

2021

Annual Report

UNDER CONSTRUCTION



**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

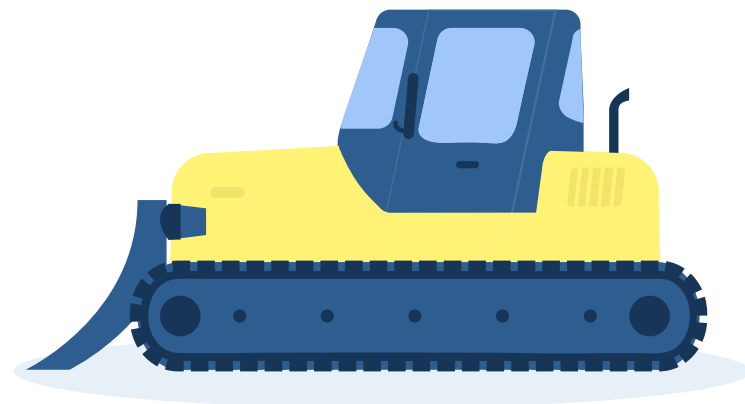
INNOVATION

COLLABORATION

CONSISTENCY

SUSTAINABILITY

STEWARDSHIP



Message from the CRA Chair

Our Martin County CRA communities are under construction! FY 2021 saw the completion of two long anticipated, game-changing projects, Mapp Road Town Center in the Old Palm City CRA and Bridge Road Main Street in the Hobe Sound CRA. These transformative streetscapes checked many community development boxes - new and improved infrastructure and roadway design; enhanced vehicular and pedestrian safety; generous, connected sidewalks; increased on street parking; decorative lighting and lush landscaping. All of these elements promote business development, enhance corridor walkability and assist in future parcel redevelopment and expansion in the center of these CRA areas.

In fact, our CRA areas are enjoying the benefits of transformative construction projects all over the county. Pettway Village, an affordable housing project in the Hobe Sound CRA; Dixie Highway roadway enhancement in the Golden Gate CRA; water infrastructure installation in the Port Salerno CRA; sewers replacing septic tanks in the Rio CRA and the "out-of-the-box" Ripple Stormwater Eco-Art project in the Old Palm City CRA, the first of its kind ever done in Martin County.

As we celebrate these achievements, there is also an opportunity to take stock. Martin County is halfway through its CRA journey. We are determined to continue to pursue infrastructure installation and project construction to fulfill our Community Redevelopment Plans. As our visions become realities, these new places and spaces will need activation for our residents and visitors to keep them vital and productive.

CRA staff continues to deliver outstanding services in partnership with our citizens, businesses and community stakeholders. We are grateful for the unwavering support from our Board of County Commissioners and constant assistance from county personnel, Neighborhood Advisory Committee (NAC) and CRA Board members who provide the vital resources needed for successful redevelopment.

Cindy Hall

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
Sarah Heard – District 4
Harold Jenkins – District 3
Doug Smith – District 1



CRA LEADERSHIP

The seven member Community Redevelopment Agency Board reviews the recommendations of the NACs, 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
Chair: Cindy Hall – Jensen Beach
Rich Kennedy – Member-at-Large
Vice Chair: Catherine Winters – Port Salerno
Michael Readling – Rio
Rex Sentell – Old Palm City



OFFICE OF COMMUNITY DEVELOPMENT STAFF

Jordan Pastorius – Sr. Community Development Program Manager
Jerome Small – Community Development Program Manager
Noehmi Felix – Community Development Specialist
Jana Cox – Community Development Program Manager
Susan Kores – Manager

STAFF CONSULTANTS
Stephanie Merle – Finance
Krista Storey – Attorney



COMMUNITY LEADERSHIP

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
H. Kelly Hirsh
Cynthia Ramsey
Rebecca Hartman
Deborah Stasevich
Caitlynn Palmieri

Jensen Beach

Cindy Hall
Ron Rose
Sharon Adams
Ann Kagdis
Jerry Compton

Hobe Sound

Michael Banas
Audrey Capozzi
Blake Capps
Robert Krebs
Tracey Sullivan
Allyson Von Holten
Simone Scott
Emily Thorsen

Old Palm City

Rex Sentell
Douglas Legler
Jane Landrum
Mike Searle
Chuck Smith
Candace Lopes
Mark Palazzo
Oscar Torres

