

2022
Annual Report
Adding Value



MARTIN COUNTY
COMMUNITY REDEVELOPMENT AGENCY

Mission

The Martin County Community Redevelopment Agency (CRA) is revitalizing and restoring the neighborhoods and town centers of the Martin County CRA areas. We are dedicated to maintaining the unique character of our communities by encouraging sustainable economic investments, promoting walkability and livability, and working collaboratively with the Neighborhood Advisory Committees and the Martin County Board of County Commissioners to advance the future health and success of our communities.

Vision

We envision economically and environmentally sound CRA areas with safe, healthy neighborhoods and vibrant town centers; a network of well-planned, interconnected parks, public open spaces and complete streets; a full spectrum of high-quality housing that accommodates all walks of life; well-designed community infrastructure; and successful redevelopment that celebrates the distinctive identity and community character of each area and contributes to the overall sustainability of Martin County.

Values

INNOVATION SUSTAINABILITY
COLLABORATION STEWARDSHIP
CONSISTENCY



Message to the Community

The Martin County Community Redevelopment Agency (CRA) is VALUE driven. We deliver value to our residents and businesses in the form of well-executed projects and programs and these communities, in turn, derive value from those same activities. To the CRA, this means increasing property values; revitalizing the business climate; affording opportunities for mixed-use development; preserving and celebrating community character; and encouraging active participation and investment by citizens. In short, we demand VALUE in all we do.

Our projects, programs and activities directly reflect our values. CRA improvements are not only beautiful but functional, safety oriented, purposeful and true to the vision set before us by the communities themselves. We operate with a strong sense of community and benefit for residents, blending existing core values with present community needs. We balance the improvement of the economic and physical environment while celebrating the historic character that our CRA community treasures.

Innovation, Collaboration, Consistency, Sustainability and Stewardship are the words we have chosen to define our goals. These are the concepts by which we measure success. The pages that follow will illustrate how this happens in the real world, in the built environment, working together with residents, businesses, county departments, community stakeholders, advisory committees, the CRA Board and the Martin County Board of County Commissioners. We VALUE your input and ideas and thank you for your support and participation!

Catherine Winters

Chair, Martin County
Community Redevelopment Agency

County Leadership

The Martin County Board of County Commissioners is the governing body that directs the activities of the agency. They approve and allocate project funds and appoint the Community Redevelopment Agency and Neighborhood Advisory Committee members.

Edward V. Ciampi — District 5
Stacey Hetherington — District 2
Harold Jenkins — District 3
Sarah Heard — District 4
Doug Smith — District 1



CRA Leadership

The seven member Community Redevelopment Agency Board reviews the recommendations of the Neighborhood Advisory Committees, adopts redevelopment plans and budgets, provides direction to staff and makes recommendations to the Board of County Commissioners.

Blake Capps — Hobe Sound
Saadia Tsafarides — Golden Gate
Cindy Hall — Jensen Beach
Rich Kennedy — Member-at-Large
Chair: Catherine Winters — Port Salerno
Vice Chair: Michael Readling — Rio
Rex Sentell — Old Palm City



Office of Community Development Staff

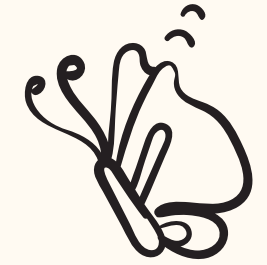
Jordan Pastorius — Assistant Community Development Manager
Jerome Small — Community Development Program Manager
Noehmi Felix — Community Development Specialist
Jana Cox — Community Development Program Manager
Susan Kores — Manager

STAFF CONSULTANTS

Sebastian Fox — Attorney + Stephanie Merle — Finance



Neighborhood Advisory Committees



A Neighborhood Advisory Committee (NAC) guides each community redevelopment area. Comprised of five to nine engaged individuals, the committee provides advice and recommendations on identified projects, goals and objectives.

