

# Community Connections

## 2020 Annual Report



## 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

“

Fiscal Year 2020 has been a year of surprises, discoveries, perseverance and challenge—both personally and professionally—for our residents, businesses and staff. A year that has changed people’s lives in a variety of ways. Through it all, the Martin County Community Redevelopment Agency staff, board, committees and supporters remained stalwart in their focus to provide services, stay connected and continue to move the vision forward.

Redevelopment connects our communities in a tangible, physical and visual way. And it’s happening all over Martin County! From the connection of sewer and plan for public docks in Jensen Beach to sidewalk connections in Port Salerno and Rio, new streetscapes to connect businesses and residents in Hobe Sound and Old Palm City to the El Camino Trail, a multimodal pathway connecting the Golden Gate neighborhood from north to south, we are well on the way to connecting the vision to reality.

The following pages will illustrate this reality. Our achievements are many. Despite a year fraught with disconnection – interrupted workplaces, schools and homes – the Martin County CRA continued to deliver on the mission of revitalizing and restoring our neighborhoods and town centers, and providing that vital connection to the communities that we serve.

Catherine Winters

Chair, Martin County Community Redevelopment Agency

”

# Neighborhood Advisory Committees

## Golden Gate

Saadia Tsafarides, Chair  
Mariann Moore, Vice Chair  
H. Kelly Hirsh  
Jackie Vitale  
Cynthia Ramsey  
Rebecca Hartman  
Deborah Stasevich

Golden Gate NAC meetings are held on the first Monday of every other month at 6:00 pm at the Cassidy Community Center.

## Jensen Beach

Cindy Hall, Chair  
Ron Rose, Vice Chair  
Sharon Adams  
Ann Kagdis

Jensen Beach NAC meetings are held on the first Wednesday of every other month at 5:00 pm at the Jensen Beach Community Center.

## Hobe Sound

Michael Banas, Chair  
Allyson von Holten, Vice Chair  
Audrey Capozzi  
Simone Scott  
Robert Krebs  
Blake J. Capps  
Tracey Sullivan

Hobe Sound NAC meetings are held on the second Wednesday of every other month at 6:00 pm at the Hobe Sound Civic Center.

## Old Palm City

Rex Sentell, Chair  
Douglas Legler, Vice Chair  
Mark Palazzo  
Mike Searle  
Ken Natoli  
Jane Landrum  
Chuck Smith  
Candace Lopes

Old Palm City NAC meetings are held on the third Monday of every other month at 6:00 pm at the Palm City Community Center.

## Port Salerno

Chandler Josie, Chair  
Edward Olsen, Vice Chair  
Helen Fisher-Quintana  
Catherine Winters  
Ellen Asselin  
Cathy Harvey  
Marygrace Haluska  
Karen "Mike" Worden  
Jaime Rolle Taylor

Port Salerno NAC meetings are held on the second Thursday of every other month at 6:00 pm at the Port Salerno Civic Center.

## Rio

Michael Readling, Chair  
Adam Guzi, Vice Chair  
Richard Kennedy  
Debra Harsh  
Jill Pinkham  
Estanislao Field  
JoAnn Gaieski

Rio NAC meetings are held on the third Thursday of every other month at 6:00 pm at the Vince Bocchino Community Center.



## CRA Staff

Joshua Mills – Project Manager  
Jana Cox – Community Development Specialist  
Susan Kores – Manager  
Jordan Pastorius – Senior Project Manager  
James Clasby – Project Manager

### STAFF CONSULTANTS

Stephanie Merle – Finance  
Elizabeth Lenihan – Attorney



## CRA Board Members

Mark Palazzo – Old Palm City  
Chair: Catherine Winters – Port Salerno  
Michael Banas – Hobe Sound  
Saadia Tsafarides – Golden Gate  
Vice Chair: Cindy Hall – Jensen Beach  
Rich Kennedy – Member-at-Large  
Michael Readling – Rio



## Board of County Commissioners

Edward V. Ciampi – District 5  
Vice Chair: Stacey Hetherington – District 2  
Sarah Heard – District 4  
Chair: Harold Jenkins – District 3  
Doug Smith – District 1



A **Neighborhood Advisory Committee (NAC)** guides each community redevelopment area. Comprised of 5-9 engaged individuals, the committee provides advice and recommendations on identified projects, goals and objectives.

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.

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 CRA and NAC members.

