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

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

Monday, December 16, 2019

PRESENT

Position	Name	Term Expiration
Chairperson	Mark Palazzo	September 11, 2022
Vice Chair	Douglas Legler	September 11, 2021
Members	Jane Landrum	October 24, 2020
	Ken Natoli	September 11, 2023
	Mike Searle	November 10, 2021
	Rex Sentell	September 11, 2021
	Chuck Smith	September 11, 2021

STAFF PRESENT

Position	Name
CRA Manager	Susan Kores
CRA Project Manager	Jordan Pastorius
CRA Development Specialist	Jana Cox
Senior Planner	Irene Szedlmayer

Others Present Commissioner Ed Clampi

*** Indicates a motion**

**** Indicates a vote**

***** For the record comment**

CALL TO ORDER – Meeting was called to order at 6:02 pm.

DISCLOSURE OF CONFLICTS OF INTEREST – None

APPROVAL OF MINUTES – Agenda Item: 20-0261 Draft Meeting Minutes – November 18, 2019
MOTION

- * D. Legler motioned to approve the proposed November 18, 2019 meeting minutes as presented
- ** R. Sentell seconded, and the motion carried UNANIMOUSLY

COMMENTS

1. PUBLIC - none
2. MEMBERS
 - K. Natoli – I apologize for missing the last two meetings.
3. STAFF - none

PRESENTATIONS

Agenda Item: 20-0262, Mapp Road Final Design Update

Joe Capra, CAPTEC Engineering presented the 100% design for the Mapp Road plan.

- M. Palazzo – Just a reminder this is informational and represents what is going out to bid from the county. We are not asking for any motions or approval.
- K. Natoli – Why are we installing palm trees instead of oak trees for shade?
- D. O'Beary – The power lines became an issue on the west side of the street.
- M. Palazzo – The design is awesome. Can you give us the construction start dates?
- J. Capra – Assuming the drainage will go in first we hope to start around March 2020 timeframe. Construction will last roughly 10-12 months.
- J. Landrum – Can you re-address the stormwater storage and discharge?
- J. Capra – Let me be clear, the business owner is responsible for water quality.
- J. Landrum – Also, are we providing trash receptacles that allow for recycling?
- J. Pastorius – Displayed the dual flow divider trash receptacles.

Agenda Item: 20-0264, Request for Alternative Compliance – 4162 SW St. Lucie Lane

Irene Szedlmayer, Senior Planner presented the alternative compliance regarding an addition to the existing single-family dwelling.

- M. Palazzo – What is happening to the original garage?
- J. Angel (homeowner) – It will be smaller.
- D. Legler – Will the driveway have to be expanded as well?
- I. Szedlmayer – Yes, the public right-of-way rules do not apply to this property as it is on a private road.
- J. Landrum – I would like to caution this committee that if we approve this for one person, we will have to do it for all. Do we want to set this precedent?
- K. Natoli – When are we getting sewer? This would eliminate the need for alternative compliance.
- J. Pastorius – The septic to sewer project is slated to begin in 2021.
- M. Palazzo – Have you discussed your project with your neighbors?
- J. Angel – Yes, they all have bigger garages.
- M. Palazzo – Thank you for getting permission before beginning construction.

MOTION

* C. Smith motioned to approve the proposed **Request for Alternative Compliance – 4162 SW St. Lucie Lane**

** M. Searle seconded, and the motion carried UNANIMOUSLY

Agenda Item: 20-0265, Request for Alternative Compliance – 1299 SW 34th Street

Irene Szedlmayer, Senior Planner presented the alternative compliance regarding the conversion of an existing single-family dwelling to a commercial use.

- K. Natoli – This is in the core district. Will it be subject to all the new regulations with the LDR changes? I do not see this working out since they own all the adjacent lots.
- I. Szedlmayer – Staff is trying to allow for creative re-use. The plan will improve the look of this area.
- B. Currie – We were going to apply for a Minor Site Plan with Growth Management, but it was not required. We are here tonight because of the two building permits that are trying to obtain approval. This project will improve the lots. RDI Kitchens is basically working without a home, and they need a place for their office. They need a small office with storage. We will be installing sewer and drainage improvements as well.

- M. Searle – There are no side driveways, how are you going to access the storage?
- Mr. Rogers – We only need access to tools and leftover trim. Our cabinets are delivered directly to the job site.

MOTION

- * M. Searle motioned to approve the proposed Request for Alternative Compliance – 1299 SW 34th Street
- ** R. Sentell seconded, and the motion carried with a vote of 4 to 3; J. Landrum, K. Natoli, and C. Smith dissenting.

Agenda Item: 20-0266, Request for Alternative Compliance – SW Mapp Road & SW 29th Street

Irene Szedlmayer, Senior Planner presented the alternative compliance regarding the proposed construction of a restaurant at Tucker Commons, on the northeast corner of SW Mapp Road and SW 29th Street. This is the second presentation to the NAC and the committee did not have any issues during the first presentation.

- K. Natoli – My two concerns are the parking lot needs to be configured so that it will interconnect with the lots adjacent and the sidewalk at the front entrance provides a wider access to the restaurant.

MOTION

- * R. Sentell motioned to approve the proposed Request for Alternative Compliance – SW Mapp Road & SW 29th Street conditioned on the owner will ensure the parking lot to the north of their property provides connectivity to a future business and the sidewalk in front of the restaurant is expanded to the entrance.
- ** C. Smith seconded, and the motion carried UNANIMOUSLY.

Agenda Item: 20-0267, FY2021 Capital Improvement Plan

Susan Kores, CRA Manager presented the proposed fiscal year 2021 capital improvement plan for the Old Palm City CRA.

- C. Smith – Please explain what the \$78,000 is being used for on the Charlie Leighton Park project.
- S. Kores – This is for design fees. We are meeting and partnering with Parks to decide next steps.

- * K. Natoli motioned to approve the proposed CIP FY2021 plan for the Old Palm City CRA
- ** R. Sentell seconded, and the motion carried UNANIMOUSLY.

COMMENTS

1. PUBLIC - none
2. MEMBERS

- R. Sentell – I would like to thank Mark for his service and expertise as chair of the Old Palm City NAC.
- M. Palazzo – It has been great, and we have accomplished so much, let's keep the momentum going.

3. STAFF

- J. Pastorlus – Thank you Mark for your service.

ADJOURN – Meeting adjourned at 8:02 pm

MOTION

- * D. Legler motioned to adjourn
- ** C. Smith seconded, and the motion carried UNANIMOUSLY

Recorded and Prepared by:


Jana Cox, Community Development Specialist

2/17/2020
Date


Mark Palazzo, Chair

2/17/2020
Date

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MARTIN COUNTY

Community Redevelopment Agency

Old Palm City Neighborhood Advisory Committee Meeting Sign In Sheet

Monday, December 16, 2019 – 6:00pm

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

Print Name	E-MAIL ADDRESS
Mark Rogers	Mr Rogers@rdikitchens.com
Brad Cumie	bradcumie@ede-inc.com
CLUCK SMITH	
Irene Szedlmayer	Iszedlma@martin-fl.us
JUSTIN ANGEL	JLANGE22@121100.com JANGEL@MARTIN-FL.US
Erika Beittler	Erika@hjadstudio.com
Max Scentell	
KEN NATOLI	
Missi Campbell	Palm City Chamber
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ED CAMP	
Maureen Miller	
Lee Flynn	
Joe Caputo	CAPTEC SCAPUT@goCaputo.com
Dylan OBerry	CAPTEC dobero@dycaptec.com

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