

**CITY OF PORT ST. LUCIE
SITE PLAN REVIEW COMMITTEE MEETING MINUTES
JUNE 11, 2025**

1. CALL TO ORDER

A Virtual Meeting of the Site Plan Review Committee of the City of Port St. Lucie was called to order by Chair Anne Cox on June 11, 2025, at 1:33 PM.

2. ROLL CALL

Members Present: Anne Cox, Chair, Planning and Zoning
Edith Majewski, Public Works
Kacey Cooper-Armstrong, Utilities
Eric Reikenis, Planning and Zoning Board

Others Present
via Zoom: Marrisa Da Breo-Latchman, Planning and Zoning
Ivan Betancourt, Planning and Zoning
Francis Forman, Planner and Zoning
Bridget Kean, Planning and Zoning
Bethany Grubbs, Planning and Zoning
Cody Sisk, Planning and Zoning
Clyde Cuffy, Public Works
Evan Delgado, Public Works
John Kwasnicki, Public Works
Kaitlynn Larrivee, Public Works
Debora Leal, Public Works
Anthony Campagna, Utilities
Kyle Gillan, Utilities
James Graham, Utilities
Leon Hayman, Utilities
Boi Hoang, Utilities
Michele Holler, Utilities
John Lamb, Utilities
Ann-Marie Ludlam, Utilities
Hannah McBain, Utilities
Matthew Reaver, Utilities
Lt. Jesse Almand, SLC Fire Department
Janae Angel, PSL Police Department
Elijah Wooten, Economic Development Administrator
Russell Ward, Deputy City Attorney
Traci Mehl, Deputy City Clerk

Chair Cox determined there was a quorum.

3. APPROVAL OF MINUTES

There being no corrections, Edith Majewski **moved** to approve the Site Plan Review Committee Meeting minutes of May 14, 2025. Kacey Cooper-Armstrong **seconded** the motion, which **passed unanimously** by voice vote.

4. ADDITIONS AND/OR DELETIONS

There were no additions or deletions to the Agenda.

5. PUBLIC TO BE HEARD

Chair Cox opened Public to be Heard. There being no comments, she closed Public to be Heard.

6. REVIEW OF DEVELOPMENT PROJECTS

P21-003-A1 SOUTHERN GROVE – VITAS @ TRADITION – HOSPICE FACILITY & COMMUNITY CENTER ~~MAJOR~~ MINOR SITE PLAN AMENDMENT AND LANDSCAPE PLAN

Jason Harrison, Haley Ward, represented the project and applicant. He stated he received the comments, spoke with the Utility Department, and will address the comments. Public Works had no further comments to what was provided in Fusion. Utilities recommended approving the project with the condition that Haley Ward comply with all comments, including moving the grease interceptor a minimum of ten feet from the watermain. Planner Betancourt recommended approval with all comments being addressed.

Edith Majewski **moved** to approve P21-003-A1, Southern Grove – Vitas @ Tradition – Hospice Facility & Community Center Minor Site Plan Amendment and Landscape Plan with all comments being addressed. Kacey Cooper-Armstrong **seconded** the motion, which **passed unanimously** by voice vote.

P25-065 CASHMERE TOWNHOMES @ SLW – RESUBMITTAL PRELIMINARY & FINAL PLAT AND CONSTRUCTION PLANS

Cristina Lane, Cotleur & Hearing, represented the applicant and stated she received the comments and had no questions. On behalf of Planner Robinson, Planner Grubbs recommended tabling the project to address the comments

regarding the concept plan.

Edith Majewski **moved** to table P25-065, Cashmere Townhomes @ SLW – Resubmittal Preliminary & Final Plat and Construction Plans. Kacey Cooper-Armstrong **seconded** the motion, which **passed unanimously** by voice vote.

**P25-066 CASHMERE TOWNHOMES @ SLW – RESUBMITTAL
MAJOR SITE PLAN AND CONSTRUCTION PLANS**

Cristina Lane, Cotleur & Hearing, represented the applicant. On behalf of Planner Robinson, Planner Grubbs stated Planning recommended tabling this project.

