



MARTIN COUNTY
Community Redevelopment Agency

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

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

Monday, June 16, 2025

PRESENT

Position	Name	Term Expiration
Chair	Rex Sentell	September 11, 2025
Vice Chair	Chris Pinkston	May 9, 2027
Members	Jane Landrum	October 24, 2027
	Colleen Pachowicz	April 19, 2026
	Chuck Smith	September 11, 2025
	Douglas Legler	September 11, 2025
	Mike Searle	September 11, 2027
	Oscar Torres	September 11, 2025

ABSENT

Position	Name	Term Expiration

STAFF PRESENT

Position	Name
Assistant CRA Manager	Jordan Pastorius
CRA Program Manager	Jana Cox

* Indicates a motion

** Indicates a vote

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

DISCLOSURE OF CONFLICTS OF INTEREST – None.

APPROVAL OF MINUTES

Agenda Item: 25-1081 – OPC NAC Minutes for April 21, 2025

MOTION

- * C. Pachowicz motioned to approve the proposed April 21, 2025, meeting minutes as presented.
- ** C. Smith seconded, and the motion carried UNANIMOUSLY.

COMMENTS

1. PUBLIC
 - None

NEW BUSINESS

Agenda Item: 25-1084 – Cornell Avenue Streetscape and Pocket Park Design Project

Joe Capra, President and Project Engineer for Captec Engineering presented some preliminary design options for the NAC to discuss and provide feedback. The input gathered will guide Captec Engineering in advancing the design to the 60% completion stage.

O. Torres – Were the pocket parks voted out of the project?

C. Pinkston – That is a shame, it is my favorite part of the plan.

J. Pastorius – This presentation reflects the 30% design of the plans. As of this moment, we do not have the funds to build pocket parks.

J. Capra – Keep in mind some of the utilities will be placed underground. Some traffic will be blocked for a time, but we will do the project block by block with little or no disruption to traffic.

O. Torres – We have been waiting for utilities for 20 years, is this project going before sewer?

J. Capra – My understanding is that grants were secured for the Old Palm City Septic to Sewer Project and will be done before we start this project.

D. Legler – Do you have the plans or are you the designer for the sewer project?

J. Capra – I have seen the plans. Leo Repetti is your contact person regarding the sewer project.

J. Landrum – I understand the county is working on quite a few septic to sewer projects. Where are we in the line waiting to get sewer?

J. Capra – I do not have all the information, but I do know that a variety of sewers are planned for the county including vacuum systems, larger and smaller systems, gravity systems and more that I am not aware of. Old Palm City is high on the list to be converted to sewer.

J. Landrum – We have been waiting a long time.

C. Pinkston – My recommendation is to escalate this Cornell Avenue project and maybe we can get the county to go faster.

C. Pinkston – Mr. Capra are you doing the design for the sewer?

J. Capra – I am anticipating that I will be participating in the design.

J. Landrum – Can we discuss the streetlights? Will lighting be added to what we currently have?

J. Capra – We have not decided on lighting and it is up to you as the NAC.

R. Sentell – I would like to know if anyone rides their bike along that road.

C. Pinkston – I agree with making the sidewalks 8 feet.

D. Legler – I also agree with making the sidewalks 8 feet.

S. Jones – I have lived on Cornell Ave for 56 years. Leave it alone. We have had zero accidents, the pond will be in people's driveways, we do not need a gigantic sidewalk. You will ruin the parking in residents' driveways and they will not have a place to park. You will have to move communications lines, power poles, the pond will be a disaster. Just put sewer in and leave it alone.

J. Capra – Each driveway will be retained and have adequate parking.

R. Sentell – I have been in Old Palm City for 45 years and I can tell you that these improvements are needed to fix the flooding and improve safety.

C. Miranda – Have you considered a one-way road?

A. Potts – I see that you are widening the sidewalks from 4 feet to 8 feet. Isn't that overkill? Why not make them 6 feet, that would be adequate.

J. Pinkston – Whether is it 6 feet or 8 feet, it is the same vegetation. Are you giving the driveways back? Do we have grants for this project?

J. Capra – We always put things back the way we found them and there will be a landscape buffer.

J. Pastorius – This project is not grant funded at this time but with a set of completed construction plan it makes it better to apply for grants. Remember this is just conceptual and we are working on 30% design.

T. Moore – How much property are you asking for on the west side?

J. Pastorius – none.

J. Capra – This is a public road and the Public Works Department will require separation between the road and the sidewalk.

M. Moore – The person across the street from us will lose his yard.

J. Capra – We are not touching anything that is not in the county right of way.

M. Moore – Just to confirm the sewer is going to be done first.

J. Capra – Yes, that is the plan.

D. Landrum – We need a delineated path for EV's and motorized vehicles. I have had numerous close calls while backing out of my driveway.

