

**CITY OF PORT ST. LUCIE
SITE PLAN REVIEW COMMITTEE MEETING MINUTES
OCTOBER 23, 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 Chair Cox on October 23, 2024, at approximately 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
Melody Creese, Planning and Zoning Board
Keith Glover, Building
Kacey Cooper-Armstrong, Utilities
Beth Zsoka, Public Works

3. APPROVAL OF MINUTES – September 25, 2024

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

4. ADDITIONS AND/OR DELETIONS

Planner Bethany Grubbs stated she would like to add the following project to today's agenda, P24-110, Western Grove N/S A Phase 1, Preliminary & Final Subdivision Plat with Construction Plans. She added Construction Plans to P24-148, SLW – Cashmere Starbucks. She requested to move P24-152, Gatlin Pointe Phase II – Harbor Village as the first item to be heard on the agenda. Planner Grubbs stated that P22-127-A3, Florida Coast Surgical Hospital should be a Minor Amendment to a Major Site Plan.

Chair Cox indicated that they would hear P24-110 after P24-158.

There being no discussion, Mr. Glover **moved** to approve the amended agenda. Ms. Zsoka **seconded** the motion, which **passed unanimously** by voice vote.

5. PUBLIC TO BE HEARD

The following City residents were present or appeared via Zoom for P24-070, Rivella PUD Amendment No. 10 – PUD Amendment:

David Lipps expressed public safety concerns about the evacuation of the area and infrastructure limitations.

Charles Dagata voiced concern regarding the proximity of the school and explained he felt that the traffic study did not consider that. He discussed the potential of river overflow and traffic congestion on Westmoreland Blvd.

Barry Lee (Zoom) discussed land contamination for this site and noted that the Applicant was requesting a rezoning of the site.

Tom Gion expressed concern over the egress of the site and the potential for hurricane damage in the area.

Lisa D' Esposito advised that The Port District would add more traffic to the site and noted that the site was within an evacuation zone. She added that the project did not fit within their community as most of the neighborhood was single-family homes.

Ashley Hasell indicated that her children attend Morningside Academy and that there was already traffic in the area. She mentioned potential home flooding in the event the retention pond behind her home overfills. Ms. Hasell stated that the project did not fit their community.

Roseann Mazjanis expressed concern over giving the Applicant everything he's requesting. She discussed potential safety concerns.

Scott Poundstone voiced that the City should not allow the Development at this site. He stated that the area is heavily trafficked and was dangerous as it is to walk his dog. Mr. Poundstone expressed strong opposition to this project at this location.

Kelly Lee (Zoom) advised that the site was already hazardous. She explained that the Department of Environmental Protection was working on remediation and added that the spill was rated as an EFF-10, which was an extremely hazardous area and was known as a petroleum-contaminated site. Ms. Lee noted that the area was determined to be an immediate danger, large enough to effect people, places, and things. She explained that the soil and groundwater assessment was ongoing for the surrounding property. Ms. Lee noted that the Applicant mentioned the need to drill wells to remediate the area but stated she was unsure if that would work. She stated she does not think the City should allow construction on the site.

Chair Cox closed Public to be Heard.

6. REVIEW OF DEVELOPMENT PROJECTS

P24-152 Gatlin Pointe Phase II – Harbor Village – Special Exception Use

Jose Chavez, Storybook Development Services represented the Applicant.

Mr. Glover **moved** to recommend approval of P24-152, Gatlin Pointe Phase II – Harbor Village –

Special Exception Use, with all comments being addressed. Ms. Zsoka **seconded** the motion, which **passed unanimously** by voice vote.

P24-010 Southern Grove – Plat No. 46 – Destination Way – Construction Plans and Street Tree Planting Plan

Joe Capra and TJ Shaw, CAPTEC Engineering represented the Applicant.

Mr. Glover **moved** to approve P24-010, Southern Grove – Plat No. 46 – Destination Way – Construction Plans and Street Tree Planting Plan, with all comments being addressed. Ms. Zsoka **seconded** the motion, which **passed unanimously** by voice vote.