# Community Redevelopment Areas



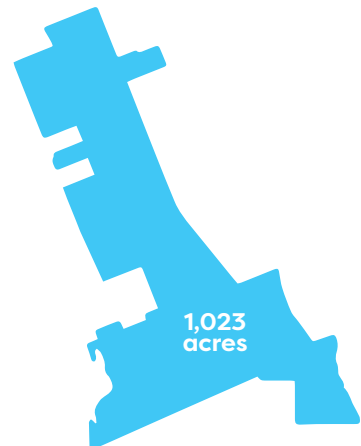
Jensen Beach



Rio



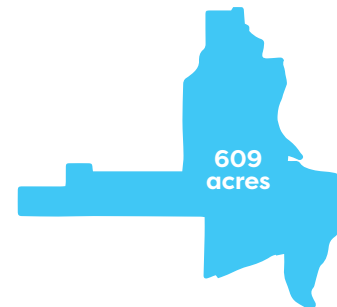
Golden Gate



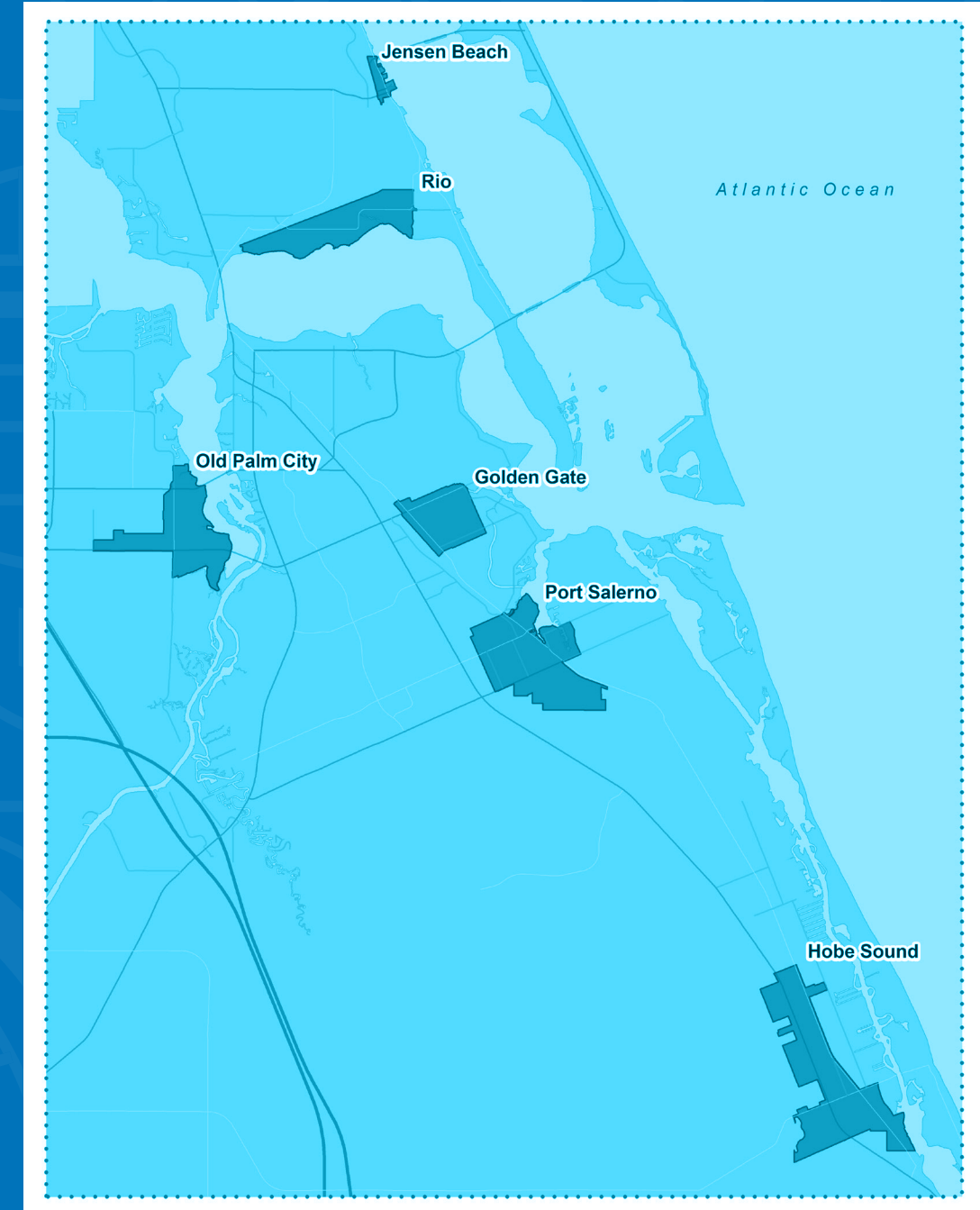
Hobe Sound



Port Salerno



Old Palm City





# Countywide Connections



39 public meetings

5 Community-wide presentations

- Martin County Economic Council
- Parks and Recreation Advisory Board
- Hobe Sound Town Hall
- Business Development Board Partner Council
- Martin County CARES program

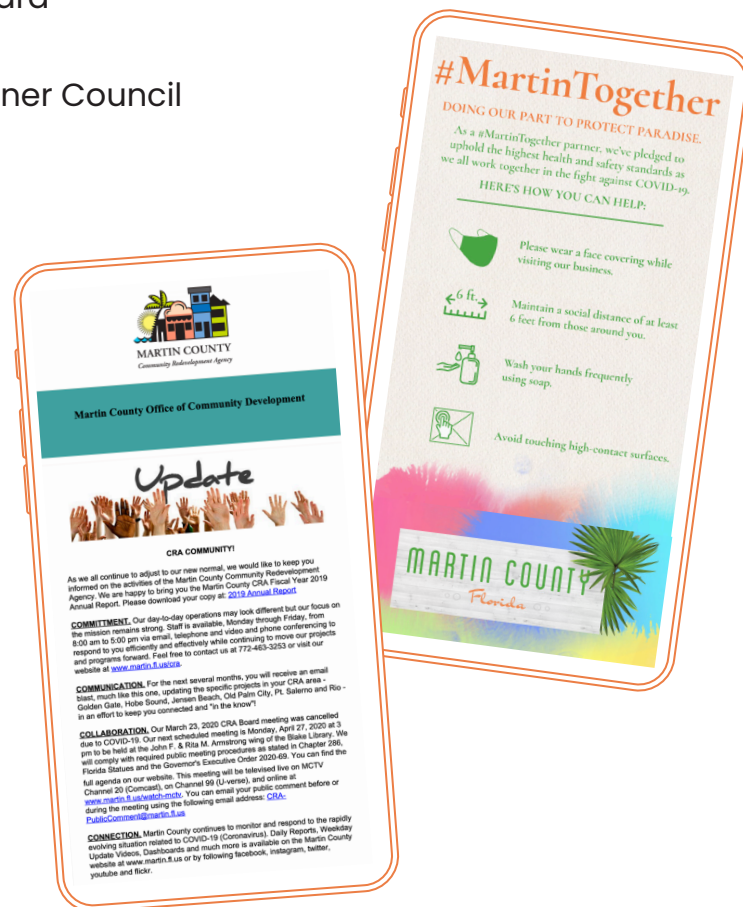
Community Commitment Communication Collaboration

These were the themes of over **18,000 newsletters** sent to all CRA area residents and businesses from April 2020 – August 2020.

This was one of the strategies employed by staff to **keep our communities CONNECTED.**

CRA businesses were part of the **#MartinTogether**

campaign launched by the Martin County Office of Tourism and Marketing to help **support local businesses, bolster consumer confidence** and **raise awareness** about traveling safely amid COVID-19.



