

Investment Program

**Project Completion Report
Applicant No. 008 – Port Salerno CRA
Property Improvement
4625 SE Dixie Highway
Cesar A. Sandoval**



GOLDEN GATE

HOBE SOUND

JENSEN BEACH

OLD PALM CITY

PORT SALERNO

RIO





ABOUT THE PROGRAM

Now that each CRA area has completed enhanced streetscapes, stormwater, water and sewer infrastructure and roadway improvements, the Agency has introduced an additional strategy to continue the CRA's successful redevelopment journey. The CRA Investment Program was presented and approved by the Board of County Commissioners on 11/22/2022. This program is a CRA-wide program available to commercial property owners and businesses within the six (6) CRA areas and is intended to facilitate successful redevelopment by addressing individual area needs through targeted programs like the **Property Improvement** and the **Fence/Landscape Program**.



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PROGRAM TYPES

Property Improvement

80% reimbursement of project cost, up to a maximum of \$20,000

Qualifying Activities:

- exterior painting, stucco or siding
- installation of awnings
- new windows and/or doors
- exterior signage – 3 signs in total
- landscaping
- parking lot improvements
- repair or addition of exterior architectural elements (e.g., addition or improvement of balconies, porches, entryways or arcades)
- lighting
- decorative pavement
- dumpster enclosures
- fencing

Fence/Landscape

80% reimbursement of project cost, up to a maximum of \$10,000

Qualifying Activities

- Landscaping
- Fencing



TARGET AREAS

- **Golden Gate:** Properties in the Core, Corridor, Industrial, and General Subdistricts
- **Hobe Sound:** Properties in the Core, Corridor, and Railroad Corridor Subdistricts
- **Jensen Beach:** All properties within the Jensen Beach CRA boundaries
- **Old Palm City:** All properties within the Old Palm City CRA boundaries
- **Port Salerno:** Properties in the **Core Subdistrict** and General and Corridor Subdistricts that front Salerno Road
- **Rio:** Properties in the Core or Corridor Subdistricts that also front NE Dixie

Only properties in these target areas are eligible to apply



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PROCESS

1. Are you a property owner or do you own a business in the targeted areas?
2. Review and complete the application and submit all required documents.
3. CRA staff will stay in touch and let you know when the application will be presented to the CRA board.
4. Once approved the work can start.
5. Once the project is completed the applicant must provide all required receipts before payment reimbursement.



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APPLICANT #008

- **Presented to CRA Board:** January 22, 2024
- **Improvements completed:** March 2024
- **Property Owner:** Cesars Holding Group LLC
- **Location:** 4625 SE Dixie Hwy (PS CRA)
- **Program Type:** Property Improvement
- **Building Improvements Completed:** Update, repair, replace 3 exterior signs (\$15,974.50), new asphalt and striping of the parking lot (\$2,200) **Total Project Cost:** \$18,175
- **Reimbursed:** \$14,540 - March 2024
- **Owner Contribution:** \$3,635

Comments from the applicant:

- *The Roofing General is excited to have a building that stands out in the community.*
- *The businesses in the Cesar Capital building are all thriving and see more foot traffic with our building improvements.*
- *We highly recommend the CRA Investment Program as these positive changes benefit our community and its businesses.*



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**Owner
improvements
prior to
investment
application**



