



# 2023 Annual Report



Martin County Community  
Redevelopment Agency

## Open for Business



# Who We Are



## 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.



CRA Staff: Susan Kores, Manager | Joy Puerta, Program Manager | Jana Cox, Program Manager  
Noehmi Lopez, Community Development Specialist | Jordan Pastorius, Assistant Manager  
Staff Consultants: Sebastian Poprawski, Legal | Stephanie Merle, Budget

## VALUES

INNOVATION   COLLABORATION   CONSISTENCY  
SUSTAINABILITY   STEWARDSHIP

# Open for Business!

A MESSAGE FROM THE CRA CHAIR

The Martin County Community Redevelopment Agency is comprised of six areas - Golden Gate, Hobe Sound, Jensen Beach, Old Palm City, Port Salerno and Rio – and they are OPEN FOR BUSINESS! These historic economic engines are revved up with their pedals to the metal. FY 2023 was an exceptional year for redevelopment in Martin County, proven by the positive response and participation of the private sector, both commercially and residentially. One way that we measure growth is permit number and value. In FY 2023, 1,335 permits were issued for a total valuation of \$49.7 million in the CRA areas. These redevelopment dollars represent real people, real businesses, real investment in the CRA.

This didn't happen overnight. In 2017 we took out a bond to construct two large streetscapes, Mapp Road in the Old Palm City CRA and Bridge Road in the Hobe Sound CRA. These projects began in earnest in 2018 with project design. We followed that in 2019 with an ambitious two-year rewrite of our land development regulations changing to a form-based code in all six CRA areas. In 2021 Mapp Road was completed and in 2022 the Bridge Road redevelopment was finished. In 2022 we were awarded the Florida Redevelopment Association's Capital Project/Infrastructure award for Mapp Road Town Center! As you will see in the coming pages, FY 2023 is reaping the benefits of those two game-changing projects, as well as a slew of other projects and programs.

But we know that redevelopment does not work without the daily participation and steadfast support of our residents, businesses, community stakeholders, county departments, advisory committees, the CRA Board and the Martin County Board of County Commissioners. Because of these partnerships, The Martin County CRA is officially OPEN FOR BUSINESS!

*Michael Readling, CRA Board Chair*  
*Martin County Community Redevelopment Agency*

# What We Do

A Community Redevelopment Agency (CRA) is a public entity that finances redevelopment within focused, geographic areas to reverse deterioration, revitalize the business climate, increase property values, and encourage active participation and investment by citizens and the private sector. Under Florida law (Chapter 163, Part III), local governments can designate a CRA area when certain conditions exist.

## To establish a CRA, a municipality must:

Adopt a Finding of Necessity to formally identify adverse conditions

Adopt a Community Redevelopment Plan to address the unique needs/goals of the target area

Establish a Redevelopment Trust Fund for each area to enable staff to implement the redevelopment plan

# How We Do It

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

## Neighborhood Advisory Committees

### GOLDEN GATE

Saadia Tsafarides  
Mariann Moore  
Cynthia Ramsey  
Rebecca Hartman  
John Gonzalez  
Brad Tanzer  
Jeff Gregory

### HOBE SOUND

Robert Krebs  
Allyson Von Holten  
Emily Thorsen  
Christian Nelson  
Robin Sexner-Cole  
Suzanne Cromwell  
Mitchell Miller

### JENSEN BEACH

Cindy Hall  
Ron Rose  
Ann Kagdis  
Jerry Compton  
Robert Wire

### OLD PALM CITY

Rex Sentell  
Douglas Legler  
Jane Landrum  
Mike Searle  
Chuck Smith  
Oscar Torres  
Colleen Pachowicz  
Chris Pinkston  
Robert Corbett

### PORT SALERNO

Chandler Josie  
Edward Olsen  
Jaime Rolle Taylor  
Cathy Harvey  
Ellen Asselin  
Mary Beth Konz  
Wendy Clayton  
Karen Worden  
Jim Peck

