



**Martin County  
Old Palm City  
Neighborhood Advisory Committee  
Minutes**

**Palm City Community  
Center**  
2701 SW Cornell Ave.  
Palm City, FL 34990

**Monday, August 26, 2024**

---

**PRESENT**

<b>Position</b>	<b>Name</b>	<b>Term Expiration</b>
Chair	Rex Sentell	September 11, 2025
Vice Chair	Chris Pinkston	May 9, 2027
Members	Oscar Torres	September 11, 2025
	Jane Landrum	October 24, 2024
	Colleen Pachowicz	April 19, 2026
	Robert Corbett	August 21, 2027
	Chuck Smith	September 11, 2025

**ABSENT**

<b>Position</b>	<b>Name</b>	<b>Term Expiration</b>
Members	Mike Searle	September 11, 2027
	Douglas Legler	September 11, 2025

**STAFF PRESENT**

<b>Position</b>	<b>Name</b>
Assistant CRA Manager	Jordan Pastorius
CRA Specialist	Noehmi Lopez
CRA Manager	Susan Kores
Senior Assistant County Attorney	Sebastian Poprawski
District Commissioner 5	Edward Ciampi
Public Records Administrator	Sangeeta Maragh

**\* Indicates a motion**

**\*\* Indicates a vote**

**\*\*\* For the record comment**

**CALL TO ORDER** – Meeting was called to order at 6:00 PM.

**DISCLOSURE OF CONFLICTS OF INTEREST** – None.

**APPROVAL OF MINUTES** – Agenda Items: 24-1274 Draft Meeting Minutes – June 17, 2024

**MOTION**

\* C. Pinkston motioned to approve the proposed June 17, 2024, meeting minutes as presented.

\*\*C. Smith seconded, and the motion carried UNANIMOUSLY

**COMMENTS**

**PUBLIC**

- None

## **PRESENTATIONS**

### **AGENDA ITEM: 24-1276, Old Palm City – CRA Architectural Design Standards**

Dana Little, Urban Design Director from the Treasure Coast Regional Planning Council presented the proposed CRA Architectural Design Standards for all six Martin County CRA areas. This effort has been undertaken to update and codify the design standards for clarity and predictability of use by architects, builders, property owners and staff, and to continue to implement the vision of well-designed communities that celebrate their distinctive identities and contribute to the overall sustainability of Martin County.

B. Bols – Will this interfere with the ADA requirements?

D. Little – There are no conflicts.

R. Sentell – Contemporary, Art Deco, and Classical Tradition should not be added for Old Palm City.

C. Pinkston – What sprung the design standards?

S. Kores – On our last code revision we did not get to this and it needed to get updated. This update will help navigate developers.

C. Pinkston – I agree with Rex Sentell to eliminate the three and no Anglo-Caribbean.

R. Corbett – Could certain areas be restricted to specific styles?

J. Landrum – I like the Mission style.

R. Sentell – I really don't want all the CRA areas to be the same.

## **MOTION**

\* C. Corbett motioned to move forward with the styles presented, but remove Art Deco, Contemporary, and Classical Traditional.

\*\*C. Pinkston seconded, and the motion carried UNANIMOUSLY.

### **Agenda Item: 24-1275, Old Palm City NAC – Public Records Training**

Sangeeta Maragh, Martin County Public Records Administrator, presented the Public Records Training and discussed how the Public Records Law applies to appointed committee members. The committee members who were present, completed and signed the Acknowledgment Receipt Form.

## **NEW BUSINESS**

### **AGENDA ITEM: 24-1277, Old Palm City – Alternative Compliance at 906 SW All American Blvd.**

Jordan Pastorius, CRA Assistant Manager, presented a project requesting a recommendation from the committee for alternative compliance for the installation of an 846 square foot metal garage. The proposed structure does not comply with the Land Development Regulations as it does not match the architectural style or building form of the principal building. The applicant (Russell Finley) voiced his request for approval of the alternate compliance.

C. Pinkston – Is there room for it to be set back?

J. Pastorius – Its about 51 feet from the water.

O. Torres – What are the neighbors' thoughts on this metal garage?

C. Pachowicz – Can it be more compatible to the code?

R. Finley – I have gone around to my neighbors with a letter asking if it is okay and they signed off on it. (the letter has been saved for records) I have no landscape for it now, but I will once its completed. During this time, I have some coconut trees around for landscape.

C. Pachowicz – I'm glad you were able to talk to your neighbors about this.

## **MOTION**

\* O. Torres motioned to approve the Alternative Compliance at 906 SW All American Blvd.

\*\* C. Smith seconded, and the motion carried 4-3 with Colleen Pachowicz, Rob Corbett and Chris Pinkston dissenting.

**AGENDA ITEM: 24-1278, Old Palm City – Vision Plan Components**

Jordan Pastorius, CRA Assistant Manager, presented the Old Palm City Vision Plan Components and reviewed the two project scopes that were requested by the NAC

C. Pinkston – If we decide to do the Enhanced Neighborhood Streets project I don't to the neighborhood to think we are taking away their land. We need to do some kind outreach for communications for them.  
J, Landrum – At the end of 31<sup>st</sup> Street please remember there are mangrove trees.

**MOTION**

- \* O. Torres motioned to approve Enhanced Neighborhood Streets project.
- \*\* R. Corbett seconded, and the motion carried UNANIMOUSLY.

**OLD BUSINESS**

**AGENDA ITEM: 24-1282, CRA Affordable Housing Properties**

Susan Kores, CRA Director presented the properties in the CRA that are appropriate for affordable housing. The properties are as follows:

- Port Salerno CRA  
5703 SE 47th Avenue - 1 lot, CRA Neighborhood FLU and Detached Subdistrict  
SE Geraldine Street/SE Railway Avenue - 8 lots, CRA Neighborhood FLU and Detached Subdistrict
- Golden Gate CRA  
Hawthorne Street - 10 lots between SE Hawthorne and SE Iris Streets, CRA Center FLU and General Subdistrict
- Old Palm City CRA  
3500 SE Old Palm City School Avenue - 1 lot at 3500 SW Palm City School Avenue, CRA Center FLU, Corridor Subdistrict

B. Bols – Are you kidding? After buying the Old Palm City lot now we are going to develop it with more housing. I've had a problem with the County purchasing the lot from the beginning.

S. Kores – There will be an RFP (request for proposal) that will go out for bid based on with the community would like to see.

E. Ciampi – What's being done is a state requirement. Once the RFP goes out to bid there will be restrictions on what could be built.

**MOTION**

- \* C. Pinkston motioned to move forward with staff recommendations and restricted the developer with height requirements and setbacks.
- \*\* C. Smith seconded, and the motion carried UNANIMOUSLY.

**AGENDA ITEM: 24-1279, Old Palm City – Project Updates**

Jordan Pastorius, Assistant Community Development Manager, provided an update on the Ripple Stormwater EcoArt Project.

**COMMENTS**

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

**ADJOURN** – Meeting adjourned at 8:20 PM.

Recorded and prepared by:

\_\_\_\_\_  
Noehmi Lopez, CRA Specialist

\_\_\_\_\_  
Date

\_\_\_\_\_  
Rex Sentell, Chair

\_\_\_\_\_  
Date

**ADA** This document may be reproduced upon request in an alternative format by contacting the County ADA Coordinator (772) 320-3131, the County Administration Office (772) 288-5400, Florida Relay 711, or by completing our accessibility feedback form at: [www.martin.fl.us/accessibility-feedback](http://www.martin.fl.us/accessibility-feedback)