



MARTIN COUNTY
Community Redevelopment Agency

2701 SW Cornell Avenue
Palm City, FL

Martin County Old Palm City Neighborhood Advisory Committee Minutes

Monday, August 19, 2019

6:00 PM

Palm City Community Center
Leighton Park

PRESENT

Chairperson
Members

Mark Palazzo
Jane Landrum
Douglas Legler
Ken Natoli
Mike Searle
Chuck Smith
Rex Sentell

STAFF PRESENT

Jordan Pastorius, Sr. Project Manager, Office of Community Development
Susan Kores, Manager, Office of Community Development
Irene Szedlmayer, Senior Planner, Growth Management Department

OTHERS PRESENT

Commissioner Ed Ciampi

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

Agenda Item: **19-0609 APPROVAL OF MINUTES - DRAFT MEETING MINUTES 6.17.19**

MOTION

* K. Natoli motioned to approve the proposed 6.17.19 meeting minutes as presented.

** D. Legler seconded, and the motion carried UNANIMOUSLY.

DISCLOSURE OF CONFLICTS OF INTEREST – Douglas Legler filed a notice for a conflict because of the Palm Royal Shopping Center, Inc.

COMMENTS

1. PUBLIC – None
2. MEMBERS – M. Palazzo changed the Request for Alternative Compliance to be first on the agenda.
3. STAFF – S. Kores informed the Committee that K. McLaughlin was no longer working with the Office of Community Development.

PRESENTATIONS

A. Old Palm City CRA Proposed Land Development Regulations

A presentation of the proposed new land development regulations and land use designations for the Old Palm City CRA was given by Dana Little, Urban Design Director of the Treasure Coast Regional Planning Council. Specific examples on Sunset Trail, Thelma Street, 29th Street and 29th Terrace were used to illustrate some of the anomalies that need to be corrected.

M. Palazzo – does this affect “grandfathered” properties

D. Little – trying not to take away anyone’s existing property rights. There are a few locations where the land use lines may be adjusted to not split up a property.

K. Natoli – you are being consistent, sounds like common sense. People can always come back later to change things.

Building height was discussed for Mapp Road:

K. Natoli – 3 stories could be used to incent someone to build a mixed-use building

R. Sentell – 3 stories up against residential is too close

J. Seymour – Martin Downs Blvd. and Martin Hwy. both currently allow 3 stories

J. Landrum – not in favor of 3 stories on Mapp

E. Ciampi – what is the feeling of the committee? Keeping 2 story – 3 votes; having 3 story – 2 votes. Ciampi stated he leaned towards 2.

R. Sentell – remember that the buildings won’t all be right next to each other.

M. Palazzo – in the event there is a change to a permitted use on a particular property, are they “grandfathered in”? Can they add on to their non-conforming use?

D. Little – working very hard to not make any new non-conforming uses.

2. NEW BUSINESS

A. Request for Alternative Compliance

Lucido And Associates, representing Palm Royal Shopping Center Inc., the property owner, is proposing to create a residential storage facility on 2.36 acres located at 1515 SW Martin Hwy Palm City, FL. The request is for building frontage and a parking rate adjustment. Irene Szedlmayer, Senior Planner, Growth Management, recommended approval.

Questions: Is parking available for rent? No.

Is there any outdoor storage? No.

MOTION

* R. Sentell motioned to approve alternative compliance for both building frontage and parking adjustment

** K. Natoli seconded, and the motion carried UNANIMOUSLY, with D. Legler abstaining

B. 2020 NAC Meeting Dates

The meeting dates for 2020 were presented.

MOTION

* K. Natoli motioned to accept dates as presented.

** R. Sentell seconded, and the motion carried UNANIMOUSLY.

DEPARTMENTAL - None

OLD BUSINESS

A. Staff Update

Code Enforcement: The sweep was on July 8. Some violations were: roof/faucet damage, commercial truck not screened from view/parked in ROW, Appliances out, high grass, window storm shutters on an entire room w/ no escape.

FPL Underground Pilot Program: Is happening only on 32nd Street for the Old Palm City CRA. FPL anticipates starting construction in September or October depending on signatures of easement agreements.

Tucker Commons: They are seeking a Future Land Use Map amendment to change from Commercial

Office/Residential and Low Density Residential to General Commercial. Staff recommends approval.

Mapp Road: 80% plans have been reviewed by staff and submitted back to CAPTEC to get to 100% plans. Some drainage re-design yet to be completed.

Plaza and Trail: Staff is working to get an engineer design and it may be presented as an option when we go out to bid for Mapp Road. We will be working with the Rotary Club of Stuart Sunrise on their interest in funding an element of the plaza.

Commissioner Ciampi update:

- PC Bridge lights will be replaced by FDOT
- Bird photography ready to be “wrapped” on utility boxes around Palm City
- A flagpole and a sign will be added on the PC side of the Veterans Memorial Bridge. It will be permanently lit. There will be a flagpole on the other side. Ceremony is on September 21 at 9 am.

ADJOURN – the meeting was adjourned at ____ pm.

Recorded and Prepared by:

Susan Kores, Manager

Date

Mark Palazzo, Chair

Date

ADA

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