### RIO

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



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



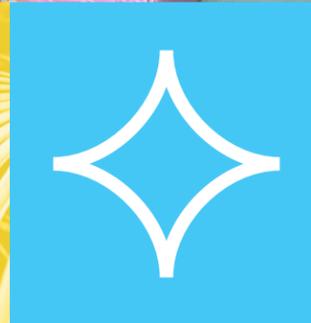
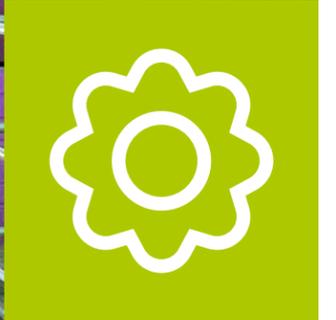
Edward V. Ciampi – District 5  
Stacey Hetherington – District 2  
Harold Jenkins – District 3  
Sarah Heard – District 4  
Doug Smith – District 1

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.



# Where We Do It



# Golden Gate

A pedestrian and bicycle-friendly enclave that celebrates its rich history and multicultural vibrancy.

Total Acreage	379
Established-Sunset	2002-2042
Total Assets	\$1,965,895
Total Liabilities	\$126



“As a real estate professional and a member of the Golden Gate Neighborhood Advisory Committee, I can attest to the positive effect that redevelopment dollars have on residential and commercial real estate. Recent sewer installation has also stimulated investment. For example, in the Golden Gate CRA, commercial permit valuation from FY 2022 to FY 2023 increased by 25% and residential permit valuation increased by a whopping 120%! This clearly demonstrates substantial investment in the area by private industry and residents. Several Golden Gate businesses are also taking advantage of the CRA Investment Program, again illustrating investment by the private sector in their properties and in serving the residents of the Golden Gate CRA.”

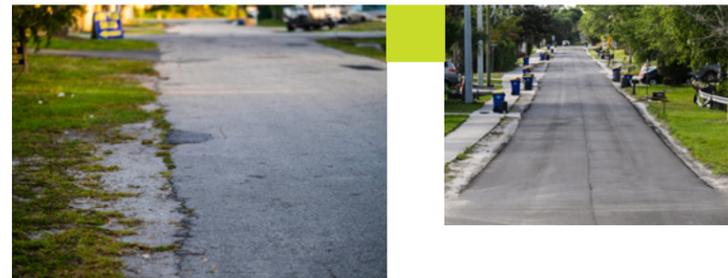


**JOHN GONZALEZ**  
ENGEL & VÖLKERS STUART

## CRA PROJECT

### UNPAVED ROADS

Paving gravel, dirt and unstable roadways has long been in the plan of the Golden Gate CRA. Now that the county has completed the installation of vacuum sewer facilities in this CRA area, all the roads are being resurfaced, including Golden Gate Avenue (reconstructed roadway), Birch Street and Durant Street (unpaved roadways). This increases connectivity, removes blight, assists residents and businesses and elevates the appearance of the whole community.



## CRA PROJECT

### GOLDEN GATE GATEWAY LANDSCAPE/SIGNAGE

The entryway into the Golden Gate CRA is now a warm, attractive and welcoming community amenity, increasing neighborhood pride. The monument sign was pressure washed and painted, old plant material removed and the once bare median irrigated and planted with sod, dune sunflower, pink muhly grass and green island ficus in a simple pattern to accentuate its lush new look and colorful year round blooms.



## CRA PROJECT

### EL CAMINO

This multimodal trail will bisect the Golden Gate community from north to south and will be constructed along an unopened county road. Expect to see picnic facilities, a community garden, exercise stations, a new soccer field and dirt mounds for the community's enjoyment, health and well-being.



## PRIVATE INVESTMENT

### PLAZA BONITA

This planned commercial project is made up of two buildings that will house up to 10 small businesses right in the CRA Center! The plans include a new sidewalk in front and another down the south side of the buildings that will connect neighborhood streets, increasing walkability and economic development.



# 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	1,024
Established-Sunset	2000-2040
Total Assets	\$3,414,814
Total Liabilities	\$3,105



"I am a firm believer that a thriving and energetic main street in a downtown is a catalyst to invigorating an entire city and neighborhood. The investment made to Bridge Road demonstrated that the local government was serious about building a future for the downtown. This commitment to the business community is the main reason we chose the Hobe Sound CRA for the home of Sound Brewing."

