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**Martin County  
Port Salerno  
Neighborhood Advisory Committee  
Meeting Minutes**

**Blake Library**  
2351 SE Monterey Rd  
Stuart, FL

**Thursday, October 8, 2020**

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**PRESENT**

<b>Position</b>	<b>Name</b>	<b>Term Expiration</b>
Chairperson	Chandler Josie	September 10, 2020
Vice Chair	Edward Olsen	September 11, 2021
Members	Jamie Rolle Taylor	February 20, 2021
	Karen Worden	January 28, 2023
	Ellen Asselin	January 28, 2023
	Marygrace Haluska	September 10, 2020

**ABSENT**

<b>Position</b>	<b>Name</b>	<b>Term Expiration</b>
Member	Helen Fisher-Quintana	February 20, 2021
	Cathy Harvey	February 20, 2021

**STAFF PRESENT**

<b>Position</b>	<b>Name</b>
CRA Manager	Susan Kores
CRA Project Manager	Joshua Mills
Principal Planner	Irene Szedlmayer
Utilities Chief Project Manager	Phil Keathley

**\* Indicates a motion**

**\*\* Indicates a vote**

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

**CALL TO ORDER** – Meeting was called to order at 6:02 pm.

**PLEDGE OF ALLEGIANCE**

**DISCLOSURE OF CONFLICTS OF INTEREST**

**APPROVAL OF MINUTES – Agenda Item: 21-0002 Draft Meeting Minutes – August 13, 2020**

**MOTION**

- \* B. Olsen motioned to approve the proposed August 13, 2020 meeting minutes as presented
- \*\* J. Rolle Taylor seconded, and the motion carried UNANIMOUSLY

**COMMENTS**

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

- J. Mills – The Pt. Salerno housing RFP will be going out by the end of the month. It will be advertised in the Stuart news as well as on DemandStar. Josh showed the group where the lots are on the map and gave a brief explanation of the project.

**PRESENTATIONS**

**Agenda Item: 210-0003, Port Salerno Phase-1 Water Installation**

Phil Keathley of Martin County Utilities and Solid Waste Department presented the Port Salerno Water Installation project covering costs, location, construction, and timeline. He mentioned the benefits of having county water and explained the fees for residential and commercial. The permitting and design is complete. Construction is to start in November 2020 and be complete in June 2021.

- J. Rolle - Is there a payment plan?
- P. Keathley – No, but we do accept credit cards
- E. Asselin – This is called the Salerno New Monrovia Project, but it's only in Salerno
- P. Keathley - This is in anticipation of the construction of the vacuum sewer system for both Pt. Salerno and New Monrovia
- C. Josie - Why doesn't New Monrovia get water?
- P. Keathley - All of New Monrovia has water
- J. Mulberry – I am on Horizon and just missing Phase 1. When does Phase 2 come?
- J. Mills – 50% design is being reviewed. Phase 2 should come almost immediately following Phase 1.

**NEW BUSINESS**

**Agenda Item: 210036, Port Salerno Benches**

Josh Mill, Project Manager, presented the concept of replacing the benches off Salerno Road by the footbridge. The County just finished repairing the walkway by re-doing the pavers and putting sod around the trees. In the process, the benches that were there were not able to be salvaged. He showed some examples of artistic tile benches and would like to come back to the NAC with some designs and cost. CRA and the neighboring business would like to put in some new, possibly artistic benches. Examples were shown.

- M. Worden - We would need to look at materials, maintenance, design, and quantity
- J. Rolle - Maybe the business next door would like to contribute?
- J. Mills – We could ask to see if they would like to contribute and we will look at all of those things, including location.

**DEPARTMENTAL**

**Agenda Item: 21-0028, Alternative Compliance: 4786 SE Horizon and 4796 SE Horizon**

Presentation by Martin County Principal Planner, Irene Szedlmayer, for alternative compliance on two properties. Applicant seeks approval to construct a single-family dwelling at 4786 and 4796 SE Horizon on which the front-loading garage is not recessed five feet from the front façade of the dwelling.