CRA staff in the community

- United Way
- White Doves
- House of Hope



All CRA areas are now connected

by the completion of new Land Development Regulations for all six CRA areas initiating a form-based code designed to spur redevelopment.

The successful partnership between the Treasure Coast Regional Planning Council and Martin County staff created Chapter 18 – specifically written for CRAs – in the MC Comprehensive Growth Management Plan and Article 12, Land Development Regulations, Divisions 1-7, one for each CRA area.

Throughout this 28-month effort, the community was well represented! We held **43 public meetings** (half in the evening) and conducted **111 interviews** with residents, community members, property owners, builders and business owners. The finished product has reorganized and created more consistent rules, leading us closer to the redevelopment vision for each unique CRA area.

Martin County  
Comprehensive Growth  
Management Plan

CHAPTER 18

Community  
Redevelopment  
Areas (CRAs)

Martin County  
Land Development  
Regulations

ARTICLE 12

Community  
Redevelopment  
Areas (CRAs)



# Streetscape Connections



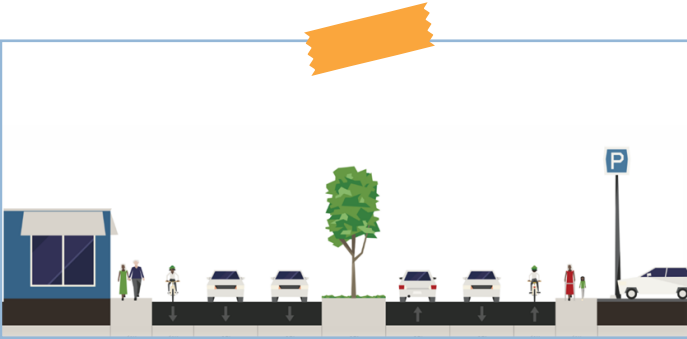
# Infrastructure Connections



## Dixie Hwy Golden Gate CRA

Dixie Highway improvements will increase safety, comfort and beauty. The project's best features will be enhanced lighting, landscaping, crosswalks, median sanctuaries, traffic calming and pedestrian signage.

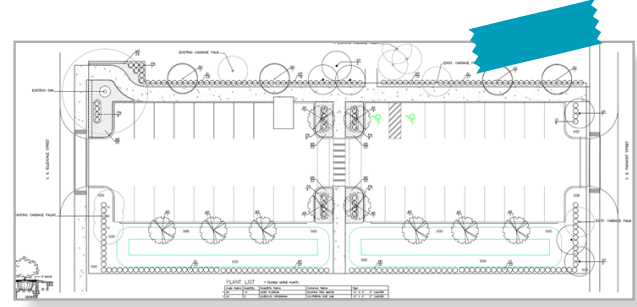
Designed and ready for bid.



## Utility Undergrounding Jensen Beach CRA

Church Street in Jensen Beach will undergo electric undergrounding during the future redevelopment of the roadway.

Design 60% complete.



## Mapp Road "Town Center" Old Palm City CRA

This transformative project features close to a mile of new drainage, medians, on-street parking, generous sidewalks, enhanced lighting, lush landscaping and crosswalks that will positively affect businesses, pedestrians and community connection!

Design and bid complete.



## Parking Golden Gate CRA

This enhanced parking area, connecting Fairmont and Ellendale Streets, will create a walkable, well lit area with easy and safe access to the Cassidy Center and Lamar Howard Park.

Site design and landscape plan complete.

## Bridge Road "Main Street" Hobe Sound CRA

This soon-to-be-beautiful streetscape will promote economic development by providing infrastructure, increased parking, new sidewalks, street lighting and landscaping. This enhanced roadway will increase vehicular and pedestrian safety, corridor walkability and assist in future parcel redevelopment.

Under construction.



## Infill Sewer Rio CRA

When complete, this project will provide sewer access to all properties within the Rio CRA boundary (approximately 660) via the Martin County Utilities "Connect to Protect" program.

Project design has begun.

## Stormwater Rio CRA

A gorgeous bioswale was designed to connect a neighborhood and provide additional drainage as well as water quality and new landscaping.

To be constructed in 2021.





# Neighborhood Connections



# Community Connections



## Safe Routes to School Port Salerno CRA

New and connected sidewalks for Port Salerno Elementary School students to get to school safely and easily. This project utilized the funds and talent from the Florida Department of Transportation, the CRA and the MC Public Works Department.

Project complete!



## Sidewalks Rio CRA

Connection and extension of 1300 linear feet of sidewalk east and west of Dixie Highway and Martin Avenue. The project included 13 painted crosswalks, 7 crosswalk signs, 8 painted stop bars and 2 drainage crossing improvements.

Project complete!



## El Camino! Golden Gate CRA

This multimodal, linear trail with park like amenities connects the entire Golden Gate neighborhood from north to south as well as to Dixie Highway and the East Coast Greenway. This project was awarded a Land and Water Conservation Fund grant through the Department of Environmental Protection and will be sure to transform this community.

Design is underway.



## Gomez Affordable Housing Hobe Sound CRA

In conjunction with Habitat for Humanity of Martin County, a new neighborhood will be born! The county will provide all infrastructure (roads, sidewalks, utilities, lighting, drainage, parking, stormwater and landscaping) and Habitat will build 18 single family homes.

Project design is complete and ready for bid.



## Creative Placemaking Rio CRA

It started with 8 mosaic benches and 8 bike racks designed by local artist Mia Lindberg and Martin County students. These visual community connections are not only beautiful, interesting and useful but popular as well! The community will be happy to see the addition of 8 new benches and 8 new bike racks.

New designs have been submitted.

## Ripple Stormwater and Eco-Art Project Old Palm City CRA

This environmental restoration project connects four county owned lots using a series of stormwater interventions. The project includes walking paths and art installations, providing water quality treatment, stormwater detention and connecting residents and visitors to the St. Lucie River.

The project is designed, permitted and ready to bid.



## Palm City Place & Patio Old Palm City CRA

A space on Mapp Road surrounded by a beautiful stormwater treatment area is being designed as a passive park for residents and visitors to enjoy. Elements of the "Place" include walking trails, landscaping, shade structures, a pier and community gathering space.

