

**CITY OF PORT ST. LUCIE
SITE PLAN REVIEW COMMITTEE MEETING MINUTES
JANUARY 8, 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 Anne Cox on January 8, 2025, at 1:32 p.m. at Port St. Lucie City Hall, Building B, Training Room, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida.

2. ROLL CALL

Members Present: Anne Cox, Chair
Melody Creese, Planning & Zoning Board
Kacey Cooper-Armstrong, Utilities
Keith Glover, Building
Beth Zsoka, Public Works
Jesse Almad, St. Lucie County Fire District

3. APPROVAL OF MINUTES – NOVEMBER 13, 2024

Chair Cox added the November 24, 2024 Special Meeting minutes for approval.

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

4. ADDITIONS AND/OR DELETIONS

Planner Bethany Grubbs requested to remove P24-158 Western Grove – N/S Road “A” – Final Plat.

Planner Marissa Da Breo-Lachtman advised that P11-151-A3 Eastport Plaza – Starbucks – Resubmittal – Minor Site Plan Amendment – Landscape Plan includes Construction Plans.

There being no further discussion, Mr. Glover **moved** to approve the Amended Agenda. Ms. Zsoka **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

**P17-071 SOUTHERN GROVE – DEL WEBB AT TRADITION – CONSTRUCTION PLANS
AMENDMENT**

Adam Schildmeier, WGI, represented the Applicant. Mr. Schildmeier inquired if the record could be updated to remove Kimley-Horn, to which Chair Cox replied that she would work with IT on this. Mr. Schildmeier then stated that he did not know how to adequately address the comments related to the plat revision due to trying to shift those separately via the legal side, not via plat revision. He added that he uploaded the items to reflect the adjustment to the proposed easement crossing. Chair Cox clarified to the reviewers that this was not a change to the plat itself, that they were going to be abandoning the easement, creating a new one, and amending the plat dedication, but it would be done through separate instruments.

Chair Cox inquired if there were any changes to utility lines, to which Mr. Schildmeier responded in the affirmative and stated that per the meeting with Utilities staff, they shifted the water main. Chair Cox then inquired if that would take it outside of the platted easement, to which Mr. Schildmeier responded in the affirmative. Chair Cox asked if it would require a new easement, to which Mr. Schildmeier responded in the affirmative. Chair Cox then informed that the Construction Plans could not yet be approved until all other documents had been approved.

There being no further discussion, Mr. Glover **moved** to table P17-071, Southern Grove, Del Webb at Tradition, Construction Plans Amendment. Ms. Zsoka **seconded** the motion, which **passed unanimously** by voice vote.

**P24-222 SOUTHERN GROVE – TRADITION NATURE TRAIL – MINOR SITE PLAN –
LANDSCAPE PLAN**

Matthew Yates, Lucido & Associates, represented the Applicant. Mr. Yates inquired if they would need to amend the map, to which Chair Cox stated that they could go over it in an upcoming meeting. Mr. Yates inquired if there was going to be another method to address the new easement and replat, to which Chair Cox replied that it was the same as what was discussed in the previous item (P17-071).

There being no further discussion, Mr. Glover **moved** to table P24-222, Southern Grove, Tradition Nature Trail, Minor Site Plan, Landscape Plan. Ms. Zsoka **seconded** the motion, which **passed unanimously** by voice vote.

**P23-069-A1 RIVERLAND CENTER – RETAIL RESTAURANT – MINOR SITE PLAN
AMENDMENT – CONSTRUCTION PLANS**

Brandon Ulmer, Thomas Engineering, represented the Applicant.

There being no discussion, Mr. Glover **moved** to approve of P23-069-A1 Riverland Center, Retail Restaurant, Minor Site Plan Amendment, Construction Plans with all comments addressed. Ms. Zsoka **seconded** the motion, which **passed unanimously** by voice vote.

**P23-096 SOUTHERN GROVE – LEGACY PARK PUBLIC ART FEATURE – RESUBMITTAL
– MINOR SITE PLAN**

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Frank Knott, GFC, represented the Applicant. **(Clerk's Note:** Dennis Murphy of Culpepper & Terpening was present on the call but had audio issues.)

There being no discussion, Mr. Glover **moved** to approve P23-096, Southern Grove, Legacy Park Public Art Feature, Resubmittal, Minor Site Plan with all comments addressed. Ms. Zsoka **seconded** the motion, which **passed unanimously** by voice vote.

P24-158 WESTERN GROVE – N/S ROAD “A” – FINAL PLAT

(Clerk's Note: This item was removed during item 4.)

**P17-057-A5 GATLIN PLAZA – BJ’S WHOLESALE CLUB – RESUBMITTAL – MAJOR SITE
PLAN AMENDMENT – LANDSCAPE PLAN**

Sarah Anderson, Kimley-Horn, represented the Applicant. **(Clerk's Note:** Planner Cody Sisk presented on behalf of Planner Francis Forman.) Ms. Anderson stated that they were pushing for Site Plan approval with the condition that the traffic study and any comments from the third party be incorporated in a condition of approval. John Kwasnicki, Public Works, stated that this item needed to be tabled until they got the traffic study back from the third party, and noted that there was no revised Site Plan submitted. Ms. Anderson stated that this resubmittal to the Site Plan Review Committee was only for the traffic study.

