



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

Port Salerno Civic Center
4950 Anchor Avenue
Port Salerno, FL

Thursday, April 10, 2025

PRESENT

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

*arrived at 6:30, left at 8:00

ABSENT

Position	Name	Term Expiration
Chairperson	Jaime Rolle Taylor	February 20, 2025

STAFF PRESENT

Position	Name
CRA Program Manager	Joy Puerta
CRA Specialist	Noehmi Lopez
CRA Director	Susan Kores
Assistant County Attorney	Frank Moehrle
District 4 Commissioner	Sarah Heard
Public Works Director	Jim Gorton
Public Works Deputy Director	George Dzama
Capital Projects Administrator	Keith Baker
Utilities Technical Services Administrator	Leo Repetti

*** Indicates a motion**

**** Indicates a vote**

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

PLEDGE OF ALLEGIANCE

DISCLOSURE OF CONFLICTS OF INTEREST – None

APPROVAL OF MINUTES – Agenda Item: 25-0875 Draft Meeting Minutes – February 13, 2025 MOTION

* K. Worden motioned to approve the proposed February 13, 2025; meeting minutes as presented.

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

COMMENTS

1. PUBLIC - None

NEW BUSINESS

Agenda Item: 25-0876 – Capital Projects Updates

Keith Baker, Capital Projects Administrator and George Dzama, Public Works Deputy Director, provided a presentation for the Port Salerno Peninsula Neighborhood Restoration Project located on the east side of FEC Railway. Mr. Baker discussed the two different phases, 1) drainage & utility improvements and 2) roadway improvements. Information was provided on the anticipated April/May 2025 start date for the first phase, expected impacts, and ROW and property ownership. After summarizing this project, they provided information on the next Neighborhood Restoration project that included the Port Salerno/New Monrovia area, the boundary shown on an overall map. The NAC and the public listened to the presentation, discussed, and asked questions.

- C. Cass – What is the plan for the swales off Seaward?
- K. Baker – There are existing swales, and they will get cleaned.
- C. Cass – How did George's Way get into the project scope?
- G. Dzama – This was a requested improvement from the Port Salerno community, and we have been working together with the CRA.
- K. Worden – Will there be any sidewalk?
- G. Dzama – Yes only on Westfield Street.
- E. Asselin – What money is this coming out of?
- G. Dzama – It's a combination of the PWD Roadway, Pavements, and Drainage fund and TIF funds specifically for Park Drive, Georges Way, and Seaward Street.
- M. Mahoney – How is the ROW measured?
- G. Dzama – It varies based on the property area.
- C. Crowley – There needs to be more transparency about this project.
- G. Ehrler – Why in the Capital Project Improvements (CIP) sheet for 2020 shows that it is funded, and it's taking 3 years?
- G. Dzama - The CIP serves as the planning guide for the construction of public facilities in the County.
- C. Smith – There needs to be letters sent out about projects that affect the community.
- G. Dzama – When we have projects like this, we partner up with the departments that have community engagement.

Agenda Item: 25-0877 – Utility Project Updates

Leo Repetti, Utilities Technical Services Administrator, provided a presentation on the future Septic-to-Sewer Project in the Port Salerno Peninsula area. He discussed the 137 parcels included, a diagram explaining the grinder and the installation. Next, he presented the future Vacuum Sewer Project in the Port Salerno/New Monrovia area. Mr. Repetti discussed the 952 parcels west of FEC Railway, the Indian River Lagoon Water Quality Improvement Grant announcement, and tentative construction and connection dates. The NAC and the public listened to the presentation, discussed, and asked questions.

- C. Cass – Where is the vacuum sewer going? It feels like the County does not contribute any funds for projects and only relies on grants.
- L. Repetti – It goes to the Tropical Farms waste house area.
- J. Gorton – We combine projects like this to reduce cost.

