

Cody Sisk

From: Kristhian Morales <kmorales@bowman.com>
Sent: Friday, January 19, 2024 8:52 AM
To: Cody Sisk
Cc: Jose De Bourg; Lorraine Prussing; Diana Spriggs; Jenny Baez; Anne Cox; Natalia Lercari; Mary Savage-Dunham; Andres Mizrahi
Subject: RE: Review Comment P23-130 // Chick-Fil-A #03913 St. Lucie West

Hi Cody,

Just heard back from the team and we'll like to withdraw this application for now. We will be in contact if we decide to re-open the application for the variance at a later time.

Thanks,

KRISTHIAN MORALES

Branch Manager | **BOWMAN**

910 SE 17th St, Suite 300, Fort Lauderdale, FL 33316

D: (954) 686-1562 | M: (650) 799-5791

kmorales@bowman.com | bowman.com



From: Kristhian Morales
Sent: Wednesday, November 22, 2023 11:33 AM
To: 'Cody Sisk' <codysisk@cityofpsl.com>
Cc: Jose De Bourg <jdebourg@bowman.com>; 'Lorraine Prussing' <LorraineP@cityofpsl.com>; 'Diana Spriggs' <DSpriggs@cityofpsl.com>; Jenny Baez <jbaez@bowman.com>; 'Anne Cox' <AnneC@cityofpsl.com>; Natalia Lercari <nlercari@bowman.com>; 'Mary Savage-Dunham' <mdunham@cityofpsl.com>
Subject: RE: Review Comment P23-130 // Chick-Fil-A #03913 St. Lucie West

Cody,

As per our discussion, we'll be tabling this item until February. Thanks for accommodating the request and have a great Thanksgiving!

KRISTHIAN MORALES

Senior Civil Engineer | **BOWMAN**

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From: Kristhian Morales
Sent: Tuesday, November 7, 2023 12:57 PM
To: 'Cody Sisk' <codysisk@cityofpsl.com>; Mary Savage-Dunham <mdunham@cityofpsl.com>
Cc: Andres Mizrahi <amizrahi@bowman.com>; Jose De Bourg <jdebourg@bowman.com>; Lorraine Prussing <LorraineP@cityofpsl.com>; Diana Spriggs <DSpriggs@cityofpsl.com>; Jenny Baez <jbaez@bowman.com>; Anne Cox <AnneC@cityofpsl.com>; Natalia Lercari <nlercari@bowman.com>
Subject: RE: Review Comment P23-130 // Chick-Fil-A #03913 St. Lucie West

Thank you for sending Cody.

KRISTHIAN MORALES

Senior Civil Engineer | **BOWMAN**
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From: Cody Sisk <codysisk@cityofpsl.com>
Sent: Tuesday, November 7, 2023 12:53 PM
To: Kristhian Morales <kmorales@bowman.com>; Mary Savage-Dunham <mdunham@cityofpsl.com>
Cc: Andres Mizrahi <amizrahi@bowman.com>; Jose De Bourg <jdebourg@bowman.com>; Lorraine Prussing <LorraineP@cityofpsl.com>; Diana Spriggs <DSpriggs@cityofpsl.com>; Jenny Baez <jbaez@bowman.com>; Anne Cox <AnneC@cityofpsl.com>; Natalia Lercari <nlercari@bowman.com>
Subject: [EXTERNAL] RE: Review Comment P23-130 // Chick-Fil-A #03913 St. Lucie West

Good afternoon,

Here is the link for today's meeting -
<https://us02web.zoom.us/meeting/register/tZUtdOmoqzWjGdL7Xoo2KZkw0Hyf3zNCD2yp>

The memo was uploaded to table this application to the next month Planning and Zoning Board. The reason for the link listed above is to be able to listen to the hearing and interact with the board for any reason.

Thank you



Cody Sisk

Planner II
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772-871-5281 *office* |
codysisk@cityofpsl.com

From: Kristhian Morales <kmorales@bowman.com>
Sent: Monday, November 6, 2023 2:33 PM
To: Cody Sisk <codysisk@cityofpsl.com>; Mary Savage-Dunham <mdunham@cityofpsl.com>
Cc: Andres Mizrahi <amizrahi@bowman.com>; Jose De Bourg <jdebourg@bowman.com>; Lorraine Prussing <LorraineP@cityofpsl.com>; Diana Spriggs <DSpriggs@cityofpsl.com>; Jenny Baez <jbaez@bowman.com>; Anne Cox <AnneC@cityofpsl.com>; Natalia Lercari <nlercari@bowman.com>
Subject: RE: Review Comment P23-130 // Chick-Fil-A #03913 St. Lucie West

Thank you Cody.

