

**CITY OF PORT ST. LUCIE
SITE PLAN REVIEW COMMITTEE MEETING MINUTES
April 9, 2025**

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 Cox on April 9, 2025, 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
Keith Glover, Building
Kacey Cooper-Armstrong, Utilities
Edith Majewski, Public Works
Jesse Almand, St. Lucie County Fire District

Members Not Present: Eric Reikenis, Planning and Zoning Board

3. APPROVAL OF MINUTES – NONE

There were no minutes scheduled to be approved.

4. ADDITIONS AND/OR DELETIONS

Bridget Kean, Deputy Director for the Planning and Zoning Department, requested to change Project Number P21-239-A2, “Southern Grove at the Heart” to “Southern Grove - Shoppes at the Heart”. She asked to remove Project Number P24-010, Southern Grove Plat – Destination Way, Construction and Landscape Plans from the Agenda.

There being no further discussion, Keith Glover **moved** to approve the Amended Agenda. Kacey Cooper-Armstrong **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

P21-239-A2 Southern Grove Shoppes at the Heart – Major Site Plan Amendment & Landscape Plan

Kevin Velinsky, Lucido & Associates, represented the Applicant.

Planner Kean indicated that they were requesting to table this project.

Mr. Glover **moved** to table P21-239-A2, Southern Grove Shoppes at the Heart – Major Site Plan Amendment & Landscape Plan. Ms. Cooper-Armstrong **seconded** the motion, which **passed unanimously** by voice vote.

P25-010 Southern Grove Plat 46: Destination Way – Construction and Landscape Plans

This item was removed during Item 4. Additions and Deletions to the Agenda.

P25-023 Southern Grove America Walks Parcel “C” Resubmittal: Major Site Plan Amendment & Landscape Plan

Derrick Phillips & Scott Wolff, Lucido & Associates, represented the Applicant. He indicated that he would be scheduling a meeting.

Mr. Glover **moved** to table P25-023, Southern Grove, America Walks, Parcel “C” Resubmittal, Major Site Plan Amendment and Landscape Plan. Ms. Majewski **seconded** the motion, which **passed unanimously** by voice vote.

P25-034 Southern Grove SG-3 Commercial Planet Fitness Resubmittal: Major Site Plan & Landscape Plan

Kevin Velinsky, Lucido & Associates, represented the Applicant.

Mr. Glover **moved** to table P25-034, Southern Grove SG-3 Commercial Planet Fitness: Major Site Plan & Landscape Plan. Ms. Majewski **seconded** the motion, which **passed unanimously** by voice vote.

P24-134 Decorative Concrete Specialist of So. Florida: Special Exception Use

Dylan O’Berry, Art of Engineering, represented the Applicant.

Mr. Glover **moved** to recommend approval of P24-134, Decorative Concrete Specialist of So. Florida: Special Exception Use, to the Planning and Zoning Board, with all comments being addressed. Ms. Majewski **seconded** the motion, which **passed unanimously** by voice vote.

P24-144 Verano – Commercial Parcel Resubmittal: Preliminary Plat & Construction Plans

Cristina Lane, Cotleur & Hearing, represented the Applicant.

Planner Robinson indicated sidewalks would be required on both sides of the right-of-way.

Mr. Glover **moved** to recommend approval of P24-144, Verano Commercial Parcel, Resubmittal, Preliminary Plat & Construction Plans, to the City Council, with all comments being addressed. Ms. Majewski **seconded** the motion, which **passed unanimously** by voice vote.

P24-175 Lotis @ Tradition Resubmittal: Major Site Plan & Landscape Plan

Scott Wolff, Lucido & Associates, represented the Applicant.

Mr. Glover **moved** to recommend approval of P24-175, Lotis @ Tradition Resubmittal: Major Site Plan & Landscape Plan, to the City Council, with all comments being addressed. Ms. Majewski **seconded** the motion, which **passed unanimously** by voice vote.

P25-020 Port St. Lucie School of Autism Resubmittal: Major Site Plan & Landscape Plan

Conner Kennedy, Haley-Ward, represented the Applicant.

Mr. Glover **moved** to recommend approval of P25-020, Port St. Lucie School of Autism Resubmittal, Major Site Plan & Landscape Plan, to the City Council, with all comments being addressed. Ms. Cooper-Armstrong **seconded** the motion, which **passed unanimously** by voice vote.

P25-055 Westcliff Extension @ Tradition: Preliminary & Final Plat & Construction Plans

Scott Wolff, Lucido & Associates, represented the Applicant.

Mr. Glover **moved** to recommend approval of P25-055, Westcliff Extension @ Tradition: Preliminary & Final Plat & Construction Plans, to the City Council, with all comments being addressed. Ms. Majewski **seconded** the motion, which **passed unanimously** by voice vote.

