



Martin County
Old Palm City
Neighborhood Advisory Committee
Minutes

Palm City Community
Center
2701 SW Cornell Avenue
Palm City, FL

Monday, November 18, 2019

PRESENT

Position	Name	Term Expiration
Chairperson	Mark Palazzo	September 11, 2022
Vice Chair	Douglas Legler	September 11, 2021
Members	Jane Landrum	October 24, 2020
	Mike Searle	November 10, 2021
	Rex Sentell	September 11, 2021
	Chuck Smith	September 11, 2021

ABSENT

Position	Name	Term Expiration
Member	Ken Natoli	September 11, 2023

STAFF PRESENT

Position	Name
CRA Manager	Susan Kores
CRA Project Manager	Jordan Pastorius
CRA Development Specialist	Jana Cox

Others Present Commissioner Ed Ciampi

* Indicates a motion ** Indicates a vote *** For the record comment

CALL TO ORDER – Meeting was called to order at 6:03 pm.

DISCLOSURE OF CONFLICTS OF INTEREST – None

APPROVAL OF MINUTES – Agenda Item: 20-0149 Draft Meeting Minutes – October 21, 2019

MOTION

- * R. Sentell motioned to approve the proposed October 21, 2019 meeting minutes as presented
- ** C. Smith seconded, and the motion carried UNANIMOUSLY

COMMENTS

1. PUBLIC - none
2. MEMBERS - none
3. STAFF - none

PRESENTATIONS

Agenda Item: 20-0145, Old Palm City CRA Proposed Land Development Regulations

Dana Little, Urban Design Director and Jessica Seymour, Regional Planner, from the Treasure Coast Regional Planning Council presented the proposed changes to the Old Palm City CRA Land Development Regulations. They are asking the NAC to approve the recommendations presented here tonight. Items for discussion are:

three story, 40 feet allowed on Mapp Road; increased density in the neighborhood west of Mapp Road and north of the Fire Station; Residential to commercial on 27th Street behind the strip mall on Martin Downs Hwy. Any questions?

- M. Miller – what about driveways and turn lanes on Mapp Road?
- J. Pastorius – some extra driveways will be removed and there will be a couple turn lanes incorporated; the 100% design plan for Mapp Road improvements will be presented at the next NAC meeting – December 16th
- HM Ridgely – I have a question about curbs and turn lanes. Are any of the businesses along Mapp Road going to lose a left turn in because of the new medians and turn lanes?
- J. Pastorius – I don't believe so but I will get back to you on this
- C. Beagam – can you explain height restrictions?
- D. Little – explained height restrictions
- J. Fielding – please go to the last slide of your presentation and explain the difference between primary and secondary streets
- D. Little – explained primary/secondary streets, most visible streets in your community and connectivity to pocket parks at the ends of these streets
- C. Pinkston – what exactly are you looking for today and can we see a highlight of the changes you are proposing?
- S. Kores – keep in mind that this is not set in stone
- M. Palazzo – please keep in mind one of the prevailing rules, no one will lose what they currently have and we are not taking away anyone's permitted use – we are eliminating the overlays and simplifying the zoning
- J. Connolly – can you explain the yellow squares on the map?
- J. Seymour – zoned industrial
- MJ Decker – I see that you are increasing the density, but I do not see any increase in roadways
- P. Dittel – can you clarify – I didn't think we were allowed to have a business in our home
- D. Little – yes, there are businesses currently located in homes
- MJ Decker – seems like we are creating a lot of traffic
- M. Palazzo – 95% of Old Palm City density is not changing and it will not affect traffic
- J. Landrum – would like to address the issue of 3 stories on Mapp Road how will that impact the residences?
- D. Little – we chose to get rid of density transition – explained setbacks of 20' minimum, lots of benefits to townhomes and suggested that the NAC members go out and find built examples of this concept. Also explained parking will go in the rear with buildings built up to the road.
- J. Landrum – didn't we discuss at our last NAC meeting that additional stories would have a negative effect on raising property values too much?
- D. Little – yes, we did bring it up but in the context of going from 2 stories to 10 stories. I don't think going from 2 stories to 3 stories will have much of an impact.
- M. Palazzo – parking will be in the back and most likely there will be a stormwater retention area that will also create a buffer.
- S. Kores – the market will dictate what is built, we would like to show the potential and be able to adapt and reuse
- M. Miller – there is nothing on Mapp Road that is 3 stories and this picture is not showing parking for the businesses
- D. Little – this picture is not depicting Mapp Road's design in its entirety, it is just a visual aide for the discussion of 2 vs 3 stories.
- L. Savini – is this visual comparable to Abacoa?
- D. Little – it is a good concept, but not a direct comparison
- L. Savini – mentioned that Kiplinger is talking about developing on Citrus
- B. Bols – is this an actual rendering?
- S. Kores – no the 100% plans for Mapp Road will be presented at the next NAC meeting

