



Martin County

Port Salerno

Neighborhood Advisory Committee

Meeting Minutes

Port Salerno Civic Center
4950 Anchor Avenue, Port Salerno, Florida

Thursday, June 11, 2026

PRESENT

Position	Name	Term Expiration
Chairperson	Jaime Rolle Taylor	February 20, 2029
Vice Chair	Edward Olsen Jr.	September 10, 2029
Members	Karen Worden	January 28, 2027
	Leonard Lee	September 10, 2028
	Ellen Asselin	January 28, 2027
	Jim Peck	September 10, 2028
	Casey Cass	February 20, 2029

ABSENT

Position	Name	Term Expiration
Members	George Gottuso	February 20, 2029

STAFF PRESENT

Position	Name
CRA Director	Susan Kores
CRA Program Manager	Joy Puerta
CRA Specialist	Dianne Racek
Senior Assistant County Attorney	Sebastian Poprawski
County Commissioner District #5	Edward Ciampi

*** Indicates a motion**

**** Indicates a vote**

***** For the record comment**

CALL TO ORDER

Meeting was called to order at 6:01 PM.

DISCLOSURE OF CONFLICTS OF INTEREST

None

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES

Agenda Item- 26-0957 Draft Meeting Minutes –April 9, 2026

MOTION

* E. Olsen motioned to approve the proposed April 9, 2026; meeting minutes as presented

**L. Lee seconded, and the motion carried UNANIMOUSLY

COMMENTS

1. PUBLIC- None

OLD BUSINESS

Agenda Item- 26-0956, PORT SALERNO – PROJECT UPDATES

Joy Puerta, Community Development Program Manager, provided the Committee with an update on the unpaved roads in Port Salerno, New Monrovia Park, and Septic to Sewer Project.

COMMENTS

C. Cass - If the County owns a road and it gets paved, does the County then maintain the road, or does it remain privately maintained?

J. Puerta - The road would need to be presented to the Martin County Board of County Commissioners for approval to be added to the County's road inventory. Once it's approved and added to the inventory, the County would then maintain it. For example, two roads in

Golden Gate were paved, approved by the Board, and then added to the County's Road inventory for maintenance. Public Works handled that process.

S. Poprawski – The road must meet County standards before it can be accepted into the County inventory. Once accepted, it would be maintained by the County.

J. Rolle Taylor - SE 43rd Avenue extends into a wooded area. People own parcels of land there, but there is no road providing access. Is SE 43rd Avenue and SE Field Street part of the project? How would those roads get paved?

J. Puerta - Yes, those roads are part of the project. There are parcels located beyond the existing intersection. SE 43rd Avenue and SE Field Street are designed to County standards. Once construction is completed, they would be presented to the Martin County Board of County Commissioners for approval to be added to the County's road inventory for maintenance.

S. Kores - Years ago, the map was created using GIS data and categorized based on existing road surface conditions, such as gravel, asphalt, or sand. The roads were then classified accordingly.

C. Harvey - Emergency vehicles have difficulty accessing Flounder Avenue because of the unpaved road. Residents would need to contribute a considerable amount of funding before the County would consider maintaining it.

J. Puerta - This map does not include unimproved rights-of-way.

S. Kores - It only includes existing roads with a surface such as gravel, asphalt or sand.

L. Lee- How does the County classify it as a road if it does not maintain it?

S. Kores - It is considered an unopened right-of-way.

J. Rolle Taylor - Property owners would need to create a road to provide access to those parcels. Once the road is constructed, it would then go through the County's process to determine whether it would be accepted into the County's road inventory for maintenance.

E. Asselin - How is Flounder Ave categorized?

J. Puerta - It is County-owned right-of-way but privately maintained.

J. Rolle Taylor - How would it transition to County maintenance?

J. Puerta - It would first need to be improved to meet County standards.

E. Asselin- Can a gravel road be maintained by the County?

J. Puerta- No. A gravel road does not meet County standards for acceptance into the County's maintenance inventory.

J. Peck - What is the status of paper roads with respect to ownership and maintenance responsibilities?

S. Poprawski – Road classification and maintenance responsibilities depend on several factors, including ownership and whether a road has been accepted into the County's road inventory. Standards and policies have changed over time.

S. Kores - There are many different scenarios regarding roads, including how they are categorized, who is responsible for maintenance, and whether they are eligible for acceptance into the County's road inventory.

C. Cass - Does "privately maintained" mean that neighborhood residents are responsible for maintaining the road?

S. Poprawski- Maintenance is typically performed by those who use the road.

C. Cass - How can the community ensure that other unpaved roads become a priority for improvement?

J. Puerta - During the annual Capital Improvement Program (CIP) process, the Committee may allocate available funding to projects it wishes to prioritize.

C. Cass - Discretionary funds should be used for unpaved road improvements and could Community Redevelopment Agency (CRA) funds be used to maintain roads after construction?

S. Poprawski - CRA funds are not used for road maintenance. However, roads that meet County standards may be accepted into the County's road inventory and maintained by the County.

J. Rolle Taylor - What is the process for converting a County-owned, privately maintained road into a County-maintained road?

