

Attention Jensen Beach Residents!

Riverside Major Master Site Plan: Riverlight (New Urban Towns, LLC)

This event is to bring awareness to the local community of Jensen Beach regarding the new proposed luxury development that would be planned within the 8 acres of land on Indian River Drive (in between Lures and Snook Nook). "Riverlight" Neighborhood is being planned on this site which is located within the CRA (Community Redevelopment Area) of Martin County.

Development Review Staff Report



Our only intent is simply to enlighten the residents of Jensen Beach and its surrounding areas of the impact that such a major project will have on our community.

THE CURRENT RIVERLIGHT PLAN:

The current plan is to allow New Urban Towns, LLC (Riverlight) to build a high-density area of condos, boutique shops, pocket parks, swimming pools, restaurant and a marina. They have already completed the purchase of this property; however, their plan has not yet been passed through the NAC.

HOW WILL THIS AFFECT US?

1. A considerable increase in traffic congestion and shortage of parking starting at the commencement of construction and onwards
2. The destruction of mangroves and other animal habitats to include the disturbance created when dredging a channel to allow boat access to proposed marina/restaurant.
3. A dense area of approximately 80 condominium style homes up to 3 stories high and range from 1,400 sq ft. to 2,200 sq ft. (Estimated price \$500k - \$1million)
4. Obstruction of water views and restricted access to the water in proposed area
5. Property tax increase as the new construction increases property prices

JENSEN BEACH - PROCESS FOR PROPOSED DEVELOPMENTS: IN ORDER FOR A DEVELOPMENT TO PASS WITHIN OUR CRA, IT MUST BE APPROVED BY THESE 3 BOARDS (IN THIS ORDER): *ALL HEARINGS ARE PUBLIC*

1. **NAC - NEIGHBORHOOD ADVISORY COMMITTEE** JERRY COMPTON, CYNTHIA HALL, ANN KAGDIS, ROBERT WIRE, RON ROSE
2. **LPA - LOCAL PLANNING AGENCY** NIKI NORTON - *DISTRICT 1*, THOMAS CAMPENNI - *DISTRICT 2*, BLAKE J. CAPPS - *DISTRICT 3*, JAMES MOIR - *DISTRICT 4*, RANSOM HARTMAN - *DISTRICT 5*, MARK SECHRIST - *MARTIN CO. SCHOOL DISTRICT*
3. **BOCC - BOARD OF COUNTY COMMISSIONERS** DOUG SMITH - *DISTRICT 1*, STACY HETHERINGTON - *DISTRICT 2*, HARDOLD JENKINS - *DISTRICT 3*, SARAH HERD - *DISTRICT 4*, EDWARD V. CIAMPI - *DISTRICT 5*, DON DONALSON - *COUNTY ADMINISTRATOR*

Each **Neighborhood Advisory Committee (NAC)** shall assist in the preparation of the required community redevelopment plan for its particular designated community redevelopment area. The Jensen Beach NAC meets regularly at the Jensen Beach Community Center on Jensen Beach Boulevard and provides advice and recommendations to the Community Redevelopment Agency regarding the implementation of projects adopted within the Jensen Beach CRA Plan.

The completed Community Redevelopment Plan shall be presented to the **Community Redevelopment Agency (CRA)** for review and approval prior to presentation to the Board. According to the Martin County Community Redevelopment Agency, a CRA is a public entity that finances redevelopment within focused, geographic areas. The agency establishes a trust fund enabling the CRA to direct a percentage of property tax revenues to the target areas in order to implement the redevelopment plan. (Martin.fl.us/about-Cra)

MARTIN COUNTY CRA MISSION

“The Martin County Community Redevelopment Agency 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 (NAC) and Martin County Board of Commissioners to advance the future health and success of our communities.”

The **Local Planning Agency (LPA)** is responsible for regulating, controlling and determining the planning and development direction of its areas.

The **Board of City Commissioners (BOCC)** is final authority on spending by county agencies and departments and the budget is the centerpiece of its local policymaking authority.