Port Salerno

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

Rio

Michael Readling
Adam Guzi
Estanislao Field
Joann Gaieski
Debra Harsh
Richard Kennedy
Jill Pinkham
Jamie Newhart
Rachel Heid

Community Redevelopment Areas

Golden Gate



Total Acreage	379
Area Established	2002
Recent Plan Update	2009
Sunset Date	2042
Total Assets	\$1,366,384
Total Liabilities	\$292,038

Hobe Sound



Total Acreage	1,023
Area Established	2000
Recent Plan Update	2009
Sunset Date	2040
Total Assets	\$2,057,400
Total Liabilities	\$230,811

Jensen Beach



Total Acreage	65
Area Established	2002
Recent Plan Update	2009
Sunset Date	2042
Total Assets	\$897,308
Total Liabilities	\$0

Old Palm City



Total Acreage	609
Area Established	2003
Recent Plan Update	2009
Sunset Date	2043
Total Assets	\$824,111
Total Liabilities	\$147,321

Port Salerno

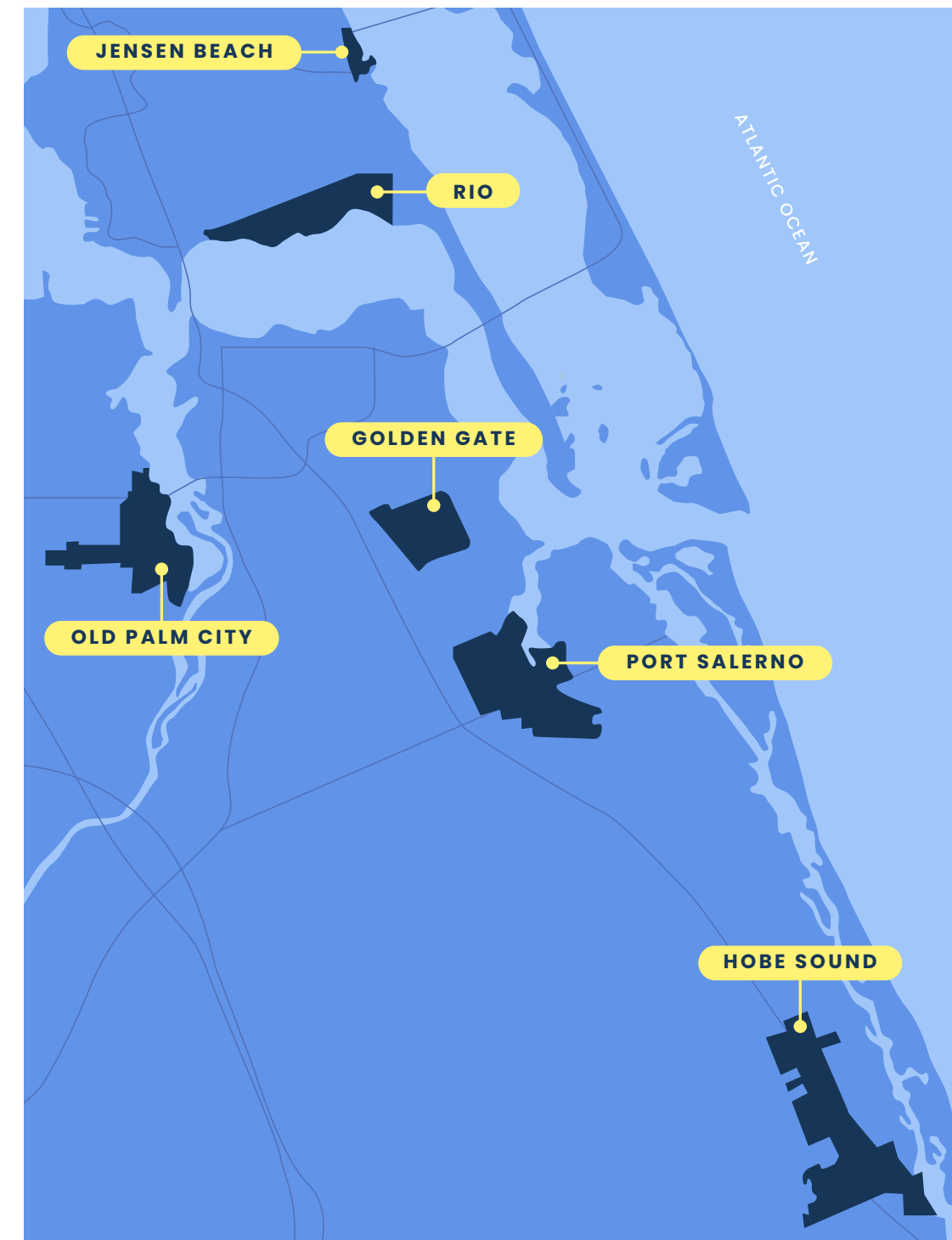


Total Acreage	860
Area Established	2000
Recent Plan Update	2009
Sunset Date	2040
Total Assets	\$2,531,902
Total Liabilities	\$152,439

Rio



Total Acreage	542
Area Established	2001
Recent Plan Update	2015
Sunset Date	2041
Total Assets	\$2,284,777
Total Liabilities	\$175,423



Bridge Road Main Street

The Hobe Sound community has envisioned a Main Street that promotes business and economic development for 20 years! This project provides increased parking, quality pedestrian facilities, improved safety, underground utilities, new water mains and enhanced corridor walkability with continuous sidewalks, raised crosswalks, lighting and landscaping. Many thanks to the generosity and forward thinking of the Bridge Road property owners for donating pieces of their property to make this project possible. Bridge Road is also sporting a brand new, one of a kind, over the street banner system to advertise community events. The project has been funded through debt service and TIF funds.

IN THE PIPELINE:

Sound Brewery, the first micro brewery in any CRA in Martin County



Mapp Road Town Center