Design is underway.





# Water Connections



## Public Docks Jensen Beach CRA

We continue to build the vision in Jensen Beach by planning to add public docks. The public will be able to add boating to downtown Jensen as just another means to enjoy this vital area.

Project planning has begun.



## Park Drive Port Salerno CRA

Increased parking in this fishing village by the sea is a priority for the community. This project focuses on a very unique street, complete with a working waterfront, and includes parking, sidewalks and enhanced lighting to assist pedestrians and vehicles.

Project is in design.



## Potable Water Port Salerno CRA

Phase 1 and Phase 2 of this project will provide potable water for over 400 properties (residential and commercial), reducing the need for wells and aiding the environment.

Phase 1 is designed and ready for bid.





# Property Value

2020 TOTAL ASSESSED REAL PROPERTY VALUES				
CRA	Base Year	Base Taxable Value	2020 Final Just Value	2020 Final County Taxable Value
Golden Gate	2002	\$ 51,415,512	\$ 160,148,410	\$ 107,889,959
Hobe Sound	2000	\$ 93,126,222	\$ 365,776,490	\$ 238,506,322
Jensen Beach	1999	\$ 9,454,379	\$ 51,141,460	\$ 47,582,899
Palm City	2002	\$ 93,653,780	\$ 282,700,517	\$ 186,977,568
Port Salerno	1999	\$ 77,238,908	\$ 337,229,660	\$ 197,306,866
Rio	2000	\$ 91,321,557	\$ 306,910,100	\$ 213,019,745

CRA projects are largely funded through Tax Increment Financing (TIF). TIF is not an additional tax levy or a supplementary assessment on property owners, business owners or residents. TIF is a revenue generation tool available to help CRAs finance projects and leverage funds to promote private sector investment within the primary urban service boundary.

TIF captures a percentage of any new tax revenue generated within a CRA area year to year, 75% of which is then used to finance local projects and promote private investment. Supplemental funding for CRA areas can also come from grants, public/private partnerships, contributions, donations, investment, loans or bond revenues.

**The Martin County CRA obtained \$315,000 in supplemental funding in 2020!**

The most recent complete audit report can be found in its entirety at <http://plat.martinclerk.com/DailyDocket/Martin%20County%20FY19%20CAFR.pdf>