CHIP WITHERS  
SOUND BREWING

## PRIVATE INVESTMENT

### THE MARKETPLACE AT HOBE SOUND SHOPPING CENTER (AKA WINN DIXIE PLAZA)

In the past 18 months, \$1.7 million has been spent on this plaza renovating a 421,552-square-foot parking lot, completely refurbishing its anchor store of Winn Dixie and performing more than 10 tenant interior remodels to attract new businesses – a new restaurant, pet shop, medical office, dance studio, shipping store, consignment shop and art workshop – to name a few. Many of these businesses also received freshened up exteriors and new signage.



## PRIVATE INVESTMENT

### SOUND BREWING

On .28 acres fronting Bridge Road, the first Martin County CRA brewery is going vertical! This new business encourages pedestrian and bicycle usage and will provide economic and social benefits, adding vibrancy and value to our newly redeveloped Bridge Road. Amenities will include a tasting room, retail sales and outdoor gathering space.



## CRA PROJECT

### DIXIE HIGHWAY STORMWATER AND STREETScape

The Martin County CRA vision for Hobe Sound includes the renewal of the AIA streetscape from SE Bridge Road to SE Saturn Street. This includes Old Post Office Alley and connecting side streets. Project elements include improved drainage and stormwater, undergrounded utilities, redefined pedestrian spaces, parking, lighting, a festival street area and the relocation and renovation of the historic Hobe Sound train station as a principal element in this placemaking redevelopment effort.



## CRA PROJECT

### BANNER LAKE LIGHTING

The Martin County Sheriff's Office, CRA staff, District 3 County Commissioner Harold Jenkins and the Martin County Public Works Traffic Division conducted a lighting survey of the Banner Lake community in Hobe Sound. The results showed overall poor existing lighting and visibility. Effective lighting deters crime, adds to neighborhood safety, enhances the public's comfort and increases pedestrian traffic. Florida Power & Light joined the team and is planning to install 52 new LED streetlights throughout the neighborhood.



## CRA PROJECT

### PETTWAY VILLAGE

The success of Pettway Village, a partnership between the CRA and Habitat for Humanity of Martin County, continues! In this new neighborhood built by the CRA, Habitat has completed and dedicated 6 of its planned 18 new homes.

## CRA PROJECT

### SE WOILLARD AVENUE STORMWATER & LANDSCAPE

This 12,000-square-foot vacant, underutilized, county owned property in a residential area is being re-imagined into a community amenity. In partnership with our Field Operations Division and county horticulturalist, the CRA is adding stormwater capacity, creating a landscape buffer for the neighborhood, increasing wildlife usage and providing a carbon sink, which increases carbon absorption from the atmosphere.



# 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	67
Established-Sunset	2002-2042
Total Assets	\$1,529,772
Total Liabilities	\$79,486



“Along with the improvements by the Martin County CRA, Sharfi Holdings has invested millions to rejuvenate the northern part of Jensen Beach. Our commitment began with the establishment of the Jensen Beach Tech Center, evolving into the ongoing development of the Jensen Beach Tech Campus—a dynamic mix of residential and commercial spaces – to cultivate a vibrant, walkable environment and provide a platform for local youth to nurture and deploy their talents, thereby contributing to the vitality of our community. Through these initiatives, we aspire to craft spaces that inspire and elevate the human experience.”



JOSHUA MIRON  
JENSEN BEACH TECH CENTER

## CRA PROJECTS COMPLETED IN JENSEN BEACH

CRA projects in Jensen Beach include complete water and sewer infrastructure availability, the redevelopment of two downtown, east/west streets, NE Jensen Beach Boulevard and NE Ricou Terrace, and two larger north/south streets, NE Pineapple Avenue and NE Indian River Drive, equipping them all with on-street parking, generous sidewalks, lighting and landscaping to set the stage for future redevelopment. And that is exactly what is happening.



## PRIVATE INVESTMENT

### RIVERLIGHT

Riverlight, located less than a five-minute walk from Jensen Beach’s quaint downtown and situated directly on the Intercoastal Waterway, will be a mixed-use development offering waterfront dining and entertainment, a neighborhood park, a variety of housing options, retail and office space and beautiful public spaces where the community can enjoy movies, concerts, festivals and other events.



