

**CITY OF PORT ST. LUCIE
SITE PLAN REVIEW COMMITTEE MEETING MINUTES
June 10, 2026**

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 June 10, 2026, 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
Pete Spatara, Planning & Zoning Board
Edith Majewski, Public Works
Jessica Paxton, Utilities

3. APPROVAL OF MINUTES –May 27, 2026

Mr. Spatara **moved** to approve the minutes. Ms. Majewski **seconded** the motion, which **passed unanimously** by voice vote.

4. ADDITIONS AND/OR DELETIONS

Bridget Kean, Planning & Zoning Deputy Director, removed P18-001-A2, So. Grove City Electric Supply, Tradition Minor Site Amendment Landscape from the Agenda.

Ms. Majewski **moved** to approve the amended agenda. Ms. Paxton **seconded** the motion, which **passed unanimously** by voice vote.

5. PUBLIC TO BE HEARD

There was nothing heard under this item.

6. REVIEW OF DEVELOPMENT PROJECTS

P18-001-A2 So. Grove City Electric Supply, Tradition Minor Site Amendment Landscape

(Clerk’s Note: This item was removed under Item 4.)

P25-130 Founders Crossing PUD Amendment No. 4, PUD Amendment

Derrick Phillips, Lucido & Associates, represented the applicant.

Ms. Majewski **moved** to table P25-130, Founders Crossing PUD Amendment No. 4, PUD

Amendment. Ms. Paxton **seconded** the motion, which **passed unanimously** by voice vote.

P26-068 Wilson Groves DRI Conceptual Master Plan Amendment, Conceptual DRI

Cristina Lane, Cotleur & Hearing, represented the applicant.

Ms. Majewski **moved** to table P26-068, Wilson Groves DRI Conceptual Master Plan Amendment, Conceptual DRI. Ms. Paxton **seconded** the motion, which **passed unanimously** by voice vote.

P26-046 Riverland West Sports & Recreation Resubmittal, MPUD Rezoning

Azlina Goldstein, Riverland GL Homes, represented the applicant.

Ms. Majewski **moved** to recommend approval of P26-046, Riverland West Sports & Recreation Resubmittal, MPUD Rezoning, Landscape Plan to the Planning & Zoning Board with all comments being addressed. Ms. Paxton **seconded** the motion, which **passed unanimously** by voice vote.

P26-069 Wilson Grove Parcel "B" MPUD/Rezoning

Cristina Lane, Cotleur & Hearing, represented the applicant.

Ms. Majewski **moved** to table P26-069, Wilson Grove Parcel "B" MPUD/Rezoning. Ms. Paxton **seconded** the motion, which **passed unanimously** by voice vote.

P24-055 River Place PUD Tract I, Hammock Creek, Resubmittal Major Site Plan, Landscape Plan

Stephen Cooper, SCP, represented the applicant.

Ms. Majewski **moved** to recommend approval of P24-055, River Place PUD Tract I, Hammock Creek, Resubmittal Major Site Plan, Landscape Plan to the City Council with all comments being addressed. Ms. Paxton **seconded** the motion, which **passed unanimously** by voice vote.

P26-025 Darwin Square, Pollo Tropical, Drive-Thru Resubmittal, SEU Conceptual Plan

Craig McDonald & Stephanie Guerra, Corporate Property Services, represented the applicant.

Ms. Majewski **moved** to table P26-025, Darwin Square, Pollo Tropical, Drive-Thru Resubmittal, SEU Conceptual Plan to the June 24, 2026, SPRC meeting if submitted by Monday as well as all comments being addressed. Ms. Paxton **seconded** the motion, which **passed unanimously** by voice vote.

P26-056 Southern Grove Lumer Innovation Plaza Resubmittal Major Site Plan, Landscape Plan

Jason Evangelista, Lucido & Associates, represented the applicant.

Ms. Majewski **moved** to table P26-056, Southern Grove Lumer Innovation Plaza Resubmittal Major Site Plan, Landscape Plan. Ms. Paxton **seconded** the motion, which **passed unanimously** by voice vote.

P21-120-A5 Riverland Parcel “B” Model Row Sales Center Minor Site Plan Amendment, Construction Plans

Debora Leal, Velcon Engineering, represented the applicant. Sofia Trail, Planner I, requested a condition for approval, P21-120-A4 amendment must be fully completed & approved prior to P21-120-A5 being stamped.

Ms. Majewski **moved** to approve P21-120-A5, Riverland Parcel “B” Model Row Sales Center Minor Site Plan Amendment, Construction Plans with the condition as stated and all comments being addressed. Ms. Paxton **seconded** the motion, which **passed unanimously** by voice vote.

P26-065 Southern Grove Costco Major Site Plan, Construction Plans

Kenneth Rau, Thomas Engineering, represented the applicant. Staff and the applicant agreed to hold an offline meeting.

Ms. Majewski **moved** to table P26-065, Southern Grove Costco Major Site Plan, Construction Plans. Ms. Paxton **seconded** the motion, which **passed unanimously** by voice vote.

P19-133-A4 Tradition Storage @ Tradition Cell Tower Resubmittal Minor Site Plan Amendment

Vlada Peterka, Redtail, represented the applicant.

Ms. Majewski **moved** to table P19-133-A4, Tradition Storage @ Tradition Cell Tower Resubmittal Minor Site Plan Amendment. Ms. Paxton **seconded** the motion, which **passed unanimously** by voice vote.

P25-198 Tradition Self Storage @ Tradition Cell Tower Resubmittal Special Exception Use

Vlada Peterka, Redtail, represented the applicant.

Ms. Majewski **moved** to recommend approval of P25-198, Tradition Self Storage @ Tradition Cell Tower Resubmittal Special Exception Use to the Planning & Zoning Board with all comments addressed. Ms. Paxton **seconded** the motion, which **passed unanimously** by voice vote.

7. ADJOURN

There being no further business, the meeting was adjourned at 1:58 p.m.

**SITE PLAN REVIEW COMMITTEE
MEETING MINUTES**

June 10, 2026

Anne Cox, Chair

Shanna Donleavy, Deputy City Clerk