

**CITY OF PORT ST. LUCIE
SITE PLAN REVIEW COMMITTEE MEETING MINUTES
November 13, 2024**

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 Acting Chair Kean on November 13, 2024, at 1:37 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: Bridget Kean, Acting Chair
 Melody Creese, Planning and Zoning Board
 Keith Glover, Building
 Kacey Cooper-Armstrong, Utilities
 Beth Zsoka, Public Works

Members Not
Present: Anne Cox, Chair

3. APPROVAL OF MINUTES – September 11 & October 23, 2024

There being no corrections, the minutes were approved.

4. ADDITIONS AND/OR DELETIONS

Frances Foreman, Planner II, removed P24-178, Gatlin Plaza, BJ’s Wholesale Club, Major Site Plan, Landscape Plan, from the agenda and requested it be added to the November 26, 2024 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

**P23-106-A1 Southern Grove- SG8 - Shoppes @ SG- Commercial- Minor Site Plan Amendment-
Landscape Plan**

Kevin Velinsky, Lucido and Associates, represented the Applicant.

Mr. Glover **moved** to recommend approval of P23-106-A1, Southern Grove – SG8 – Shoppes @ SG – Commercial – Minor Site Plan Amendment – Landscape Plan, with all comments being addressed. Ms. Zsoka **seconded** the motion, which **passed unanimously** by voice vote.

P23-206 Southern Grove – Tradition SG-8 – Shoppes @ SG – Resubmittal – Preliminary and Final Plat

Kevin Velinsky, Lucido and Associates, represented the Applicant.

Mr. Glover **moved** to recommend approval of P23-206, Southern Grove – Tradition SG-8 – Shoppes @ SG – Resubmittal – Preliminary and Final Plat, with all comments being addressed. Ms. Zsoka **seconded** the motion, which **passed unanimously** by voice vote.

P24-172 Southern Grove Plat No. 48 – Preliminary and Final Plat

Patricia Siesta, Engineering Design and Construction, represented the Applicant.

Mr. Glover **moved** to recommend approval of P24-172, Southern Grove Plat No. 48 – Preliminary and Final Plat, with all comments being addressed. Ms. Zsoka **seconded** the motion, which **passed unanimously** by voice vote.

P22-210 Riverland – Riverland Boulevard @ Riverland Parcel “D” – Construction Plans Amendment

Shirley Gomez, Velcon Engineering and Survey, LLC., represented the Applicant.

Mr. Glover **moved** to recommend approval of P22-210, Riverland – Riverland Boulevard @ Riverland Parcel “D – Construction Plans Amendment, with all comments being addressed. Ms. Zsoka **seconded** the motion, which **passed unanimously** by voice vote.

P24-095 Verano – Crosstown Parkway – Major Site Plan

Autumn Hubsch, Connelly & Wicker, Inc., represented the Applicant.

Mr. Glover **moved** to table P24-095, Verano – Crosstown Parkway – Major Site Plan. Ms. Zsoka **seconded** the motion, which **passed unanimously** by voice vote.

P24-176 Western Grove – K-8 School – Site Plan – Landscape Plan

Stef Mathis, Culpepper and Terpening, represented the Applicant.

Diana Spriggs recommended tabling the item and scheduling a meeting with the Applicant to discuss stacking concerns.

Mr. Glover **moved** to table P24-176, Western Grove – K-8 School – Site Plan – Landscape Plan. Ms. Zsoka **seconded** the motion, which **passed unanimously** by voice vote.

P24-175 Lotis @ Tradition – Major Site Plan – Landscape Plan

Scott Wolff, Lucido and Associates, represented the Applicant.

Bethany Grubbs, Senior Planner, requested to table the item and explained that the Density Requirements for Multi-Family was 200 and the applicant was requesting 500.

Mr. Glover **moved** to table P24-175, Lotis @ Tradition – Major Site Plan – Landscape Plan. Ms. Zsoka **seconded** the motion, which **passed unanimously** by voice vote.

P24-174 Riverland Parcel “E” – Conceptual Subdivision Plat

Azlina Goldstein, Riverland & Associates, represented the Applicant.

Mr. Glover **moved** to recommend approval of P24-174, Riverland Parcel “E” – Conceptual Subdivision Plat, with all comments being addressed. Ms. Zsoka **seconded** the motion, which **passed unanimously** by voice vote.

P24-177 Riverland Parcel “D” – Plat 2 Replat – Preliminary & Final Plat – Construction Plans

Shirley Gomez, Velcon Engineering and Survey, LLC., represented the Applicant.

Mr. Glover **moved** to recommend approval of P24-177, Riverland Parcel “D” – Plat 2 Replat – Preliminary & Final Plat – Construction Plans, with all comments being addressed. Ms. Zsoka **seconded** the motion, which **passed unanimously** by voice vote.

P24-178 Gatlin Plaza – BJ’s Wholesale Club – Major Site Plan – Landscape Plan

(Clerk’s Note: This item was tabled to the November 26, 2024, Site Plan Review Meeting.)

P24-180 Soma Medical – Minor Site Plan – Construction Plans

Dan Siemsen, 2GHO, represented the Applicant.

Mr. Glover **moved** to table P24-180, Soma Medical – Minor Site Plan – Construction Plans. Ms. Zsoka **seconded** the motion, which **passed unanimously** by voice vote.

P24-173 LTC Ranch West POD 6A, Phase 2 – Final Plat – Construction Plans

Alex Daugherty, Kimley-Horn and Associates, represented the Applicant.

Mr. Glover **moved** to recommend approval of P24-173, LTC Ranch West POD 6A, Phase 2 – Final Plat – Construction Plans, with all comments being addressed. Ms. Zsoka **seconded** the motion, which **passed unanimously** by voice vote.

P21-048-A3 Western Grove – 6B – Model Home Park – Minor Site Plan Amendment – Landscape Plan

Scott Wolff, Lucido and Associates, represented the Applicant.

Mr. Glover **moved** to recommend approval of P21-048-A3, Western Grove – 6B – Model Home Park – Minor Site Plan Amendment – Landscape Plan, with all comments being addressed. Ms. Zsoka **seconded** the motion, which **passed unanimously** by voice vote.

P24-164 Murphy USA – SW Port St. Lucie Boulevard – Minor Site Plan

Aref Shadid, represented the Applicant.

Melissa Perry, Public Works, suggested tabling the item. She added that they needed FDOT approval for the access located off Port St. Lucie Boulevard and that Public Works did not recommend a driveway at the location due to a signalized intersection located at Port St. Lucie Boulevard and Bayshore Boulevard.

Mr. Glover **moved** to table P24-164, Murphy USA – SW Port St. Lucie Boulevard – Minor Site Plan. Ms. Zsoka **seconded** the motion, which **passed unanimously** by voice vote.

P24-167 Verano South – Astor Creek – Model Home Center – Minor Site Plan – Landscape Plan

Mike McMannis, Lawrence Owens, and Taylor Morrison, represented the Applicant.

Mr. Glover **moved** to table P24-167, Verano South – Astor Creek – Model Home Center – Minor Site Plan – Landscape Plan. Ms. Zsoka **seconded** the motion, which **passed unanimously** by voice vote.

7. ADJOURN

There being no further business, the meeting was adjourned at 2:02 p.m.

Bridget Kean, Acting Chair

Calleigh Nazario, City Clerk Administrator