## PRIVATE INVESTMENT

### JENSEN BEACH TECH CENTER AND TECH CENTER CAMPUS

The Jensen Beach Tech Center is a beautiful three-story building sitting right off the Jensen Beach causeway and the St. Lucie River. The Tech Center Campus is approximately four acres on which you will find a new restaurant – Circa 69 – and a bevy of small businesses, a coffee shop, convenience store, ice cream shop, a burrito shop and some public art! This project will also include apartments, retail, office space, a parking garage and public space as well.



## PRIVATE INVESTMENT

### PINEAPPLE PASSAGE

This project, the 1/2 million dollar renovation of an old bank building, comes complete with vault! Pineapple Way, with its future array of small eateries and variety of retail shops all adjacent to a public outdoor space designed for walking, sitting, listening to music and enjoying an ice cream cone, will fit in perfectly with the laid-back vibe of this coastal downtown.



# 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	\$689,993
Total Liabilities	\$85,075



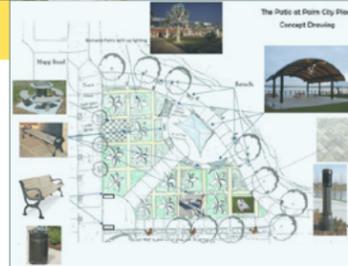
“The fruition of our work and planning is becoming a reality for the Old Palm City CRA. The drainage work to control stormwater and flooding on the west side via the Mapp Road redevelopment along with the Ripple Stormwater EcoArt project helping on the east side, Old Palm City’s drainage situation is much better. The completion of the beautiful and functional Mapp Road streetscape and the construction of the Palm City Place & Patio is giving us our downtown! These redevelopment efforts are driving increased private investment in the residential and commercial areas of this successful CRA area.”

DR. REX SENTELL  
PALM CITY ANIMAL HOSPITAL

## CRA PROJECT

### PALM CITY PLACE AND PATIO

Palm City Place & Patio is the CRA’s latest addition to our beautiful, redeveloped Mapp Road. The Patio will serve as the community’s town square adjacent to a gorgeous stormwater treatment area surrounded by walking trails. Community amenities include a pavilion, fishing pier, concrete game tables, landscaping, lighting and a fountain.



## CRA PROJECT

### RIPPLE STORMWATER ECOART PROJECT

“Ripple...as a drop of water becomes a river” is a unique combination of stormwater treatment, water quality, EcoArt, creative placemaking and community engagement. Ripple provides the opportunity to reconnect the Old Palm City neighborhood with the St. Lucie Estuary – the most bio-diverse in North America – at four interconnected stormwater treatment areas by integrating a series of artist designed/community inspired elements.



BEFORE



AFTER

## PRIVATE INVESTMENT

### PALM CITY PLAZA

This older, dilapidated strip center is being reborn. The parking area has been leveled, resurfaced with beautiful pavers and adorned with new landscaping. The eight commercial units are being refaced, repainted and will soon sport new signage. This plaza occupies a large piece of Mapp Road frontage and is directly across from our new Palm City Place & Patio. What a huge difference this will make. Redevelopment works!



## BEFORE



## UNDER CONSTRUCTION



## PRIVATE INVESTMENT

### 3301 SW MAPP ROAD

This will be the first brand new, mixed-use, infill development building on Mapp Road with six commercial units on the 1st floor and four residential units up above.



# 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	\$3,298,937
Total Liabilities	\$25,552



"The Port Salerno Commercial Fishing Dock Authority has been serving the commercial fishing industry here in Port Salerno since 2004, although commercial fishing was a thriving trade for many years before that. We are fortunate to have the county and the CRA working with us to preserve our heritage as a fishing village, support jobs in our community and retain an industry important to Martin County. Improvements to Park Drive and enhancements to our public boardwalk are evidence of this strong and productive partnership."

**BUTCH OLSEN**  
EXECUTIVE DIRECTOR, PORT SALERNO  
COMMERCIAL FISHING DOCK AUTHORITY

## CRA PROJECT

### MANATEE POCKET BOARDWALK ENHANCEMENT

The Manatee Pocket boardwalk is being enhanced for safety and the continued use by commercial fishing enterprises and recreational enjoyment of residents and visitors.



