

**CITY OF PORT ST. LUCIE
SITE PLAN REVIEW COMMITTEE MEETING MINUTES
November 12, 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 November 12, 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
Edith Majewski, Public Works
Kacey Cooper Armstrong, Utilities
Eric Reikenis, Planning & Zoning Board Member

3. APPROVAL OF MINUTES –September 25 & October 8, 2025

Ms. Majewski **moved** to approve the minutes. Ms. Cooper Armstrong **seconded** the motion, which **passed unanimously** by voice vote.

4. ADDITIONS AND/OR DELETIONS

Bethany Grubbs, Senior Planner, informed the Committee that P22-156 should be named P25-037, Western Grove Seville Phase 6B Final Plat with revised Construction Plans.

Ms. Majewski **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

P23-145-A1 Southern Grove Plat No. 42 TCC Tract “B”, Major Site Plan, Landscape Plan

Patricia Sesta, Haley Ward, represented the applicant.

Ms. Majewski moved to recommend approval of P23-145-A1, Southern Grove Plat No. 42 TCC Tract “B”, Major Site Plan, Landscape Plan, to the City Council with all comments being addressed. Ms. Cooper Armstrong 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.

Ms. Majewski **moved** to recommend approval of P24-095, Verano South Crosstown Parkway Resubmittal Major Site Plan, Landscape Plan, to the City Council with all comments being addressed. Ms. Cooper Armstrong **seconded** the motion, which **passed unanimously** by voice vote.

P25-066 Canopy Walk Townhomes @ SLW Resubmittal Major Site Plan, Construction Plans

Cristina Lamb, Cotleur & Hearing, represented the applicant.

Staff and the applicant discussed setting up an offline meeting to address landscaping distance to curb/sidewalks.

Ms. Majewski **moved** to recommend approval of P25-066, Canopy Walk Townhomes @ SLW Resubmittal Major Site Plan, to the City Council, with all comments being addressed. Ms. Cooper Armstrong **seconded** the motion, which **passed unanimously** by voice vote.

Ms. Majewski **moved** to approve P25-066, Canopy Walk Townhomes @ SLW Resubmittal Construction Plans, with all comments being addressed. Ms. Cooper Armstrong **seconded** the motion, which **passed unanimously** by voice vote.

P25-149 Wilson Groves Parcel "A", Plat 1 Amenity Center Resubmittal Major Site Plan, Construction Plans

Cristina Lamb, Cotleur & Hearing, & Horatio Moncada, Akel Homes, represented the applicant.

Staff and Mr. Moncada discussed comments and staff requested that the item be tabled.

Ms. Majewski **moved** to table P25-149, Wilson Groves Parcel "A", Plat 1 Amenity Center Resubmittal Major Site Plan, Construction Plans. Ms. Cooper Armstrong **seconded** the motion, which **passed unanimously** by voice vote.

P25-178 Wilson Grove Parcel "A" Sundance MPUD Amendment No. 2

Cristina Lamb, Cotleur & Hearing, represented the applicant.

Staff and the applicant discussed whether single-family home design standards should be placed within the MPUD.

Ms. Majewski **moved** to table P25-178, Wilson Grove Parcel "A" Sundance MPUD Amendment No. 2. Ms. Cooper Armstrong **seconded** the motion, which **passed unanimously** by voice vote.

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

Brandon White represented the applicant.

Ms. Majewski **moved** to table P25-180, Verano South POD “H”, Plat 1 Clubhouse Major Site Plan, Construction Plans. Ms. Cooper Armstrong **seconded** the motion, which **passed unanimously** by voice vote.

P22-156 Western Grove Seville Phase 6B Revised Construction Plans

(Clerk’s Note: This title was changed under Item 4.)

Tim Foster represented the applicant.

City Departments discussed the confusion over the different Project numbers.

Ms. Majewski **moved** to approve P25-037, Western Grove Seville Phase 6B Final Plat, Revised Construction Plans, with all comments being addressed. Ms. Cooper Armstrong **seconded** the motion, which **passed unanimously** by voice vote.

P25-020 Port St. Lucie School of Autism Construction Plans

Patricia Sesta, Hayley Ward, represented the applicant.