Golden Gate

Jackie Vitale
Saadia Tsafarides
Mariann Moore
Cynthia Ramsey
Rebecca Hartman
Deborah Stasevich
Caitlynne Palmieri
John Gonzalez

Hobe Sound

Blake Capps
Robert Krebs
Allyson Von Holten
Emily Thorsen
Lisa Dames
Christian Nelson
Robin Sexner-Cole
Tracey Sullivan

Jensen Beach

Cindy Hall
Ron Rose
Ann Kagdis
Jerry Compton
Sharon Adams

Old Palm City

Rex Sentell
Douglas Legler
Jane Landrum
Mike Searle
Chuck Smith
Oscar Torres
Candace Lopes
Colleen Pachowicz

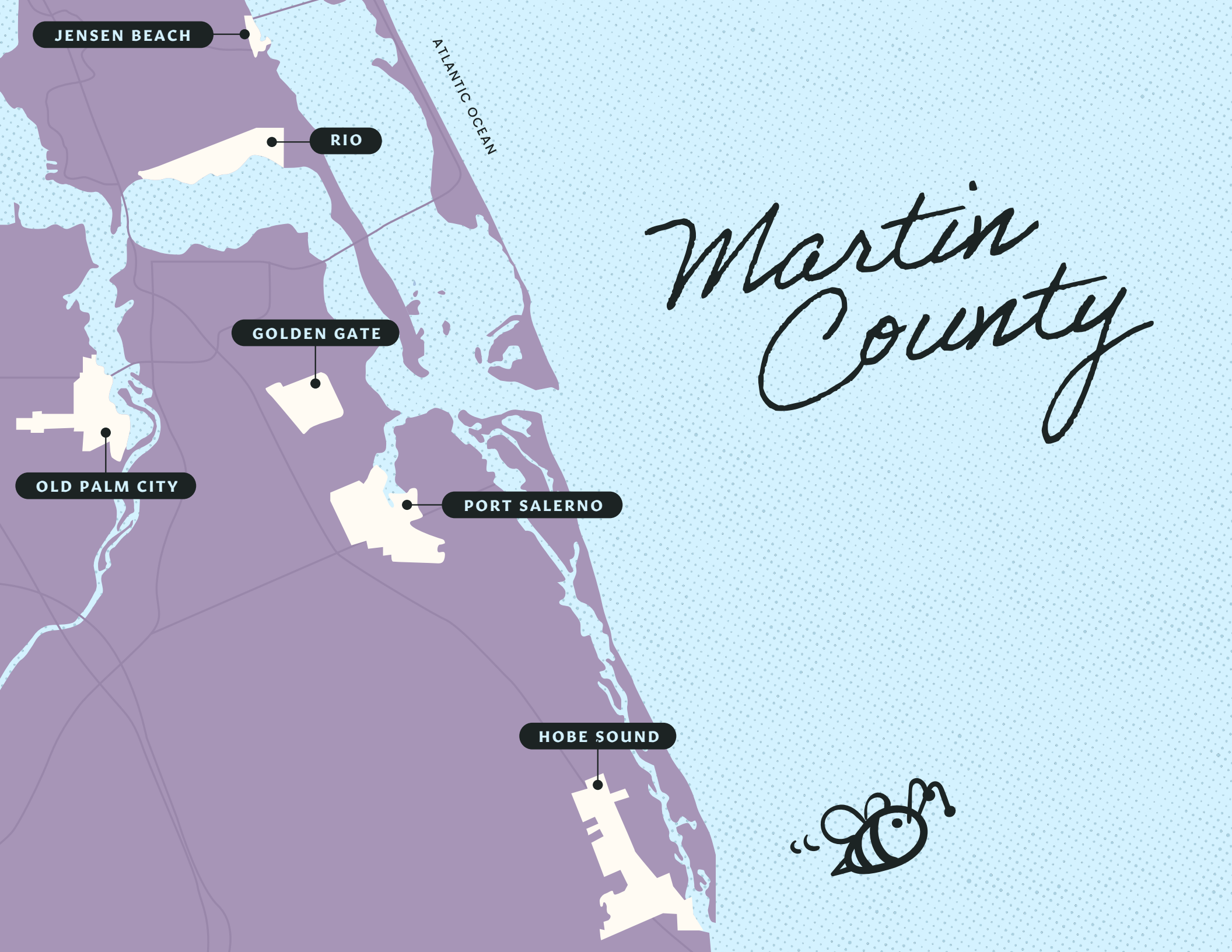
Port Salerno

Chandler Josie
Edward Olsen
Jamie Rolle Taylor
Cathy Harvey
Ellen Asselin
Mary Beth Konz
Noah Mustafa
Karen Worden
Jim Peck

Rio

Michael Readling
Adam Guzi
Debra Harsh
Richard Kennedy
Jamie Newhart
Rachel Heid
Jessica Ross





Martin County

Community Redevelopment Areas

Golden Gate

Pedestrian, bicycle-friendly and family-focused enclave that celebrates its rich history and multicultural vibrancy.



Total Acreage	379
Established-Sunset	2002-2042
Total Assets	\$1,496,356
Total Liabilities	\$0

Hobe Sound

An intimate main street and connected neighborhoods with that small town community feel against a backdrop of sweeping banyan trees and beautiful beaches.



Total Acreage	1,023
Established-Sunset	2000-2040
Total Assets	\$2,374,913
Total Liabilities	\$2,700

Jensen Beach

Bustling downtown Jensen creates a casual, yet dynamic atmosphere complemented by authentic architecture, a lively arts community and beautiful waterfront vistas.



Total Acreage	65
Established-Sunset	2002-2042
Total Assets	\$1,156,182
Total Liabilities	\$0

Old Palm City

An old Florida landscape with greenways that seamlessly connect a modern town center with family-owned farmland, well-worn horse trails, friendly neighborhoods and thriving businesses.



Total Acreage	609
Established-Sunset	2003-2043
Total Assets	\$785,946