## CRA PROJECT

### PARK DRIVE IMPROVEMENTS

This small but pivotal roadway is being enhanced and improved to serve residents, businesses and visitors. This will take the form of sewer accessibility, drainage enhancements, roadway re-paving, a new dumpster enclosure, additional concrete for truck parking, a crosswalk, less signage and new park equipment.



## CRA PROJECT

### COVE ROAD SIDEWALKS

Almost 800 feet of new sidewalk, including two crosswalks, will be installed on the north side of Cove Road between SE Ebttide Avenue and SE Grouper Avenue. This will increase safety for the children in the north neighborhood to walk to Murray Middle School, located south of Cove Road. Thank you to the property owners who dedicated property to the county to make this happen.



## PRIVATE INVESTMENT

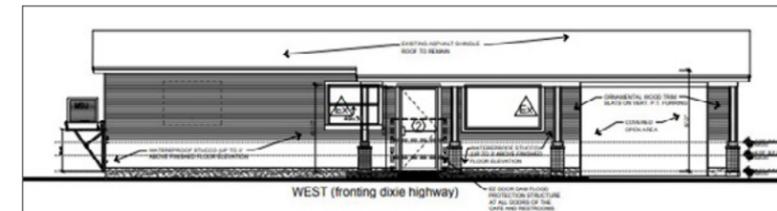
### THE COVE APARTMENTS

This four-building, three-story, multifamily project will offer 48 residential units, 36 of them under 800 square feet, helping to alleviate a tight housing market.

## PRIVATE INVESTMENT

### THE PORT SALERNO CAFE

A small commercial space on Salerno Road, right in front of the community boat ramp, is undergoing an interior and exterior renovation and will soon be The Port Salerno Café!



## PRIVATE INVESTMENT

### SALERNO INDUSTRIAL PARK

Commercial development is keeping up with residential as proven by this new two-story, 4,550-square-foot warehouse facility for light industrial use.



# Rio

A unique coastal setting full of public 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	\$3,477,486
Total Liabilities	\$492,174



"Investors, contractors, remodelers and potential homeowners consider many factors when deciding where to spend hard-earned dollars. Rio, located on the north shore of the St. Lucie River, was neglected and looking tired prior to CRA investment. With the 2012 Rio Town Center Road Project completed, property owners and visitors now enjoy the enhanced Dixie Highway that makes our neighborhood attractive, walkable and desirable. The CRA program revived Rio. So, we built residences, both rental cottages and single-family homes on infill sites – worn out structures were replaced with architecturally appropriate new construction – that's redevelopment!"

**ED AND JULIE PREAST**  
PROPERTY OWNERS/RESIDENTIAL REDEVELOPMENT

## CRA PROJECT

### RIO BIOSWALE

A beautiful bioswale, running the length of NE Kubin Avenue (over 1,700 feet) is being built to improve drainage for the Rio Shores neighborhood. This project increases stormwater runoff storage capacity, improves water quality, preserves existing native vegetation and will serve as a gorgeous community amenity for years to come.



## CRA PROJECT

### RIO INFILL SEWER – PHASE 3 RIO CENTRAL

The last phase (Phase 3-Rio Central) of this project, serving 241 properties, is being constructed. When complete, all properties in the Rio CRA will have access to sewer.



616 NE BERNARD STREET, RIO

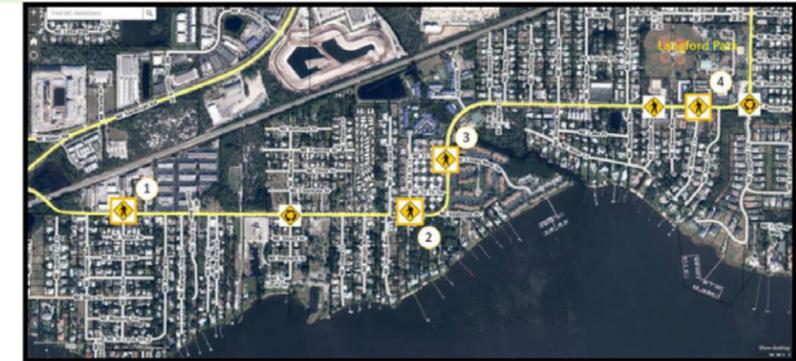


507 NE ALICE STREET, RIO

## CRA PROJECT

### CROSSWALK CONNECTIONS

Dixie Highway bisects the Rio CRA from east to west with residences and businesses on each side. Four new, much needed crosswalk connections are planned at strategic locations so pedestrians and bicyclists can traverse safely.



