ehrler- Noted that the CRA agenda did not include updates regarding the property at 4070 SE Salerno Road or the potential county acquisition of Basin Seafood. He requested updates on both projects at a future CRA or NAC meeting.

S. Kores- Stated that the SE Salerno Road property purchase is being handled through the district commissioner's office, not the CRA. The closing has been delayed due to trust and estate issues but is still expected to proceed. She noted that the CRA is not involved in any potential purchase of Basin Seafood and has not received information regarding a county acquisition.

OLD BUSINESS

Agenda Item: 26-0833, CRA - FY 2026 2ND QUARTER REPORT

Joy Puerta provided a review of the FY 2026 2nd QUARTER REPORT of all 6 CRAs.

COMMENTS

J. Rolle Taylor- The New Monrovia Park project started today.

M. Reading- What did 16870 SW Charleston Street in Indiantown sell for?

G. Stokus- \$275,000.

PRESENTATION

Agenda Item: 26-0883, CRA - CAPITAL PROJECTS REVIEW, MAY 18, 2026

Susan Kores provided the Board with a review of capital projects, including the Golden Gate Landscape Vision Plan, the Hobe Sound Dixie Highway Stormwater and Streetscape project, New Monrovia Park Improvements, and Open Space Plans for Port Salerno and Golden Gate.

COMMENTS

J. Rolle Taylor- I appreciate that the New Monrovia Park project will be completed before the Bahamian Festival.

R. Krebs- Continued community outreach is important, and the same outreach process used in Port Salerno should be used because it worked well. I support open space and look forward to reviewing the plans for Golden Gate.

S. Kores- Concept drawings present both opportunities and challenges because preliminary concepts may be interpreted as final plans.

J. Rolle Taylor- It is important to clarify that the concept plans are exploratory and not final.

NEW BUSINESS

Agenda Item: 26-0884, OFFICE OF COMMUNITY DEVELOPMENT FY 2027 TENTATIVE OPERATING BUDGET

Susan Kores and Shelby Della-Pietra presented the FY 2027 tentative operating budget for the Office of Community Development to the CRA Board, noting it will be submitted to the Martin County Board of County Commissioners for adoption. She reported a 3.02% increase due to contractual obligations and stated that line items were adjusted with no overall budget increase.

COMMENTS

J. Rolle Taylor- How many employees are on regular salary?

S. Kores- Six.

M. Reading- What has been spent this fiscal year?

S. Della-Pietra- FY 2026 is on track, and expenditure figures for FY 2026 will be provided at the next meeting.

MOTION

* C. Hall motioned to approve the proposed budget for FY 2027 as presented.

**S. Tsaftarides seconded, and the motion carried UNANIMOUSLY

OLD BUSINESS

Agenda Item: 26-0896, CRA - COUNTY MAINTENANCE INFORMATION

Sebastian Poprawski, Senior Assistant County Attorney, provided a legal analysis of Chapter 163.370 and stated the statute does not authorize ongoing CRA maintenance obligations. He noted repairs may be permitted when incidental to CRA improvements and that the statute supports acquisition, construction, and enhancement activities. He also referenced a 2016 County policy assigning maintenance responsibility for CRA assets to the County.

Todd Warren and Samantha Smith, Field Operations Division of Public Works, explained that cabbage palms and sabal palms are not routinely trimmed due to wildlife protections, maintenance schedules, operational requirements, costs, and standard maintenance procedures. They also reiterated the importance of using the RFS System to report maintenance issues.

COMMENTS

S. Kores- The CRA cannot provide ongoing maintenance under statute but continues to coordinate with Field Operations, Public Works, and Parks on enhancement projects, including landscaping, irrigation, and lighting.

M. Reading- Does that include leaving palm fronds in place?

J. Rolle Taylor- Specifically the dead ones?

S. Smith- Yes, the bats inhabit the dead fronds.

T. Warren- The shaggy fronds are part of natural retention; palms retain fronds until storms, and maintenance balances safety and storm resilience.