Total Liabilities	\$625,742

Port Salerno

A historic fishing village that connects community identity with smart, economic and socially conscious investments focusing on neighborhoods and local businesses.



Total Acreage	860
Established-Sunset	2000-2040
Total Assets	\$2,316,453
Total Liabilities	\$208,988

Rio

A unique coastal setting, full of art elements that reveal the local history complemented by an emerging, contemporary, mixed-use village center.



Total Acreage	542
Established-Sunset	2001-2041
Total Assets	\$2,366,206
Total Liabilities	\$550

Innovation

To implement unique and creative projects by leveraging public and private financial and regulatory resources through effective partnerships.



Just one of the many on-site educational tours given during every phase of project construction.

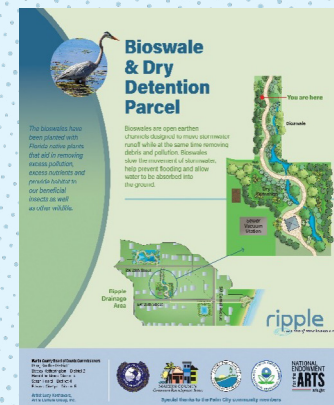
Then



Now



The Ripple Stormwater and Eco-Art project is the very definition of innovation. This one-of-a-kind, artist-led endeavor brought together the Old Palm City neighborhood residents, businesses, County staff, professional engineers and architects to create a completely unique environmental amenity that enhances drainage and water quality, educates the public and beautifies the community.



Both projects use creative methods of educating the community.



Then

Redevelopment of a half-mile stretch of Dixie Highway in the Golden Gate CRA area from an unsafe, asphalt roadway to an attractive thoroughfare of medians, creative pedestrian refuges, lighting, signage, bike lanes and landscaping was the brainchild of Martin County's Public Works – Traffic and Capital Projects – and Community Development departments. This design provides visual cues for drivers to slow down, increasing walkability, complemented by our community-wide safety education campaign for walkers and drivers.