P24-070 Rivella PUD Amendment No. 10 – PUD Amendment

(Clerk's Note: This Item was heard after P24-114.)

Attorney Michael Ryan, Ryan Law Group represented the Applicant.

Planning and Zoning Deputy Director Bridget Kean instructed the Applicant to submit the updated traffic analysis to have the project on the Agenda for the November 6, 2024, Planning and Zoning Board Meeting at 6 PM.

Mr. Glover **moved** to recommend approval of P24-070, Rivella PUD Amendment No. 10 – PUD Amendment, with all comments being addressed and the condition stated by Deputy Director Kean. Ms. Zsoka **seconded** the motion, which **passed unanimously** by voice vote.

(Clerk's Note: At this time, P13-056-A1 was heard.)

P24-114 Southern Grove – Tradition SD-7 – Resubmittal Preliminary & Final Plat Construction Plans

(Clerk's Note: This Item was heard after P24-010.)

Sarah Anderson, Kimley-Horn represented the Applicant.

Mr. Glover **moved** to recommend approval of P24-114, Southern Grove – Tradition SD-7 – Resubmittal Preliminary & Final Plat and Construction Plans, with all comments being addressed. Ms. Zsoka **seconded** the motion, which **passed unanimously** by voice vote.

(Clerk's Note: P24-070 was heard after this item.)

P24-149 Southern Grove – America Walks – MPUD Amendment

(Clerk's Note: This Item was heard after P13-056-A1.)

Derrick Phillips, Lucido & Associates represented the Applicant.

Mr. Glover **moved** to recommend approval of P24-149, Southern Grove – America Walks – MPUD Amendment, with all comments being addressed. Ms. Zsoka **seconded** the motion, which **passed unanimously** by voice vote.

**P24-163 Southern Grove – Kenley SG-4A – Tresello – Preliminary Plat
Construction Plans**

Scott Wolff, Lucido & Associates represented the Applicant.

Mr. Glover **moved** to table P24-163, Southern Grove – Kenley SG-4A – Tresello – Preliminary Plat Construction Plans. Ms. Zsoka **seconded** the motion, which **passed unanimously** by voice vote.

(Clerk's Note: At this time, P24-101 was heard.)

**P13-056-A1 Club Med/Sandpiper Resort – Minor Site Plan Amendment
Construction Plans**

(Clerk's Note: This item was heard after P24-070.)

Juan Chapa and Zach Davis represented the Applicant.

Mr. Glover **moved** to approve P13-056-A1, Club Med/Sandpiper Resort – Minor Site Plan Amendment & Construction Plans, with all comments being addressed. Ms. Zsoka **seconded** the motion, which **passed unanimously** by voice vote.

(Clerk's Note: At this time, P24-149 was heard.)

P24-101 Verano N/S "A" Roadway Plat No. 2 – Preliminary & Final Plat

(Clerk's Note: This item was heard after P24-163.)

Christina Lane, Cotleur & Hearing represented the Applicant.

Mr. Glover **moved** to recommend approval of P24-101, Verano N/S "A" Roadway Plat No. 2 – Preliminary & Final Plat, with all comments being addressed. Ms. Zsoka **seconded** the motion, which **passed unanimously** by voice vote.

**P24-156 Wilson Grove – Wilson Groves Parcel A Plat 3 – Preliminary & Final Plat
Landscape Plan**

Scott Wolff, Lucido & Associates represented the Applicant.

Mr. Glover **moved** to recommend approval of P24-156, Wilson Grove – Wilson Groves Parcel A

Plat 3 – Preliminary & Final Plat & Landscape Plan, with all comments being addressed. Ms. Zsoka **seconded** the motion, which **passed unanimously** by voice vote.

P22-127-A3 Florida Coastal Surgical Hospital – Minor Site Plan Amendment

Zach Mouw, Culpepper & Terpening represented the Applicant.

Mr. Glover **moved** to approve P22-127-A3, Florida Coastal Surgical Hospital – Minor Site Plan Amendment, with all comments being addressed. Ms. Zsoka **seconded** the motion, which **passed unanimously** by voice vote.