The Old Palm City Mapp Road Town Center vision has finally come to life showcasing generous sidewalks, landscaping, decorative streetlights, trash/recycling receptacles, curb and gutter drainage and on street parking – a well-connected corridor that safely accommodates vehicles, bicycles and people. Funded through a variety of sources including debt service and TIF funds, Mapp Road Town Center began inauspiciously with a virtual groundbreaking during COVID, done alone by District 5 Commissioner Edward V. Ciampi. On August 28, 2021, the Ribbon Cutting event – consisting of 20 local business booths, boy scouts, the Humane Society, 200 residents, food trucks, an antique car show and more – tells the real story!

IN THE PIPELINE:

A new restaurant, apartment building and townhome development





Ripple Stormwater Eco-Art Project

“Ripple...as a drop of water becomes a river” is a unique combination of stormwater treatment, artistic elements and community engagement. The Ripple project reconnects the Old Palm City neighborhood with the St. Lucie River at four distinct sites using a series of artist designed elements. The county, professional engineers, landscape architects and the artist, Lucy Keshavarz, have engaged the community and received significant citizen input to inspire the design for these new stormwater treatment areas.

The project is funded by TIF dollars enhanced by two National Endowment for the Arts grants and two Department of Environmental Protection grants. This stormwater treatment project, integrated with artistic and educational elements, will not only enhance and beautify our community, but will be an environmental asset as well.

IN THE PIPELINE:

Art elements to be constructed with lpe wood, coquina rock and enhanced with educational message boards



Palm City Place and Patio

Palm City Place will serve as a passive park, with a walking trail, benches, trees and a fishing pier for the community. The walking trail began in 2021 is now complete thanks to the Martin County Public Works Department. The “Patio” is the small pie wedge-shaped piece that sits right on the brand new 20-foot sidewalk along Mapp Road. This community gathering space will include an event pavilion, lush landscaping, tables, benches, ping pong, chess and cornhole. The project is funded through a Land and Water Conservation Fund grant through the Florida Department of Environmental Protection, with the match supported by the District 5 Commissioner, Edward V. Ciampi.

IN THE PIPELINE:

