

**CITY OF PORT ST. LUCIE
SITE PLAN REVIEW COMMITTEE MEETING MINUTES
June 25, 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 Cox on June 25, 2025, 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
Keith Glover, Building
Kacey Cooper-Armstrong, Utilities
Edith Majewski, Public Works
Eric Reikenis, Planning & Zoning Board

3. APPROVAL OF MINUTES – May 28, 2025

There being no corrections, the minutes were approved.

4. ADDITIONS AND/OR DELETIONS

Mr. Glover **moved** to approve the agenda. Ms. Majewski **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

P22-258-A1 Southern Grove 4a, Tresello, Cul-de-sac Conceptual Subdivision Plan

Scott Wolff, Lucido & Associates, represented the Applicant.

Mr. Glover moved to approve P22-258-A1, Southern Grove 4a, Tresello, Cul-de-sac Conceptual Subdivision Plan with all comments being addressed. Ms. Majewski seconded the motion, which passed unanimously by voice vote.

P25-060 Southern Grove, Farrell C, Store, Gas & Car Wash, Resubmittal Minor Site Plan Landscape Plan

Bridget Kean, Planning & Zoning Deputy Director, advised the Committee that the item was a

Major Site Plan and informed the Applicant that the plat was needed to move forward in the next process.

Michael Sanchez represented the Applicant.

Mr. Glover **moved** to recommend approval of P25-060, Southern Grove, Farrell C, Store, Gas & Car Wash, Resubmittal Major Site Plan & Landscape Plan, to the City Council with all comments addressed. Ms. Majewski **seconded** the motion, which **passed unanimously** by voice vote.

P25-098 Southern Grove, Parcel C @ Tradition SG-7 Final Plat

Sara Anderson, Kimley Horn, represented the Applicant.

Mr. Glover **moved** to table P25-098, Southern Grove, Parcel C @ Tradition SG-7 Final Plat. Ms. Majewski **seconded** the motion, which **passed unanimously** by voice vote.

P25-102 Southern Grove 4A, Tresello Phase 1 Clearing & Mass Grading Plans

Bill Roberts, Caufield & Wheeler, & Karl Albertson, Mattamy, represented the Applicant. Ms. Kean informed the Applicant that the stormwater had to be shown on the DRI Masterplan, and it would be approved at the Applicant's own risk.

Mr. Glover **moved** to approve P25-102, Southern Grove 4A, Tresello Phase 1 Clearing & Mass Grading Plans with all comments addressed. Ms. Majewski **seconded** the motion, which **passed unanimously** by voice vote.

P25-096 Verano So. POD "H", PUD Amend. No. 1 PUD Amendment

Cristina Lane, Cotleur & Hearing, represented the Applicant.

Mr. Glover **moved** to recommend approval of P25-096, Verano So. POD "H", PUD Amend. No. 1 PUD Amendment, to the Planning & Zoning Board with all comments addressed. Ms. Majewski **seconded** the motion, which **passed unanimously** by voice vote.

P24-144 Verano Commercial Parcel Resubmittal Preliminary & Final Plat, Construction Plans

Cristina Lane, Cotleur & Hearing, represented the Applicant.

Mr. Glover **moved** to recommend approval of P24-144, Verano Commercial Parcel Resubmittal Preliminary & Final Plat, Construction Plans, to the City Council with all comments addressed. Ms. Majewski **seconded** the motion, which **passed unanimously** by voice vote.

P25-100 Riverland Parcel E, Plat Three Preliminary & Final Plat, Construction Plans

Shirley Gomez, Velcon Engineering, represented the Applicant.

Mr. Glover **moved** to recommend approval of P25-100, Riverland Parcel E, Plat Three Preliminary & Final Plat, Construction Plans, to the City Council with all comments addressed. Ms. Majewski **seconded** the motion, which **passed unanimously** by voice vote.

P92-020-A2 FPL Walton Service Center, Resubmittal Minor Site Plan Amendment, Construction Plans

Alisha Oliksowycz, Infinity Engineering, represented the Applicant.

Mr. Glover **moved** to approve P92-020-A2, FPL Walton Service Center, Resubmittal Minor Site Plan Amendment, Construction Plans, with all comments being addressed. Ms. Majewski **seconded** the motion, which **passed unanimously** by voice vote.

P11-151-A4 Eastport Plaza, Publix Minor Site Plan Amendment, Construction Plans

Cristina Lane, Cotleur & Hearing, represented the Applicant.

Mr. Glover **moved** to table P11-151-A4, Eastport Plaza, Publix Minor Site Plan Amendment, Construction Plans. Ms. Majewski **seconded** the motion, which **passed unanimously** by voice vote.

P25-091 Town Place, Retail/Residential, Master Sign Program Amendment

Richard Lundy represented the Applicant.

Mr. Glover **moved** to table P25-091, Town Place, Retail/Residential, Master Sign Program Amendment. Ms. Majewski **seconded** the motion, which **passed unanimously** by voice vote.

P23-132-A1 LTC Ranch, Wylder Parkway Phase 2 Street Tree Plan Amendment

Scott Wolff, Lucido & Associates, represented the Applicant.

Mr. Glover **moved** to approve P23-132-A1, LTC Ranch, Wylder Parkway Phase 2 Street Tree Plan Amendment, with all comments addressed. Ms. Majewski **seconded** the motion, which **passed unanimously** by voice vote.

P17-249-A3 Tradition, The Landings, Electric Vehicle Charging, Resubmittal Minor Site Plan Amendment

Gabriela Araque, Tesla, represented the Applicant.

Mr. Glover **moved** to approve P17-249-A3, Tradition, The Landings, Electric Vehicle Charging, Resubmittal Minor Site Plan Amendment, with all comments being addressed. Ms. Majewski **seconded** the motion, which **passed unanimously** by voice vote.

P20-249-A1 LTC Ranch, Midway Distribution Center, Resubmittal Minor Site Plan Amendment

Andre Obrzut, Kimley Horn, represented the Applicant.

Mr. Glover **moved** to approve P20-249-A1, LTC Ranch, Midway Distribution Center, Resubmittal Minor Site Plan Amendment, with all comments addressed. Ms. Majewski **seconded** the motion, which **passed unanimously** by voice vote.

7. ADJOURN

There being no further business, the meeting was adjourned at 1:55 p.m.

Anne Cox, Chair

Shanna Donleavy, Deputy City Clerk