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

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

Monday, October 21, 2019

PRESENT

Chairperson
Members

Mark Palazzo
Jane Landrum
Douglas Legler
Chuck Smith
Rex Sentell

ABSENT

Ken Natoli
Mike Searle

STAFF PRESENT

Sr. Project Manager, Office of Community Development
Senior Planner, Growth Management Department
Community Development Specialist, Office of Community Development

Jordan Pastorius
Irene Szedlmayer
Jana Cox

OTHERS PRESENT

Commissioner Ed Ciampi

* Indicates a motion

** Indicates a vote

*** For the record comment

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

DISCLOSURE OF CONFLICTS OF INTEREST – None

APPROVAL OF MINUTES – Agenda Item: 20-0056 Draft Meeting Minutes – August 19, 2019
MOTION

- * J. Landrum motioned to approve the proposed August 15, 2019 meeting minutes as presented
- ** R. Sentell seconded, and the motion carried UNANIMOUSLY

COMMENTS

1. PUBLIC - None
2. MEMBERS - None
3. STAFF –
 - J. Pastorius introduced Jana Cox to the Committee. Ms. Cox will be working for the Office of Community Development.
 - J. Pastorius stated that Ken Natoli has been reappointed to the OPC NAC Board for 4 more years.

PRESENTATIONS

Agenda Item: 20-0057 TUCKER COMMONS DEVELOPMENT

Initial presentation of the proposed development at 1167 SW 29th Street, Palm City was given by Michael Houston, HJA Design Group assisted by Erika Beitler. Action requested: hear the presentation and provide input.

- C. Smith – Sherwin Williams put in a stem wall when they constructed their building, will you be putting in a stem wall?
- M. Houston – We prefer not to put in a stem wall. We will deal with stormwater runoff by installing a low fence and plants.
- R. Sentell – you are installing 10-foot sidewalks and that is what we want.
- M. Palazzo – why are we bringing this back in two months instead of voting on the alternative compliance tonight?
- J. Pastorius – explained the Article 10 revisions and why we need two reviews.
- M. Palazzo – If possible, can we add this to the November 18th NAC meeting?
- C. Tucker (land owner) – we are not in a rush to get this through, December would work with our timeline.
- D. Legler – what are the operational hours of the restaurant? What time will it close?
- C. Tucker – this is a family type restaurant and will close at a decent hour.
- J. Landrum – has anyone addressed the drainage to Skelton Pond?
- M. Houston – this project is going through development review and drainage will be addressed
- J. Pastorius – All of the stormwater in Palm City CRA is being modeled and planned by CAPTEC Engineering including all the drainage in the surrounding area of the proposed development.
- C. Smith – are you proposing a retaining wall?
- M. Houston – No
- M. Palazzo – Looks like the committee is happy with the project as presented and it shouldn't have any issue with the proposed alternative compliance. If possible, can we add this to the November 18th NAC meeting?
- J. Pastorius – Yes, if their paperwork is finalized in time.

NEW BUSINESS**Agenda Item: 20-0058 COMPREHENSIVE PLAN AMENDMENT 19-20 TUCKER COMMONS**

Irene Szedlmayer, Senior Planner Growth Management presented a request to amend the Future Land Use Map and Zoning Atlas regarding a 0.755-acre property northeast of the intersection of SW Mapp Road and SW 29th Street in Palm City. Action requested: hear the presentation. The NAC provided a brief discussion with a general consensus of approval.

Agenda Item: 20-0060 REQUEST FOR ALTERNATIVE COMPLIANCE NOTIFICATION

Irene Szedlmayer, Senior Planner Growth Management presented an alternative compliance for garage setback and porch requirements at 895 SW 34th Terrace. Action requested: hear the presentation.

- M. Palazzo – Can you walk us through the timeline on this building permit application?
- I. Szedlmayer – I am not involved in building permit applications.
- M. Palazzo – I am surprised, once again, that the NAC was bypassed on this request. Why is it that the applicant could not wait for us to approve the Alternative Compliance?
- J. Pastorius – explained the Article 10 revisions and why we need two reviews.
- I. Szedlmayer – This resident was displaced because of a fire and cannot wait for two more months.
- M. Palazzo – This builder, Homecrete Homes, has built two homes in Palm City CRA and bypassed the Alternative Compliance process both times. I rest my case. This cannot happen with the repeat bypass of the NAC with the same builder.
- I. Szedlmayer – I will look at the timeline of the building permit and report back.

Agenda Item: 20-0061 2020 CHAIR AND VICE-CHAIR

Mark Palazzo announced that he would remain on the board but will not continue as chair. Discussion ensued. It was voted that Rex Sentell will Chair the OPC NAC and Doug Legler will Vice-Chair.

MOTION

* M. Palazzo motioned to approve the new appointments of Chair Rex Sentell and Vice-Chair Doug Legler

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

OLD BUSINESS

Agenda Item: 20-0062, Charlie Leighton Park Update

Jordan Pastorius, Sr. Project Manager, Office of Community Development, presented an update on Charlie Leighton Park, the FRDAP Grant funding and the Rowing Club contract.

Agenda Item: 20-0063, Approval of Old Palm City NAC 2020 Meeting Dates

Jordan Pastorius, Sr. Project Manager, Office of Community Development presented the Old Palm City NAC meeting dates for the year 2020. Specifically, August 17, 2020 was moved to August 10, 2020 because of meeting space availability.

MOTION

* D. Legler motioned to accept the proposed FY2020 meeting dates as presented

** J. Landrum seconded, and the motion carried UNANIMOUSLY

COMMENTS

1. PUBLIC - None

2. MEMBERS -

Commissioner Ciampi update:

- My vision for the area north of the fire station includes a walking path, butterfly garden, and community gathering space. The Rotary Club has offered to volunteer time and money.
- Bird photography ready to be "wrapped" on utility boxes around Palm City
- A mural for the space across from the Post Office.
- Historical signage and a tribute to Rainbow Dave.
- Jeffrey Smith sculpture – perhaps a Sand Hill Crane in the water that can be lit at night.

3. STAFF –

- Jordan Pastorius updated the NAC on the Mapp Road project. When the construction schedule is available, it will be brought to this meeting.
- Jordan Pastorius provided a brief update on The Ripple Project.
- A November 18th meeting has been added; TCRPC will present the changes to the LDR codes.
- Staff thanked Mark Palazzo for his time as chair of the NAC.
- Thank you, Rex and Doug, for accepting the chair and vice-chair positions.

ADJOURN – Meeting adjourned at 7:48 pm

MOTION

* J. Landrum motioned to adjourn

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

Recorded and Prepared by:


Jaha Cox, Community Development Specialist

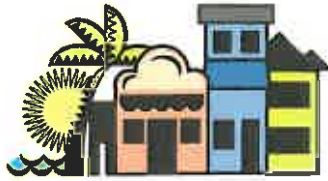

Mark Palazzo, Chair


Date


Date

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MARTIN COUNTY

Community Redevelopment Agency

Old Palm City Neighborhood Advisory Committee Meeting Sign In Sheet

Monday, October 21, 2019 – 6:00pm

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

Print Name	E-MAIL ADDRESS
Chuck Smith	CHUCK@ALPHAZETAENT.COM
Michael Houston	
Ronald Skelton	LOWBID13@BELLSOUTH.NET
Erika Beitler	Beitler L erika@gmail.com
Reb Smith	
Vane Landrum	dick@landrumsoftware.com
JACKIE TURLEY	JACKIE@LIVEBEACHY.COM
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Jane Sydeman	

ALL ATTENDEES: PLEASE SIGN – IN