KRISTHIAN MORALES

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From: Cody Sisk <codysisk@cityofpsl.com>

Sent: Monday, November 6, 2023 2:29 PM

To: Kristhian Morales <kmorales@bowman.com>; Mary Savage-Dunham <mdunham@cityofpsl.com>

Cc: Andres Mizrahi <amizrahi@bowman.com>; Jose De Bourg <jdebourg@bowman.com>; Lorraine Prussing <LorraineP@cityofpsl.com>; Diana Spriggs <DSpriggs@cityofpsl.com>; Jenny Baez <jbaez@bowman.com>; Anne Cox <AnneC@cityofpsl.com>; Natalia Lercari <nlercari@bowman.com>

Subject: [EXTERNAL] RE: Review Comment P23-130 // Chick-Fil-A #03913 St. Lucie West

Good afternoon,

I will send the information over to staff for this application to be Tabled to the next Planning and Zoning Board which will be on December 5, 2023.

Thank you!



Cody Sisk

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From: Kristhian Morales <kmorales@bowman.com>

Sent: Monday, November 6, 2023 11:30 AM

To: Mary Savage-Dunham <mdunham@cityofpsl.com>; Cody Sisk <codysisk@cityofpsl.com>

Cc: Andres Mizrahi <amizrahi@bowman.com>; Jose De Bourg <jdebourg@bowman.com>; Lorraine Prussing <LorraineP@cityofpsl.com>; Diana Spriggs <DSpriggs@cityofpsl.com>; Jenny Baez <jbaez@bowman.com>; Anne Cox <AnneC@cityofpsl.com>; Natalia Lercari <nlercari@bowman.com>

Subject: RE: Review Comment P23-130 // Chick-Fil-A #03913 St. Lucie West

Hi Mary and Cody,

Hope you had a good weekend. Just wanted to request that we table the variance item until next month so that the team can re-assess here before going in front of the P&Z board for the variance request. Can you confirm that we can table the item until next month? We will reach back out to staff shortly with an update once we've had a chance to reconvene.

Thank you,

KRISTHIAN MORALES

Senior Civil Engineer | **BOWMAN**

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From: Mary Savage-Dunham <mdunham@cityofpsl.com>
Sent: Wednesday, November 1, 2023 7:27 PM
To: Kristhian Morales <kmorales@bowman.com>
Cc: Andres Mizrahi <amizrahi@bowman.com>; Jose De Bourg <jdebourg@bowman.com>; Lorraine Prussing <LorraineP@cityofpsl.com>; Diana Spriggs <DSpriggs@cityofpsl.com>; Cody Sisk <codysisk@cityofpsl.com>; Jenny Baez <jbaez@bowman.com>; Anne Cox <AnneC@cityofpsl.com>
Subject: [EXTERNAL] Re: Review Comment P23-130 // Chick-Fil-A #03913 St. Lucie West

Good afternoon,

I sincerely apologize for any oversight in communicating staff's recommendation regarding the pending request.

If you would like to have a conversation regarding this application I would be happy to ask my colleague Lorraine (copied here) to set up a 30 minute teams call. Just let us know.

Respectfully,

Mary F. Savage-Dunham, AICP, CFM
Planning & Zoning Director
City of Port St. Lucie
Phone: 772-873-6350
Cell: 772-259-1515
121 SW Port St. Lucie Blvd.
Port St. Lucie, FL 34984

From: Kristhian Morales <kmorales@bowman.com>
Sent: Wednesday, November 1, 2023 5:11:29 PM
To: Cody Sisk <codysisk@cityofpsl.com>; Jenny Baez <jbaez@bowman.com>; Diana Spriggs <DSpriggs@cityofpsl.com>; Anne Cox <AnneC@cityofpsl.com>; Mary Savage-Dunham <mdunham@cityofpsl.com>
Cc: Andres Mizrahi <amizrahi@bowman.com>; Jose De Bourg <jdebourg@bowman.com>
Subject: RE: Review Comment P23-130 // Chick-Fil-A #03913 St. Lucie West

Hi [@Diana Spriggs](#) and [@Cody Sisk](#),

When the queueing/stacking analysis was submitted and reviewed, we received the following notification through Fusion stating that staff had no further comments with the queuing analysis. The original application for the variance was submitted without a stacking analysis and now we're being told that it wasn't needed to begin with.

