

CITY OF PORT ST. LUCIE
SITE PLAN REVIEW COMMITTEE MEETING MINUTES
October 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 Cox on October 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, and via Zoom.

2. ROLL CALL

Members Present: Anne Cox, Chair
Keith Glover, Building
Kacey Cooper-Armstrong, Utilities (Late Arrival of 1:42 PM)
Eric Reikenis, Planning and Zoning Board
Edith Majewski, Public Works

3. APPROVAL OF MINUTES

There was nothing scheduled under this portion of the Agenda.

4. ADDITIONS AND/OR DELETIONS

Planner Bethany Grubbs announced the addition of P25-020, Port St. Lucie School of Autism, Construction Plans, Resubmittal.

Planner Daniel Robinson announced the addition of P22-019, Verano South, PUD 1, POD G, Plat #2, Amended Construction Plans.

Planner Francis Forman requested the deletion of P25-155, Riverland, Parcel "E" Patio Homes, Major Site Plan, and Landscape Plan.

There being no further discussion, Keith Glover **moved** to approve the Amended Agenda. Edith Majewski **seconded** the motion, which **passed unanimously** by voice vote.

5. PUBLIC TO BE HEARD

No one signed up to speak under this portion of the Agenda.

6. REVIEW OF DEVELOPMENT PROJECTS

P13-056-A2 Club Med/Sandpiper Resort: Major Site Plan & Construction Plans

Juan Chapa, Keith Engineering, and Rebecca Miller and William McGuire, MPLD Consultant,

represented the Applicant.

Planner Robinson recommended the tabling of this project.

Mr. Glover **moved** to table P13-056-A2, Club Med/Sandpiper Resort: Major Site Plan & Construction Plans. Ms. Majewski **seconded** the motion, which **passed unanimously** by voice vote.

P24-095 Verano South, Crosstown Parkway Resubmittal: Major Site Plan & Landscape Plan

Pete Hofheinz, Cotleur & Hearing, represented the Applicant.

Mr. Glover **moved** to table of P24-095, Verano South, Crosstown Parkway, Resubmittal: Major Site Plan & Landscape Plan. Ms. Majewski **seconded** the motion, which **passed unanimously** by voice vote.

P25-022 Shopping Center, PSL Blvd. & Becker Rd. Resubmittal: Major Site Plan & Landscape Plan

Matt Cyran, Kimley-Horn, represented the Applicant.

Mr. Glover **moved** to recommend approval of P25-022, Shopping Center, PSL Blvd. & Becker Rd. Resubmittal: Major Site Plan & Landscape Plan, to the City Council with comments being addressed. Ms. Majewski **seconded** the motion, which **passed unanimously** by voice vote.

P25-137 VRE PSL Landco Fuel & Convenience Store: Conceptual Special Exception Use

Matt Cyran, Kimley-Horn, represented the Applicant.

Mr. Glover **moved** to recommend approval P25-137, VRE PSL Landco Fuel & Convenience Store Conceptual Special Exception Use, to the Planning and Zoning Board with comments being addressed. Ms. Majewski **seconded** the motion, which **passed unanimously** by voice vote.

P25-138 VRE PSL Landco McDonalds: Conceptual Special Exception Use

Matt Cyran, Kimley-Horn, represented the Applicant.

Mr. Glover **moved** to recommend approval P25-138, VRE PSL Landco McDonald's Conceptual Special Exception Use, to the Planning and Zoning Board with comments being addressed. Ms. Majewski **seconded** the motion, which **passed unanimously** by voice vote.

P25-152 Shopping Center, NW PSL Blvd. & Becker Rd.: Master Sign Program

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Matt Cyran, Kimley-Horn, represented the Applicant.

Mr. Glover **moved** to recommend approval P25-152, Shopping Center, NW PSL Blvd. & Becker Rd., Master Sign Program, to the Planning and Zoning Board with comments being addressed. Ms. Majewski **seconded** the motion, which **passed unanimously** by voice vote.

P25-156 Verano South – POD “H” Entry Guard House: Minor Site Plan & Landscape Plan

Matt Wojciechowski represented the Applicant.

Mr. Glover **moved** to tabled P25-156, Verano South – POD “H” Entry Guard House Minor Site Plan & Landscape Plan. Ms. Majewski **seconded** the motion, which **passed unanimously** by voice vote.

P17-004-A3 City of PSL – Riverwalk/Westmoreland Park: Minor Site Plan Amendment & Construction Plans

Patricia Sesta, Haley Ward, represented the Applicant.

Mr. Glover **moved** to approve P17-004-A3, City of PSL Riverwalk/Westmoreland Park, Minor Site Plan Amendment & Construction Plans with all comments being addressed. Ms. Majewski **seconded** the motion, which **passed unanimously** by voice vote.

P25-155 Riverland – Parcel “E” – Patio Homes: Major Site Plan & Landscape Plan

This Project was deleted during Item 4. Additions and/or Deletions to the Agenda.

P25-068 Torino Regional Park – Resubmittal: Minor Site Plan & Landscape Plan

Jonathan Haigh represented the Applicant.

Mr. Glover **moved** to approve P25-068, Torino Regional Park Resubmittal: Minor Site Plan & Landscape Plan with all comments being addressed. Ms. Majewski **seconded** the motion, which **passed unanimously** by voice vote.

P24-190-A1 Southern Grove – Project King: Minor Site Plan Amendment & Construction Plans

Patricia Sesta, Haley Ward, represented the Applicant.

Mr. Glover **moved** to approve P24-190-A1, Southern Grove Project King: Minor Site Plan Amendment & Construction Plans with all comments being addressed. Ms. Majewski **seconded** the motion, which **passed unanimously** by voice vote.

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P25-023 Southern Grove – America Walks – Parcel “C”: Construction Plans & Landscape Plan

Derrick Phillips, Lucido & Associates, represented the Applicant.

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

P25-020 PSL School of Autism: Construction Plans

Conner Kennedy, Haley Ward, represented the Applicant.

Mr. Glover **moved** to table P25-020, PSL School of Autism: Construction Plans. Ms. Majewski **seconded** the motion, which **passed unanimously** by voice vote.

P22-019 Verano South PUD 1 POD G Plat #2: Amended Construction Plans

Cristina Lane, Cotleur & Hearing, represented the Applicant.

Mr. Glover **moved** to approve P22-019, Verano South PUD 1 POD G Plat #2: Amended Construction Plans with all comments being addressed. Ms. Majewski **seconded** the motion, which **passed unanimously** by voice vote.

7. ADJOURN

There being no further business, the meeting was adjourned at 2:33 p.m.

Anne Cox, Chair

Daisy Ruiz, Deputy City Clerk