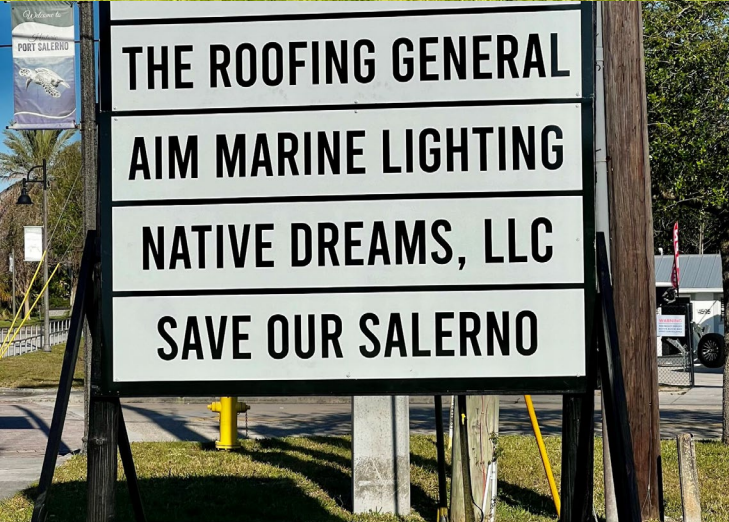
Before Pictures Signs and Parking Lot



GOLDEN GATE

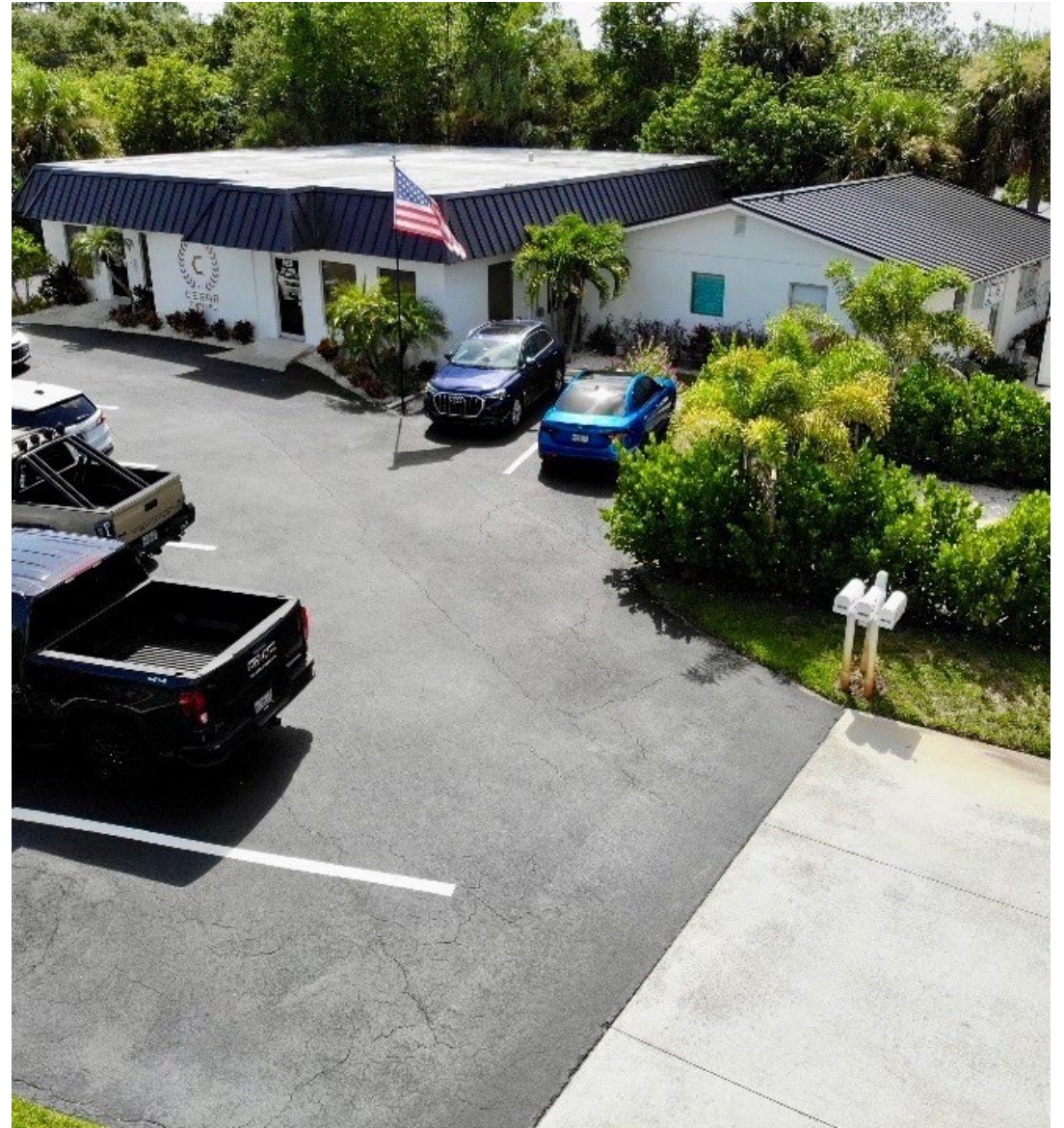
HOBE SOUND

AFTER



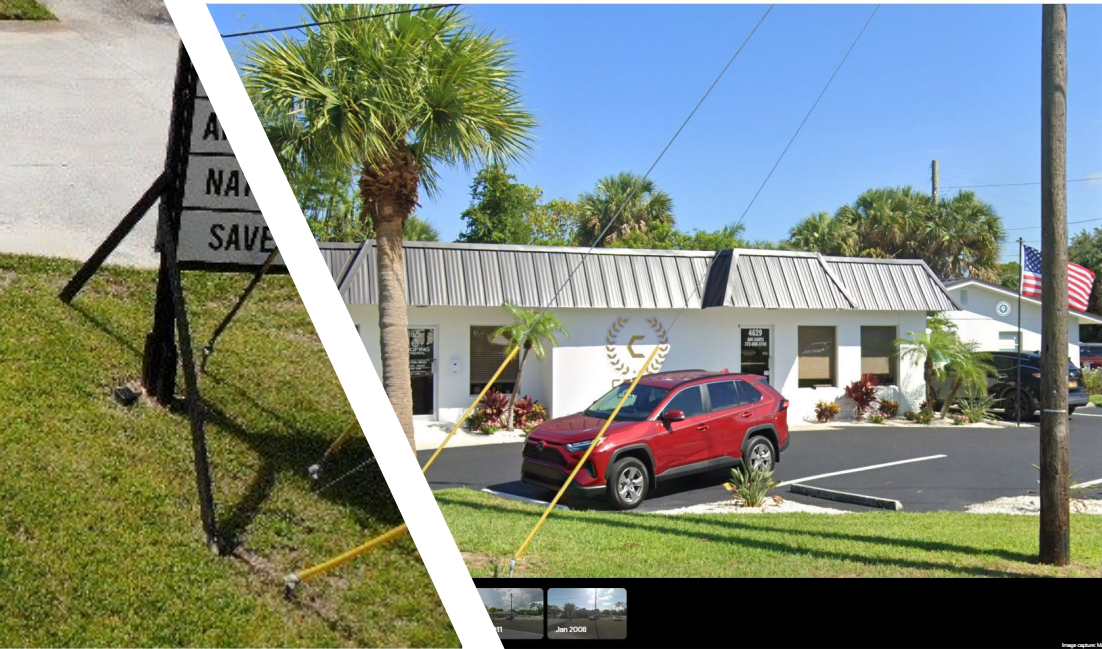
Before and After Comparison







2024 Budget - Google Sheets | Weight Watchers Kasey's List | utah state football coaching st... | News, Politics, Sports, Mail & L... | [149 unread] - corgainandy@... | 3961 SE Westfield St - Go...
ss/@27,1484475,-80.2002187,3a,37.5y,152.08h,90.37t/data=!3m8!1e1!3m6!1sq3ETCuQ5vzvjHCbNgMTmRQ!2e0!5s20240501T000000!6shttps%2F%2Fstreetviewpixels-pa.googleapis.com%2Fv1%2Fthumbnaill%3Fpanoid



WHERE TO APPLY



The screenshot shows the Martin County Florida website. At the top, there is a navigation bar with a search box labeled "Enter Keywords" and a language dropdown set to "English". The main header includes the county logo, the text "Martin County Florida Your County. Your Community.", and social media icons for Facebook, Twitter, YouTube, Instagram, LinkedIn, and a chat icon. Below the header is a menu with items: HOME, RESIDENTS, BUSINESS, DEPARTMENTS, THINGS TO DO, I WANT TO, SERVICES, TRANSPARENCY, and DOCUMENTS. The breadcrumb trail reads: Departments > Administration > Community Redevelopment Agency > CRA Investment Programs. The main heading is "CRA INVESTMENT PROGRAM". On the left, there is a sidebar with four menu items: Program Fact Sheet, Application Process, Application Checklist, and Application. The main content area has an "OVERVIEW" section with a horizontal line. The text under "OVERVIEW" states: "Now that each CRA area's Capital Improvement Program – enhanced streetscapes, stormwater, water and sewer infrastructure, roadway improvements and the construction of new neighborhoods – is progressing, the Agency would like to introduce an additional strategy to continue the CRA's successful redevelopment journey. The attraction of new businesses, retention of current operating businesses, assistance to struggling businesses and encouragement of private investment are important components of a robust and overall redevelopment strategy. These programs may be amended from time to time to address evolving strategies at various stages in the redevelopment process." Below this is a "TARGET AREAS PER CRA:" section with the text "Only properties in these target areas are eligible to apply:" followed by a bulleted list: Golden Gate: Properties in the Core, Corridor, Industrial and General Subdistricts; Hobe Sound: Properties in the Core, Corridor and Railroad Corridor Subdistricts; Jensen Beach: All properties within the Jensen Beach CRA boundaries; Old Palm City: All properties within the Old Palm City CRA boundaries; Port Salerno: Properties in the Core Subdistrict and General and Corridor Subdistricts that front Salerno Road; Rio: Properties in the Core or Corridor Subdistricts that also front NE Dixie.

Packet (in the back/Admin building)

OR

martin.fl.us/CRAInvestmentProgram

OR



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