P15-074-A1 SLW – Cashmere Corners – Minor Site Plan Amendment

AJ Fasano, Kimley-Horn represented the Applicant.

Mr. Glover **moved** to approve P15-074-A1, SLW – Cashmere Corners – Minor Site Plan Amendment, with all comments being addressed. Ms. Zsoka **seconded** the motion, which **passed unanimously** by voice vote.

P24-111 ClubMed/Sandpiper Resort – PUD Amendment

Juan Chapa and Sebastian, KEITH represented the Applicant.

Planner Grubbs requested the submission of a sketch of the legal description to determine if the portion was rezoned or if it was omitted.

Mr. Glover **moved** to recommend approval of P24-111, ClubMed/Sandpiper Resort – PUD Amendment, with all comments being addressed. Ms. Zsoka **seconded** the motion, which **passed unanimously** by voice vote.

P24-148 SLW – Cashmere Starbucks – Minor Site Plan & Construction Plans

AJ Fasano, Kimley-Horn represented the Applicant.

Mr. Glover **moved** to approve P24-148, SLW – Cashmere Starbucks – Minor Site Plan, with all comments being addressed. Ms. Cooper-Armstrong **seconded** the motion, which **passed unanimously** by voice vote.

Mr. Glover **moved** to table P24-148, SLW – Cashmere Starbucks – Construction Plans. Ms. Cooper-Armstrong **seconded** the motion, which **passed unanimously** by voice vote.

(Clerk Note: Ms. Zsoka left the meeting at 2:46 PM.)

P24-157 Western Grove – Cadence WG5D Phase 2 – Preliminary Plat & Construction Plans

Sarah Anderson, Kimley- Horn represented the Applicant.

Mr. Glover **moved** to recommend approval of P24-157, Western Grove – Cadence WG5D Phase 2 – Preliminary Plat & Construction Plans, with all comments being addressed. Ms. Cooper-Armstrong **seconded** the motion, which **passed unanimously** by voice vote.

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

Sarah Anderson, Kimley- Horn represented the Applicant.

Mr. Glover **moved** to table P24-158, Western Grove – N/S Road A – Preliminary Plat & Construction Plans. Ms. Cooper-Armstrong **seconded** the motion, which **passed unanimously** by voice vote.

P24-110 Western Grove – N/S A Phase 1 – Preliminary & Final Plat & Construction Plans

Stef Mathis, Culpepper & Terpening represented the Applicant.

Mr. Glover **moved** to recommend approval of P24-110, Western Grove – N/S A Phase 1 – Preliminary & Final Plat & Construction Plans, with all comments being addressed. Ms. Cooper-Armstrong **seconded** the motion, which **passed unanimously** by voice vote.

P80-033-A1 St. Lucie County Prima Vista Library – Resubmittal Construction Plans

Dennis Murphy, Culpepper & Terpening represented the Applicant.

Mr. Glover **moved** to table P80-033-A1, St. Lucie County Prima Vista Library – Resubmittal Construction Plans. Ms. Cooper-Armstrong **seconded** the motion, which **passed unanimously** by voice vote.

P23-090-A1 Sympatico Residential – Major Site Plan Amendment & Landscape Plan

Mr. Glover **moved** to recommend approval of P23-090-A1, Sympatico Residential – Major Site Plan Amendment & Landscape Plan, with all comments being addressed. Ms. Cooper-Armstrong **seconded** the motion, which **passed unanimously** by voice vote.

P24-096 Murphy USA – Resubmittal Special Exception Use

Aref Shehadeh, HSQ Group represented the Applicant.

Mr. Glover **moved** to recommend approval of P24-096, Murphy USA – Resubmittal Special Exception Use, with all comments being addressed. Ms. Cooper-Armstrong **seconded** the motion, which **passed unanimously** by voice vote.

P24-117 Globe Townhomes – Resubmittal LMD Concept Plan

Abraham Chabab represented the Applicant.

Mr. Glover **moved** to recommend approval of P24-117, Globe Townhomes – Resubmittal LMD Concept Plan, with all comments being addressed. Ms. Cooper-Armstrong **seconded** the motion, which **passed unanimously** by voice vote.