Community Deputy Sheriff – We are escalating the enforcement of these kids riding their vehicles illegally and calling parents to educate them on the rules. Dirt bikes are not allowed.

R. Sentell – I was in Captiva and they have smaller lanes on one side for bicycles. Is this something we could do?

J. Capra – We could look into it.

P. Gorie – I see what you are trying to do. You are putting a thoroughfare through our roads and inviting more traffic when we just want to leave it alone. What is the purpose of this?

J. Capra – The community wants to know what is the purpose? First, safety on the roads and safety for pedestrians. Second, we are improving the flooding issues, signage and marking issues on the road.

S. Jones – Regarding the swales, are you putting culverts under the driveways? What about people who have paid for these fancy driveways are you paying to put those pavers back or giving them their money back?

J. Capra – Keep in mind the county has 50 feet of right of way and we will not be taking people's property.

S. Jones – You will deplete property values.

A. Potts – Does the vegetative swale have to be 8 feet?

J. Capra – We need as much depth as we can get for drainage.

MOTION

* C. Pachowicz motioned to direct Captec Engineering to move towards the 60% design of the project and leave the sidewalks at 8 feet.

** D. Legler seconded, and the motion passed 6 to 2 with M. Searle and J. Landrum opposing.

J. Pastorius – We can discuss these options again once the plans are further down the road.

J. Landrum – Can we discuss and vote on the lighting? I would like less lighting, maybe remove the old streetlights and install new ones like the ones on Mapp Road. Just use less of them.

J. Capra – Today we have 13 existing lights.

C. Pinkston – Do we know the cost to install new lights? If it is an additional cost, I would like to know the budget before we make a decision.

J. Capra – We usually put streetlights at every intersection.

MOTION

* J. Landrum motioned to direct Captec Engineering to explore removing some of the streetlights and replacing them with the ones that were used on Mapp Road after determining the cost.

** C. Smith seconded, and the motion passed 5 to 2 with M. Searle and C. Pinkston opposing and O. Torres abstained from voting due to a conflict of interest.

C. Pinkston – I would like to reiterate that I was not here at our last NAC meeting, and I do not see the need to shift the road. We need to do an analysis of the impact to the residents on the west side of the road and the distance from the homes. Let's reconsider the shift of 5 feet.

R. Sentell – Questioned the committee and no one wants to reconsider.

S. Jones – Why don't you install culverts with concrete drainage underground?

J. Pastorius – This will significantly increase costs.

Rex – Discussion ensued about traffic calming, speed tables, speed bumps, raised crosswalks and stop signs. Nothing was decided.

Agenda Item: 25-1085 – Art in Public Places Opportunity

Jordan Pastorius, Assistant Community Development Manager, updated the committee on the art piece that would be located at Palm City Place and Patio and that it will be presented at the July 8, 2025 Board of County Commissioners meeting.

C. Smith – Who is planting grasses in the patio pond?

J. Pastorius – I do not know, but we are not funding anything there. Most likely Public Works.

C. Pinkston – I am still wondering about the loss of the pocket parks for this project. Can you send me any minute entries in regard to these? I want the pocket parks to stay.

J. Cox – I can send you what I have.

R. Sentell – I tend to agree, we only have 3 pocket parks in the project and this will allow our residents to access the water.

O. Torres – What happened to the picnic tables that were located under the bridge during the new bridge project?

J. Pastorius – Nothing that the CRA did.

D. Legler – Probably FDOT.

J. Pastorius – We will include the 30% design plans of the 3 pocket parks in the plans.

J. Landrum – I live next to a pocket park. Can we make sure we advocate for natural trees?

C. Pinkston – I vote we go forward with the pocket parks whether it is 1 instead of 2 or 2 instead of 3. Keep them in the plan. Make is a priority.

MOTION

* C. Pinkston motioned to keep the pocket parks in the plans and not abandon the idea.

** C. Pachowicz seconded, and the motion passed 7 to 1 with O. Torres voting no

J. Capra - What kind of changes do you want for the pocket parks.

A. Potts – Keep the mangroves.

C. Pinkston – Would like to see the fishing pier extended out.

COMMENTS

1. PUBLIC

- S. Dummann – Conch Cove is very dangerous to turn out onto Martin Downs Boulevard.

2. MEMBERS

- D. Legler – Seeing the recent sales along Mapp Road is good for property values.
- R. Sentell – That is how redevelopment works.

3. STAFF

- None

ADJOURN – Meeting adjourned at 7:56 PM.

Recorded and prepared by:

Jana Cox, CRA Program Manager

Date

Rex Sentell, Chair

Date

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