## PRIVATE INVESTMENT

### FREEDOM WASTE SERVICES

This business gave itself a face-lift with new paint, windows, siding and signage. They provide custom solutions for all portable toilet rental needs serving the construction and special event industries.

## PRIVATE INVESTMENT

### LIGHTSEY'S SEAFOOD RESTAURANT

If it swims, crawls or hops, you will most likely find it at Lightsey's! This newly renovated space and recently opened eatery offers indoor and outdoor seating along with a full bar. Great for lunch or dinner, especially for the employees of the new and relocated businesses on Dixie Highway.

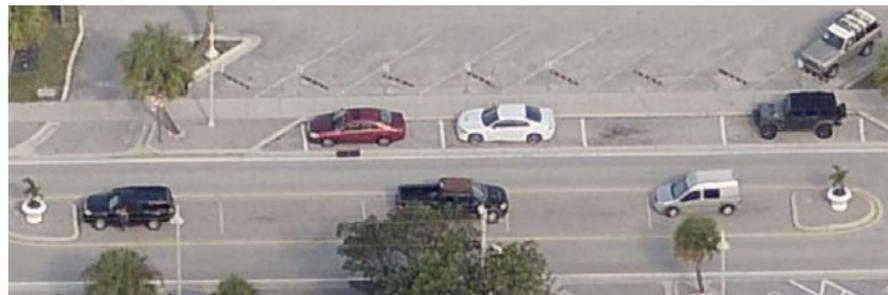


# New Programs IN THE CRA

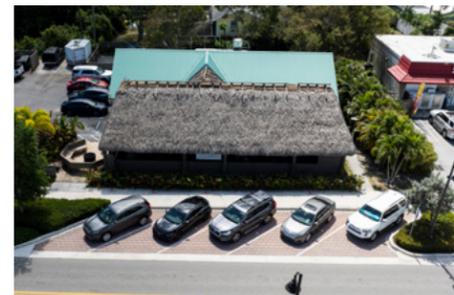
These programs were approved by the Martin County Board of County Commissioners and can be utilized in all six CRA areas in FY 2023.

## SPARC

The Special Parking Alternatives for Redevelopment Centers (SPARC) program was developed in recognition that the compact and integrated form of development encouraged in the CRA is often better accomplished with off-site parking. SPARC provides property owners and applicants a mechanism to satisfy part of their parking requirement by paying-in-lieu for some of the required parking space(s). Program revenue can also fund enhancements to the existing public parking areas and the transportation and mobility network within that Community Redevelopment Area.



CRA's are "creative" when it comes to increasing parking



Back in angled parking creates more spaces in less space

### INVESTMENT PROJECTS COMPLETED IN FY 2023:

- A. 9045 SE BRIDGE RD., HOBE SOUND CRA
- B. 3181 SE DIXIE HWY., GOLDEN GATE CRA
- C. 1899 NE JENSEN BEACH BLVD., JENSEN BEACH CRA
- D. 1969 NE JENSEN BEACH BLVD., JENSEN BEACH CRA
- E. 657 NE DIXIE HWY., RIO CRA

### CRA Investment Program

The attraction of new businesses, retention of longstanding businesses, assistance to struggling businesses and strong encouragement of private investment are all important and vital components of a robust, comprehensive redevelopment approach.

Improving the public realm is exactly what the CRA is intended to do and encouraging private enterprise to be a partner in the process is not only smart business, but it greatly increases the chances for long-term, successful change.

