

**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 Administra Russell Ward, Deputy City Attorney Traci Mehl, Deputy City Clerk
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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

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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 ECONOMY 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 – Brystol 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.

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