

**CITY OF PORT ST. LUCIE
SITE PLAN REVIEW COMMITTEE MEETING MINUTES
JULY 9, 2025**

1. CALL TO ORDER

A Virtual Meeting of the Site Plan Review Committee of the City of Port St. Lucie was called to order by Chair Anne Cox on July 9, 2025, at 1:30 PM.

2. ROLL CALL

Members Present: Anne Cox, Chair, Planning and Zoning
Edith Majewski, Public Works
Kacey Cooper-Armstrong, Utilities
Anthony Lester, Building Department

Others Present via Zoom:	Marrisa Da Breo-Latchman, Planning and Zoning Ivan Betancourt, Planning and Zoning Francis Forman, Planner and Zoning Bridget Kean, Planning and Zoning Bethany Grubbs, Planning and Zoning Daniel Robinson, Planning and Zoning Cody Sisk, Planning and Zoning Evan Delgado, Public Works John Kwasnicki, Public Works Debora Leal, Public Works Breanna Vasquez, Public Works Anthony Campagna, Utilities James Graham, Utilities Leon Hayman, Utilities Boi Hoang, Utilities John Lamb, Utilities Hannah McBain, Utilities Matthew Reaver, Utilities Lt. Jesse Almand, SLC Fire Department Russell Ward, Deputy City Attorney Traci Mehl, Deputy City Clerk
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Chair Cox determined there was a quorum.

3. APPROVAL OF MINUTES

There being no corrections, Edith Majewski **moved** to approve the Site Plan Review Committee Meeting minutes of June 11, 2025, and June 25, 2025. Kacey Cooper-Armstrong **seconded** the motion, which **passed unanimously** by voice vote.

4. ADDITIONS AND/OR DELETIONS

Chair Cox removed items P25-006, Seventh Day Adventist – Resubmittal Preliminary & Final Plat, and P25-054, McCarty – Resubmittal Preliminary Plat Construction Plans from the Agenda.

Edith Majewski **moved** to approve the amended Agenda. Kacey Cooper-Armstrong **seconded** the motion, which **passed unanimously** by voice vote.

5. PUBLIC TO BE HEARD

Chair Cox opened Public to be Heard. There being no comments, she closed Public to be Heard.

6. REVIEW OF DEVELOPMENT PROJECTS

**P22-143-A1 SOUTHERN GROVE – DRAGONFLY INDUSTRIAL PARK
CONSTRUCTION & LANDSCAPE PLANS - PHASING**

Zach Mouw, Culpepper & Terpening, represented the applicant and stated he had no questions regarding the comments.

Public Works and Utilities had no further comments to what was provided in Fusion and recommended approval with all comments to be addressed. Planner Kean stated Planning and Zoning recommended approval of this project.

Edith Majewski **moved** to approve P22-143-A1, Southern Grove – Dragonfly Industrial Park Construction & Landscape Plans – Phasing. Kacey Cooper-Armstrong **seconded** the motion, which **passed unanimously** by voice vote.

**P25-099 SLW – CANOPY WALK TOWNHOMES PUD –
AMENDMENT NO. 1, PUD AMENDMENT**

Cristina Lane, Cotleur & Hearing, represented the applicant and stated she received the comments and had no questions.

Public Works had no additional comments other than what was provided in Fusion. Planner Robinson stated the main issue is the exemption and associated language, to which Cristina Lane stated she would reach out to Planner Robinson after this meeting. Planner Robinson recommended approval with all comments to be addressed.

Edith Majewski **moved** to recommend approval of P25-099, SLW – Canopy Walk Townhomes PUD – Amendment No. 1, PUD Amendment with all comments being addressed, to the Planning and Zoning Board. Kacey Cooper-Armstrong **seconded** the motion, which **passed unanimously** by voice vote.

P22-293 TOWN PLACE – RESIDENTIAL/RETAIL CONSTRUCTION PLANS

Joe Capra, CAPTEC Engineering, Inc., represented the applicant.

Planner Grubbs stated Planning and Zoning recommended tabling this project. Public Works and Utilities had no additional comments on what was provided in Fusion. With no objections, Planner Grubbs recommended approval with all comments being addressed.

Edith Majewski **moved** to approve P22-293, Town Place – Residential/Retail Construction Plans, with all comments being addressed. Kacey Cooper-Armstrong **seconded** the motion, which **passed unanimously** by voice vote.

P20-068-A6 RIVERLAND SPORTS COMPLEX PHASE 2 MINOR SITE PLAN AMENDMENT AND CONSTRUCTION PLANS

Shirley Gomez, Velcon Engineering & Survey, represented the applicant and stated he received the comments.

Utilities and Public Works had no further comments on what was provided in Fusion. Planner Forman stated that Planning and Zoning recommended approval with all comments being addressed.

Edith Majewski **moved** to approve P20-068-A6, Riverland Sports Complex Phase 2 Minor Site Plan Amendment and Construction Plans, with all comments being addressed. Kacey Cooper-Armstrong **seconded** the motion, which **passed unanimously** by voice vote.

P21-243-A1 SLW – SK CORNERSTONE, LLC – SHAKE SHACK MINOR SITE PLAN AMENDMENT AND LANDSCAPE PLAN

Todd Reyling, Reyling Design and Consulting, represented the applicant and

stated they received the comments.

Public Works had no further comments on what was provided in Fusion and recommended tabling this project, due to not having a traffic impact analysis or stacking queue for the drive through. Planner Da Breo-Latchman stated Planning and Zoning recommended tabling the project.

Edith Majewski **moved** to table P21-243-A1, SLW – SK Cornerstone, LLC – Shake Shack Minor Site Plan Amendment and Landscape Plan. Kacey Cooper-Armstrong **seconded** the motion, which **passed unanimously** by voice vote.

P24-179 McCARTY ROAD, LLC – RESUBMITTAL PUD AMENDMENT

Derrick Phillips, Lucido & Associates, represented the applicant and stated the comments were received. He noted they were going through the annexation process with Legal.

Public Works had no additional comments on what was provided in Fusion. Planner Sisk stated Planning and Zoning recommended tabling this project until the annexation agreement has been completed.

Edith Majewski **moved** to table P24-179, McCarty Road, LLC – Resubmittal PUD Amendment. Kacey Cooper-Armstrong **seconded** the motion, which **passed unanimously** by voice vote.

P20-249-A1 MIDWAY DISTRIBUTION CENTER CONSTRUCTION AND LANDSCAPE PLANS

The applicant was not in attendance.

Edith Majewski **moved** to table P20-249-A1, Midway Distribution Center Construction and Landscape Plans, to the July 23, 2025, Site Plan Review Committee Meeting. Kacey Cooper-Armstrong **seconded** the motion, which **passed unanimously** by voice vote.

P25-082 CHRISTIAN BROTHERS AUTOMOTIVE – PSL – RESUBMITTAL MINOR SITE PLAN AND CONSTRUCTION PLANS

Jonathan Gomez, Kimley-Horn, represented the applicant and stated they received the comments.

Public Works and Utilities had no additional comments on what was provided

in Fusion. Planner Betancourt stated Planning and Zoning recommended approval with all comments being addressed.

Edith Majewski **moved** to approve P25-082, Christian Brothers Automotive – PSL – Resubmittal Minor Site Plan and Construction Plans, with all comments being addressed. Kacey Cooper-Armstrong **seconded** the motion, which **passed unanimously** by voice vote.

7. ADJOURN

There being no further business, the meeting was adjourned at 1:49 PM.

Anne Cox, Chair

Traci Mehl, Deputy City Clerk