FUSION



Hi there,

Project # P23-130 new comment.

Project Name: SLW-Chick-Fil-A (HD PSL Realty, LLC)

Comment: Public Works has reviewed the submitted Stacking Analy further comments.

When: 10/09/2023 12:10:00 PM

Who: Diana Spriggs - Public Works

Can you all elaborate on what specific concerns staff has with the variance request so that we can address staff's concerns prior to Tuesday's hearing? This application has now been in review since August and it is very disheartening to hear just days before the hearing, after nearly 3 months of review, that staff is not in support when there were no previous concerns voiced during the review process. The proposed stacking/queuing analysis also provided a parking accumulation analysis to demonstrate that the reduction in parking would be able to accommodate the parking demand on site.

Please advise ASAP on what specific items in the justification provided are of concern to staff.

Thanks,

KRISTHIAN MORALES

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From: Cody Sisk <codysisk@cityofpsl.com>
Sent: Wednesday, November 1, 2023 5:02 PM
To: Jenny Baez <jbaez@bowman.com>; Kristhian Morales <kmorales@bowman.com>; Diana Spriggs <DSpriggs@cityofpsl.com>; Anne Cox <AnneC@cityofpsl.com>; Mary Savage-Dunham <mdunham@cityofpsl.com>
Cc: Andres Mizrahi <amizrahi@bowman.com>; Jose De Bourg <jdebourg@bowman.com>
Subject: [EXTERNAL] Re: Review Comment P23-130 // Chick-Fil-A #03913 St. Lucie West

Good afternoon,

Per our conversation, staff will not be recommending approval of the variance application.

The Traffic statement provided does not indicate a need for the variance application. The traffic statement shows the current queuing spaces provided as well as what is needed and it does not appear to warrant the variance application.

Thank you



"A City for All Ages"

Cody Sisk

Planner II

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codysisk@cityofpsl.com

From: Jenny Baez <jbaez@bowman.com>
Sent: Wednesday, November 1, 2023 4:19 PM
To: Kristhian Morales <kmorales@bowman.com>; Cody Sisk <codysisk@cityofpsl.com>; Diana Spriggs <DSpriggs@cityofpsl.com>; Anne Cox <AnneC@cityofpsl.com>; Mary Savage-Dunham <mdunham@cityofpsl.com>

Cc: Andres Mizrahi <amizrahi@bowman.com>; Jose De Bourg <jdebourg@bowman.com>

Subject: RE: Review Comment P23-130 // Chick-Fil-A #03913 St. Lucie West

Mary

We cannot get a hold of Cody here. We need confirmation we are still on the agenda. Can you please advise?

JENNY BAEZ

Principal – Florida Operations Manager | **BOWMAN**

O: (954) 314-8481 | D: (954) 314-8468 | M: (954) 682-9014

jbaez@bowman.com

From: Kristhian Morales <kmorales@bowman.com>

Sent: Wednesday, November 1, 2023 4:12 PM

To: Cody Sisk <codysisk@cityofpsl.com>; Diana Spriggs <DSpriggs@cityofpsl.com>; Anne Cox <AnneC@cityofpsl.com>

Cc: Jenny Baez <jbaez@bowman.com>; Andres Mizrahi <amizrahi@bowman.com>; Jose De Bourg <jdebourg@bowman.com>

Subject: RE: Review Comment P23-130 // Chick-Fil-A #03913 St. Lucie West

Hi Cody,

I tried you again this afternoon but could not get past voicemail. Is there anything else you need from us?

Thanks,

KRISTHIAN MORALES

Senior Civil Engineer | **BOWMAN**

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kmorales@bowman.com | bowman.com

From: Kristhian Morales
Sent: Tuesday, October 31, 2023 3:29 PM
To: 'Cody Sisk' <codysisk@cityofpsl.com>; 'Diana Spriggs' <DSpriggs@cityofpsl.com>; 'Anne Cox' <AnneC@cityofpsl.com>
Cc: Jenny Baez <jbaez@bowman.com>; Andres Mizrahi <amizrahi@bowman.com>; Jose De Bourg <jdebourg@bowman.com>
Subject: RE: Review Comment P23-130 // Chick-Fil-A #03913 St. Lucie West

Hi Cody,

I just received your message about the parking variance scheduled for next Tuesday. Tried giving you a call back but went to voicemail. Please let me know if there's anything you need from us and I can get it to you ASAP. I'm available through phone or email this afternoon.