P25-051 Riverland Parcel "D" Temporary Construction House: Minor Site Plan & Construction Plan

Brian Arnold, GLH Engineering, represented the Applicant.

Mr. Glover **moved** to recommend approval of P25-051, Riverland Parcel "D" Temporary Construction House Minor Site Plan and Construction Plan, to the City Council, with all comments being addressed. Ms. Cooper-Armstrong **seconded** the motion, which **passed unanimously** by voice vote.

P24-182 Duck Court Park Phase 2: Construction Plans

Thomas DeGrace, Culpepper & Terpening, represented the Applicant.

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Mr. Glover **moved** to approve P24-182, Duck Court Park Phase 2: Construction Plans, with all comments being addressed. Ms. Cooper-Armstrong **seconded** the motion, which **passed unanimously** by voice vote.

P23-164-A2 LTC Ranch West Glynlea Amenity Phase II: Minor Site Plan Amendment & Construction Plans

Scott Wolff, Lucido & Associates, represented the Applicant.

Mr. Glover **moved** to table P23-164-A2, LTC Ranch West Glynlea Amenity Phase II: Minor Site Plan & Construction Plans. Ms. Majewski **seconded** the motion, which **passed unanimously** by voice vote.

P96-218-A1 Gingerbread Lane: Minor Site Plan Amendment

Thomas DeGrace and Dennis Murphy, Culpepper & Terpening, represented the Applicant.

Mr. Glover **moved** to table P96-218-A1, Gingerbread Lane: Minor Site Plan Amendment to the next SPRC Meeting of April 23rd, 2025. Ms. Majewski **seconded** the motion, which **passed unanimously** by voice vote.

P23-207 Gingerbread Lane Day Care Resubmittal: Minor Site Plan Amendment

Thomas DeGrace and Dennis Murphy, Culpepper & Terpening, represented the Applicant.

Mr. DeGrace pointed out that the architectural review regarding the specifications of the trash can was submitted in September 2024; however, it remains on the list. He stated that the matter had already been previously addressed. Mr. DeGrace proposed the removal of the previously planned fencing and to only including a wall, to which Chair Cox responded that they would review and suggested tabling the item based on the previous project also being tabled.

Mr. Glover **moved** to table P23-207, Gingerbread Lane Day Care Resubmittal: Minor Site Plan Amendment to the next SPRC Meeting of April 23rd, 2025. Ms. Cooper-Armstrong **seconded** the motion, which **passed unanimously** by voice vote.

P25-054 McCarty: Preliminary Plat & Construction Plans

Alex Daugherty, Kimley-Horn, represented the Applicant.

Staff recommended tabling the project.

Mr. Glover **moved** to table P25-054, McCarty: Preliminary Plat & Construction Plans. Ms. Majewski **seconded** the motion, which **passed unanimously** by voice vote.

**P06-436-A4 Gatlin Commons Walmart Convenience Store & Fuel Station:
Major Site Plan Amendment & Construction Plans**

Miguel Ameli, CPH, represented the Applicant.

Staff recommended tabling the project.

Mr. Glover **moved** to table P06-436-A4, Gatlin Commons Walmart Convenience Store & Fuel Station, Major Site Plan Amendment & Construction Plans. Ms. Cooper-Armstrong **seconded** the motion, which **passed unanimously** by voice vote.

P22-287-A1 LTC Ranch West – POD 1 – Sales Center: Minor Site Plan Amendment & Landscape Plan

Aaron Cagle, Lucido and Associates, represented the Applicant.

Mr. Glover **moved** to approve P22-287-A1, LTC Ranch West, POD 1, Sales Center, Minor Site Plan Amendment & Landscape Plan, with all comments being addressed. Ms. Majewski **seconded** the motion, which **passed unanimously** by voice vote.

P25-009 Southern Grove – Mattamy SG 7 – Parcel B Resubmittal: Minor Site Plan and Landscape Plan

Derrick Phillips, Lucido & Associates, represented the Applicant.

Mr. Glover **moved** to table P25-009, Southern Grove, Mattamy SG 7, Parcel B Resubmittal, Minor Site Plan and Landscape Plan. Ms. Cooper-Armstrong **seconded** the motion, which **passed unanimously** by voice vote.

P24-191 Southern Grove Project Four: Construction Plans

Jayson Harrison and Holly Cruz, Haley-Ward, represented the Applicant.

Mr. Glover **moved** to approve P24-191, Southern Grove Project King: Construction Plans 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 2:10 p.m.

Anne Cox, Chair

Daisy Ruiz, Deputy City Clerk