

**CITY OF PORT ST. LUCIE
SITE PLAN REVIEW COMMITTEE MEETING MINUTES
April 7, 2026**

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 7, 2026, 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 Department
Edith Majewski, Public Works
Jessica Paxton, Utilities
James Norton, Planning & Zoning Board Member

3. APPROVAL OF MINUTES –March 25, 2026

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

4. ADDITIONS AND/OR DELETIONS

There was nothing heard under this item.

5. PUBLIC TO BE HEARD

There was nothing heard under this item.

6. REVIEW OF DEVELOPMENT PROJECTS

P23-069-A2 Riverland, Riverland Center, Retail/Restaurant Resubmittal Major Site Plan Amendment, Construction Plans

Kenneth Rau represented the applicant.

Mr. Glover moved to recommend approval of P23-069-A2, Riverland, Riverland Center, Retail/Restaurant Resubmittal Major Site Plan Amendment to the City Council with all comments addressed. Ms. Majewski seconded the motion, which passed unanimously by voice vote.

Mr. Glover moved to approve P23-069-A2, Riverland, Riverland Center, Retail/Restaurant Construction Plans with all comments being addressed. Ms. Majewski seconded the motion, which passed unanimously by voice vote.

P19-184-A2 Riverland, Arts & Culture Center Ph. 2 Major Site Plan Amendment, Construction Plans

Andrea Rodriguez, Velcon Engineering, represented the applicant.

Mr. Glover **moved** to recommend approval of P19-184-A2, Riverland, Arts & Culture Center Ph. 2 Major Site Plan Amendment to the City Council with all comments being addressed. Ms. Majewski **seconded** the motion, which **passed unanimously** by voice vote.

Mr. Glover **moved** to approve P19-184-A2, Riverland, Arts & Culture Center Ph. 2 Construction Plans with all comments being addressed. Ms. Majewski **seconded** the motion, which **passed unanimously** by voice vote.

P19-240-A3 Riverland Paseo Park Minor Site Plan Amendment, Construction Plans

Juan Chapa & Noah Martin, KEITH, represented the applicant. Staff and the applicants discussed the comments.

Mr. Glover **moved** to approve P19-240-A3, Riverland Paseo Park Minor Site Plan Amendment, Construction Plans with all comments being addressed. Ms. Majewski **seconded** the motion, which **passed unanimously** by voice vote.

P19-111-A2 Tradition Living Faith Church Minor Site Plan Amendment Landscape Plan

Derrick Phillips, Lucido & Associates, represented the applicant.

Mr. Glover **moved** to approve P19-111-A2, Tradition Living Faith Church Minor Site Plan Amendment Landscape Plan with all comments being addressed. Ms. Majewski **seconded** the motion, which **passed unanimously** by voice vote.

P26-024 Darwin Square Pollo Tropical Resubmittal Minor Site Plan, Landscape Plan

Craig McDonald represented the applicant & stated that they would be holding an offline meeting.

Mr. Glover **moved** to table P26-024, Darwin Square Pollo Tropical Resubmittal Minor Site Plan, Landscape Plan. Ms. Majewski **seconded** the motion, which **passed unanimously** by voice vote.

P26-025 Darwin Square Pollo Tropical Drive-Thru Resubmittal SEU Conceptual Plan

Craig McDonald represented the applicant.

Mr. Glover **moved** to table P26-025, Darwin Square Pollo Tropical Drive-Thru Resubmittal SEU Conceptual Plan. Ms. Majewski **seconded** the motion, which **passed unanimously** by voice vote.

P25-217 Dollar Tree Gatlin & Bougainvillea Resubmittal LMD Conceptual Plan

Edward McDonald, Thomson Engineering, represented the applicant.

Mr. Glover **moved** to recommend approval of P25-217, Dollar Tree Gatlin & Bougainvillea Resubmittal LMD Conceptual Plan to the Planning & Zoning Board with the stated conditions & with all comments being addressed. Ms. Majewski **seconded** the motion, which **passed unanimously** by voice vote.

P25-219 Dollar Tree Gatlin & Bougainvillea Resubmittal SEU Conceptual Plan

Edward McDonald, Thomson Engineering, represented the applicant.

Mr. Glover **moved** to recommend approval of P25-219, Dollar Tree Gatlin & Bougainvillea Resubmittal SEU Conceptual Plan to the Planning & Zoning Board with the stated conditions & all comments being addressed. Ms. Majewski **seconded** the motion, which **passed unanimously** by voice vote.

P10-039-A1 Floridian Golf Club Minor Site Plan Amendment

Zack Mouw, Culpepper & Terpening, represented the applicant.

Mr. Glover **moved** to table P10-039-A1, Floridian Golf Club Minor Site Plan Amendment. Ms. Majewski **seconded** the motion, which **passed unanimously** by voice vote.

7. ADJOURN

There being no further business, the meeting was adjourned at 1:58 p.m.

Anne Cox, Chair

Shanna Donleavy, Deputy City Clerk