Edith Majewski **moved** to table P25-066, Cashmere Townhomes @ SLW – Resubmittal Major Site Plan and Construction Plans. Kacey Cooper-Armstrong **seconded** the motion, which **passed unanimously** by voice vote.

**P80-033-A1 ST. LUCIE COUNTY PRIMA VISTA LIBRARY –
RESUBMITTAL SITE PLAN AMENDMENT AND
CONSTRUCTION PLANS**

Thomas DeGrace, Culpepper & Terpening, represented the applicant and stated he received the comments. He commented on the canal tie-in, meeting with Utilities, and responsibility of the water line. Planner Forman stated they could meet tomorrow. Public Works stated they had no further comments and recommended approval with all comments addressed. Utilities had no additional comments to what was provided in Fusion. Planner Forman stated that Planning & Zoning recommended approval with all comments being addressed.

Edith Majewski **moved** to approve P80-033-A1, St. Lucie County Prima Vista Library – Resubmittal Site Plan Amendment and Construction Plans, with all comments being addressed. Kacey Cooper-Armstrong **seconded** the motion, which **passed unanimously** by voice vote.

**P25-083 WESTERN GROVE-B-D2 HOLDINGS, LLC MAJOR SITE
PLAN AND PRELIMINARY ENGINEERING PLANS**

Chris Hollen, Kimley-Horn, represented the applicant and stated he had received the comments. Planner Da Breo-Latchman clarified the City needs construction plans for the north/south Powerline roadway. Mr. Hollen explained the applicant rezoned the property to MPUD at the conclusion of 2024 and is working through the Site Plan application process with the intent to mass grade and stabilize the site, until someone purchases it and submits

a Site Plan amendment. Chair Cox stated that this will have to be discussed further, because it is on the Agenda as a major site plan that would need to be approved by City Council. Planner Kean indicated she spoke with Mary Savage-Dunham regarding same and they will have to table this project at this time.

Edith Majewski **moved** to table P25-083, Western Grove-B-D2 Holdings, LLC, Major Site Plan and Preliminary Engineering Plans. Kacey Cooper-Armstrong **seconded** the motion, which **passed unanimously** by voice vote.

**P24-051 EKONOMY SELF STORAGE – RESUBMITTAL MINOR
SITE PLAN AND LANDSCAPE PLAN**

Lisa Reves, Economy Self Storage, represented the applicant and stated the comments were received. Public Works had no additional comments to what was provided in Fusion. Planner Sisk stated Planning & Zoning recommended tabling this project until the comments for the parking area are addressed.

Edith Majewski **moved** to table P24-051, Economy Self Storage – Resubmittal Minor Site Plan and Landscape Plan. Kacey Cooper-Armstrong **seconded** the motion, which **passed unanimously** by voice vote.

**P25-067 LTC RANCH WEST – BRYSTOL NORTH AMENITY
MINOR SITE PLAN AND CONSTRUCTION PLANS**

Derrick Phillips, Lucido & Associates, represented the applicant and stated he received the comments. Public Works and Utilities had no additional comments to what was provided in Fusion. Planner Sisk stated Planning and Zoning recommended approval with all comments being addressed.

Edith Majewski **moved** to approve P25-067, LTC Ranch West – Bristol North Amenity Minor Site Plan and Construction Plans, with all comments being addressed. Kacey Cooper-Armstrong **seconded** the motion, which **passed unanimously** by voice vote.

**P25-088 LTC RANCH WEST POD 6B – WYLDER CONCEPTUAL
SUBDIVISION PLAN**

Derrick Phillips, Lucido & Associates, represented the applicant and stated he received the comments. Public Works and Utilities had no additional comments to what was provided in Fusion. Planner Sisk stated Planning and Zoning recommended approval with all comments being addressed.

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Edith Majewski **moved** to approve P25-088, LTC Ranch West POD 6B – Wylder Conceptual Subdivision Plan, with all comments being addressed. Kacey Cooper-Armstrong **seconded** the motion, which **passed unanimously** by voice vote.

7. ADJOURN

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

Anne Cox, Chair

Traci Mehl, Deputy City Clerk