JENSEN BEACH TOWN HALL
Jensen Beach Community Center
1912 NE Jensen Beach Boulevard, Jensen Beach

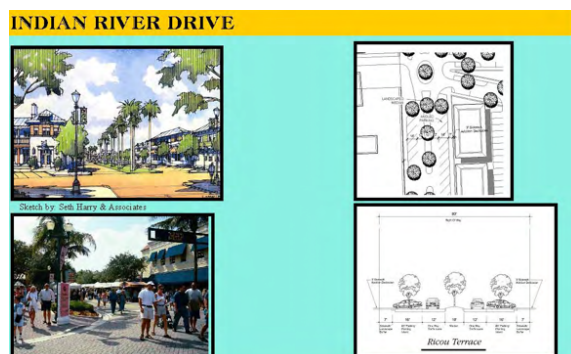
COMMUNITY DEVELOPMENT PROGRAM MANAGER: JANA COX - 772.288.5461

JENSEN BEACH COMMUNITY REDEVELOPMENT PLAN:

The Jensen Beach Community Redevelopment Plan was adopted in 2002 and revised in 2009.

The goal of the Jensen Beach **Community Redevelopment Area Plan** is to enhance the community's pedestrian-friendly system.

The CRA PLAN envisions a continuation of the casual Jensen Beach atmosphere, which emphasizes a mix of uses, an active street life, Florida vernacular architecture, enhanced landscaping, and coordinated signage. The Jensen Beach Community Redevelopment Plan was adopted in 2002 and revised in 2009.



Martin County 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 district and contributes to the overall sustainability of Martin County.

Changes in Jensen Beach

The changes and development in Jensen Beach have initiated a major impact on our quality of life as a community. The need to grow responsibly has not been demonstrated and is evident in the explosion of development in this town.

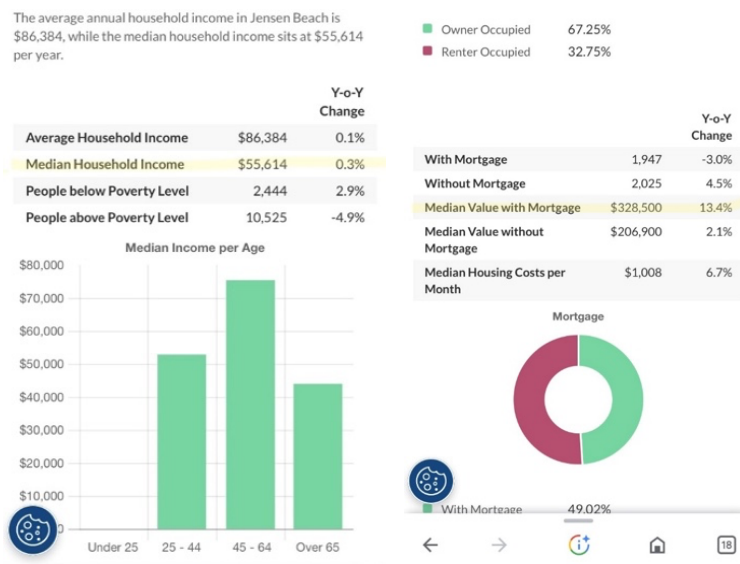
Poor planning on behalf of our local government and elected officials has created a myriad of issues including destruction of wildlife/fauna, pollution/traffic, and displacement of important denizens of our community due to lack of affordable housing.

While government officials are looking at the increase of economic value of the Martin County towns, they are turning a blind eye to the needs of the community. **A large portion of our**

community consists of teachers, industry workers, veterans, retail/hospitality workers, first responders, mechanics, firemen, and employees of family-owned businesses. Salaries range from an average of \$29,000 to \$49,000 for individuals in this line of work. Reports of local teachers who are no longer able to afford to live in their own communities where they teach in Jensen Beach are becoming more common. Luxury Development is advertising our highly regarded school system as a reason to attract potential buyers.

Jensen Beach is a unique town with history, a sense of community, and a ton of local characters who bring vibrancy to this town. Musicians, artists, fishermen, craftsmen and many more have created an energetic vibe in a small township. With large luxury developers being drawn to this quaint town, the concept ironically pushes out the local community that sustains the appeal that drew major development here to begin with.