- B. Bols – are we going to see the plans? What are you going to build? Building frontage requirement on Martin Hwy is too much.
- D. Little – as we talked about in our office, we are not going to encourage large surface parking lots
- P. Dittel – what about public transportation?
- D. Little –we are working with the Martin County MPO, complete streets efforts and levels of service
- M. Palazzo – we need to have a motion for these items; let's discuss the 2 vs. 3 stories
- C. Smith – I agree with Jane the person with the single-family home behind the businesses on Mapp Road will be losing sunlight and looking at a building
- R. Sentell – these are nothing new we have been trying to produce these for 30 years
- S. Kores – exactly, this has been the vision for Old Palm City
- R. Sentell – parking will be behind the businesses
- J. Landrum – I still have concerns how will this impact densities, storm water, drainage how is traffic going to be impacted?
- D. Little – the density will not increase with 3 stories
- J. Seymour – the storm water will not change; current requirements will be in place going from swale to curb and gutter

MOTION

* R. Sentell motioned to approve 3 stories and 40 feet be allowed on Mapp Road.

** M. Searle seconded, and the motion carried 5 to 1 with J. Landrum dissenting.

- B. Bols – how will water retention be handled to accommodate Mapp Road?
- J. Pastorius – the retention pond or STA that was recently built will accommodate stormwater for Mapp Road.
- D. Legler – can we see the multi density slide again please explain rationale for increasing density
- D. Little – 27th Street is a front and back issue townhouse type is a more resilient building type
- D. Legler – how does this make it better?
- J. Seymour – we are trying to balance what is currently allowed and provide additional flexibility
- M. Palazzo – we need to give Dana direction
- M. Searle – I thought we were doing this to make the 2002 vision to come true

MOTION

* D. Legler motioned to change the multi family designation west of Mapp Road, north of the fire station back to detached and allow for multi family as presented on 27th Street

** C. Smith seconded, and the motion carried 5 to 0 with M. Searle abstaining.

MOTION

* R. Sentell motioned to approve item 1 – amendment of future land use map (FLUM) to apply the new Future Land Use designation to land

** M. Searle seconded, and the motion carried UNANIMOUSLY

MOTION

* R. Sentell motioned to approve item 2 – adoption of new Land Development Regulations (LDRs) to create new zoning districts and sub-districts including a Regulating Plan and Development Standards

** M. Searle seconded, and the motion carried UNANIMOUSLY

MOTION

* R. Sentell motioned to approve item 3 – amendment of the Zoning Atlas to apply those new Zoning Districts and Sub-Districts to the land

** M. Searle seconded, and the motion carried UNANIMOUSLY

COMMENTS

1. PUBLIC - none
2. MEMBERS - none
3. STAFF - none

ADJOURN – Meeting adjourned at 8:13 pm

MOTION

* R. Sentell motioned to adjourn

** M. Searle seconded, and the motion carried UNANIMOUSLY

Recorded and Prepared by:

Jana Cox, Community Development Specialist

Date

Mark Palazzo, Chair

Date

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