# Financial Summary FY 2020

October 1, 2019 – September 30, 2020



## Golden Gate CRA

Total Assets \$1,129,302.55  
Total Liabilities \$22.94

## Hobe Sound CRA

Total Assets \$3,215,798.51215  
Total Liabilities \$298,147.91

## Jensen Beach CRA

Total Assets \$706,317.40  
Total Liabilities \$5,617.50

## Old Palm City CRA

Total Assets \$2,576,807.73  
Total Liabilities \$2,554.40

## Port Salerno CRA

Total Assets \$2,756,061.43  
Total Liabilities \$6,674.05

## Rio CRA

Total Assets \$1,978,106.38  
Total Liabilities \$10,240.43

# FY20 CRA Expenditures

FUND	FUND TITLE	ORGN	ORGN TITLE	ACCT	ACCT TITLE	PROG	ACTV	YTD ACTV
6202	JENSEN BEACH CRA TRUST FUND	1324	COMMUNITY DEVELOPMENT	3100	PROFESSIONAL SERVICES	559	0398A	\$23,000.00
6202	JENSEN BEACH CRA TRUST FUND	1324	COMMUNITY DEVELOPMENT	3400	OTHER CONTRACTUAL SERVICES	559	CRA24	\$396.00
6202	JENSEN BEACH CRA TRUST FUND	1324	COMMUNITY DEVELOPMENT	6300	IMPROVEMENTS OTHER THAN BUILDINGS	559		\$0.00
6202	JENSEN BEACH CRA TRUST FUND	1324	COMMUNITY DEVELOPMENT	6300	IMPROVEMENTS OTHER THAN BUILDINGS	559	CRA08	\$115,788.20
6202	JENSEN BEACH CRA TRUST FUND	1324	COMMUNITY DEVELOPMENT	6300	IMPROVEMENTS OTHER THAN BUILDINGS	559	CRA23	\$60,120.15
6202	JENSEN BEACH CRA TRUST FUND	1324	COMMUNITY DEVELOPMENT	6300	IMPROVEMENTS OTHER THAN BUILDINGS	559	CRA24	\$0.00
6202	JENSEN BEACH CRA TRUST FUND	1324	COMMUNITY DEVELOPMENT	6300	IMPROVEMENTS OTHER THAN BUILDINGS	559	CRA25	\$0.00
6202	JENSEN BEACH CRA TRUST FUND	7040	BUDGETED TRANSFERS - ADMIN	912034	TRANSFER TO FUND 62034	581		\$43,644.04
						TOTAL JENSEN BEACH		\$242,948.39
62021	RIO CRA TRUST FUND	1312	PARKS AND RECREATION	6200	BUILDINGS	572	2167	\$14,987.75
62021	RIO CRA TRUST FUND	1312	PARKS AND RECREATION	6300	IMPROVEMENTS OTHER THAN BUILDINGS	572	2142	\$1,927.32
62021	RIO CRA TRUST FUND	1312	PARKS AND RECREATION	6300	IMPROVEMENTS OTHER THAN BUILDINGS	572	2167	\$0.00
62021	RIO CRA TRUST FUND	1324	COMMUNITY DEVELOPMENT	3100	PROFESSIONAL SERVICES	559	0398A	\$49,429.34
62021	RIO CRA TRUST FUND	1324	COMMUNITY DEVELOPMENT	3100	PROFESSIONAL SERVICES	559	CRA06	\$1,881.00
62021	RIO CRA TRUST FUND	1324	COMMUNITY DEVELOPMENT	6100	LAND	559	CRA22	\$480,992.28
62021	RIO CRA TRUST FUND	1324	COMMUNITY DEVELOPMENT	6300	IMPROVEMENTS OTHER THAN BUILDINGS	559		\$0.00
62021	RIO CRA TRUST FUND	1324	COMMUNITY DEVELOPMENT	6300	IMPROVEMENTS OTHER THAN BUILDINGS	559	396	\$53.98
62021	RIO CRA TRUST FUND	1324	COMMUNITY DEVELOPMENT	6300	IMPROVEMENTS OTHER THAN BUILDINGS	559	CRA06	\$125,702.00
62021	RIO CRA TRUST FUND	1324	COMMUNITY DEVELOPMENT	6300	IMPROVEMENTS OTHER THAN BUILDINGS	559	CRA07	\$10,185.00
62021	RIO CRA TRUST FUND	1324	COMMUNITY DEVELOPMENT	6300	IMPROVEMENTS OTHER THAN BUILDINGS	559	CRA11	\$0.00
62021	RIO CRA TRUST FUND	1324	COMMUNITY DEVELOPMENT	6300	IMPROVEMENTS OTHER THAN BUILDINGS	559	CRA12	\$0.00
62021	RIO CRA TRUST FUND	1324	COMMUNITY DEVELOPMENT	6300	IMPROVEMENTS OTHER THAN BUILDINGS	559	CRA22	\$10,017.26
62021	RIO CRA TRUST FUND	1324	COMMUNITY DEVELOPMENT	6300	IMPROVEMENTS OTHER THAN BUILDINGS	559	CRA26	\$0.00
62021	RIO CRA TRUST FUND	1324	COMMUNITY DEVELOPMENT	6300	IMPROVEMENTS OTHER THAN BUILDINGS	559	CRA27	\$0.00
62021	RIO CRA TRUST FUND	7040	BUDGETED TRANSFERS - ADMIN	912034	TRANSFER TO FUND 62034	581		\$129,331.64
						TOTAL RIO		\$814,500.32
62022	HOBE SOUND CRA TRUST FUND	1324	COMMUNITY DEVELOPMENT	1200	REGULAR SALARIES	559	394	\$593.78
62022	HOBE SOUND CRA TRUST FUND	1324	COMMUNITY DEVELOPMENT	1200	REGULAR SALARIES	559	397	\$500.21
62022	HOBE SOUND CRA TRUST FUND	1324	COMMUNITY DEVELOPMENT	1200	REGULAR SALARIES	541	CRA16	\$1,797.26
62022	HOBE SOUND CRA TRUST FUND	1324	COMMUNITY DEVELOPMENT	1200	REGULAR SALARIES	559	CRA16	\$37,549.13
62022	HOBE SOUND CRA TRUST FUND	1324	COMMUNITY DEVELOPMENT	2101	FICA	559	394	\$36.10
62022	HOBE SOUND CRA TRUST FUND	1324	COMMUNITY DEVELOPMENT	2101	FICA	559	397	\$29.33
62022	HOBE SOUND CRA TRUST FUND	1324	COMMUNITY DEVELOPMENT	2101	FICA	559	CRA16	\$2,237.93
62022	HOBE SOUND CRA TRUST FUND	1324	COMMUNITY DEVELOPMENT	2101	FICA	541	CRA16	\$108.44
62022	HOBE SOUND CRA TRUST FUND	1324	COMMUNITY DEVELOPMENT	2102	MEDICARE	559	394	\$8.44
62022	HOBE SOUND CRA TRUST FUND	1324	COMMUNITY DEVELOPMENT	2102	MEDICARE	559	397	\$6.86
62022	HOBE SOUND CRA TRUST FUND	1324	COMMUNITY DEVELOPMENT	2102	MEDICARE	541	CRA16	\$25.37
62022	HOBE SOUND CRA TRUST FUND	1324	COMMUNITY DEVELOPMENT	2102	MEDICARE	559	CRA16	\$523.37
62022	HOBE SOUND CRA TRUST FUND	1324	COMMUNITY DEVELOPMENT	2200	RETIREMENT CONTRIBUTIONS	559	394	\$50.28
62022	HOBE SOUND CRA TRUST FUND	1324	COMMUNITY DEVELOPMENT	2200	RETIREMENT CONTRIBUTIONS	559	397	\$42.37
62022	HOBE SOUND CRA TRUST FUND	1324	COMMUNITY DEVELOPMENT	2200	RETIREMENT CONTRIBUTIONS	541	CRA16	\$152.23
62022	HOBE SOUND CRA TRUST FUND	1324	COMMUNITY DEVELOPMENT	2200	RETIREMENT CONTRIBUTIONS	559	CRA16	\$3,776.20
62022	HOBE SOUND CRA TRUST FUND	1324	COMMUNITY DEVELOPMENT	2300	LIFE AND HEALTH INSURANCE	559	394	\$47.54
62022	HOBE SOUND CRA TRUST FUND	1324	COMMUNITY DEVELOPMENT	2300	LIFE AND HEALTH INSURANCE	559	397	\$105.02
62022	HOBE SOUND CRA TRUST FUND	1324	COMMUNITY DEVELOPMENT	2300	LIFE AND HEALTH INSURANCE	541	CRA16	\$187.37
62022	HOBE SOUND CRA TRUST FUND	1324	COMMUNITY DEVELOPMENT	2300	LIFE AND HEALTH INSURANCE	559	CRA16	\$5,688.26
62022	HOBE SOUND CRA TRUST FUND	1324	COMMUNITY DEVELOPMENT	3100	PROFESSIONAL SERVICES	559	397	\$750.00
62022	HOBE SOUND CRA TRUST FUND	1324	COMMUNITY DEVELOPMENT	3100	PROFESSIONAL SERVICES	559	0398A	\$121,621.05
62022	HOBE SOUND CRA TRUST FUND	1324	COMMUNITY DEVELOPMENT	4700	PRINTING AND BINDING	559	0398A	\$1,300.00
62022	HOBE SOUND CRA TRUST FUND	1324	COMMUNITY DEVELOPMENT	4700	PRINTING AND BINDING	559	CRA16	\$3,260.00
62022	HOBE SOUND CRA TRUST FUND	1324	COMMUNITY DEVELOPMENT	4900	OTHER CURRENT CHARGES	559	397	\$250.00
62022	HOBE SOUND CRA TRUST FUND	1324	COMMUNITY DEVELOPMENT	6100	LAND	559	396	\$61,236.33
62022	HOBE SOUND CRA TRUST FUND	1324	COMMUNITY DEVELOPMENT	6300	IMPROVEMENTS OTHER THAN BUILDINGS	559		\$0.00
62022	HOBE SOUND CRA TRUST FUND	1324	COMMUNITY DEVELOPMENT	6300	IMPROVEMENTS OTHER THAN BUILDINGS	559	394	\$26,040.00
62022	HOBE SOUND CRA TRUST FUND	1324	COMMUNITY DEVELOPMENT	6300	IMPROVEMENTS OTHER THAN BUILDINGS	559	396	\$0.00
62022	HOBE SOUND CRA TRUST FUND	1324	COMMUNITY DEVELOPMENT	6300	IMPROVEMENTS OTHER THAN BUILDINGS	559	397	\$60,810.75
62022	HOBE SOUND CRA TRUST FUND	1324	COMMUNITY DEVELOPMENT	6300	IMPROVEMENTS OTHER THAN BUILDINGS	559	CRA16	\$339,678.63
62022	HOBE SOUND CRA TRUST FUND	1324	COMMUNITY DEVELOPMENT	6300	IMPROVEMENTS OTHER THAN BUILDINGS	559	CRA28	\$0.00
62022	HOBE SOUND CRA TRUST FUND	1324	COMMUNITY DEVELOPMENT	6300	IMPROVEMENTS OTHER THAN BUILDINGS	559	CRA29	\$0.00
