

**CITY OF PORT ST. LUCIE
SITE PLAN REVIEW COMMITTEE MEETING MINUTES
August 27, 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 August 27, 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
Eric Reikenis, Planning & Zoning Board

3. APPROVAL OF MINUTES – None

There was nothing heard under this item.

4. ADDITIONS AND/OR DELETIONS

Mr. Glover **moved** to approve the agenda. Ms. Cooper-Armstrong **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

P18-100-A3 BBL Hotel & Medical Office @ Southern Grove Resubmittal, Minor Site Plan Amendment, Construction Plans

Connor Kennedy, Hayley Ward, represented the Applicant.

Mr. Glover moved to approve P18-100-A3, BBL Hotel & Medical Office @ Southern Grove Resubmittal, Minor Site Plan Amendment, Construction Plans with all comments being addressed. Ms. Cooper-Armstrong seconded the motion, which passed unanimously by voice vote.

P23-168-A4 Southern Grove Legacy Park North Distribution Complex (Costco), Minor Site Amendment, Construction Plans

Jim Lukens, Ware Malcomb, represented the Applicant.

Mr. Glover **moved** to approve P23-168-A4, Southern Grove Legacy Park North Distribution Complex (Costco), Minor Site Amendment, Construction Plans with all comments addressed. Ms. Cooper-Armstrong **seconded** the motion, which **passed unanimously** by voice vote.

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

Sarah Anderson, Kimley Horn, represented the Applicant.

Mr. Glover **moved** to table P25-022, Shopping Center SW PSL Blvd. & Becker Rd. Resubmittal, Major Site Plan, Landscape Plan. Ms. Cooper-Armstrong **seconded** the motion, which **passed unanimously** by voice vote.

P25-091 Town Place Retail/Residential MSP Amendment

Richard Lundy, represented the Applicant.

Mr. Glover **moved** to recommend approval of P25-091, Town Place Retail/Residential MSP Amendment, to the Planning & Zoning Board with all comments addressed. Ms. Cooper-Armstrong **seconded** the motion, which **passed unanimously** by voice vote.

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

Sarah Anderson, Kimley-Horn, represented the Applicant. Staff advised that, because the Concept Plan would be revised to reflect Site Plan changes, they recommended tabling the item.

Mr. Glover **moved** to table P25-137, VRE PSL Landco Fuel & Convenience Store, Conceptual Special Exception Use. Ms. Cooper-Armstrong **seconded** the motion, which **passed unanimously** by voice vote.

P25-138 VRE PSL Landco McDonalds Conceptual Special Exception Use

Sarah Anderson, Kimley-Horn, represented the Applicant.

Mr. Glover **moved** to table P25-138, VRE PSL Landco McDonalds Conceptual Special Exception Use. Ms. Cooper-Armstrong **seconded** the motion, which **passed unanimously** by voice vote.

P24-230 McDonald's US Highway 1 Resubmittal, Minor Site Plan, Construction Plans

Craig McDonald, represented the Applicant.

Mr. Glover **moved** to approve P24-230, McDonald's US Highway 1 Resubmittal, Minor Site Plan,

Construction Plans with all comments addressed. Ms. Cooper-Armstrong **seconded** the motion, which **passed unanimously** by voice vote.

P25-121 MedSquare Becker Road PUD Rezoning

Tod Mowry, Redtail, presented the Applicant. Bethany Grubbs, Senior Planner, informed the Committee that the comments had been revised.

Mr. Glover **moved** to recommend approval of P25-121, MedSquare Becker Road PUD Rezoning, to the Planning & Zoning Board with all comments being addressed. Ms. Cooper-Armstrong **seconded** the motion, which **passed unanimously** by voice vote.

P21-243-A1 SLW SK Cornerstone, LLC Shake Shack Resubmittal, Minor Site Plan Amendment, Landscape Plan

Todd Reilly, Reilly Design, represented the Applicant.

Evan Delgado, Public Works Project Coordinator, informed the applicant that they had to provide adequate information for the queuing analysis and submit an application for the abandonment of easement.

Mr. Glover **moved** to recommend approval of P21-243-A1, SLW SK Cornerstone, LLC Shake Shack Resubmittal, Minor Site Plan Amendment, Landscape Plan, to the Planning & Zoning Board with all comments being addressed. Ms. Cooper-Armstrong **seconded** the motion, which **passed unanimously** by voice vote.

P25-068 Torino Regional Park Resubmittal, Major Site Plan, Preliminary Engineering Plan, Landscape Plan

Chair Cox stated that the item was a Minor Site Plan and did not contain a Preliminary Engineering Plan.

Jonathan Haigh, Kimley-Horn, represented the Applicant.

Mr. Glover **moved** to table P25-068, Torino Regional Park Resubmittal, Minor Site Plan, Landscape Plan. Ms. Cooper-Armstrong **seconded** the motion, which **passed unanimously** by voice vote.

P24-131 FP&L Savannah Substation Cell Tower Special Exception Use

James Johnston, represented the Applicant.

Mr. Glover **moved** to recommend approval of P24-131, FP&L Savannah Substation Cell Tower Special Exception Use, to the Planning & Zoning Board with all comments addressed. Ms. Cooper-

Armstrong **seconded** the motion, which **passed unanimously** by voice vote.

P25-132 Campana Street Commercial Minor Site Plan, Construction Plans

Angie Vitter, MBV Engineering, represented the Applicant.

Staff noted that while the additional pavement in front of the bay doors was not considered a sidewalk, it was still required to meet ADA compliance. Staff and the applicant agreed to meet offline to address related concerns and questions.

Mr. Glover **moved** to approve P25-132, Campana Street Commercial Minor Site Plan, Construction Plans, with all comments being addressed. Ms. Cooper-Armstrong **seconded** the motion, which **passed unanimously** by voice vote.

P17-177-A5 SLW Clover Park Minor Leage Baseball Clubhouse Resubmittal, Major Site Plan Amendment, Landscape Plan

Shirley Gomez, Velcon Engineering, represented the Applicant. Staff and the applicant agreed to have an offline meeting to go over some concerns/questions.

Mr. Glover **moved** to recommend approval of P17-177-A5, SLW Clover Park Minor Leage Baseball Clubhouse Resubmittal, Major Site Plan Amendment, Landscape Plan, to the City Council with all comments addressed. Ms. Cooper-Armstrong **seconded** the motion, which **passed unanimously** by voice vote.

P23-235-A2 LTC Ranch Wylder POD 7 Third Lake Minor Site Amendment, Construction Plans

Scott Wolff, Lucido & Associates, represented the Applicant.

Mr. Glover **moved** to approve P23-235-A2, LTC Ranch Wylder POD 7 Third Lake Minor Site Amendment, Construction Plans, with all comments addressed. Ms. Cooper-Armstrong **seconded** the motion, which **passed unanimously** by voice vote.

P81-030-A1 Aycock Funeral Home ADA Parking Minor Site Plan Amendment, Construction Plans

Juan Rodriguez, Kimley-Horn, represented the Applicant.

Mr. Glover **moved** to table P81-030-A1, Aycock Funeral Home ADA Parking Minor Site Plan Amendment, Construction Plans. Ms. Cooper-Armstrong **seconded** the motion, which **passed unanimously** by voice vote.

7. ADJOURN

There being no further business, the meeting was adjourned at 2:09 p.m.

Anne Cox, Chair

Shanna Donleavy, Deputy City Clerk