

**CITY OF PORT ST. LUCIE
SITE PLAN REVIEW COMMITTEE MEETING MINUTES
January 14, 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 January 14, 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: Bridget Kean, Acting Chair
 Keith Glover, Building Department
 Beth Zsoka, Public Works
 Kacey Cooper Armstrong, Utilities
 Jim Norton, Planning & Zoning Board Member

3. APPROVAL OF MINUTES –November 12, 2025

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

4. ADDITIONS AND/OR DELETIONS

Dan Robinson, Planner III, added P19-067-A1 Decorative Concrete, Major Site Plan Amendment to the agenda. Sofia Trail, Planner I, edited P25-210 as it did not include Construction Plans but included Landscape Plans. Bethany Grubbs, Senior Planner, added P25-019 Tradition Coffee Rush @ The Landing, Minor Site Plan & Construction Plans. Cody Sisk, Planner III, removed P02-359-A2, SLW-Raw Athletics Minor Site Plan Amendment Landscape.

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

P25-210 Southern Grove-SG8 Multi-Family Northern Parcel Major Site Plan Landscape Plans

Derrick Phillips, Lucido & Associates, represented the applicant. Due to staff's concerns they recommend tabling the item.

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MEETING MINUTES**

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Mr. Glover moved to table P25-210, Southern Grove-SG8 Multi-Family Northern Parcel Major Site Plan, Landscape Plans. Ms. Zsoka seconded the motion, which passed unanimously by voice vote.

P25-211 Southern Grove Wawa Fuel Station & Convenience Store Minor Site Plan, Construction Plans

Kevin Velinsky, Lucido & Associates, represented the applicant.

Mr. Glover **moved** to approve P25-211, Southern Grove Wawa Fuel Station & Convenience Store Minor Site Plan, Construction Plans with all comments being addressed. Ms. Zsoka **seconded** the motion, which **passed unanimously** by voice vote.

P13-056-A2 ClubMed/Sandpiper Resort Major Site Plan Amendment Construction Plans

Juan Chapa & Rebecca Miller, represented the applicant. Staff and the applicant discussed the suggested berm terms and decided to have an offline meeting.

Mr. Glover **moved** to recommend approval of P13-056-A2, ClubMed/Sandpiper Resort Major Site Plan Amendment Construction Plans, to the City Council, with all comments being addressed. Ms. Zsoka **seconded** the motion, which **passed unanimously** by voice vote.

P20-025-A1 Verano South POD "E", Plat Street Trees

Cristina Lane, Cotleur & Hearing, represented the applicant.

Mr. Glover **moved** to table P20-025-A1, Verano South POD "E", Plat Street Trees. Ms. Zsoka **seconded** the motion, which **passed unanimously** by voice vote.

P25-180 Verano South POD "H", Plat 1 Clubhouse Resubmittal Major Site Plan Construction Plans

(Clerk's Note: This item was heard at the end of the agenda). Alejandro Toro, UDS, represented the applicant.

Mr. Glover **moved** to recommend approval of P25-180, Verano South POD "H", Plat 1 Clubhouse Resubmittal Major Site Plan, Construction Plans, to the City Council with all comments being addressed. Ms. Zsoka **seconded** the motion, which **passed unanimously** by voice vote.

P19-067-A1 Decorative Concrete Major Site Plan Amendment

(Clerk's Note: This item was added at the beginning of the agenda). Landel Smith & Jalyssa Cardell represented the applicant.

Mr. Glover **moved** to table P19-067-A1, Decorative Concrete Major Site Plan Amendment. Ms. Zsoka **seconded** the motion, which **passed unanimously** by voice vote.

P21-153-A1 Tradition The Landings @ Tradition Ph. 2 Resubmittal Minor Site Plan Amendment, Construction Plans

Jonny Harris, Kimley Horn, represented the applicant.

Mr. Glover **moved** to approve P21-153-A1, Tradition The Landings @ Tradition Ph. 2 Resubmittal Minor Site Plan Amendment, Construction Plans with all comments being addressed. Ms. Zsoka **seconded** the motion, which **passed unanimously** by voice vote.

P23-004-A2 Veranda Falls Arcadia Apartment Community Minor Site Plan Amendment

Dennis Murphy, Culpepper & Terpening, represented the applicant.

Mr. Glover **moved** to approve P23-004-A2, Veranda Falls Arcadia Apartment Community Minor Site Plan Amendment, with all comments being addressed. Ms. Zsoka **seconded** the motion, which **passed unanimously** by voice vote.

P24-019 JJF Automotive Shoppe Construction Plans

Abraham Chabab represented the applicant. Due to staff's concerns regarding catch basins & elevations, they recommended tabling the item.

Mr. Glover **moved** to table P24-019, JJF Automotive Shoppe Construction Plans. Ms. Zsoka **seconded** the motion, which **passed unanimously** by voice vote.

P25-182 PSL Contractor Storage Resubmittal Minor Site Plan Construction Plans

Drew Wishman, Kimley Horn, represented the applicant. Staff and the applicant clarified some concerns over the comments and decided to have an offline meeting.

Mr. Glover **moved** to approve P25-182, PSL Contractor Storage Resubmittal Minor Site Plan, Construction Plans with all comments being addressed. Ms. Zsoka **seconded** the motion, which **passed unanimously** by voice vote.

P02-359-A2 SLW-Raw Athletics Minor Site Plan Amendment Landscape

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

P17-051-A1 Southern Grove Wawa Tesla Electric Vehicle Charging Station Resubmittal Construction Plans

Nathan Kreuser, Dewberry Engineers, represented the applicant.

Mr. Glover **moved** to approve P17-051-A1, Southern Grove Wawa Tesla Electric Vehicle Charging Station Resubmittal, Construction Plans with all comments being addressed. Ms. Zsoka **seconded** the motion, which **passed unanimously** by voice vote.

P25-023 Southern Grove America Walks Parcel “C” Construction Plans

Sarah Dowling, GBD Group, represented the applicant. Acting Chair Kean clarified that the Construction Plans pertained to the Panda Express. She advised the applicant that the Site Plan remained under review and that any changes impacting the Construction Plans would require returning to the Committee.

Mr. Glover **moved** to approve P25-023, Southern Grove America Walks Parcel “C” Construction Plans with all comments being addressed. Ms. Zsoka **seconded** the motion, which **passed unanimously** by voice vote.

P25-019 Tradition Coffee Rush @ The Landing, Minor Site Plan & Construction Plans

Jonny Harris, Kimley Horn, represented the applicant. Due to staff’s concerns over queuing, they recommended tabling the project.

Mr. Glover **moved** to table P25-019, Tradition Coffee Rush @ The Landing, Minor Site Plan & Construction Plans. Ms. Zsoka **seconded** the motion, which **passed unanimously** by voice vote.

7. ADJOURN

There being no further business, the meeting was adjourned at 2:13 p.m.

Bridget Kean, Acting Chair

Shanna Donleavy, Deputy City Clerk