62022	HOBE SOUND CRA TRUST FUND	1324	COMMUNITY DEVELOPMENT	6300	IMPROVEMENTS OTHER THAN BUILDINGS	559	CRA30	\$0.00
62022	HOBE SOUND CRA TRUST FUND	1324	COMMUNITY DEVELOPMENT	6300	IMPROVEMENTS OTHER THAN BUILDINGS	559	CRA31	\$0.00
62022	HOBE SOUND CRA TRUST FUND	7040	BUDGETED TRANSFERS - ADMIN	912034	TRANSFER TO FUND 62034	581		\$162,161.49
62022	HOBE SOUND CRA TRUST FUND	7040	BUDGETED TRANSFERS - DEBT	91413C	TRANSFER TO FUND 2413C	581	CRA16	\$212,594.90
						TOTAL HOBE SOUND		\$1,042,768.74
62023	PORT SALERNO CRA TRUST FUND	1324	COMMUNITY DEVELOPMENT	1200	REGULAR SALARIES	559	397	\$71.43
62023	PORT SALERNO CRA TRUST FUND	1324	COMMUNITY DEVELOPMENT	1200	REGULAR SALARIES	559	CRA10	\$906.07
62023	PORT SALERNO CRA TRUST FUND	1324	COMMUNITY DEVELOPMENT	1200	REGULAR SALARIES	559	CRA20	\$6,678.70
62023	PORT SALERNO CRA TRUST FUND	1324	COMMUNITY DEVELOPMENT	2101	FICA	559	397	\$4.18
62023	PORT SALERNO CRA TRUST FUND	1324	COMMUNITY DEVELOPMENT	2101	FICA	559	CRA10	\$54.10
62023	PORT SALERNO CRA TRUST FUND	1324	COMMUNITY DEVELOPMENT	2101	FICA	559	CRA20	\$402.33
62023	PORT SALERNO CRA TRUST FUND	1324	COMMUNITY DEVELOPMENT	2102	MEDICARE	559	397	\$0.98
62023	PORT SALERNO CRA TRUST FUND	1324	COMMUNITY DEVELOPMENT	2102	MEDICARE	559	CRA10	\$12.65
62023	PORT SALERNO CRA TRUST FUND	1324	COMMUNITY DEVELOPMENT	2102	MEDICARE	559	CRA20	\$94.13
62023	PORT SALERNO CRA TRUST FUND	1324	COMMUNITY DEVELOPMENT	2200	RETIREMENT CONTRIBUTIONS	559	397	\$6.05
62023	PORT SALERNO CRA TRUST FUND	1324	COMMUNITY DEVELOPMENT	2200	RETIREMENT CONTRIBUTIONS	559	CRA10	\$133.47
62023	PORT SALERNO CRA TRUST FUND	1324	COMMUNITY DEVELOPMENT	2200	RETIREMENT CONTRIBUTIONS	559	CRA20	\$633.97
62023	PORT SALERNO CRA TRUST FUND	1324	COMMUNITY DEVELOPMENT	2300	LIFE AND HEALTH INSURANCE	559	397	\$14.91
62023	PORT SALERNO CRA TRUST FUND	1324	COMMUNITY DEVELOPMENT	2300	LIFE AND HEALTH INSURANCE	559	CRA10	\$135.41
62023	PORT SALERNO CRA TRUST FUND	1324	COMMUNITY DEVELOPMENT	2300	LIFE AND HEALTH INSURANCE	559	CRA20	\$742.44
62023	PORT SALERNO CRA TRUST FUND	1324	COMMUNITY DEVELOPMENT	3100	PROFESSIONAL SERVICES	559	0398A	\$106,788.45
62023	PORT SALERNO CRA TRUST FUND	1324	COMMUNITY DEVELOPMENT	3100	PROFESSIONAL SERVICES	559	CRA10	\$15,915.00
62023	PORT SALERNO CRA TRUST FUND	1324	COMMUNITY DEVELOPMENT	4700	PRINTING AND BINDING	559	0398A	\$1,300.00
62023	PORT SALERNO CRA TRUST FUND	1324	COMMUNITY DEVELOPMENT	4900	OTHER CURRENT CHARGES	559	CRA09	\$61.56
62023	PORT SALERNO CRA TRUST FUND	1324	COMMUNITY DEVELOPMENT	6100	LAND	559	CRA09	\$0.00
62023	PORT SALERNO CRA TRUST FUND	1324	COMMUNITY DEVELOPMENT	6100	LAND	559	CRA32	\$2,200.00
62023	PORT SALERNO CRA TRUST FUND	1324	COMMUNITY DEVELOPMENT	6200	BUILDINGS	559	CRA20	\$0.00
62023	PORT SALERNO CRA TRUST FUND	1324	COMMUNITY DEVELOPMENT	6300	IMPROVEMENTS OTHER THAN BUILDINGS	559		\$0.00
62023	PORT SALERNO CRA TRUST FUND	1324	COMMUNITY DEVELOPMENT	6300	IMPROVEMENTS OTHER THAN BUILDINGS	559	CRA09	\$14,337.00
62023	PORT SALERNO CRA TRUST FUND	1324	COMMUNITY DEVELOPMENT	6300	IMPROVEMENTS OTHER THAN BUILDINGS	559	CRA10	\$0.00
62023	PORT SALERNO CRA TRUST FUND	1324	COMMUNITY DEVELOPMENT	6300	IMPROVEMENTS OTHER THAN BUILDINGS	559	CRA20	\$43,744.06
62023	PORT SALERNO CRA TRUST FUND	1324	COMMUNITY DEVELOPMENT	6300	IMPROVEMENTS OTHER THAN BUILDINGS	559	CRA21	\$0.00
62023	PORT SALERNO CRA TRUST FUND	1324	COMMUNITY DEVELOPMENT	6300	IMPROVEMENTS OTHER THAN BUILDINGS	559	CRA32	\$0.00
62023	PORT SALERNO CRA TRUST FUND	1324	COMMUNITY DEVELOPMENT	6300	IMPROVEMENTS OTHER THAN BUILDINGS	559	CRA33	\$0.00
62023	PORT SALERNO CRA TRUST FUND	1324	COMMUNITY DEVELOPMENT	6301	IMPROVE OTHER THAN BLDGS PROF SERV	559	CRA09	\$93,160.00
62023	PORT SALERNO CRA TRUST FUND	7040	BUDGETED TRANSFERS - ADMIN	912034	TRANSFER TO FUND 62034	581		\$126,094.93
						TOTAL PORT SALERNO		\$413,491.82
62024	GOLDEN GATE CRA FUND	1324	COMMUNITY DEVELOPMENT	3100	PROFESSIONAL SERVICES	559	0398A	\$93,079.74
62024	GOLDEN GATE CRA FUND	1324	COMMUNITY DEVELOPMENT	4700	PRINTING AND BINDING	559	CRA14	\$24,609.00
62024	GOLDEN GATE CRA FUND	1324	COMMUNITY DEVELOPMENT	6300	IMPROVEMENTS OTHER THAN BUILDINGS	559	0398A	\$720.00
62024	GOLDEN GATE CRA FUND	1324	COMMUNITY DEVELOPMENT	6300	IMPROVEMENTS OTHER THAN BUILDINGS	559	2142	\$2,179.65
62024	GOLDEN GATE CRA FUND	1324	COMMUNITY DEVELOPMENT	6300	IMPROVEMENTS OTHER THAN BUILDINGS	559	2170	\$4,375.00
62024	GOLDEN GATE CRA FUND	1324	COMMUNITY DEVELOPMENT	6300	IMPROVEMENTS OTHER THAN BUILDINGS	559	CRA13	\$8,910.00
62024	GOLDEN GATE CRA FUND	1324	COMMUNITY DEVELOPMENT	6300	IMPROVEMENTS OTHER THAN BUILDINGS	559	CRA14	\$35.51
62024	GOLDEN GATE CRA FUND	1324	COMMUNITY DEVELOPMENT	6300	IMPROVEMENTS OTHER THAN BUILDINGS	559	CRA15	\$0.00
62024	GOLDEN GATE CRA FUND	1324	COMMUNITY DEVELOPMENT	6300	IMPROVEMENTS OTHER THAN BUILDINGS	559	CRA34	\$0.00
62024	GOLDEN GATE CRA FUND	7040	BUDGETED TRANSFERS - ADMIN	912034	TRANSFER TO FUND 62034	581		\$53,515.04
62024	GOLDEN GATE CRA FUND	7040	BUDGETED TRANSFERS	919329	TRANSFER TO GRANT FUND 12311	581	CRA14	\$0.00
						TOTAL GOLDEN GATE		\$187,423.94
62026	PALM CITY CRA FUND	1324	COMMUNITY DEVELOPMENT	1200	REGULAR SALARIES	559	CRA17	\$10,164.24
62026	PALM CITY CRA FUND	1324	COMMUNITY DEVELOPMENT	2101	FICA	559	CRA17	\$611.41
62026	PALM CITY CRA FUND	1324	COMMUNITY DEVELOPMENT	2102	MEDICARE	559	CRA17	\$143.02
62026	PALM CITY CRA FUND	1324	COMMUNITY DEVELOPMENT	2200	RETIREMENT CONTRIBUTIONS	559	CRA17	\$1,125.58
62026	PALM CITY CRA FUND	1324	COMMUNITY DEVELOPMENT	2300	LIFE AND HEALTH INSURANCE	559	CRA17	\$1,181.98
62026	PALM CITY CRA FUND	1324	COMMUNITY DEVELOPMENT	3100	PROFESSIONAL SERVICES	559	384	\$1,120.00
62026	PALM CITY CRA FUND	1324	COMMUNITY DEVELOPMENT	3100	PROFESSIONAL SERVICES	559	0398A	\$50,779.35
62026	PALM CITY CRA FUND	1324	COMMUNITY DEVELOPMENT	3100	PROFESSIONAL SERVICES	559	CRA01	\$15,642.53
62026	PALM CITY CRA FUND	1324	COMMUNITY DEVELOPMENT	4700	PRINTING AND BINDING	559	0398A	\$1,060.00
62026	PALM CITY CRA FUND	1324	COMMUNITY DEVELOPMENT	6300	IMPROVEMENTS OTHER THAN BUILDINGS	559		\$0.00
62026	PALM CITY CRA FUND	1324	COMMUNITY DEVELOPMENT	6300	IMPROVEMENTS OTHER THAN BUILDINGS	559	384	\$0.00
62026	PALM CITY CRA FUND	1324	COMMUNITY DEVELOPMENT	6300	IMPROVEMENTS OTHER THAN BUILDINGS	559	CRA01	\$0.00
62026	PALM CITY CRA FUND	1324	COMMUNITY DEVELOPMENT	6300	IMPROVEMENTS OTHER THAN BUILDINGS	559	CRA17	\$149.96
62026	PALM CITY CRA FUND	1324	COMMUNITY DEVELOPMENT	6300	IMPROVEMENTS OTHER THAN BUILDINGS	559	CRA35	\$0.00
62026	PALM CITY CRA FUND	7040	BUDGETED TRANSFERS - ADMIN	912034	TRANSFER TO FUND 62034	581		\$97,703.16
62026	PALM CITY CRA FUND	7040	BUDGETED TRANSFERS - DEBT	91413C	TRANSFER TO FUND 2413C	581	CRA17	\$236,133.00
						TOTAL OLD PALM CITY		\$415,814.23



