



Martin County

Port Salerno

Neighborhood Advisory Committee

Meeting Minutes

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

Thursday, August 7, 2025

PRESENT

Position	Name	Term Expiration
Chairperson	Jaime Rolle Taylor	February 20, 2025
Vice Chair	Edward Olsen Jr.	September 10, 2025
Members	Ellen Asselin	January 28, 2027
	Leonard Lee	September 10, 2028
	Jim Peck	September 10, 2028
	Casey Cass	February 20, 2025
	Karen Worden	January 28, 2027

STAFF PRESENT

Position	Name
CRA Director	Susan Kores
CRA Program Manager	Joy Puerta
CRA Program Manager	Jana Cox
Assistant County Attorney	Frank Moehrle

* Indicates a motion

** Indicates a vote

*** For the record comment

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

PLEDGE OF ALLEGIANCE

DISCLOSURE OF CONFLICTS OF INTEREST – None

APPROVAL OF MINUTES – Agenda Item: 25-1217 Draft Meeting Minutes – June 12, 2025

MOTION

* E. Olsen motioned to approve the proposed June 12, 2025; meeting minutes as presented.

** C. Cass seconded, and the motion carried UNANIMOUSLY.

COMMENTS

1. PUBLIC

T. Kogl – Regarding the 4-lane highway project, no one returned my phone call and you refused to provide information to us. It took WPTV to contact the county to get an answer. A1A throughout the Golden Gate area is nicknamed “rear end alley” since the improvements were finished. All we need is a bike lane. What about widening Cove Road, are we getting misinformation about that too? Can you guarantee us that Cove Road will not be widened to four lanes?

J. Puerta – Explained the new ADA rules that will be implemented, and the reason attachments were not included in the agenda packet.

D. Larcomb – What is the status of the New Monrovia septic to sewer plan? Can you give us an answer and the cost?

J. Puerta – I will have an update for you later in the agenda.

E. Anderson – Same topic. The New Monrovia date for septic to sewer has been moved back again and the Rocky Point dates have slipped considerably. Can you report on that?

G. Ehrler – I would like to get updates on previous projects that have been presented to this committee in past meetings. For instance, the yellow sign is hidden on Lee Street instead of being visible to the public. I just would like to know what is going on with these projects. Could the commissioner come and give us an update?

PRESENTATIONS

Agenda Item: 25-1218 – Port Salerno – Resilient Martin Environmental Resource Vulnerability Assessment

Amy Eason, Environmental Resources Engineer with Martin County Public Works presented the updated vulnerability assessment along with identifying adaption strategies in Martin County.

K. Worden – Tell me about the 4-story buildings that are being constructed in Martin County. Will these cause flooding and what will the county do about it?

A. Eason – We will look at the Future Land Use Map (FLUM) and consider implementing code changes. We might need to increase storage on parcels in the future.

L. Lee – Are the building codes going to change?

A. Eason – As our planning continues, we will look and suggest changes in the adaptation strategies.

L. Lee – I grew up in New Monrovia and it has flooded in the past, especially Front Street and Cove Road. There's only one way for the water to drain.

A. Eason – Explained storage capacity and the fact that this will all be part of the assessment.

E. Asselin – The swales do not look deep enough to carry the stormwater.

E. Eason – Over time, people fill in the swales and each case is different.

J. Rolle-Taylor – Referring back to the heat map in your presentation, will you be collaborating with the other Martin County departments on these projects, especially the septic to sewer?

A. Eason – Yes, we will be collaborating. The funding we have secured is for resiliency and not for sewer projects. If you want to send a list of roads to the CRA staff, I can look at the problem areas.

E. Anderson – I am a home builder. As you know FEMA has their rules for elevations, the State has their 1 foot additional and then we have to build it up for the CRA standards of finished floor elevation. How would you handle raising roads and stormwater engineering for septic to sewer?

A. Eason – The comprehensive plan recently changed to a 2-foot minimum, not 1 foot. We will talk to Growth Management and determine how we adapt to these changes. All departments within Martin County are part of the project and we will work together.

L. Larcomb – Where can we access the information that you presented?

A. Eason – I am working on updating our website. The presentation that is there now is from 2021. If you search for Resilient Martin on Google, the information is there.

L. Larcomb – After all the work that has been done in Golden Gate, Fairmont still floods.

A. Eason – Public Works is looking at the STA (Stormwater Treatment Area) in Golden Gate since it is experiencing tidal flooding. We will raise the STA and it should fix the flooding.

L. Larcomb – We have been waiting 10 years for sewer funding and we are begging for money. How have you been able to secure grants?

A. Eason – Explained grant funding and how projects are funded specifically for each type. For example, the funds secured for resiliency could not be used for sewer projects.