Thanks,

KRISTHIAN MORALES

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From: Kristhian Morales
Sent: Thursday, October 12, 2023 5:13 PM
To: 'Cody Sisk' <codysisk@cityofpsl.com>; Diana Spriggs <DSpriggs@cityofpsl.com>; Anne Cox <AnneC@cityofpsl.com>
Cc: Jenny Baez <jbaez@bowman.com>; Andres Mizrahi <amizrahi@bowman.com>; Jose De Bourg <jdebourg@bowman.com>
Subject: RE: Review Comment P23-130 // Chick-Fil-A #03913 St. Lucie West

Thank you for confirming Cody.

KRISTHIAN MORALES

Senior Civil Engineer | **BOWMAN**

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From: Cody Sisk <codysisk@cityofpsl.com>
Sent: Thursday, October 12, 2023 2:37 PM
To: Kristhian Morales <kmorales@bowman.com>; Diana Spriggs <DSpriggs@cityofpsl.com>; Anne Cox <AnneC@cityofpsl.com>
Cc: Jenny Baez <jbaez@bowman.com>; Andres Mizrahi <amizrahi@bowman.com>; Jose De Bourg <jdebourg@bowman.com>
Subject: [EXTERNAL] RE: Review Comment P23-130 // Chick-Fil-A #03913 St. Lucie West

Good afternoon,

This will be going to the November 7, 2023 Planning Board meeting.

Thank you!



"A City for All Ages"

Cody Sisk

Planner II

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codysisk@cityofpsl.com

From: Kristhian Morales <kmorales@bowman.com>

Sent: Monday, October 9, 2023 12:21 PM

To: Cody Sisk <codysisk@cityofpsl.com>; Diana Spriggs <DSpriggs@cityofpsl.com>; Anne Cox <AnneC@cityofpsl.com>
Cc: Jenny Baez <jbaez@bowman.com>; Andres Mizrahi <amizrahi@bowman.com>; Jose De Bourg <jdebourg@bowman.com>
Subject: RE: Review Comment P23-130 // Chick-Fil-A #03913 St. Lucie West

Hi Cody,

We received notification that Public Works has reviewed the stacking analysis and has no further comments (see attached). Can you confirm we're set for the November 7th meeting? Also, when can we expect to receive the agenda and the staff report?

Thanks,

KRISTHIAN MORALES

Senior Civil Engineer | **BOWMAN**

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From: Kristhian Morales
Sent: Wednesday, October 4, 2023 3:05 PM
To: 'Cody Sisk' <codysisk@cityofpsl.com>; Jose De Bourg <jdebourg@bowman.com>; Diana Spriggs <DSpriggs@cityofpsl.com>; Anne Cox <AnneC@cityofpsl.com>
Cc: Jenny Baez <jbaez@bowman.com>
Subject: RE: Review Comment P23-130 // Chick-Fil-A #03913 St. Lucie West

Thank you Cody, please keep us posted as I need to confirm the date for the hearing with the team so they can make travel arrangements. Some folks will be coming from out of town.

KRISTHIAN MORALES

Senior Civil Engineer | **BOWMAN**

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From: Cody Sisk <codysisk@cityofpsl.com>
Sent: Wednesday, October 4, 2023 2:51 PM
To: Kristhian Morales <kmorales@bowman.com>; Jose De Bourg <jdebourg@bowman.com>; Diana Spriggs <DSpriggs@cityofpsl.com>; Anne Cox <AnneC@cityofpsl.com>
Cc: Jenny Baez <jbaez@bowman.com>
Subject: [EXTERNAL] RE: Review Comment P23-130 // Chick-Fil-A #03913 St. Lucie West

Good afternoon,

I will talk with staff to verify the status of the traffic study.

If the traffic study is satisfied, then this should still be on the November hearing.

Thank you!



"A City for All Ages"

Cody Sisk

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From: Kristhian Morales <kmorales@bowman.com>
Sent: Wednesday, October 4, 2023 2:48 PM
To: Jose De Bourg <jdebourg@bowman.com>; Diana Spriggs <DSpriggs@cityofpsl.com>; Anne Cox

<AnneC@cityofpsl.com>; Cody Sisk <codysisk@cityofpsl.com>

Cc: Jenny Baez <jbaez@bowman.com>

Subject: RE: Review Comment P23-130 // Chick-Fil-A #03913 St. Lucie West

PSL team,

Can someone provide an update on this?