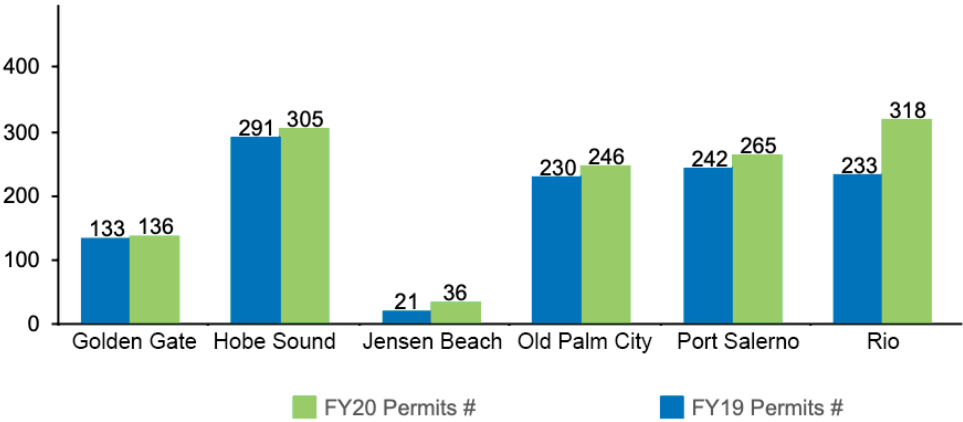
One way to measure the private sector investment in the community redevelopment areas is through the number and valuation of building permits. Since the creation of the Martin County community redevelopment areas, approximately \$441.6M in building and site improvements have been invested in those areas and contribute to the community vision.