Ribbon cutting in FY 2023

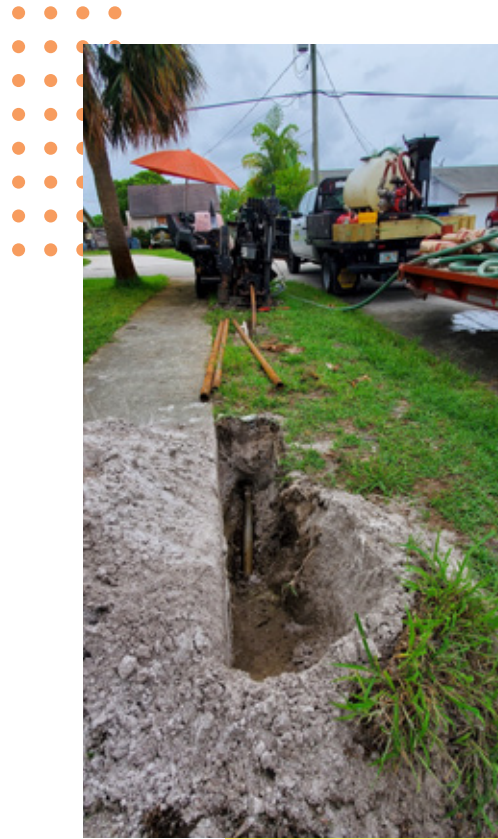


Rio Infill Sewer Installation

Infrastructure is part of all six Community Redevelopment Plans in the Martin County CRA. It started in Rio with CDBG funds some 10+ years ago. Fast forward to 2021 and the Martin County Utilities Department's "Connect to Protect" program. This grinder installation program is a one stop shop which also offers approved contractors and payment options, allowing customers to hook up quickly and easily. The Rio CRA area is utilizing their TIF funds to design and install a total of 656 grinder stations. Construction began in FY 2021 and will continue through FY 2023.

IN THE PIPELINE:

The entire Rio CRA will have access to water and sewer



Port Salerno Water Installation

In Port Salerno, there are many neighborhoods and households still using septic tanks and wells. Without basic infrastructure, redevelopment is more challenging, so the Port Salerno CRA has been focused on providing water and sewer to its businesses and residents. We began a two-phase project, with Phase 1 started in FY 2021 and Phase 2 in 2022. Both phases will provide water to a total of 647 properties. The Port Salerno CRA used TIF funds for the water project to more quickly serve our residents and businesses.

IN THE PIPELINE:

Water and sewer availability throughout the Port Salerno CRA area





Pettway Village Affordable Housing

A collaborative effort between Habitat for Humanity of Martin County and the Martin County CRA has culminated in Pettway Village. This new affordable housing community joins an older, established neighborhood in the Hobe Sound CRA. The CRA designed and constructed all the elements of a neighborhood; stormwater drainage systems, water distribution, sewer, roadway improvements, sidewalks, landscaping, on street parking and lighting; and Habitat will build 18 affordable single-family homes. The neighborhood even got a new road called SE Haston Way, named for an original family from the community. The construction has been funded completely with TIF dollars and has enjoyed strong and enthusiastic support from the community.

IN THE PIPELINE:

18 brand new, affordable homes for Martin County residents

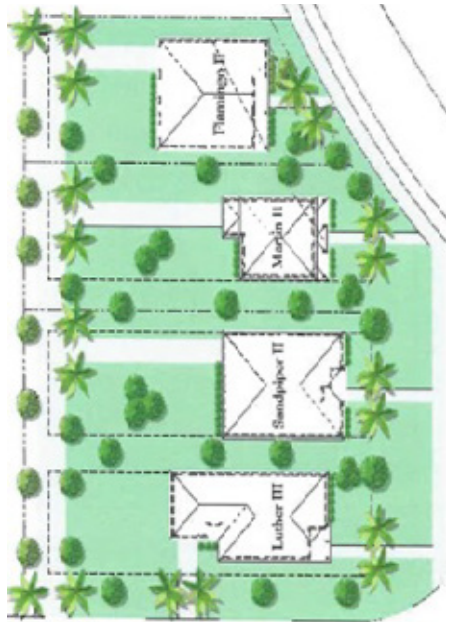


Port Salerno Affordable Housing

Four affordable homes are to be built on eight county owned lots in the Port Salerno CRA. The county issued a Request for Proposal in July 2021. A selection committee was convened, and a contractor was chosen based on a set of criteria that included the concept, the financing plan and the experience of the respondent, among other things. Next steps include the signing of a development agreement and approval by the Board of County Commissioners.

IN THE PIPELINE:

Four affordable, three bedroom, two bath homes with porches for the community

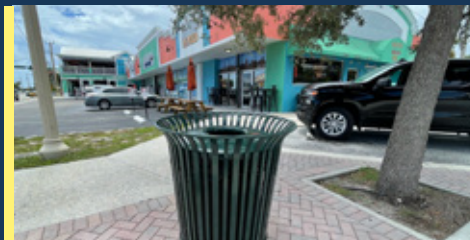




OCTOBER 2020 – Septic to Sewer Conversion (Rio CRA)

In collaboration with the Martin County Utilities Department's "Connect to Protect" program, 656 grinder stations are being installed throughout the Rio CRA area.

