

CITY OF PORT ST. LUCIE
SITE PLAN REVIEW COMMITTEE MEETING MINUTES
MAY 8, 2024

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 May 8, 2024, 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
Melody Creese, Planning and Zoning Board
Keith Glover, Building
Kacey Cooper-Armstrong, Utilities
Beth Zsoka, Public Works

3. APPROVAL OF MINUTES – April 10 & 24, 2024

There being no corrections, the minutes were approved.

4. ADDITIONS AND/OR DELETIONS

Bridget Kean, Planning & Zoning Deputy Director, removed P23-106, Southern Grove-SG-8, Shoppes @ S.G. Commercial Construction Plans. 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

P00-103-A2 Tamlite Lighting @ SLW, Lot I-38 Revised Construction Plans

Brendan Kelley, Bowman Consulting, represented the Applicant. John Kwasnicki, Public Works, Project Coordinator advised the applicant that they could submit one set of Construction Plans with both Project Numbers listed on the bottom righthand corner. He requested that there be space for a compactor between the twin pipes. Deputy Director Kean requested the updated I-37 Landscape Plan.

There being no further discussion, Mr. Glover **moved** to approve P00-103-A2, Tamlite Lighting @ SLW, Lot I-38, Revised Construction Plans, with all comments being addressed. Ms. Zsoka **seconded** the motion, which **passed unanimously** by voice vote.

P20-091-A2 SLW, Lot I-37 Revised Construction Plans

Brendan Kelley, Bowman Consulting, represented the Applicant.

Ms. Kean advised that this item also contained a Minor Site Plan Amendment. She requested the Landscape Plan.

Mr. Glover **moved** to approve P20-091-A2, SLW, Lot I-37, Minor Site Plan Amendment & revised Construction Plans, with all comments being addressed. Ms. Zsoka **seconded** the motion, which **passed unanimously** by voice vote.

P23-106 Southern Grove-SG-8, Shoppes @ S.G. Commercial Construction Plans

This item was previously removed.

P24-047 Verano South POD "G", Plat 7 Preliminary & Final Plat Construction Plans

Dan Sorrow, Cotleur & Hearing, represented the Applicant.

Mr. Glover **moved** to recommend approval of P24-047, Verano South POD "G", Plat 7, Preliminary & Final Plat & Construction Plans, with all comments being addressed. Ms. Zsoka **seconded** the motion, which **passed unanimously** by voice vote.

P24-048 Verano South POD "D", Plat 6, Replat 1 Preliminary Plat Construction Plans

Dan Sorrow, Cotleur & Hearing, represented the Applicant.

Chair Cox advised that this item also contained a Final Plat.

Mr. Glover **moved** to recommend approval of P24-048, Verano South POD "D", Plat 6, Replat 1, Preliminary & Final Plat & Construction Plans, with comments being addressed. Ms. Zsoka **seconded** the motion, which **passed unanimously** by voice vote.

P12-109-A3 FPL, Treasure Substation, Security Wall Minor Site Plan Amendment

Josh Killian, Culpepper & Terpening, represented the Applicant.

Bianca Lee, Planner II, advised that the item contained Construction Plans.

Mr. Glover **moved** to approve P12-109-A3, FPL, Treasure Substation, Security Wall, Minor Site Plan Amendment & Construction Plans, with all comments being addressed. Ms. Zsoka **seconded** the motion, which **passed unanimously** by voice vote.

P17-004-A2 City of PSL Riverwalk/Westmoreland Park Construction Plans

Jayson Harrison & Patricia Sesta, Engineering, Design & Construction, represented the Applicant.

Mr. Glover **moved** to approve P17-004-A2, City of PSL Riverwalk/Westmoreland Park Construction Plans, with all comments being addressed. Ms. Zsoka **seconded** the motion, which **passed unanimously** by voice vote.

P19-128-A1 FPL Midway Service Center Minor Site Plan Amendment

Michael O'Donoghue, FPL, represented the Applicant.

Chair Cox advised that the Site Plan should show what was current on the site. Marissa Da Breo-Latchman, Planner II, stated that the submitted document was more of a survey, to which Melissa Perry, Public Works Project Coordinator added that it was a limited document. Therefore, staff requested to table the item. Chair Cox suggested that staff and the applicant meet to go over any needed documents.

Mr. Glover **moved** to table P19-128-A1, FPL Midway Service Center, Minor Site Plan Amendment, Ms. Zsoka **seconded** the motion, which **passed unanimously** by voice vote.

7. ADJOURN

There being no further business, the meeting was adjourned at 1:52 p.m.

Anne Cox, Chair

Shanna Donleavy, Deputy City Clerk