Thank you,

KRISTHIAN MORALES

Senior Civil Engineer | **BOWMAN**

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From: Jose De Bourg <jdebourg@bowman.com>

Sent: Tuesday, October 3, 2023 11:16 AM

To: Kristhian Morales <kmorales@bowman.com>; Diana Spriggs <DSpriggs@cityofpsl.com>; Anne Cox <AnneC@cityofpsl.com>; Cody Sisk <codysisk@cityofpsl.com>

Cc: Jenny Baez <jbaez@bowman.com>

Subject: RE: Review Comment P23-130 // Chick-Fil-A #03913 St. Lucie West

Good morning Diana,

Following up again regarding the traffic study review for the CFA St. Lucie West Parking Variance. Could you please confirm that you have received everything you need from us?

[@Anne Cox](#)/[@Cody Sisk](#) Can you please confirm if we're still on track for the November 7th public hearing?

JOSE DE BOURG

Engineer | | **BOWMAN**

910 SE 17th St, STE 300, Ft. Lauderdale, FL 33316

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jdebourg@bowman.com | bowman.com



From: Kristhian Morales <kmorales@bowman.com>

Sent: Friday, September 29, 2023 3:54 PM

To: Diana Spriggs <DSpriggs@cityofpsl.com>; Anne Cox <AnneC@cityofpsl.com>; Cody Sisk <codysisik@cityofpsl.com>

Cc: Jose De Bourg <jdebourg@bowman.com>; Jenny Baez <jbaez@bowman.com>

Subject: RE: Review Comment P23-130 // Chick-Fil-A #03913 St. Lucie West

Good afternoon Diana,

Can you please advise on the status of the review for the traffic study associated with the parking variance P23-130?

[@Anne Cox](#)/[@Cody Sisk](#) Can you confirm if we're still on track for the November 7th public hearing?

Thanks,

KRISTHIAN MORALES

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From: Jose De Bourg <jdebourg@bowman.com>

Sent: Monday, September 25, 2023 2:24 PM

To: Diana Spriggs <DSpriggs@cityofpsl.com>; Anne Cox <AnneC@cityofpsl.com>

Cc: Kristhian Morales <kmorales@bowman.com>

Subject: RE: Review Comment P23-130 // Chick-Fil-A #03913 St. Lucie West

Good afternoon Diana,

I've attached the requested traffic study and impact analysis, and uploaded it to the fusion portal. Please let us know when you've had a chance to review and if you have any questions or concerns. Do you need anything else from our end?

[@Anne Cox](#), do you know if any additional requests from reviewing departments anticipated prior to the November meeting?

Thank you in advance,

JOSE DE BOURG

Engineer I | **BOWMAN**

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From: Diana Spriggs <DSpriggs@cityofpsl.com>

Sent: Friday, September 15, 2023 3:04 PM

To: Jose De Bourg <jdebourg@bowman.com>

Cc: Anne Cox <AnneC@cityofpsl.com>; Kristhian Morales <kmorales@bowman.com>

Subject: [EXTERNAL] RE: Review Comment P23-130 // Chick-Fil-A #03913 St. Lucie West

I am not aware of an official meeting date that this project is going forward to but I will need this data to review as soon as possible before I can write my traffic memo to include in the meeting reports.

Thank you,

Diana Spriggs, P.E.

Regulatory Division Director

City of Port St. Lucie, Public Works Dept.

121 S.W. Port St. Lucie Blvd, Building B

Port St. Lucie, FL 34984

(772) 871-7644

From: Jose De Bourg <jdebourg@bowman.com>

Sent: Friday, September 15, 2023 1:55 PM

To: Diana Spriggs <DSpriggs@cityofpsl.com>

Cc: Anne Cox <AnneC@cityofpsl.com>; Kristhian Morales <kmorales@bowman.com>

Subject: Review Comment P23-130 // Chick-Fil-A #03913 St. Lucie West

Good afternoon Diana,

Just wanted to reach out regarding your recent review comment for our Variance submittal associated with application number **P23-130**, requesting that we provide a stacking analysis and parking study. Just wanted to follow up with you and see how soon you need this information, considering we have the Planning and Zoning Board Meeting scheduled for October 3rd.

Hope to hear from you soon, thank you in advance!

JOSE DE BOURG

Engineer | | **BOWMAN**

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