J. Rolle Taylor- A falling frond nearly struck a pedestrian, which is a safety concern. When were they last pruned?

S. Smith- A special trimming was completed. Dixie is serviced on monthly routes, and all work is documented.

S. Kores- Safety-related issues should be submitted through RFS requests.

T. Warren- Dead frond removal is excluded from the maintenance contract unless added separately.

J. Rolle Taylor- I have only observed pruning in the Memorial Garden not Dixie.

R. Krebs- Only sabal palms are excluded from pruning, correct?

T. Warren- Correct. Many palms self-prune, while royal palms require dead frond removal.

S. Smith- Cabbage palms in Port Salerno are protected habitat and cannot be removed. A one-time pruning for 43 sabal palms would cost \$4,160.

S. Kores- One-time enhancements may be approved through neighborhood enhancement funds, but ongoing maintenance contracts are not permitted.

S. Tsafarides- What can be done about the overgrown trees and lack of mowing around the lakes?

S. Smith- The County has been between nuisance vegetation contractors; service will resume in a few weeks after an eight-week gap.

T. Warren- If mowing cannot be completed, areas may be addressed through trimming or one-time requests.

C. Hall- There have been numerous complaints from residents along Indian River Drive in Jensen Beach regarding the trees, tree wells, and cracked sidewalks. While recognizing that these issues are outside the CRA's responsibilities, the question was raised whether the concerns have been brought to staff's attention or if there are plans to address them.

S. Kores- Public Works is addressing water intrusion on Indian River Drive near Cherry and Mango. Other issues should be submitted through RFS. The repairs on the northern section are in design phase remains in design.

J. Rolle Taylor- Fences and benches in parks deteriorate because they are not treated.

S. Smith- Split-rail fencing is standard; staining is not performed.

J. Rolle Taylor- It would improve longevity.

S. Smith- It would also add ongoing maintenance costs.

S. Kores- Manatee Pocket railings and benches are maintained by Art in Public Places.

T. Warren- Pest control is included in landscaping contracts for pedestrian safety, including fire ants.

J. Rolle Taylor- Pedestrian medians are included, correct?

T. Warren- Yes.

S. Tsafarides- What can be done about the rats in the tall grass?

S. Smith- Vegetation maintenance is addressed by Public Works; rodent issues fall under Public Health.

T. Warren- Pothole repairs are handled through RFS requests, which generate immediate work orders.

J. Rolle Taylor- Do crews make routine rounds?

T. Warren- Service is primarily RFS-driven. Major roadway work requires engineering review as a capital project. The dip near the bridge by Mangia and Salerno cannot be corrected through patching due to elevation differences.

J. Rolle Taylor- There is already a project pending there, but not through the CRA.

J. Puerta- It falls under Capital Projects.

J. Rolle Taylor- The ant issue is in the Dixie Highway crosswalk. Maintenance responsibilities are now clearer. It is helpful to understand how they are structured.

S. Kores- RFS requests should include specific locations and photos. Coordination at project initiation, for all CRA projects, incorporates maintenance planning across departments.

COMMENTS

1. Public- None

2. Members-

J. Rolle Taylor- The park project is underway, which is good to see. For the septic-to-sewer project in the Port Salerno area, letters with meeting dates have not yet been received. Is there any update? Also, is there an update on the Dixie Highway project?

J. Puerta- No updates. A presentation on the Dixie Highway project will be given at the October NAC meeting.

S. Tsafarides- The date on the Golden Gate sign cannot be seen; it is covered with landscaping.

S. Kores- The landscaping was installed at community request and later reduced. It can be removed if required.

S. Tsafarides- A resolution is needed. Mondo grass was there before, and the sign is not visible; only "Golden Gate" is visible, which is not the intent.

S. Kores- We will coordinate with Field Operations to review.

3. Staff- None

ADJOURN – Meeting adjourned at 3:53PM.

Recorded and prepared by:

Dianne Racek, Community Development Specialist

Michael Reading, Chair

Date

Date

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