Now



Two National Endowment for the Arts grants: \$100,000
Two Department of Environmental Protection grants: \$744,000
Department of Transportation Small County Outreach Program grant: \$590,821

Collaboration

To collaborate with the Martin County BOCC, Community Development staff, Neighborhood Advisory Committees and other public and private partners to achieve mutually agreed-upon goals that provide countywide benefits.

Then



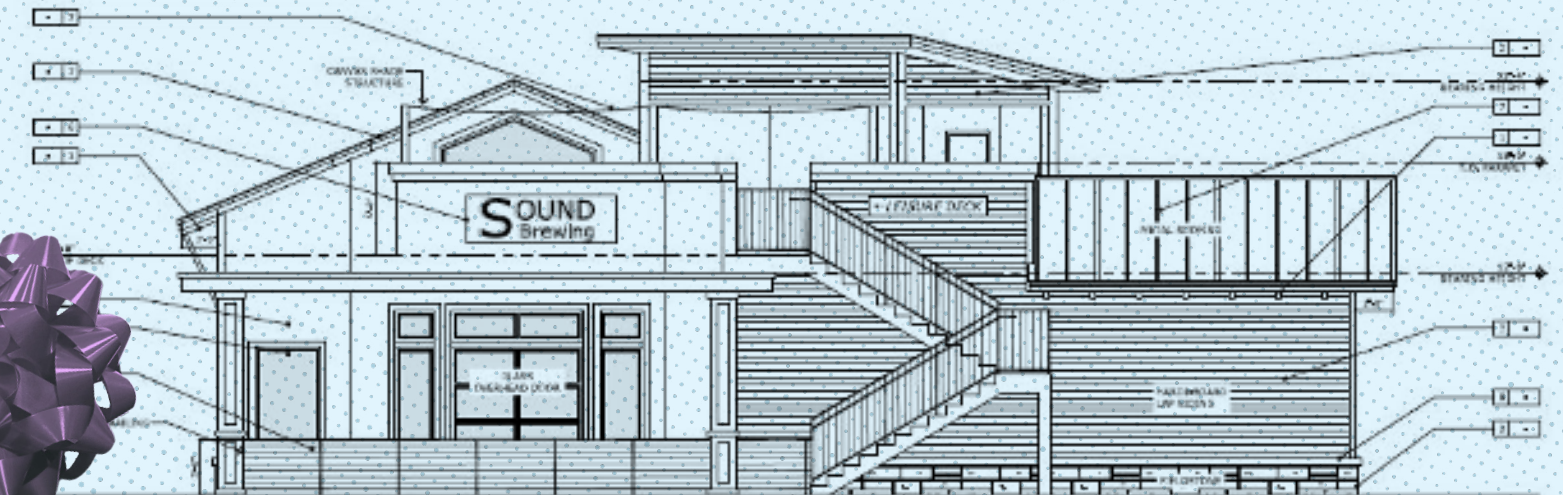
Now →



This 10' x 11' Florida Power and Light Step Down High Voltage Auto Transformer, standing 10.5' feet tall and only 15' from the sidewalk on Bridge Road in Hobe Sound, was relocated to the back of the property making room for redevelopment and the new Sound Brewing!



Collaboration with internal and external partners is crucial to achieving mutually agreed-upon goals that provide countywide benefits. The collective economic power of community organizations, state agencies, local businesses, government and residents is essential in starting and completing successful projects. Rio sewer installation (Martin County Utilities), Port Salerno water installation (Martin County Utilities), Port Salerno Stormwater Treatment Areas (Martin County Public Works Field Operations Division), Pettway Village affordable housing project (Habitat for Humanity of Martin County, Hobe Sound Community Chest, St. Christopher Catholic Church, Loblolly Community Foundation) and Sound Brewing (Withers Worldwide), the first brewery in a Martin County CRA, are all projects born from partnerships and teamwork.