TOTAL REDEVELOPMENT INVESTMENT  
**\$75,071**

TOTAL PRIVATE INVESTMENT  
**\$69,591**



BEFORE



AFTER



BEFORE



AFTER

*"It's amazing what pressure washing and new paint can do. We have heard from the employees that they like the new color of the building because "It doesn't feel so industrial." This shows that these kind of changes affect employees as well as the community at large. Mrs. Peters warehouse location is thriving, and they appreciated that the renovations were made with minimal disruption."*

DARRYL PITTMAN,  
PROPERTY OWNER, DRIFTWOOD GETAWAYS, LLC



BEFORE



AFTER

BEFORE



AFTER



*"The guests at the Inn love the new glass in the back of the building and the views! We believe that because we could take advantage of the CRA Investment Program, we were able to finally secure a new restaurant/tenant (after 1 year of vacancy!) that will open in March 2024. We highly recommend this program as these positive changes benefit and strengthen the entire community – residents, businesses and visitors."*

DARRYL PITTMAN,  
PROPERTY OWNER, DRIFTWOOD GETAWAYS, LLC



BEFORE



AFTER



*"We were the very first applicants for the CRA Investment Program to upgrade our older building right in the middle of the redeveloped Bridge Road. The program allowed us to afford hurricane protection, new awnings and facade improvement with a gorgeous new mural. This winning combination of structure improvement and public art adds interest and fun to the streetscape and compels people to stop and even take pictures! Working with the CRA was so easy and we are very pleased with the outcome. So pleased in fact, we are using the program for another property in the CRA, also on Bridge Road!"*

PATRICIA M. KEELER  
PROPERTY OWNER



# Community Investments

## MARTIN CARES

This Citizens Academy and Resource Education Series (CARES) is an award-winning program that offers a behind-the-scenes look at Martin County government. Over a six-week period, participants enjoy a variety of field trips to various Martin County facilities such as our beautiful parks and beaches, historic sites, libraries and the Emergency Operations Center. Each year, presenting at CARES is a great opportunity for the Martin County CRA to offer firsthand knowledge of its structure and function to our residents and give them an understanding of the projects we deliver and our role in the community.



## UNITED WAY HOLIDAY PROJECT

CRA staff giving back to our community



## GAI COMMUNITY SOLUTIONS GROUP AND MARTIN COUNTY CRA STAFF PRESENTING TO THE HOBE SOUND CHAMBER OF COMMERCE



## OLD PALM CITY HOLIDAY VILLAGE



## JENSEN BEACH ANNUAL TREE LIGHTING



## GROWTH MANAGEMENT BUS TOUR

MC Growth Management Department along with CRA staff visit countywide development projects



## DISH WITH THE COMMISH

Talking with District 5 Commissioner Ed Ciampi about projects in the Old Palm City CRA



## TREASURE COAST COMMUNITY DEVELOPMENT PANEL

Susan Kores joins CRA directors from Port St. Lucie and Indian River counties to discuss economic development on the Treasure Coast



## FLORIDA REDEVELOPMENT ASSOCIATION CONFERENCE



# Financial Investments



## CRA Taxable Value Increase Base Year to 2023

CRA	Base Year	Base Taxable Value	10/31/23 Taxable Value	Taxable Value % Increase
Golden Gate	2002	51,415,512	157,560,620	206.45%
Hobe Sound	2000	93,126,222	356,594,842	282.92%
Jensen Beach	1999	9,454,379	62,261,811	558.55%
Old Palm City	2002	93,653,780	255,990,039	173.34%
Port Salerno	1999	77,238,908	283,788,629	267.42%
Rio	2000	91,321,557	302,733,983	231.50%

LINK TO MOST RECENT, COMPLETE CRA FINANCIAL STATEMENTS FY 2022:  
[MARTINCLERK.COM/ARCHIVECENTER](http://MARTINCLERK.COM/ARCHIVECENTER)

TOTAL: **\$6.1M** OF TAX INCREMENT FINANCING (TIF)  
 TO THE MARTIN COUNTY CRA FOR FY 2023



TIF: NOT AN ADDITIONAL TAX, IT'S LOCAL DOLLARS INVESTED LOCALLY!