In FY 2020, private sector investment increased (from FY 2019) in both permit numbers, from 1150 to 1306 (+276) and in permit valuation from \$31,400M to \$50,500M (+\$19,100M) within the community redevelopment area boundaries.

The six CRA areas comprise only 1.0% of the land mass of unincorporated Martin County. Yet, this small area accounts for 3.6% of the number of permits approved and 3.4% of the permit valuation in FY 2020, providing visual evidence of improvement, which will be reflected in next year's property valuations.

# Private Investment

## Building Permit Totals





# FY 2020 Completed Projects



## Land Development Regulations

### Chapter 18 Community Redevelopment Element and Article 12, Divisions 1-7, Land Development Regulations

To encourage redevelopment and private sector investment in the county's six CRA areas, the MC Growth Management Department, CRA staff and the Treasure Coast Regional Planning Council rewrote the land development regulations for all of the CRA areas.

Chapter 18, a new chapter in the county's Comprehensive Growth Management Plan, was created solely for the CRA.

**This 28 month project was completed in the 4th quarter. Cost \$690,000**

## Safe Routes to School

The Safe Routes to School project in Port Salerno provides new and connected sidewalks for students to get to Port Salerno Elementary School safely and easily. This project utilized the funds and talent from the Florida Department of Transportation, the CRA and the MC Public Works Department.

**The project was completed in the 4th quarter. Cost \$510,026**

## Sidewalk Connections

Connection and extension of 1300 linear feet of sidewalk east and west of Dixie Highway and Martin Avenue in the Rio CRA. The project included 13 painted crosswalks, 7 crosswalk signs, 8 painted stop bars and 2 drainage crossing improvements.

**The project was completed in the 4th quarter. Cost \$127,483**

## Property Acquisition

The Rio CRA area has identified key properties within the town center for future redevelopment.

**Two parcels were purchased in the 1st and 3rd quarters. Cost \$464,000**

## Affordable Housing

In FY 20, the Martin County Community Redevelopment Agency spent \$56,810 on the Gomez Affordable Housing Project in Hobe Sound. This project is being done in conjunction with Habitat for Humanity of Martin County, with the county providing all infrastructure (roads, sidewalks, utilities, lighting, drainage, parking, stormwater and landscaping) and Habitat building 18 single family homes.



## Community Connections

All these construction connections, so many of them underground, are only part of what drives redevelopment in the Martin County CRA areas. We know that it is the human connection that truly makes the difference between good and GREAT; between okay and WOW; and between change and TRANSFORMATION!

As we continue our quest to complete water and sewer infrastructure, redevelop roadways, revitalize streetscapes, increase economic viability, improve our residential neighborhoods and work with our communities utilizing a new form-based code, we understand that all of this happens ONLY with the firm commitment and support of the Board of County Commissioners, the selfless determination of all of our volunteers on the CRA board and the neighborhood advisory committees, and our dedicated and talented county staff and colleagues as our partners.

Redevelopment is hard, messy and can be uncertain. But it's also exciting, uplifting and real! Real businesses prosper, real neighborhoods thrive and real people benefit. We will continue to strive for great, wow and transformative!

**Our Community Connections  
will lead the way.**



## **Martin County Office of Community Development**

**2401 SE Monterey Road  
Stuart, FL 34996**

**[www.martin.fl.us/CRA](http://www.martin.fl.us/CRA)**

**772-463-3253**



The Martin County Community Redevelopment Agency Fiscal Year 2020 Annual Report addresses activities from October 1, 2019 to September 30, 2020 as required by Florida Statute Section 163.356(3)(c) and Martin County Code 39.3.B.5.

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