- I. Szedlmayer – Mr. Graham, the applicant might like to speak.
- F. Graham – This design worked for four other houses and now it doesn't work for these two. I try to design something that is functional for families.
- C. Jose – Where the other houses in the CRA? Why are these different?
- I. Szedlmayer – Since 2001, the code has always asked for the garage to be recessed from the front of the house without mentioning a specific number. The glitch bill in 2018 provided a number and it is 5 feet. After a few years, the architects and builders should know the code.
- F. Graham – Codes are not valid. We cannot comply until the county puts in the infrastructure.
- MG Haluska – They need a rear yard so kids can play in the back and not the road.
- J. Rolle – Mr. Graham does a great job and the quality would not be disappointing. I agree with Mary Grace, more of a backyard is important for safety.
- E. Asselin – It is not easy on these small lots.
- C. Winters – Is the additional 5 feet on the garage side?

**MOTION**

\* J. Rolle motioned to approve the Alternative Compliance presented for both 4786 SE Horizon and 4796 SE Horizon Street

\*\* M. Haluska seconded, and the motion carried UNANIMOUSLY

**DEPARTMENTAL**

**Agenda Item: 21-0030, Alternative Compliance: 4872 SE Flounder Avenue**

Presentation by Martin County Principal Planner, Irene Szedlmayer, for alternative compliance to construct a 2,080 sq. ft. metal building at 4872 SE Flounder Avenue. Staff recommended denial.

- M. Matos – This building is like others that are similar in the community. They are going to store vehicles. They are adding \$10,000 worth of landscaping.
- C. Josie – Is this bigger than the one on Lincoln, on Flounder, and others?

- I. Szedlmayer pulled them up on the screen and looked at the property appraiser report. This one is double the size of all the others, except for one which was a rebuild of a previous legal non-conformity and is allowed to use the previous footprint.
- J. Rolle – What are their options?
- I. Szedlmayer – The options are mentioned in the staff report.
- MG Haluska – They should have the right to build that if their property is big enough. The county shouldn't dictate what the person should pay. They could do something different with the driveway.
- M. Worden – But we are in a CRA and it's why we have the rules and regs.
- B. Olsen – This isn't for commercial activity. They have the right to keep their nice things safe. People would rather have a garage with beautiful landscaping instead of a cement pad with everything in the open.
- E. Asselin – My mother is between two large "barns". They are out of place and I know the feeling of having a huge edifice next to your home.
- M. Worden – How much water is going to come off that size of a building. We never flooded before, but now our street has recently flooded.
- C. Josie – Flounder is constantly underwater. Has that been considered in the design and where is the water going to go?
- M. Matos – To the west of the building is a 15-foot-wide county alley, the water will go into that street.

**MOTION**

- \* B. Olsen motioned to approve the Alternative Compliance presented for 4872 SE Flounder Avenue.
- \*\* MG Haluska seconded, and the motion did not pass, 3-2 with B. Olsen and HG Haluska in favor; M. Worden, E. Asselin, J. Rolle opposed, and C. Josie abstained.

**COMMENTS**

1. PUBLIC

- Tina on Ebbtide - She is concerned about the speeding on Ebbtide. It is a secondary road and the posted speed is 25 MPH. She has called the County and wants to know what are the future speed limit plans the CRA has for that street.
- C. Josie - We can get the Sheriffs department to come and do an analysis. We need this especially on Ebbtide, it's a main street for foot traffic, especially kids.


2. MEMBERS

- C. Josie – We would like to follow up at the next meeting on both of the alternative compliance items brought today.

3. STAFF – none

**ADJOURN** – Meeting adjourned at 7:50 pm

Recorded and Prepared by:

  
 \_\_\_\_\_  
 Susan Kores, Manager

12/10/2020  
 \_\_\_\_\_  
 Date

  
 \_\_\_\_\_  
 Chandler Josie, Chair

12/10/20  
 \_\_\_\_\_  
 Date

**ADA**

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# Port Salerno Neighborhood Advisory Committee – Sign In



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Thursday, October 8, 2020 – 6:00 pm



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CHRISTINE MATOS	
BUBB OLSON	
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