

CITY OF PORT ST. LUCIE
SITE PLAN REVIEW COMMITTEE MEETING MINUTES
April 23, 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 April 23, 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
 Beth Zsoka, Public Works

3. APPROVAL OF MINUTES – February 12 & March 26, 2025

There being no corrections, the minutes were approved.

4. ADDITIONS AND/OR DELETIONS

Ivan Betancourt, Planner I, added Construction Plans to P25-061. Francis Foreman, Planner III, amended P07-002-A4 as it was a Major, not Minor Site Plan. Dan Robinson, Planner III, added P24-223, Central Park Commercial Preliminary & Final Plat to the agenda.

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

P24-222 Southern Grove, Tradition Nature Trail, Resubmittal Minor Site Plan, Construction Plans

Scott Wolff, Lucido & Associates, represented the Applicant.

Bridget Kean, Planning & Zoning Deputy Director, voiced that she had landscaping concerns. She advised the Committee that staff was recommending approval with the following conditions, all documents and agreements required for the construction of the nature trail, as determined by the City, on City, or CDD or other property must be finalized and a timeline for the submittal of

required easements and any additional agreements must be established before the issuance of the first PW permit. All final easements, including but not limited to permanent easements providing public access to the trail, and other agreements required by the City to facilitate the nature trail's operation and maintenance must be finalized and approved by the City prior to the trail being open to the public.

Mr. Glover **moved** to approve P24-222, Southern Grove, Tradition Nature Trail, Resubmittal Minor Site Plan, Construction Plans with the stated condition and all comments being addressed. Ms. Zsoka **seconded** the motion, which **passed unanimously** by voice vote.

P25-058 Southern Grove, St. Matilda Off-Site Lake Clearing Plan, Construction Plans

Jayson Harrison, Hayley Ward, represented the Applicant.

Mr. Glover **moved** to approve P25-058, Southern Grove, St. Matilda Off-Site Lake Clearing Plan, Construction Plans with all comments addressed. Ms. Zsoka **seconded** the motion, which **passed unanimously** by voice vote.

P25-060 Southern Grove, Farrell C-Store, Gas & Car Wash Minor Site Plan, Landscape Plan

Mike Sanchez, represented the Applicant.

Mr. Glover **moved** to table P25-060, Southern Grove, Farrell C-Store, Gas & Car Wash Minor Site Plan, Landscape Plan. Ms. Zsoka **seconded** the motion, which **passed unanimously** by voice vote.

P24-158 Western Grove, N/S Road A Preliminary & Final Plat, Construction Plans

Chris Hollen, Kimley Horn, represented the Applicant.

Mr. Glover **moved** to approve P24-158, Western Grove, N/S Road A Preliminary & Final Plat, Construction Plans with all comments addressed. Ms. Zsoka **seconded** the motion, which **passed unanimously** by voice vote.

P07-002-A4 St. Lucie County Milner Drive Fire Station Minor Site Plan Amendment, Construction Plans

Shirley Gomez, Velcon Engineering, represented the Applicant.

Mr. Glover **moved** to table P07-002-A4, St. Lucie County Milner Drive Fire Station Major Site Plan Amendment, Construction Plans. Ms. Zsoka **seconded** the motion, which **passed unanimously** by voice vote.

P23-117-A2 Southern Grove St. Lucie County Fire Station #20 Minor Site Plan Amendment, Construction Plans

Jayson Harrison, Hayley Ward, represented the Applicant.

Mr. Glover **moved** to approve P23-117-A2, Southern Grove St. Lucie County Fire Station #20 Minor Site Plan Amendment, Construction Plans with all comments addressed. Ms. Zsoka **seconded** the motion, which **passed unanimously** by voice vote.

P25-057 Henley Car Wash Special Exception Use

Logan Wellmeyer, represented the Applicant, requested to table the item due to negotiations.

Mr. Glover **moved** to table P25-057, Henley Car Wash Special Exception Use. Ms. Zsoka **seconded** the motion, which **passed unanimously** by voice vote.

P96-218-A1 Gingerbread Lane Minor Site Plan Amendment

Dennis Murphy, Culpepper & Terpening, represented the Applicant.

Mr. Glover **moved** to approve P96-218-A1, Gingerbread Lane Minor Site Plan Amendment, with all comments being addressed. Ms. Zsoka **seconded** the motion, which **passed unanimously** by voice vote.

P23-207 Gingerbread Lane Day Care Resubmittal Minor Site Plan

Dennis Murphy, Culpepper & Terpening, represented the Applicant.

Mr. Glover **moved** to approve P23-207, Gingerbread Lane Day Care Resubmittal Minor Site Plan, with all comments being addressed. Ms. Zsoka **seconded** the motion, which **passed unanimously** by voice vote.

P24-051 Ekonomy Self Storage Resubmittal Minor Site Plan, Landscape Plan

(Clerk's Note: No applicant was present for this item.)

Mr. Glover **moved** to table P24-051, Ekonomy Self Storage Resubmittal Minor Site Plan, Landscape Plan. Ms. Zsoka **seconded** the motion, which **passed unanimously** by voice vote.

P15-083-A1 Family Life Worship Center Resubmittal Minor Site Plan Amendment, Landscape Plan

Connor Kennedy, Hayley Ward, represented the Applicant.

Mr. Glover **moved** to approve P15-083-A1, Family Life Worship Center Resubmittal Minor Site Plan Amendment, Landscape Plan, with all comments addressed. Ms. Zsoka **seconded** the motion, which **passed unanimously** by voice vote.

P21-120-A3 Riverland Model Row Sales Center Parcel “B” Resubmittal Minor Site Plan Amendment, Construction Plans

Shirley Gomez, Velcon Engineering, represented the Applicant.

Mr. Glover **moved** to approve P21-120-A3, Riverland Model Row Sales Center Parcel “B” Resubmittal Minor Site Plan Amendment, Construction Plans, with all comments being addressed. Ms. Zsoka **seconded** the motion, which **passed unanimously** by voice vote.

P17-249-A3 Tradition, The Landings, Electric Vehicle Charging Resubmittal Minor Site Plan Amendment

Mr. Betancourt stated that the applicant was not in attendance since staff was recommending tabling the item. He added that a meeting, to discuss concerns, was set up for next week.

Mr. Glover **moved** to table P17-249-A3, Tradition, The Landings, Electric Vehicle Charging Resubmittal Minor Site Plan Amendment. Ms. Zsoka **seconded** the motion, which **passed unanimously** by voice vote.

P25-061 Tradition 4, Brynlie Amenity Center Minor Site Plan, Landscape Plan

Scott Wolff, Lucido & Associates, represented the Applicant.

Mr. Glover **moved** to approve P25-061, Tradition 4, Brynlie Amenity Center Minor Site Plan, Landscape Plan, with all comments being addressed. Ms. Zsoka **seconded** the motion, which **passed unanimously** by voice vote.

P24-223 Central Park Commercial Preliminary & Final Plat

(Clerk’s Note: This item was added at the beginning of the meeting.)

Dennis Scholl, Geopoint Survey, represented the Applicant.

Mr. Glover **moved** to recommend approval of P24-223, Central Park Commercial Preliminary & Final Plat, to the City Council, with all comments being addressed. Ms. Zsoka **seconded** the motion, which **passed unanimously** by voice vote.

7. ADJOURN

There being no further business, the meeting was adjourned at 2:00 p.m.

Anne Cox, Chair

Shanna Donleavy, Deputy City Clerk