

**CITY OF PORT ST. LUCIE
SITE PLAN REVIEW COMMITTEE MEETING MINUTES
September 25, 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 September 25, 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
Edith Majewski, Public Works
Jessica Paxton, Utilities

3. APPROVAL OF MINUTES – August 27 & September 10, 2025

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

4. ADDITIONS AND/OR DELETIONS

Mr. Glover **moved** to approve the agenda. Ms. Majewski **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

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

(Clerk's Note: This item was heard after P17-057-A5.)

Cristina Lane, Cotleur & Hearing, represented the Applicant.

Mr. Glover moved to table P25-066, Canopy Walk Townhomes @ SLW Resubmittal Major Site Plan, Construction Plans. Ms. Majewski seconded the motion, which passed unanimously by voice vote.

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

Cristina Lane, Cotleur & Hearing, represented the Applicant.

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

P07-060-A1 TNT Builders of FL Minor Site Plan Amendment

(Clerk's Note: This item was heard after Item 5.)

Connor Kennedy, Hayley Ward, represented the Applicant.

Mr. Glover **moved** to table P07-060-A1, TNT Builders of FL Minor Site Plan Amendment. Ms. Majewski **seconded** the motion, which **passed unanimously** by voice vote.

P17-057-A5 Gatlin Plaza BJ's Wholesale Club Resubmittal, BJ's Wholesale Club Construction Plan, Gatlin Plaza Master Infrastructure Construction Plans, Gatlin Plaza Offsite Improvements Construction Plans

Sarah Anderson, Kimley Horn & Stef Matthes, Culpepper & Terpening, represented the Applicant.

Staff and Mr. Matthes discussed traffic issues related to the Gatlin Plaza Offsite Improvement Construction Plans.

Mr. Glover **moved** to approve P17-057-A5, BJ's Wholesale Club Construction Plan & Gatlin Plaza Master Infrastructure Construction Plans, with all comments addressed. Ms. Majewski **seconded** the motion, which **passed unanimously** by voice vote.

Mr. Glover **moved** to table P17-057-A5, Gatlin Plaza Offsite Improvements Construction Plans. Ms. Majewski **seconded** the motion, which **passed unanimously** by voice vote.

P23-090-A1 Sympatico Residential Apartments Resubmittal Construction Plans

Scott Wolff, Lucido & Associates & Paul Buri, Simmons & White represented the Applicant. Staff and Mr. Buri agreed to have an offline meeting to discuss the comments.

Mr. Glover **moved** to table P23-090-A1, Sympatico Residential Apartments Resubmittal Construction Plans. Ms. Majewski **seconded** the motion, which **passed unanimously** by voice vote.

P25-007 Gatlin Plaza BJ's Wholesale Club Resubmittal Clearing Plan

Sarah Anderson, Kimley Horn, represented the Applicant.

Mr. Glover **moved** to approve P25-007, Gatlin Plaza BJ's Wholesale Club Resubmittal Clearing Plan with all comments being addressed. Ms. Majewski **seconded** the motion, which **passed unanimously** by voice vote.

P23-207 Gingerbread Lane Day Care Construction Plans

Thomas DeGrace, Culpepper & Terpening, represented the Applicant. Staff & the Applicant agreed to have an offline meeting to discuss the comments.

Mr. Glover **moved** to table P23-207, Gingerbread Lane Day Care Construction Plans. Ms. Majewski **seconded** the motion, which **passed unanimously** by voice vote.

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

John Lindgren represented the Applicant.

Mr. Glover **moved** to table P24-093, SLW Industrial Park, Lots 4 & 5 Industrial Warehouse Construction Plans. Ms. Majewski **seconded** the motion, which **passed unanimously** by voice vote.

P06-436-A4 Gatlin Commons-Walmart Convenience Store & Fuel Station Resubmittal Major Site Plan Amendment, Construction Plans

Miguel Lomeli represented the Applicant.

Mr. Glover **moved** to table P06-436-A4, Gatlin Commons-Walmart Convenience Store & Fuel Station Resubmittal Major Site Plan Amendment, Construction Plans. Ms. Majewski **seconded** the motion, which **passed unanimously** by voice vote.

P21-003-A1 Southern Grove Vitas Tradition Hospice Facility & Community Center Construction Plans

Patricia Sesta, Hayley Ward, represented the Applicant.

Mr. Glover **moved** to approve P21-003-A1, Southern Grove Vitas Tradition Hospice Facility & Community Center 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 2:01 p.m.

Anne Cox, Chair

Shanna Donleavy, Deputy City Clerk