T. Kogl – Raising roads, what are you going to do when hurricanes occur?

A. Eason – There is a program called Elevate Florida led by the Florida Division of Emergency Management (FDEM). This program has secured 2 million in grants and is designed to protect homes and communities by reducing damage caused during natural disasters like hurricanes and floods.

A. Eason – For example, we are raising the road on Mockingbird Lane in Palm City. Currently only 3 homes are above elevation.

T. Kogl – I have listened to and heard about the man at the BOCC meetings. His house is flooding, and no one can help him.

A. Eason – Each situation is different.

D. Larkin – Did you get your data from present and future dates?

A. Eason – The data NOAA is using is a 19-year period trending to actual data.

S. English – My home on Kingfish is 13.4 inches, how high will it be in 2100?

A. Eason – You can look at the table and the data.

G. Shipley – I just built a house in Port Salerno. Why are the new houses so high and the sidewalks are below the road, and they are flooding?

D. Larcomb – When was the CIP created for this study?

A. Eason – Resilience Martin was put on the CIP in 2018.

K. Warden – Pirate's Loft floods the neighborhood; can you check on this?

C. Cass – I can answer this, the pipes in the area are filled with sand and need to be vacuumed out.

Agenda Item: 25-1219 – Project Updates

Joy Puerta, Community Development Program Manager presented updates on New Monrovia Park, New Monrovia Neighborhood Improvements, Park Drive Improvements, Septic to Sewer Project and the Dixie Highway Safe Streets for All. The NAC and the public listened to the presentation, discussed, and asked questions.

C. Cass – Please elaborate on the grant money for the septic to sewer project. What is being contributed, how much will it cost?

J. Puerta – Until the project goes out to bid, Utilities will not have any of those numbers.

C. Cass – What are we contributing to the Dixie Highway project?

J. Puerta – This is a grant called Safe Streets for All.

E. Asselin – MCTPA reports \$13 million more in grant funds for the sewer project, is this true?

S. Kores – That is the grant funding, not additional.

K. Warden – What about the 4-lane issue on A1A? I missed the last meeting.

E. Olsen – It was a misunderstanding.

E. Anderson – I would like the minutes to reflect the fact that they are going to keep the infrastructure in place during the Septic to Sewer project. For example, they repaved Salerno Road and now they will put in storm sewers and tear up the road.

C. Cass – I agree to put this in the minutes to avoid a New Monrovia sewer debacle.

COMMENTS

1. PUBLIC

D. Larcomb – Can you explain the New Monrovia Septic to Sewer timeline again?

J. Puerta – Went back to the slide presentation and explained the timeline.

S. Kores – The only reason the timeline was moved is due to Building Code changes that affected the pump house.

Elaine – Can you explain the Park Drive improvements and the timeline? If the construction takes place during season, the fisherman will lose a lot of money. We need to be assured that our trucks will be able to fully access Park Drive.

S. Kores – Discussed the timeline and the fact that we would do the best we can.

D. Larcomb – I am confused. Why are we leaning towards immigrant communities and improving those areas.

S. McGinnis – These things work in phases. You are in the right place for bringing your projects to light but need to be patient.

S. Kores – We have a Community Redevelopment Plan, but you can tell us what challenges you are experiencing in your areas.

J. Puerta – New Monrovia was voted by the Port Salerno NAC to be prioritized and their projects moved to the top of the list.

Y. McFarguhar – Can we get Railroad Avenue paved? Public Works keep fixing the potholes, but we need a permanent fix.

J. Puerta – The sewer project is first, but we can look at this.

G. Ehrler – Could we include all unpaved roads when the New Monrovia projects are done?

E. Anderson – The section where I live in Rocky Point is in the Port Salerno CRA. The sewer project in Rocky Point was funded when I bought the property in 2022. This project was supposed to be conceptual in 2025 and finished by 2027, how do I get information on this delay?

S. Kores – I will ask Leo Repetti from MC Utilities to call you.

Y. McFarguhar – What about the FPL streetlights? There is a whole row out.

J. Puerta – I did call FPL, and I will check again.

C. Cass – Some of the lights are out on Seaward as well.

G. Ehrler – Just a reminder that we have two open slots on the Port Salerno NAC.

G. Ehrler – Yes, the RFS process works, and they will respond quickly.

2. MEMBERS

J. Peck – I can share a real-life experience. I called the Martin County Utilities Department, and they were on-site within 72 hours to address my issues.

L. Lee – In speaking with the community, there is no confidence that these projects will happen. “I will believe it when I see it” is what I hear all the time.

J. Puerta – I hope they feel differently when the projects we are working on are completed.

3. STAFF

None

ADJOURN – Meeting adjourned at 8:25 pm.

Recorded and prepared by:

Dianne Racek, Community Development Specialist

Jaime Rolle Taylor, Chair

Date

Date