

Martin County Commissioner Sarah Heard

District 4 Newsletter - September 6, 2023



Contact Information

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Dear Friends,

Here is the link to the Martin County Comprehensive Plan Evaluation and Appraisal Report survey: <https://www.martin.fl.us/evaluation-and-appraisal-report-ear>.

Scroll down to the box labeled "Take the Evaluation and Appraisal Report (EAR) Community Survey" and click to get started. The survey is critically important and will only take about 10 minutes to complete.

District 4 is experiencing an unprecedented number of development applications, both inside the Port Salerno Community Redevelopment Area (CRA) and outside the CRA. More and bigger projects are anticipated, and most will not receive public hearings or even Board of County Commissioners review. These applications will be reviewed and approved or disapproved by Martin County staff.

Two projects of note are pending inside the CRA. Both are under the 50 unit threshold that triggers a Board public hearing of approval. The Cove is a 48-unit apartment building of 3 stories that sits on 4.5 acres. This project is located north of Cove Road at the Western boundary of the CRA. Another pre-application proposes an 18 unit apartment building on 1.9 acres on the site of the District Table on Dixie Highway.

Two projects outside the CRA propose to utilize SB102, the Live Local affordable housing bill enacted into law on July 1. The law stipulates that if at least 40% of the units are affordable, we must authorize multi-family and mixed use residential in commercial or mixed use zoning. Further, we cannot restrict density below the highest allowed density or height below the highest currently allowed height. These developments must be approved administratively with no action by the Board of County Commissioners. If all units are affordable, then 100% of the value is exempt from property tax collection. If less than 100% of the units are affordable, then 75% of the value is exempt from property taxes. The property tax exemption lasts until December 31, 2059.

The 21 acre former Golf World parcel on SW Kanner Highway is the site of an SB102 proposal. 275 units are proposed in 4 story buildings.

Another SB102 project is proposed on the north side of Cove Road, east of Willoughby Boulevard. 200 units are requested.

The ramifications of 36 years of property tax exemptions are not knowable. We should ask our state legislators how we will pay for all the services they require, like schools, fire rescue, police protection, roads, flood protection, parks, etc.

The Classical Academy also has a high school under development review. It seeks to add 450 new students in a 20,000 square foot building.

As always, my top priority is protecting the residents and resources of Martin County. If I can help, please call me at 221-2358.

Thank you,

Sarah Heard