Ms. Majewski **moved** to approve P25-020, Port St. Lucie School of Autism Construction Plans, with all comments being addressed. Ms. Cooper Armstrong **seconded** the motion, which **passed unanimously** by voice vote.

P23-090-A1 Sympatico Residential Amendment Resubmittal Construction Plans

Kevin Velinsky, Lucido & Associates, represented the applicant.

Ms. Majewski **moved** to approve P23-090-A1, Sympatico Residential Amendment Resubmittal Construction Plans, with all comments being addressed. Ms. Cooper Armstrong **seconded** the motion, which **passed unanimously** by voice vote.

P24-088 Glove Avenue, LLC Townhomes Minor Site Plan, Landscape Plan

(Clerk’s Note: Chair Cox stated that the title should be Globe not Glove.)

Abraham Chabab represented the applicant.

Ms. Majewski **moved** to approve P24-088, Globe Avenue, LLC Townhomes Minor Site Plan, Landscape Plan with all comments being addressed. Ms. Cooper Armstrong **seconded** the motion, which **passed unanimously** by voice vote.

P24-118 Grace Maranatha Tabernacle Minor Site Plan, Landscape Plan

Justin Matthew, Archon Engineering, represented the applicant.

Ms. Majewski **moved** to table P24-118, Grace Maranatha Tabernacle Minor Site Plan, Landscape Plan. Ms. Cooper Armstrong **seconded** the motion, which **passed unanimously** by voice vote.

P24-196 Savona Plaza Resubmittal Major Site Plan, Landscape Plan

Vlada Peterka & Tod Mowry, Redtail Design, represented the applicant stated that there would be a meeting on the 13th to discuss the lift station. Anne Marie Ludlum, Senior Project Manager Utility Systems Department, noted that the meeting's results might affect the site layout and requested that the item be tabled.

Ms. Majewski **moved** to table P24-196, Savona Plaza Resubmittal Major Site Plan, Landscape Plan. Ms. Cooper Armstrong **seconded** the motion, which **passed unanimously** by voice vote.

P25-182 Port St. Lucie Contractor Storage Minor Site Plan, Construction Plans

Drew Wishman, Kimley Horn, represented the applicant.

Staff and the applicant stated that they would have an offline meeting to discuss the wall, barbed wire fence and the dumpster area landscaping.

Ms. Majewski **moved** to table P25-182, Port St. Lucie Contractor Storage Minor Site Plan, Construction Plans. Ms. Cooper Armstrong **seconded** the motion, which **passed unanimously** by voice vote.

P24-093 Industrial Park Lots 4 & 5 @ SLW Warehouse Construction Plans

Erik Kasuba, TLH Architects, represented the applicant.

Ms. Majewski **moved** to approve P24-093, Industrial Park Lots 4 & 5 @ SLW Warehouse Construction Plans, with all comments being addressed. Ms. Cooper Armstrong **seconded** the motion, which **passed unanimously** by voice vote.

P25-063 APEC Port St. Lucie Special Exception Use

Gianni C, OA Architecture, represented the applicant.

Staff stated that they would verify the plan for parking deficiencies.

Ms. Majewski **moved** to recommend approval of P25-063, APEC Port St. Lucie Special Exception Use, to the City Council with all comments being addressed. Ms. Cooper Armstrong **seconded** the

motion, which **passed unanimously** by voice vote.

P25-179 LTC Ranch West Wylder POD 6B Minor Site Plan

Derrick Phillips, Lucido & Associates, represented the applicant.

Ms. Majewski **moved** to approve P25-179, LTC Ranch West Wylder POD 6B Minor Site Plan, with all comments addressed. Ms. Cooper Armstrong **seconded** the motion, which **passed unanimously** by voice vote.

P23-027 Omega Baptist Church of Pentecost Minor Site Plan

Elena Hercule, Omega Baptist Church & Roberto Urbana, URB Design Group, represented the applicant.

Ms. Majewski **moved** to table P23-027, Omega Baptist Church of Pentecost Minor Site Plan. Ms. Cooper Armstrong **seconded** the motion, which **passed unanimously** by voice vote.

7. ADJOURN

There being no further business, the meeting was adjourned at 2:21 p.m.

Anne Cox, Chair

Traci Mehl, Deputy City Clerk

Typed By:

Shanna Donleavy, Deputy City Clerk