



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

Blake Library
2351 SE Monterey Rd
Stuart, FL

Thursday, June 11, 2020

PRESENT

Position	Name	Term Expiration
Chairperson	Chandler Josie	September 10, 2020
Vice Chair	Edward Olsen	September 11, 2021
Members	Helen Fisher-Quintana	February 20, 2021
	Catherine Winters	September 11, 2021
	Jamie Rolle Taylor	February 20, 2021
	Cathy Harvey	February 20, 2021
	Ellen Asselin	January 28, 2023
	Marygrace Haluska	September 10, 2020

ABSENT

Position	Name	Term Expiration
Member	Karen Worden	January 28, 2023

STAFF PRESENT

Position	Name
CRA Manager	Susan Kores
CRA Project Manager	Joshua Mills
CRA Development Specialist	Jana Cox
Principal Planner	Irene Szeldmayer

* Indicates a motion

** Indicates a vote

*** For the record comment

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

DISCLOSURE OF CONFLICTS OF INTEREST – None

APPROVAL OF MINUTES – Agenda Item: 20-0778 Draft Meeting Minutes – February 13, 2020

MOTION

- * C. Winters motioned to approve the proposed February 13, 2020 meeting minutes as presented
- ** E. Olsen seconded, and the motion carried UNANIMOUSLY

OLD BUSINESS

Agenda Item: 20-0779, Port Salerno CRA Proposed Land Development Regulations

Dana Little, Urban Design Director, Treasure Coast Regional Planning Council presented the Port Salerno CRA Proposed Land Development Regulations with a request to move forward to the CRA Board for approval.

- C. Moreno – Ms. Moreno, on behalf of Tiger-Tiger, Inc., proposed two modifications to the land development regulations. The first is to increase height limitations along Cove Road for CRA Core and

CRA General from 35 to 40 feet. The second is to decrease parking setback from 30 feet minimum to 10 feet minimum but require such parking to be obscured from street view. (letter dated June 11, 2020 attached)

- D. Little – Ms. Moreno brings up a very good point. The building heights all are 3 stories in the other CRA's and we have gone up to 40 feet.
- E. Anderson – I live in Salerno Shores and my family bought the property in 2009. When I bought the property, the code was easy to understand. The setbacks were 5 feet on one side and 0 feet in the back. On the second lot we own, I am planning an aggressive approach which includes a 3-story home at the maximum allowed height of 40 feet. With the limitations of 5 feet setback in the front and 10 feet in the back, you are taking away 500 square feet of my lot. This loss is costing me my driveway. I am asking that the new codes do not increase the front setback and count the driveway as open space.
- D. Little – We reached out to Mr. Anderson to meet with us in our office to iron out these issues. The current code is not cut and dry and there are different interpretations as to what the code was prior to this. We felt that this area of Salerno Shores, which currently has a 0-foot front setback, a larger setback would be a better option. We would like to meet with Mr. Anderson as we have plenty of time.
- I. Szeldmayer – Article 4, Division 15 landscaping code defines open space to exclude parking. The comprehensive plan will trump the LDR's.
- E. Anderson – To address Mr. Little's comment, the existing open space is actually 40% not 50%. Every single place I build in, there is an allowance. To not have a driveway, why would you do this? The value in this area is single family homes and increases property value in the CRA neighborhood.
- D. Buckey – I live in the neighborhood near Pirate's Cove. I would first of all like to commend Mr. Little and the tedious process, and the changes are supposed to be net neutral, but this is not possible in all situations. Please look at all the lots that surround Pirate's Loft that are all coded as general. These lots are adjacent to detached 2 residential property. Commercial and residential property located right next to each other. The commercial properties in the proposed changes are permitted for parking only, and parking garages could be built. I am pleading and making a case for this process! Please direct Mr. Little's team to review and change general to detached 2.
- E. Asselin – Didn't we review this issue before and decide to allow parking?
- C. Winters – Do we need clarification of those lots? These are very good comments. Could we still move forward with additional tweaks?
- C. Josie – The concern is if we move forward that it would cause concerns.
- J. Hennessee – I agree that the 40 feet height should be applied. Yes, the general is close to Pirate's Cove and a number of those are vacant. People want to prohibit parking, but I feel it should remain the same.
- E. Anderson – I ask that time is given to look harder. I appreciate the time that has been spent.
- C. Josie – We have spent months and months going through this process. Time has been spent and we have pleaded with the public to come forward and meet with Mr. Little.
- S. Kores – In explaining the process, the committee can recommend that we move this item forward and recommend caveats in the motion. Mr. Anderson we are at your disposal, but we don't need to hold up the process for one property. We have 4 public meetings left and we would like to get this issue ironed out.
- K. Dewitt – I would like to commend Mr. Little and the staff on this process. I did have issues to discuss and the staff was more than generous to speak with me and iron out details for me. I would hate these improvements to the code get delayed.
- I. Almada – Public comment was emailed regarding protecting habitat around the Manatee Creek Canal (copy of email attached).

MOTION

* C. Winters motioned to accept the proposed Land Development Regulation Changes acknowledging the 35-40-foot height issues and 10 foot parking off the road discussion proposed by C. Moreno. The committee also acknowledges the issues presented by Mr. Anderson and that he will meet with Treasure Coast Regional Planning Council and staff to discuss further. It was determined that the Pirates Loft properties were intentionally left in the mixed-use to be used for Pirates Loft expansion as needed and should stay in the general sub-district.