There being no further discussion, Mr. Glover **moved** to table P17-057-A5 **GATLIN PLAZA – BJ’S WHOLESALE CLUB – RESUBMITTAL – MAJOR SITE PLAN AMENDMENT – LANDSCAPE PLAN**. Ms. Zsoka **seconded** the motion, which **passed unanimously** by voice vote.

**P22-339-A3 CITY OF PSL – POLICE TRAINING FACILITY – MINOR SITE PLAN
AMENDMENT**

Dane Furslew, Bowman Consulting, represented the Applicant. **(Clerk's Note:** Planner Cody Sisk presented on behalf of Planner Francis Forman.)

There being no discussion, Mr. Glover **moved** to approve P22-339-A3 City Of PSL, Police Training Facility, Minor Site Plan Amendment with all comments addressed. Ms. Zsoka **seconded** the motion, which **passed unanimously** by voice vote.

P23-159 GATLIN PLAZA – RESUBITTAL – PUD AMENDMENT

Dennis Murphy, Culpepper & Terpening, represented the Applicant. **(Clerk's Note:** Planner Cody Sisk presented on behalf of Planner Francis Forman.) Mr. Murphy expressed concern of tabling the item due to it pushing the project back and requested an approval with conditions. Clyde Cuffy, Public Works, stated that they could not approve with conditions until they had a final determination on what the impacts of the square footage would be. He stated that he had reached out to the third party again but had not yet received a response. Mr. Murphy then

expressed concerns about delays from third parties for other projects and requested assistance from city staff to get them in the same sequence as SPRC.

There being no further discussion, Mr. Glover **moved** to table P23-159, Gatlin Plaza, Resubmittal, PUD Amendment, January 22, 2024, Site Plan Review Committee meeting. Ms. Zsoka **seconded** the motion, which **passed unanimously** by voice vote.

**P11-151-A3 EASTPORT PLAZA – STARBUCKS – RESUBMITTAL – MINOR SITE PLAN
AMENDMENT – LANDSCAPE PLAN**

Mariana Arias Sanz, Coteleur and Hearing, represented the Applicant.

There being no discussion, Mr. Glover **moved** to approve P11-151-A3, Eastport Plaza, Starbucks, Resubmittal, Minor Site Plan Amendment, Landscape Plan, with all comments being addressed. Ms. Zsoka **seconded** the motion, which **passed unanimously** by voice vote.

P24-216 PINE TRACE PUD – AMENDMENT NO. 4 – PUD AMENDMENT

Jeremy Anderson, Common Oak Engineering, represented the Applicant.

There being no discussion, Mr. Glover **moved** to recommend approval of P24-216, Pine Trace PUD, Amendment No. 4, PUD Amendment, with all comments being addressed. Ms. Zsoka **seconded** the motion, which **passed unanimously** by voice vote.

P18-159-A2 SLW – CASCADES RECREATION MODIFICATION – CONSTRUCTION PLANS

Steve Cooper, SCPE, represented the Applicant.

There being no further discussion, Mr. Glover **moved** to approve P18-159-A2, SLW, Cascades Recreation Modification, Construction Plans with all comments being addressed. Ms. Zsoka **seconded** the motion, which **passed unanimously** by voice vote.

P24-217 PINE TRACE PUD – SPECIAL EXCEPTION USE

Jeremy Anderson, Common Oak Engineering, represented the Applicant. Planner Sofia Trail stated that because documents were missing from the submission, she recommended tabling the item because they needed them in order to present to the Planning and Zoning Board.

There being no further discussion, Mr. Glover **moved** to table P24-217, Pine Trace PUD, Special Exception Use, with all comments being addressed. Ms. Zsoka **seconded** the motion, which **passed unanimously** by voice vote.

P24-221 O.L. PEACOCK SR. PARK – MINOR SITE PLAN – CONSTRUCTION PLANS

Joseph Capra, CapTech Engineering, represented the Applicant. He stated that they would be turning in the Minor Site Plan information by the end of the week. Planner Sofia Trail stated that if they could get the plans submitted by Friday, this item could be added to the January 22, 2025, SPRC meeting.

There being no further discussion, Mr. Glover **moved** to table P24-221, O.L. Peacock Sr. Park, Minor Site Plan, Construction Plans to the January 22, 2025, SPRC meeting. Ms. Zsoka **seconded** the motion, which **passed unanimously** by voice vote.

**P17-249-A3 TRADITION-THE LANDINGS – ELECTRIC VEHICLE CHARGING – MINOR SITE
PLAN AMENDMENT**

Gabriela Araque, Tesla, and Nathan Kreuser, Dewberry Engineers, represented the Applicant. Mr. Kreuser inquired if they still needed to submit the tree survey if the landscape was not going to be impacted due to the EV charger being added to an existing parking lot, to which Chair Cox responded in the negative. Planner Ivan Betancourt recommended tabling the item due to the plans being insufficient and not including the overall Site Plan.

There being no further discussion, Mr. Glover **moved** to table P17-249-A3 Tradition-The Landings, Electric Vehicle Charging, Minor 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 2:08 p.m.

Anne Cox, Chair

Jasmin De Freese, Deputy City Clerk