Learn more at [www.martin.fl.us/CRA](http://www.martin.fl.us/CRA)

## Expenditures FY 2023



GRANTS: MARTIN COUNTY CRA MANAGED **\$1.85M** IN GRANTS IN FY 2023

# Projects Started

FY 2023



## GOLDEN GATE CRA

Decorative Bike Racks  
Cost: \$10,428

Golden Gate Gateway Landscape/Sign  
Cost: \$18,841

## HOBE SOUND CRA

Hobe Sound Murals Project  
Cost: \$20,000

Banner Lake Community Signs  
Cost: \$3,105

Dixie Highway Stormwater and Streetscape Conceptual Design  
Cost: \$110,225

## JENSEN BEACH CRA

Repair of Sidewalks/Curbs  
Cost: \$79,486

## OLD PALM CITY CRA

Ripple Stormwater EcoArt Project  
Cost: \$2,217,381

## PORT SALERNO CRA

Water Installation – Phase 2  
Cost: \$1,271,402

New Monrovia Park United Way Born Learning Trail  
Cost: \$5,000

## RIO CRA

Demolished 1275 NE Dixie Highway  
Cost: \$11,758

New Fence at Pocket Park  
Cost: \$6,910

## GOLDEN GATE CRA

Decorative Bike Racks  
Budget: \$7,500

Golden Gate Gateway Landscape/Sign  
Budget: \$20,000

## HOBE SOUND CRA

SE Woillard Avenue  
Stormwater & Landscape  
Budget: \$15,000

## JENSEN BEACH CRA

Repair of Sidewalks/Curbs  
Budget: \$85,000

## OLD PALM CITY CRA

Palm City Place & Patio  
Budget: \$1,700,000

## PORT SALERNO CRA

Park Drive Improvements  
Budget: \$1,200,000

New Monrovia Park United Way Born Learning Trail  
Budget: \$5,000

Manatee Pocket Boardwalk Enhancement  
Budget: \$291,530

Cove Road Sidewalks  
Budget: \$150,000

## RIO CRA

Infill Sewer – Phase 3 Rio Central  
Budget: \$690,764

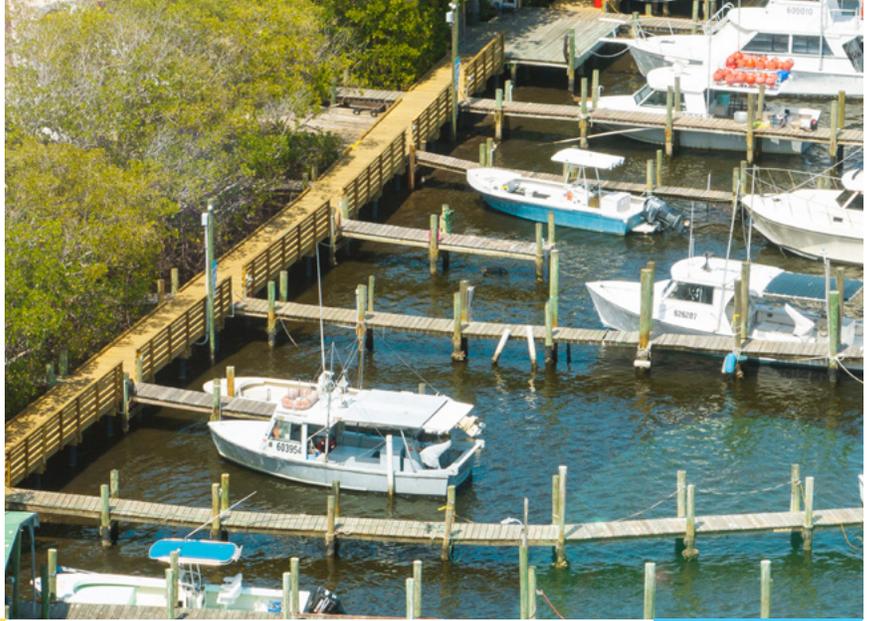
## AFFORDABLE HOUSING FY 2023

Hobe Sound CRA, Pettway Village  
Cost: \$45,000



# Projects Completed

FY 2023



# 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 2023 Annual Report addresses activities from October 1, 2022 to September 30, 2023 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](http://www.martin.fl.us/accessibility-feedback).