According to the U.S. Census Bureau, the median household income in the state of Florida is \$60,429. The median household income in the town of Jensen Beach is \$55,614. (Census.gov) Median value of home value with mortgage is \$328,500. (Point2homes.com)



FRA MISSION:

The goal of the Florida Redevelopment Association is to transform urban places into vibrant, thriving commercial areas and neighborhoods. The FRA does this beyond the latest urban trends- we advocate for effective legal and financial tools to support long term, solid alternatives to urban blight.

In summary, the CRA has certain powers that the city or county by itself may not have, such as establish tax increment financing, and leverage local public funds with private dollars to make redevelopment happen. -The Florida Redevelopment Association

PRESERVATION ON JENSEN BEACH WILDLIFE AND NATURE:

Mangroves

“In Florida, mangroves have a very specific protection from the 1996 Mangrove Trimming and Preservation Act, which applies to both public and private land. Our fisheries depend on healthy mangroves to provide abundant and reliable food sources. Long ago, the State of Florida realized the benefits we see from flourishing mangroves and put measures into place to protect them. This means it is not only really stupid to butcher your mangroves, but it is also illegal. They are worth protecting and are a unique and beautiful component of our natural coastline.”

-Bryon White



The Beacon Wharf at Riverlight will be an open-air, waterfront gathering spot with top quality food, drinks, entertainment and plenty of seating along the water. Located directly across from the Riverlight entrance, its distinctive lighthouse will cast a vertical beacon of light into the night sky. The Beacon Wharf will be accessible by land or by water from the Riverlight Marina.

These images are taken on the property where the development would like to transform the current structure and surrounding area into a marina with 15 plus dock slips and a restaurant.

Gopher Tortoises

According to Florida Wildlife & Conservation, Gopher tortoises are long-lived reptiles that occupy upland habitat throughout Florida including forests, pastures, and yards. They dig deep burrows for shelter and forage on low-growing plants. Gopher tortoises share their burrows with more than 350 other species and are therefore referred to as a keystone species. In Florida, the gopher tortoise is listed as threatened. Both the tortoise and its burrow are protected under state law. Gopher tortoises must be relocated before any land clearing or development takes place, and property owners must obtain permits from the FWC before capturing and relocating tortoises. -FWC

Coyote Sightings on the Rise

Coyotes are present in all 67 counties in Florida. Most forests or farmland are suitable habitats, however more and more sightings of these creatures are being found in suburban and urban environments. Martin County is on the rise for displaced coyotes with encounters skyrocketing in Stuart starting in the Spring of 2023.

Due to their displacement from their natural habitat, coyotes are accommodating to new environments, including neighborhoods and urban cities. The influx of development and destroyed habitat is causing these resilient animals to relocate and use their survival-of-the-fittest instincts.

Manatees

Manatees are large aquatic mammals, and sometimes referred to as “sea cows”. They play an important role in maintaining a healthy ecosystem. As new developments are built along waterways, natural nesting areas are destroyed. Sewage, manure, and fertilizer run-off enters the water and causes algal blooms. Some of this algae is toxic and can kill manatees if they eat it. Because manatees feed on sea grass, and sea grass needs sunlight and shallow water to grow, manatees spend most of their time in shallow water. This often leaves them with little room to dive away from oncoming boats, which can lead to deadly collisions. -National Ocean Service

This development threatens our biodiversity on land and in water. Urban development infringes on wildlife territory and damages the natural landscape of the area.

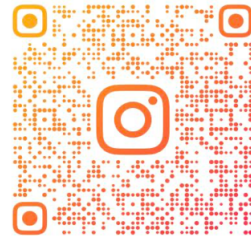
STAND UP, SPEAK OUT AND SHOW UP FOR OUR TOWN!

*WEDNESDAY, SEPTEMBER 6TH AT 5 PM
JENSEN BEACH CHAMBER OF COMMERCE*

JOIN OUR FACEBOOK GROUP:



JOIN OUR INSTAGRAM PAGE:



@QUITMESSENWITHJENSEN

SIGN OUR PETITION:



COMMUNITY REDEVELOPMENT PLAN:

