

**CITY OF PORT ST. LUCIE  
SITE PLAN REVIEW COMMITTEE MEETING MINUTES  
APRIL 10, 2024**

**1. CALL TO ORDER**

A Regular and Virtual Meeting of the SITE PLAN REVIEW COMMITTEE of the City of Port St. Lucie was called to order by Chair Anne Cox on April 10, 2024, at 1:30 p.m. at Port St. Lucie City Hall, Building B, Training Room, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida and via Zoom.

**2. ROLL CALL**

Members Present: Anne Cox, Chair  
Melody Creese, Planning and Zoning Board  
Keith Glover, Building  
Anthony Campagna, Utilities  
Beth Zsoka, Public Works

**3. APPROVAL OF MINUTES – NONE**

There was nothing scheduled under this portion of the Agenda.

**4. ADDITIONS AND/OR DELETIONS**

Planner Francis Forman indicated that he would be adding the following:  
P22-339A1, City of Port St. Lucie – Police Training Facility – Major Site Plan Amendment.

Planner MARRISA Da Breo-Latchman stated that she would be removing the following:  
P15-035-A2, City of Port St. Lucie – Community Center – Minor Site Plan Amendment.

Mr. Glover **moved** to approve the amended agenda. Ms. Zsoka **seconded** the motion, which **passed unanimously** by voice vote.

**5. PUBLIC TO BE HEARD**

No one signed up to speak during this portion of the Agenda.

**6. REVIEW OF DEVELOPMENT PROJECTS**

**P24-025 Verano South PUD 1 – POD “D”, Plat No. 5 – Replat – Resubmittal – Final Plat**

Jenna Knobbe, Cotleur & Hearing, represented the Applicant.

There being no further discussion, Mr. Glover **moved** to Recommend Approval of P24-025, Verano South PUD 1, POD “D”, Plat No. 5, Final Plat with all comments being addressed. Ms. Zsoka **seconded** the motion, which **passed unanimously** by voice vote.

**P24- 036 Wilson Grove – Entry Feature/Guard House – Minor Site Plan & Construction Plans**

Jenna Knobbe, Cotleur & Hearing, represented the Applicant. Planner Daniel Robinson recommended that this project be tabled.

There being no further discussion, Mr. Glover **moved** to table P24-036, Wilson Grove – Entry Feature/Guard House – Minor Site Plan & Construction Plans. Ms. Zsoka **seconded** the motion, which **passed unanimously** by voice vote.

**P17-051-A1 Southern Grove – Wawa – Electric Vehicle – Charging Station – Minor Site Plan Amendment**

Sheryl Blasi, Tesla, represented the Applicant. Deputy Director for Planning and Zoning Bridget Kean presented this item on behalf of Planner Bianca Lee. David Whalen inquired if he would need to include a reference sheet to address one of the comments regarding the site plan, to which Ms. Kean advised he would be amending the existing site plan and would need to show the changes. He also discussed the traffic and drainage statement comments, to which Ms. Kean advised that those would be on the existing site plan already. She explained if there were any changes they would need to change the traffic and drainage statement. Clyde Cuffy, Public Works, discussed the drainage statement comment. Ms. Kean recommended the tabling of this project.

There being no further discussion, Mr. Glover **moved** to table P17-051-A1, Southern Grove, Wawa, Electric Vehicle Charging Station Minor Site Plan Amendment. Ms. Zsoka **seconded** the motion, which **passed unanimously** by voice vote.

**P23-112 Western Grove – 5D – Cadance @ Tradition – Resubmittal – Preliminary & Final Plat, Construction Plans**

Sarah Anderson, Kimley-Horn, represented the Applicant. Deputy Director for Planning and Zoning Bridget Kean presented this item on behalf of Planner Bethany Grubbs. Matthew Reaver, Utilities, recommended the tabling of this project due to the excess of comments.

There being no further discussion, Mr. Glover **moved** to table P23-112, Western Grove, 5D Cadance @ Tradition, Preliminary & Final Plat and Construction Plans. Ms. Zsoka **seconded** the motion, which **passed unanimously** by voice vote.

**P80-033-A1 St. Lucie County Prima Vista Library – Constructions Plans**

Thomas DeGrace, Culpepper & Terpening, represented the Applicant. John Kwasnicki, Public Works, recommended the tabling of this project. Ivan Betancourt, Utilities, supported the recommendation of tabling of this project.

There being no further discussion, Mr. Glover **moved** to table P80-033-A1, St. Lucie County Prima Vista Library, Constructions Plans. Ms. Zsoka **seconded** the motion, which **passed unanimously** by voice vote.

**P21-120-A2 Riverland – Model Row Sales Center – Parcel “B” – Resubmittal – Minor Site Plan & Landscape Plans**

Chair Cox inquired if this item was a Minor Site Plan Amendment, to which Mr. Forman confirmed it was.

Shirely Gomez, Velcon Engineering, represented the Applicant. Mr. Forman advised he would recommend approval for this project.

There being no further discussion, Mr. Glover **moved** to approve P21-120-A2, Riverland Model Row Sales Center Parcel “B”, Minor Site Plan & Landscape Plans with all comments being addressed. Ms. Zsoka **seconded** the motion, which **passed unanimously** by voice vote.

**P24-037 Riverland – Parcel “D” – Mail Kiosk – Minor Site Plan & Construction Plans**

Brian Arnold, GOH Engineering, represented the Applicant. Mr. Forman advised he would recommend approval for this project.

There being no further discussion, Mr. Glover **moved** to approve P24-037, Riverland Parcel “D” Mail Kiosk, Minor Site Plan & Construction Plans with all comments being addressed. Ms. Zsoka **seconded** the motion, which **passed unanimously** by voice vote.

**P15-035-A2 City of PSL – Community Center – Minor Site Plan Amendment**

(Clerk’s Note: This Item was removed during Item 4. Addition and Deletions of the Agenda.)

**P11-151-A3 Starbucks – 9100 US Highway 1 – Resubmittal – Minor Site Plan & Landscape Plan**

Mariana Arias Sanz, Phoebe Prenter, Cotleur & Hearing, represented the Applicant. Rebecca Mulcahy, Traffic Engineer for the Applicant. Leigh Paull, Brixmor Property Group, represented the owners.

Ms. Arias Sanz discussed the Site Plan Amendment comment. Planner Da Breo-Latchman recommended the tabling of this project to allow the Special Exception Use to be approved.

There being no further discussion, Mr. Glover **moved** to table P11-151-A3, Starbucks – 9100 US Highway 1, Minor Site Plan & Landscape Plan. Ms. Zsoka **seconded** the motion, which **passed unanimously** by voice vote.

**P24-017 Starbucks – 9100 US Highway 1 – Drive Thru – Resubmittal – Special Exception Use**

Mariana Arias Sanz, Phoebe Prenter, Coteleur & Hearing, represented the Applicant. Planner Da Breo-Latchman recommended approval with comments being addressed.

There being no further discussion, Mr. Glover **moved** to recommend approval of P24-017, Starbucks, 9100 US Highway 1 Drive Thru, Special Exception Use with all comments being addressed. Ms. Zsoka **seconded** the motion, which **passed unanimously** by voice vote.

**P22-339-A1 City of PSL — Police Training Facility — Major Site Plan Amendment**

Connor Kennedy, Engineering, Design and Construction (EDC), represented the Applicant.

Mr. Forman recommended approval with comments being addressed.

There being no further discussion, Mr. Glover **moved** to recommend approval of P22-339-A1, City of PSL, Police Training Facility, Major Site Plan Amendment with all comments being addressed. Ms. Zsoka **seconded** the motion, which **passed unanimously** by voice vote.

**7. ADJOURN**

There being no further business, the meeting was adjourned at 1:53 p.m.

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Anne Cox, Chair

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Daisy Ruiz, Deputy City Clerk