

June 15, 2026
OLD PALM CITY NEIGHBORHOOD ADVISORY COMMITTEE
MINUTES

6:00 PM- Palm City Community Center
2701 SW CORNELL AVE, PALM CITY FLORIDA 34990

PRESENT

Chairperson	Rex Sentell
Vice Chairperson	Chris Pinkston
Members	Jane Landrum
	Roy Marritt
	Mike Searle

ABSENT

Members	Chuck Smith
	Oscar Torres
	Carmen Miranda
	Douglas Legler

STAFF PRESENT

CRA Director	Susan Kores
Assistant CRA Manager	Jordan Pastorius
Community Development Specialist	Dianne Racek
Senior Assistant County Attorney	Sebastian Poprawski
County Commissioner District #5	Edward Ciampi

*** Indicates a motion**

**** Indicates a vote**

***** For the record comment**

1. CALL TO ORDER

The meeting was called to order at 6:02 pm.

2. AGENDA

A. Agenda Item: 26-0961, Approval of Minutes: 04/20/2026

*** C. Pinkston motioned to approve the minutes as presented.**

**** M. Searle seconded, and the motion carried 5-0.**

3. Presentations

A. Agenda Item: 26-0962, OLD PALM CITY NAC-PACELINE OFFICE BUILDING

- 1. Martin Garcia, Ashley Garcia, and Dan Knott presented a proposal to construct a 4,551-square-foot office building and demolish an existing 4,113-square-foot building at the northwest corner of SW Mapp Road and SW Thelma Street. A 3,033-square-foot building will remain on site. The applicants requested the NAC's recommendation of approval of the alternative compliance requests for narrower decorative shutters and fixed windows.**

Comments:

C. Pinkston- Stated that he had no objection to the fixed windows but asked whether their design could be modified to more closely resemble the appearance of the single-hung windows used throughout the area.

D. Knott- Stated that various window configurations had been considered; however, the proposed design was selected to achieve a specific architectural aesthetic and to avoid creating an overly busy façade.

* J. Landrum motioned to recommend approval of the alternative compliance request for narrower decorative shutters and fixed windows.

** M. Searle seconded the motion, and it carried by a vote of 5–0.

4. NEW BUSINESS

A. Agenda Item: 26-0963, OLD PALM CITY NAC - MAPP ROAD PARKING STUDY

1. Jordan Pastorius, Assistant Manager of Community Development, reported that TCRPC will conduct a parking study for downtown Palm City to identify opportunities and constraints for additional parking facilities off Mapp Road.

Comments:

R. Sentell- Expressed support for evaluating parking conditions in Palm City and assessing future needs before undertaking infrastructure improvements.

C. Pinkston- Stated that he was not convinced parking had become a significant issue and suggested that CRA funds might be better allocated to other improvements.

J. Pastorius- The purpose of the study is to identify opportunities for parking, sidewalks, landscaping, and other streetscape enhancements rather than make assumptions about future needs.

S. Kores- Palm City has reached a stage in its redevelopment where it is appropriate to begin planning for future infrastructure needs as growth continues.

R. Sentell- The NAC would have an opportunity to review the study upon completion.

J. Pastorius- The study would be presented to the NAC for review.

C. Pinkston- What is the cost of the study?

J. Pastorius- A cost estimate is not yet available.

B. Agenda Item 26-0964, OLD PALM CITY NAC - FY 2027 CAPITAL IMPROVEMENT PLAN UPDATE

1. Jordan Pastorius, Assistant Manager of Community Development, reviewed the FY 2027 Capital Improvement Plan and facilitated a discussion regarding parking needs in downtown Palm City, including potential parking-related initiatives for inclusion in the FY 2027 Capital Improvement Plan.

Comments:

C. Pinkston- Noted that Cornell Avenue and Mapp Road were part of the streetscape project and asked whether funding allocation could be deferred until the parking study is completed, stating that the proposed item appeared to focus primarily on parking enhancements.

J. Pastorius- The line item is intended to fund both the parking study and the broader streetscape study.

S. Kores- The study will help identify streetscape needs, including parking, sidewalks, lighting, and landscaping improvements.

* M. Searle motioned to approve the streetscape and parking study line item for inclusion in the FY 2027 Capital Improvement Plan.

** R. Marritt seconded the motion, and it carried 4–1, with C. Pinkston dissenting.

C. Agenda Item: 26-0965, OLD PALM CITY NAC- CORNELL AVE UPDATE

1. Jordan Pastorius, Assistant Manager of Community Development, provided an update on the Cornell Avenue project, including landscaping, potential plantings, stormwater and drainage issues, and Public Works' continued review of stormwater modeling prior to finalizing the design.

Comments:

C. Pinkston- What is the timeline for the stormwater analysis?

J. Pastorius- The analysis is expected to take approximately one to two months.

R. Marritt- Will this address the residents' concerns of flooding and stormwater?

J. Pastorius- The resident concerns and input are being considered as part of the analysis.

5. OLD BUSINESS**A. Agenda Item: 26-0967, OLD PALM CITY NAC-PROJECT UPDATES**

1. Jordan Pastorius, Assistant Manager, Community Development, provided updates on potential grant opportunities, Mapp Road landscaping, and other projects.

Comments:

C. Pinkston- How is the plant replacement funded?

J. Pastorius- Through Neighborhood Enhancement funds.

R. Marritt- Plant selection should ensure visibility is not obstructed or that blind spots are not created along the corridor.

J. Pastorius- The selected plants are low-growing and should not obstruct visibility.

J. Landrum- Reported ongoing damage to railing components at the fishing/viewing platform of RIPPLE, including removal of screws, and requested that the area be inspected and repaired as needed.

J. Pastorius- Stated that Field Operations would be notified to inspect the site and address necessary repairs.

C. Pinkston- Suggested exploring grant opportunities to complete projects.

S. Kores- Grant funding opportunities will be explored further for pedestrian, environmental, transportation, and stormwater projects.

C. Pinkston- Can loan funds be used to match grants.

S. Kores- It depends on the specific grant requirements.

Member of the Public- Requested an update on the Sewer and Utilities project.

J. Pastorius- Responded that Leo Repetti from Utilities oversees the project and that his contact information could be provided after the meeting.

Commissioner Ciampi- Stated that Leo Repetti should attend the next NAC meeting. He also provided updates on the dog park, ongoing efforts to identify and preserve environmentally sensitive and underdeveloped properties, and concerns regarding long-term anchored or liveaboard vessels in local waterways, including environmental impacts and potential regulatory or enforcement options.

6. ADJOURN

There was no further business, and the meeting was adjourned at 6:47 pm.

Recorded and prepared by:

Dianne Racek/Community Development Specialist

Date

Rex Sentell Chairperson

Date