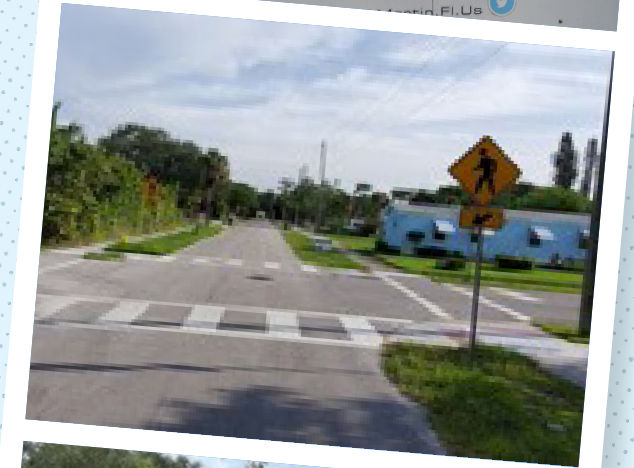
Sound Brewing – Public/Private Partnership Incentive: \$150,000

Consistency

To consistently implement codes, policies and regulatory actions in a streamlined manner that provides predictability and expedites redevelopment and reinvestment.



Residents and Code Enforcement staff participating in a neighborhood clean-up and education day in Golden Gate.



Then



Sidewalk connection

Now



Consistent, reliable and streamlined. These are the types of programs we bring to our six CRA areas through strong partnerships with our regulatory agencies (e.g. Code Enforcement, Martin County Sheriff's Office) like community clean-up projects, neighborhood lighting assessments and educational initiatives. We provide training for all our board and committee members and propose innovative programs that expedite redevelopment like Special Parking Alternatives for Redevelopment Centers (SPARC), a payment in lieu of parking program. We offer our communities the ability to execute smaller, quality of life projects we call Neighborhood Enhancements so they can effectively improve their localities by adding sidewalk connections, new crosswalks, trash cans, decorative bike racks, benches, lighting and enhanced landscaping where needed.

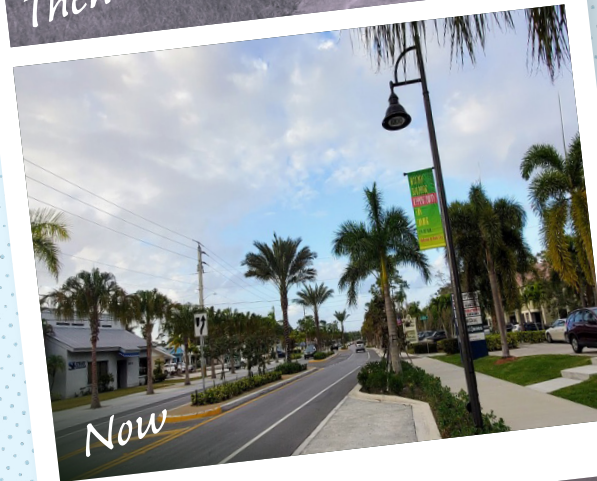
Sustainability

To encourage a mix of vibrant town centers, with well-designed housing, quality public spaces and strong multi-modal interconnectivity, that are economically successful and accommodate all walks of life.

Mapp Road
Town Center



Mapp Road in the Old Palm City CRA area - the 2021 Florida Redevelopment Association's "Capital Project/Infrastructure" award winner!



Bridge Road
Main Street

Our six CRA areas are the economic engines of Martin County, inspiring residential and commercial redevelopment, and re-imagining community gathering spaces that benefit the whole county. Enhanced streetscape projects like Old Palm City's Mapp Road and Hobe Sound's Bridge Road encourage neighborhood interconnectivity and the construction of new spaces like The Patio at Palm City Place and the El Camino linear park and trail in Golden Gate.



The Patio at Palm City Place will transform this stormwater treatment area into a beautiful community gathering space.



El Camino, or "The Walk," will completely alter the Golden Gate CRA area as it changes from a neighborhood drainage pathway to become a lively linear park that will enrich the whole community.



