



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

**Palm City Community
Center**
2701 SW Cornell Avenue
Palm City, FL

Monday, December 20, 2021

PRESENT

Position	Name	Term Expiration
Chairperson	Rex Sentell	September 11, 2025
Vice Chair	Douglas Legler	September 11, 2025
Members	Jane Landrum	October 24, 2024
	Mike Searle	November 10, 2023
	Mark Palazzo	September 11, 2022
	Chuck Smith	September 11, 2025
	Oscar Torres	September 11, 2025

ABSENT

Position	Name	Term Expiration
Members	Candace Lopes	April 23, 2022

STAFF PRESENT

Position	Name
Office of Community Development Manager	Susan Kores
CRA Development Specialist	Noehmi Felix

* Indicates a motion

** Indicates a vote

*** For the record comment

CALL TO ORDER – Meeting was called to order at 6:01 PM.

DISCLOSURE OF CONFLICTS OF INTEREST – None

APPROVAL OF MINUTES – Agenda Item: 22-0398 Draft Meeting Minutes – October 18, 2021

MOTION

Minutes were not approved and will be brought back to the committee at the next meeting.

COMMENTS

PUBLIC

- None

PRESENTATIONS

Agenda Item: 22-0400, The Martin Apartments

Erika Beitler, HJA Designs, HJA Design Studio presented a proposed development of 30 apartments on the east side of SW Mapp Road between 27th Street and 28th Street. The total site is approximately 1.24 acres with a land use designation of “CRA Center” and a “Core” subdistrict.

- O. Torres – Do you know how much rent will be?
E. Beitler – The rent will be based on the market rate.
J. Landrum – As part of this development you mentioned onsite parking?
E. Beitler – We would be proposing to build parallel parking along 28th street for about 8 spots.
M. Palazzo – What is the plan for the corner spot?
E. Beitler – Our plan is to have it for mixed use for maybe a café?
R. Sentell – Has there been a traffic study?
S. Kores – Article 12 does not require a traffic study.

NEW BUSINESS

Agenda Item: 22-0401, Old Palm City FY2023 Capital Improvement Plan

Susan Kores, Office of Community Development Manager, Manager presented capital improvement projects for the Old Palm City CRA in fiscal year 2023. Action requested: Hear the presentation and recommend via motion. Committee recommended to request an increase in TIF funds from 75% to 90% to be brought to the CRA Board and the Board of County Commissioners.

MOTION

- *Mark Palazzo motioned to move forward with staff recommendation.
**Chuck Smith seconded, and the motion carried UNANIMOUSLY.

Agenda Item: 22-0402, 2022 Chair and Vice Chair

Old Palm City NAC members voted on Rex Sentell to continue as Chair and Mike Searle as Vice Chair.

OLD BUSINESS

Agenda Item: 20-0403, Palm City Place project update

Susan Kores, Office of Community Development Manager, presented and update on Old Palm City Place. The far west meandering section of sidewalk has been completed. The remainder of trees along the meandering section should be installed by the end of January. We received notice that we have been approved for grant funding through DEP and will hopefully go out to bid sometime after March.

Agenda Item: 20-0404, Ripple Stormwater Eco Art Project

Susan Kores, Office of Community Development Manager, presented the Ripple Stormwater Eco-Art project. All landscaping is complete except for Site 1 and the bioswale in front of Site 3 pavilion/dock. XGD is in the process of constructing both pavilions on Sites 2 and 3.

NAC members motioned to change the February 14th meeting to February 21st.

MOTION

- * D. Legler motioned to move the February 14, 2022 meeting date to February 21, 2022.
** C. Smith seconded, and the motion carried UNANIMOUSLY.

- C. Smith – Is there any way to put the contractor on a blacklist?
S. Kores – Yes, the County does do evaluation which gets passed throughout the County for everyone to know.
R. Sentell – What was the name of the contractor?
S. Kores – The contractors name is XGD systems.

COMMENTS

1. PUBLIC

- D. Jackson – For the upcoming Septic to Sewer project in Old Palm City, will the Utilities grants pay for all of it?
- S. Kores – The grants will not pay for all the assessment fees but will help pay down some of it.

2. MEMBERS

- D. Legler – Can we get an updated timeline for the Septic to Sewer project or can we have the Utilities Department come by on our next meeting?
- S. Kores – Yes, let me get with Utilities Department and ask if they can come to the next February meeting. If they are not able to attend I will get the update from them and update the NAC.

3. STAFF

- S. Kores – Our new Community Development Specialist is Noehmi Felix and she is here today. Welcome Noehmi.

ADJOURN – Meeting adjourned at 7:41 PM.

Recorded and Prepared by:

Noehmi Felix, Community Development Specialist

Date

Rex Sentell, Chair

Date

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