P00-185-A1 St. Lucie County – Oxbow Center & Preserve – Minor Site Plan Amendment

Roberto Cabrera, Culpepper & Terpening represented the Applicant.

Mr. Glover **moved** to approve P00-185-A1, St. Lucie County – Oxbow Center & Preserve – Minor Site Plan Amendment, with all comments being addressed. Ms. Cooper-Armstrong **seconded** the motion, which **passed unanimously** by voice vote.

P24-007 Biltmore Properties – Landscape & Construction Plans

Alejandro Toro, EDC represented the Applicant.

Mr. Glover **moved** to approve P24-007, Biltmore Properties – Landscape & Construction Plans, with all comments being addressed. Ms. Cooper-Armstrong **seconded** the motion, which **passed unanimously** by voice vote.

**P23-121-A1 LTC Ranch – Wylder POD 6A – Four Seasons Amenity –
Minor Site Plan Amendment**

Steve Sullivan, Lucido & Associates represented the Applicant.

Mr. Glover **moved** to approve P23-121-A1, LTC Ranch – Wylder POD 6A – Four Seasons Amenity – Minor Site Plan Amendment, with all comments being addressed. Ms. Cooper-Armstrong **seconded** the motion, which **passed unanimously** by voice vote.

P23-207 Gingerbread Lane Day Care – Resubmittal Minor Site Plan & Landscape Plan

Dennis Murphy represented the Applicant.

Mr. Glover **moved** to table P23-207, Gingerbread Lane Day Care – Resubmittal Minor Site Plan & Landscape Plan. Ms. Cooper-Armstrong **seconded** the motion, which **passed unanimously** by voice vote.

P24-127 Gouda – Midway – Resubmittal PUD Rezoning

Tyler Woolsey, Urban Design Studio represented the Applicant.

Attorney Lee Dobbins requested the avoidance of an amendment to the annexation agreement, to which Chair Cox asked Attorney Dobbins to contact the City’s Legal Department.

Mr. Glover **moved** to recommend approval of P24-127, Gouda – Midway – Resubmittal PUD Rezoning, with all comments being addressed. Ms. Cooper-Armstrong **seconded** the motion, which **passed unanimously** by voice vote.

P24-154 LTC Ranch POD 2 Phase 1 – Final Plat & Construction Plans

Alex Daughtery, Kimley-Horn represented the Applicant.

Mr. Glover **moved** to recommend approval of P24-154, LTC Ranch POD 2 Phase 1 – Final Plat & Construction Plans, with all comments being addressed. Ms. Cooper-Armstrong **seconded** the motion, which **passed unanimously** by voice vote.

P24-155 LTC Ranch West POD 9 Phase 2 – Final Plat & Construction Plans

Alex Daughtery, Kimley-Horn represented the Applicant.

Mr. Glover **moved** to recommend approval of P24-155, LTC Ranch West POD 9 Phase 2 – Final Plat & Construction Plans, with all comments being addressed. Ms. Cooper-Armstrong **seconded** the motion, which **passed unanimously** by voice vote.

P18-004-A2 SLW – Walmart – OPD Addition – Minor Site Plan Amendment & Construction Plans

Christian Bassolino, Langan Engineering represented the Applicant.

Mr. Glover **moved** to recommend approval of P18-004-A2, SLW – Walmart – OPD Addition – Minor Site Plan Amendment & Construction Plans, with all comments being addressed. Ms. Cooper-Armstrong **seconded** the motion, which **passed unanimously** by voice vote.

P24-162 Riverland – Sports Complex – Minor Site Plan & Construction Plans

Shirley Gomez, Velcon Engineering & Survey represented the Applicant.

Mr. Glover **moved** to table P24-162, Riverland – Sports Complex – Minor Site Plan & Construction Plans. Ms. Cooper-Armstrong **seconded** the motion, which **passed unanimously** by voice vote.

7. ADJOURN

There being no further business, the meeting was adjourned at 3:19 p.m.

Anne Cox, Chair

Daisy Ruiz, Deputy City Clerk

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