The Patio — Department of Environmental Protection, Land and Water: \$345,000
El Camino — Department of Environmental Protection, Recreational Trails: \$398,000
El Camino — Department of Environmental Protection, Land and Water: \$300,000
El Camino — American Rescue Plan Act: \$800,000

Stewardship

To protect, improve and enhance the distinctive environmental, historical, cultural and social resources unique to each CRA area.



Each Community Redevelopment Plan outlines the distinct character of each CRA area. Environmental protection, history, culture and community identity resonate deeply in these descriptions. Our CRA communities are proud of their heritage and their home, and make it a point through signage, creative placemaking and infrastructure projects, to tell their singular stories.



Mapp Road Clock —
Donation from Old Palm City resident: \$30,000

Financial Values

FY 2022

CRA Taxable Value Increase Base Year to 2022

CRA	Base Year	Base Taxable Value	10/31/22 Taxable Value	Taxable Value % Increase
GOLDEN GATE	2002	51,415,512	159,674,214	210.56%
HOBE SOUND	2000	93,126,222	346,302,954	271.86%
JENSEN BEACH	1999	9,454,379	63,164,112	568.09%
OLD PALM CITY	2002	93,653,780	256,550,852	173.94%
PORT SALERNO	1999	77,238,908	279,337,765	261.65%
RIO	2000	91,321,557	289,493,313	217.00%

Expenditures



Where does the Community Redevelopment Agency TIF (Tax Increment Funding) come from?



Link to CRA Financial Statements FY 2021:
<https://www.martinclerk.com/Archive.aspx?ADID=138>

Link to Annual Comprehensive Financial Report:
<https://www.martinclerk.com/Archive.aspx?ADID=137>

Projects Started IN FY 2022

Rio

Infill Sewer - Phase 2 Rio South
Budget: \$400,000

Stormwater Bioswale
Design: \$26,200
Budget: \$300,000

Hobe Sound

Dixie Highway Stormwater and Streetscape
Conceptual Design: \$106,000

Roadway Improvements - SE Lares Avenue
Handicapped parking & landscaping
Budget: \$15,000

Port Salerno

Water Installation - Phase 2
Budget: \$1,212,000

Neighborhood Enhancements -
Refurbish 3 Stormwater Treatment Areas
Budget: \$40,000

Neighborhood Enhancements -
Cove Road Sidewalk Connections
Design: \$18,430

Projects Completed IN FY 2022

Rio

Infill Sewer - Phase 1: Rio West
Total Cost: \$701,621

Infill Sewer - Phase 2: Rio South
Total Cost: \$391,427

Hobe Sound

Pettway Village
Total Cost: \$1,200,000

Creative Placemaking - Mural Restoration (5)
Total Cost: \$15,000

Roadway Improvements - SE Lares Avenue
Handicapped parking & landscaping
Total Cost: \$13,078

Bridge Road Main Street
Total Cost: \$3,500,000

Port Salerno

Neighborhood Enhancements -
Refurbish 3 Stormwater Treatment Areas
Total Cost: \$32,587

Neighborhood Enhancements -
Decorative Banners
Total Cost: \$8,969



Affordable Housing

Hobe Sound

Pettway Village
Cost in FY 2022: \$220,494

Port Salerno

Affordable Housing Project
Cost in FY 2022: \$21,860



Contact Us

MARTIN COUNTY OFFICE
OF COMMUNITY DEVELOPMENT

2401 SE MONTEREY ROAD
STUART, FL 34996

MARTIN.FL.US/CRA

772-463-3253



The Martin County Community Redevelopment Agency Fiscal Year 2022 Annual Report addresses activities from October 1, 2021 to September 30, 2022 as required by Florida Statute Section 163.356(3)(c) and Martin County Code 39.3.B.5. This document may be reproduced upon request in an alternative format by contacting the County ADA Coordinator (772) 320-3131, the County Administration Office (772) 288-5400, Florida Relay 711, or by completing our accessibility feedback form at www.martin.fl.us/accessibility-feedback.