- L. Repetti – Without the grant for this project, that will cost around 24 million dollars, or more, it's very important we have a grant. Some residents are fine with the property sewer cost, and some are not, but we do what we can.
- L. Lee – I don't understand why we must complain to get sidewalks. Our families have lived here for years and have always paid taxes and have never gotten anything in return. When are we going to catch up to the rest of Martin County? Do we have to talk to our commissioner about this?
- L. Repetti – This project will help improve the area.
- C. Harvey – Why is it that the vacuum system only covers 5 streets?
- B. Olsen – Thank you for making the sewer as cheap as possible. The CIP will go to the Board of County Commissioners on April 22nd if anyone wants to go.
- L. Repetti – Please come to the board and support this project.
- M. Mahoney – My sewer system was expensive; everyone please try to understand.
- Y. Owens – Please remember the community was hit with two tornadoes.
- L. Lancomb – What if the bid gets rejected, can the grant money be distributed for people to get new septic tanks?
- L. Repetti – The granting agency will not allow that; we would need to do what the grant was applied and awarded for.
- C. Crowley – There are a million ways to pay for this. We can promise TIF in the future and we can raise money with a seafood festival.
- C. Smith – Our commissioner does not care about this. Why can't she get us money like how Commissioner Ciampi got 4 million dollars to buy a piece of property?
- S. English – There was an additional 4 million dollars. Where did it go? We need to get a group together and go to the BOCC.

OLD BUSINESS

Agenda Item: 25-0878 – New Monrovia Lighting Study

Joy Puerta, Community Development Program Manager, provided a summary of the updated lighting study for the New Monrovia area prepared by the Martin County Sheriff's Department.

- L. Lee – The lighting off SE Inez Ave needs to be fixed.
- J. Puerta – I will be reaching out to FPL to see what can be done.
- Y. Owens – Please add Palmetto Rd, and Colee Ave to the list.

Agenda Item: 25-0879 – CRA Projects Updates

Joy Puerta, Community Development Program Manager, provided a presentation to the Committee with updates on the following projects: New Monrovia Park, New Monrovia Neighborhood Improvements, New Monrovia Unpaved Roadways and Park Drive Improvements. Updates included a revised 100% plan for New Monrovia Park, proposed raised intersections details for the New Monrovia Neighborhood Improvement 60% Plans, and a section of the New Monrovia Unpaved Roads 30% Plans. In addition, the Park Drive Improvements were discussed that include Park Drive infrastructure, crosswalks, Seward Avenue intersection improvements, swale drainage and SE Georges Way drainage improvements.

- Y. Owens – Where are the sidewalks going to be in the New Monrovia neighborhood?
- J. Puerta – The sidewalks are shown by the green lines on the slide along Geraldine St, 47th Ave, Railway Ave, Arthur St, Palmetto Rd, Mercedes Ave and Colee Ave.

- Y. Owens – Are they on one side only?
- J. Puerta – Yes.
- J. Peck – What approval is pending on the New Monrovia Park project and who is approving?
- J. Puerta – Joy explained the internal stakeholder process of design/engineering approval.
- C. Cass – Suggests that the whole Unpaved Roads project gets designed and then gets completed in phases due to cost.
- G. Ehrler – He pointed out that we won't have all the funding in the next year.
- C. Cass – Regarding the Park Drive Improvements project, he is concerned about quality control, i.e. no open holes, equipment not available to kids, etc.
- S. McKinnis – Crosswalks are needed at Dixie Highway to get to Gilberts.
- J. Puerta – She directed the question to G. Dzama from Capital Projects.
- G. Dzama – We have received a grant to improve Dixie Highway between Cove Road to the south and Jefferson Street to the north. The process is underway, and we are working on a scope with the Treasure Coast Regional Planning Council to identify opportunities and constraints to improve the corridor as a multi-modal Complete Street.

COMMENTS

1. PUBLIC
 - G. Ehrler – Thank you staff and the committee for all you do.
2. MEMBERS
 - E. Asselin – I would like to see a presentation about E-Bikes. Something needs to be done about Commerce and Seaward since people are racing through.
 - J. Puerta – I will bring an E-Bike presentation at the next NAC meeting.
3. STAFF
 - None

ADJOURN – Meeting adjourned at 8:20 pm.

Recorded and prepared by:

Noehmi Lopez, CRA Specialist

Date

Jaime Rolle Taylor, Chair

Date

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