J. Puerta - Roads may be included in Capital Improvement Projects, improved to County standards, and then presented to the Martin County Board of County Commissioners for consideration and acceptance into the County's road inventory.

J. Rolle Taylor - Could some unpaved roads be incorporated into the Open Space Plan?

J. Puerta - Staff are evaluating one of the side streets that connects to the Stormwater Treatment Area (STA) as part of the ongoing planning efforts.

C. Josie - I'm concerned whether New Monrovia Park would be completed in time for the Annual Bahamian Festival.

J. Puerta - The project remains on schedule and is expected to be substantially complete before the Annual Bahamian Festival. The park is anticipated to be open in time for the event.

C. Josie - When is substantial completion expected?

J. Rolle Taylor - Substantial completion is anticipated in August and the park will be open in time for the event.

C. Josie - Can an update be provided at the next NAC meeting?

J. Puerta - Yes.

C. Cass - The New Monrovia Park project is the result of the NAC's collective efforts and serves as a testament to what the community can accomplish when it speaks with one voice.

J. Dial - I would like to thank the Committee, community members, and staff for advancing road improvement projects and supporting the planned improvements.

G. Ehrler - What impact could the proposed property tax legislation have on Neighborhood Advisory Committee (NAC) funding and County finances? I am also concerned about County-owned roads and associated maintenance responsibilities.

J. Rolle Taylor - I think the Committee now has a better understanding of the road improvement and process and what is required for roads to be accepted into the County's maintenance inventory for future projects.

G. Ehrler - I know CRA funding was reduced during prior budget cuts, and I'm concerned about how the proposed property tax legislation could affect upcoming projects.

C. Cass - Is there any information or a formula available that would help estimate the potential impact of the proposed property tax legislation on CRA funding? I'm also concerned about how it could affect long-term projects.

S. Kores - We will share information regarding the proposed property tax legislation with the public as it becomes available. At this time, the potential impacts remain uncertain. The CRA currently receives 65% of tax increment revenues, with a statutory minimum allocation of 50%.

L. Lee - Is the County assessing the overall impact of the proposed property tax legislation?

S. Kores- The County has begun analyzing the potential financial impacts of the proposed legislation.

J. Peck - I support the proposed property tax legislation while recognizing that the CRA has made effective use of the funding it has received.

K. Singleton- Can the NAC take a position on the proposed property tax legislation and publicly communicate its perspective?

S. Kores - The NAC's role is to conduct its business. We will share information regarding the Martin County CRA as it becomes available.

S. Poprawski - The NAC is governed by statute and serves in an advisory capacity. The Committee may provide factual information but cannot formally advocate for or against legislative matters.

Commissioner Ciampi - Local governments may provide factual information regarding matters before the public, but they may not advocate for or against a ballot measure or issue. The proposed property tax referendum could have significant fiscal impacts. At this time, I do not support reducing CRA funding.

S. Kores- I encourage everyone to watch a recent Board of County Commissioners meeting for additional discussion of the proposed property tax legislation.

C. Cass - What is the status of the septic-to-sewer project? When is it expected to go out for bid, and what will the homeowner connection cost be?

J. Puerta - The project is anticipated to go out for bid in mid-July 2026. Construction is expected to take several months, with homeowner connections anticipated in Fall 2028. The connection costs have not yet been determined and will depend on the bidding process.

J. Dial - I have several questions regarding sewer pump maintenance responsibilities, service interruptions, storage capacity, system redundancy, and homeowner obligations after connecting to the sewer system.

S. Poprawski - The County would be responsible for maintenance.

J. Peck- Homeowners are responsible for the installation costs associated with the tank, pump, electrical connection, and related infrastructure.

J. Dial - I'm concerned about potential system failures and how the storage capacity has been calculated.

Commissioner Ciampi - The tank has approximately three days of storage capacity. If necessary, the County would arrange for pumping services.

J. Puerta - Additional technical questions regarding the sewer project should be directed at the Utilities Department.

J. Rolle Taylor - I encourage residents to attend the upcoming public meeting, where the appropriate staff will be available to answer questions regarding the sewer project.

G. Ehrler - Can I get an update on the future of the Port Salerno Post Office and the proposed acquisition of 4070 SE Salerno Road? I'm concerned about code enforcement in Port Salerno

and the NAC-funded property improvement grants. Is there any provision to recapture grant funds if a property is sold after receiving improvement assistance?

C. Cass- The CRA-funded property improvements are intended to benefit the community. We continue to work toward identifying a suitable location for a future post office, although site selection and developing a public-private partnership have presented challenges.

K. Singleton- I want to thank the Committee members, staff, and County representatives for their continued efforts.

J. Rolle Taylor- During a recent CRA meeting, I learned that certain dead palm fronds are not removed because they provide habitat for an endangered bat species. I encourage residents to submit service requests for maintenance concerns, as those requests are tracked and require follow-up.

ADJOURN – Meeting adjourned at 7:11 PM.

Recorded and prepared by-

Dianne Racek, CRA Specialist

Jaime Rolle Taylor, Chair

Date

Date