STATUS: UNDER CONSTRUCTION



NOVEMBER 2020 – Neighborhood Enhancements (Jensen Beach CRA)

A total of twenty new trash receptacles were installed throughout downtown Jensen Beach. Neighborhood enhancements are those quality of life projects that downtowns, businesses and residents want to see happening in their communities.

STATUS: COMPLETE



DECEMBER 2020

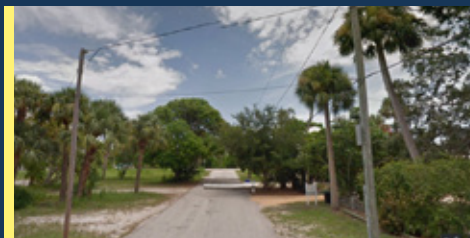
CRA staff presented an educational slide show including "CRA 101" and a discussion of Old Palm City projects to the Palm City Chamber of Commerce. The group was treated to holiday songs by the Hidden Oaks Middle School Choir and a visit by Santa and Mrs. Claus. It was a very festive celebration!



JANUARY 2021 – Master Stormwater Plan Update (Hobe Sound CRA)

An update of the 2006 Stormwater Report was begun. The final report was completed and accepted in August 2021 and it will be utilized as the basis for future projects in the Hobe Sound CRA.

STATUS: COMPLETE



FEBRUARY 2021 – Church Street (Jensen Beach CRA)

Church Street is one of only three roadways that provide east to west connection in the Jensen Beach CRA. Staff is working with FP&L to underground the utilities and provide on street parking from Indian River Drive to Pineapple Avenue.

STATUS: IN DESIGN



MARCH 2021 – Key Property Acquisition (Rio CRA)

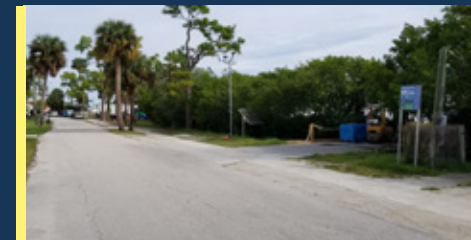
The CRA acquired 1226 NE Dixie Highway and had the structures demolished. We hope to use this and other distressed properties for affordable housing.

STATUS: COMPLETE



APRIL 2021

Martin County CRA staff spent the day visiting the Ft. Pierce CRA. We were warmly welcomed and treated to breakfast and a tour by Executive Director Shyanne Harnage and other staff members of the Ft. Pierce CRA. We learned about their amazing waterfront projects and saw some awesome redevelopment. We "Love the Fort!"



MAY 2021 – Park Drive/Seaward Avenue (Port Salerno CRA)

Design continued on both streets including a modification to raise the road to accommodate shoreline resilience and mitigate flooding. The Park Drive design includes 14 new parking spaces, sidewalk connection to the neighborhood, increased pedestrian and vehicular safety, lighting and landscaping. Seaward Avenue will include sewer installation, a full Traditional Neighborhood Design and a designated right turn lane onto Dixie Highway to increase vehicular safety and flow.

STATUS: IN DESIGN



JUNE 2021 – Cassidy Center Parking Enhancement (Golden Gate CRA)

In partnership with the Martin County Parks and Recreation Department, the CRA designed the enlarged parking area at the Cassidy Center in Lamar Howard Park. This project increased the parking spaces from 8 to 38, installed lighting, landscaping and connected the community center to neighborhood streets on both the north and south sides.

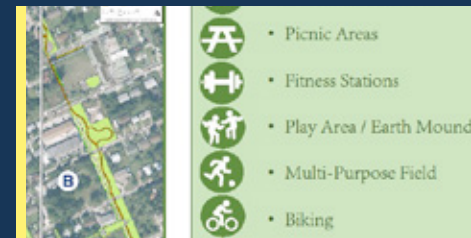
STATUS: COMPLETE



JULY 2021 – Dixie Highway Roadway Enhancement (Golden Gate CRA)

This stretch of Dixie Highway in the Golden Gate CRA is a four lane roadway with no bike lanes, no pedestrian lighting and only two crosswalks. The addition of a median with five pedestrian refuges, new lighting, signage, bike lanes and landscaping will increase walkability and safety for this pedestrian and bike friendly neighborhood.

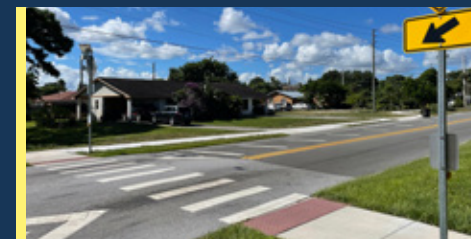
STATUS: UNDER CONSTRUCTION



AUGUST 2021 – El Camino Trail (Golden Gate CRA)

This project has received two Florida Department of Environmental Protection grants for construction. Elements of the project will include a multipurpose trail, pavilion, picnic facilities, Wi-Fi, community garden, edible orchard, exercise equipment, revamped soccer field, lighting and landscaping.

STATUS: 100% DESIGN



SEPTEMBER 2021 – Indian Street Sidewalk (Golden Gate CRA)

A new sidewalk connection was constructed on a main neighborhood street, including the addition of two new crosswalks and signage to increase pedestrian and vehicular safety.

STATUS: COMPLETE

Financial Summary FY2021 >>>

CRA Taxable Value Increase Base Year to 2021

CRA	BASE YEAR	BASE TAXABLE VALUE	1/1/21 TAXABLE VALUE	TAXABLE VALUE % INCREASE
Golden Gate	2002	51,415,512	121,088,099	135.51%
Hobe Sound	2000	93,126,222	258,159,480	177.21%
Jensen Beach	1999	9,454,379	49,286,910	421.31%
Old Palm City	2002	93,653,780	201,307,335	114.95%
Port Salerno	1999	77,238,908	219,076,837	183.64%
Rio	2000	91,321,557	225,316,130	146.73%

FY 2021

The Martin County CRA obtained

\$743,000

in supplemental grant funding

FY 2021 4.4M CRA Revenue

\$2.9M

General Fund

\$1.2M

Fire Rescue

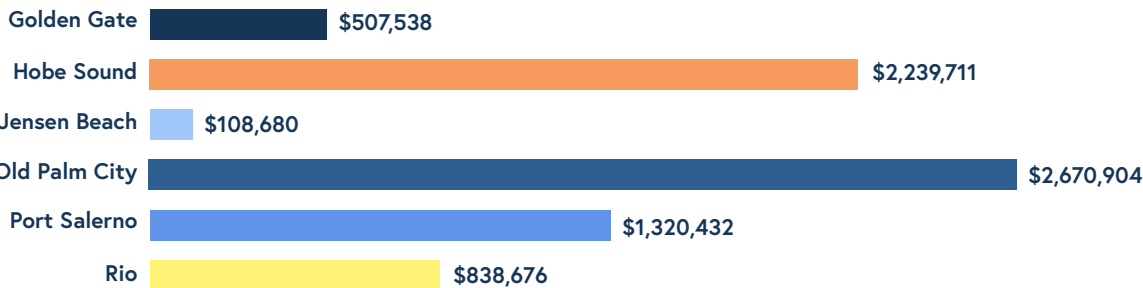
\$86K

Parks and Recreation

\$265K

Stormwater and Roads

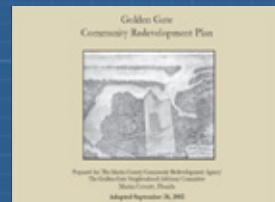
Expenditures



Link to Our Most Recent Available Audit:

www.martinclerk.com/237/Annual-Financial-Reports

STAYING TRUE TO OUR COMMUNITY REDEVELOPMENT PLANS!



Golden Gate CRA

Page V-3:
Infrastructure Development Program – Dixie Highway Roadway Enhancement
Page V-13:
Public Property Improvement Program – El Camino Bike and Pedestrian Trail;
Cassidy Center Parking Enhancement project



Hobe Sound CRA

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Housing Development Initiatives – Pettway Village project
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Bridge Road “Main Street” – Bridge Road Main Street project



Jensen Beach CRA

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Infrastructure – Water and Sewer facilities
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Ricou Terrace – Roadway improvements
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Public Buildings – Jensen Beach Community Center



Old Palm City CRA

Page 16-18:
Retrofit Mapp Road as Town Center – Mapp Road Town Center project
Page 27:
Upgrade Infrastructure – Ripple Stormwater Eco-Art project
Page 27:
Enhance Character and Livability of Neighborhood – Palm City Place and Patio



Port Salerno CRA

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Manatee Park/Commercial Docks and Boardwalk – Park Drive and Seaward Avenue project
Page 51-52:
Port Salerno Affordable Housing Project – Port Salerno housing project



Rio CRA

Page 16:
Upgrade the Community Infrastructure – Rio Infill Sewer project
Page 20:
Develop a Town Center – Property acquisition project

PROJECTS STARTED IN FY 2021

Golden Gate CRA

Dixie Highway
Roadway Enhancement
Started: July 2021
Budget: \$300,000

Golden Gate CRA

Indian Street
Sidewalk Connection
Started: July 2021
Budget: \$30,000

Hobe Sound CRA

Stormwater Master
Plan Update
Started: January 2021
Budget: \$30,000

Jensen Beach CRA

Trash Receptacles
Started: November 2020
Budget: \$35,000

Rio CRA

Rio Infill Sewer, 3 Phases
Phase 1 Started: June 2021
Budget: \$600,000

Old Palm City CRA

Ripple Stormwater
Eco-Art Project
Started: February 2021
Budget: \$1.7M

Port Salerno CRA

Water Installation,
Phase 1
Started: January 2021
Budget: \$1.02M

Rio CRA

Creative Placemaking
Benches and Bike Racks
Started: March 2021
Budget: \$25,000

Rio CRA

Key Property Acquisition, 1226
NE Charlotte Street
Started: October 2020
Budget: \$110,000

PROJECTS COMPLETED IN FY 2021

Golden Gate CRA

Cassidy Center Parking
Design & Permitting
Total Cost: \$25,073

Golden Gate CRA

Indian Street Sidewalk
Connection
Total Cost: \$29,136

Jensen Beach CRA

Trash Receptacles
Total Cost: \$34,852

Old Palm City CRA

Mapp Road Town Center
Total Cost: \$6.5 million

Hobe Sound CRA

Master Stormwater
Plan Update
Total Cost: \$30,563

Rio CRA

Key Property Acquisition
Purchase and Demolition
Total Cost: \$106,460

AFFORDABLE HOUSING PROJECTS IN FY 2021

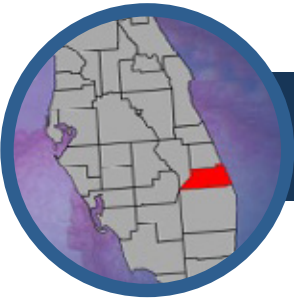
Hobe Sound CRA

Pettway Village Affordable Housing
Started: February 2021
Budget: \$975,000
FY 2021 Cost: \$695,514.08

Port Salerno CRA

Port Salerno Affordable
Housing Project
FY 2021 Cost: \$0

Fast Facts >>>>>>



Martin County is located on the Treasure Coast, established by the Florida Legislature in 1925.



The Rio CRA has embraced Creative Placemaking and is known for its eight mosaic benches and eight artistic bike racks, all with a Rio theme. Eight more to be installed in 2022!

We are home to 73 public parks, 13 located within CRA neighborhoods.



85 newly designed banners cheerfully wave on two newly constructed streetscapes, Mapp and Bridge Roads.



There is a Martin County community center located within each CRA boundary.

Martin County is home to 160,000 residents, 6 Libraries, 36 schools and 2 colleges.



Color is everywhere thanks to the 25 beautiful murals that adorn Hobe Sound's walls and buildings: two more on the way through Creative Placemaking.



Martin County CRAs equal 0.7% of the total acreage of Martin County and accounted for 6% of building permits.

Martin County CRA staff walked away with "Most Creative" raffle idea for United Way fundraising, the pizza "dough" box!



Contact Us

MARTIN COUNTY OFFICE
OF COMMUNITY DEVELOPMENT

2401 SE MONTEREY ROAD
STUART, FL 34996

WWW.MARTIN.FL.US/CRA

772-463-3253



The Martin County Community Redevelopment Agency Fiscal Year 2021 Annual Report addresses activities from October 1, 2020 to September 30, 2021 as required by Florida Statute Section 163.356(3)(c) and Martin County Code 39.3.B.5.

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