APPROVAL

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

DEPARTMENTAL

Agenda Item: 20-0776, Alternative Compliance

Irene Szeldmayer, Principal Planner presented request for alternative compliance at Lot 1, Port Salerno Industrial Park, 5595 SE Grouper Avenue concerning wall plane and minimum building frontage. This alternative compliance was recommended for approval as we experienced an undo delay with COVID-19 and had to move it forward.

- C. Winters – What kind of business is going to be here?
- I. Szeldmayer – I believe it is Construction with outdoor storage. It is a very nice building.

NEW BUSINESS

Agenda Item: 20-0777, Purchase of Properties on Salerno Road

Josh Mills, CRA Project Manager presented the purchase of properties on Salerno Rd.

J. Mills - The CRA is interested in purchasing 3 vacant lots, .65 acres, on Salerno Road between SE Ebbitide Avenue and SE Commerce Avenue for \$265k (asking price was \$269k). By mid-October 2020, Pt. Salerno, along with 4 other CRA areas, will have a new set of Land Development Regulations and Zoning subdistricts to govern land use, residential and commercial development and redevelopment. These three lots will be in the CRA Center Future Land Use and have the Core Zoning subdistrict applied to it when the new code becomes effective. These regulations will give these vacant properties the flexibility to be developed as commercial, residential and/or mixed use. The CRA would like to be able to capitalize on the certain future opportunities that these lots will offer for the benefit of realizing the vision in Pt. Salerno CRA. Attached is the property information and signed contract. The Port Salerno Capital Improvement Plan includes a Property Acquisition item with sufficient funds for this purchase.

C. Winters – What is the intent for these properties?

J. Mills – These properties are located in an area of the CRA that has been identified as a key location and we would use them to satisfy the vision plan in some form: Leverage for mixed-use development, workforce housing, or another goal for Port Salerno.

S. Kores – Buying property is a strategy in every CRA and part of the Port Salerno CRA vision is developing west of the tracks. The bottom line is that this property will help us achieve that.

C. Winters – I agree with Susan. The Rio CRA just purchased lots that line up with their vision. We want to satisfy our vision as well by acquiring these properties.

J. Hennessee – This is a very good property to obtain. It is at the corner of Ebbitide and Salerno, very good thing.

C. Moreno – When the high-speed train goes through, these lots will increase in value. This purchase will revitalize the whole area and attract more business in the area.

MOTION

- * C. Winters motioned to move the purchase of properties on Salerno through to the CRA board for

APPROVAL

- ** C. Harvey seconded, and the motion carried UNANIMOUSLY

PRESENTATIONS

Agenda Item: 20-0773, CRA/AIPP Manatee Gateway

Susan Kores, CRA Manager presented the art project proposed for Port Salerno.

- S. Kores – We are asking the NAC to add money to this project from the Neighborhood Enhancement Fund.
- J. Rolle Taylor – How many boxes are there in the Gateway? Can we get 4 different options to choose from?
- J. Hennessee – I would like to point out that the Port Salerno Gateway has always been a pelican, a variety of pelicans, and we are a fishing village... which means pelicans everywhere.

- B. Mariner – I live on Park Drive and I think the pelican theme is very good. My concern is the safety and it needs to be durable. The glass parts of the art scare me.
- C. Moreno – We have had vandalism to stores in the area, so when you build art structures you might want to raise the art so that people cannot reach it.
- S. Kores – My experience in the past is that most people do not vandalize art. Also, this particular artist is a welder and will encapsulate the glass pieces in metal.

MOTION

* M. Haluska motioned to move the art discussion forward by asking the artist to present one more concept and for the NAC to fund the project.

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

COMMENTS

1. PUBLIC - none

2. MEMBERS

- H. Fisher-Quintana – What is the status of the lots in New Monrovia? Secondly, the gateway signs into New Monrovia have been vandalized and I would like to have professional signs like they have in Banner Lake.
- S. Kores – We are crafting a RFP for those lots. They have to be classified as affordable housing and we are still working to move forward on these.
- S. Kores – As for the signs, we usually use big wooden signs that are much sturdier. We can bring pictures to the next meeting to see what the committee would prefer.
- C. Josie – I agree that the Banner Lake Sign is very impressive, and we want to keep the Caribbean theme.
- S. Kores – Josh will bring samples to the next meeting.
- C. Josie – Regarding the lots in New Monrovia, I feel like this has been brought before this committee in the past and it is being swept under the rug.
- S. Kores – We are still looking into this issue. Keep in mind that this is County owned property designated as affordable housing that needs to follow Florida state statute.
- J. Mills – I will say that this issue is countywide and not specific to this CRA, or all CRAs for that matter.
- C. Winters – We could add it to OLD BUSINESS on all our agendas until the issue is resolved.
- C. Josie – Can we have someone come to this meeting and present?
- S. Kores – The county does not have a housing authority or department; it just doesn't exist. We can bring the statue and go over it if you would like.
- J. Rolle Taylor – I believe this has been brought up in the past, but at 45th Avenue between Murray and Field, there are divots in the road that make it feel like you're on a rollercoaster.
- J. Mills – In the past I've sent out a form provided by Public Works to petition your neighborhood on traffic/road issues and will resend to all of you tomorrow.

3. STAFF

- I have a summary of what different departments and organizations are doing in regards to the flooding, like Martin County Sheriff's Office, South Florida Water Management District, Public Works and more. Also included are the contacts for resources to help with damage, displacement, and overall updates/timelines. I will email this out tomorrow with the Public Works traffic petition form, and please share amongst your community.

ADJOURN – Meeting adjourned at 8:49 pm

MOTION

Recorded and Prepared by:

Jana Cox, Community Development Specialist

Date

Chandler Jose, Chair

Date

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