

**CITY OF PORT ST. LUCIE  
SITE PLAN REVIEW COMMITTEE MEETING MINUTES  
NOVEMBER 26, 2024**

**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 November 26, 2024, at 1:30 PM.

**2. ROLL CALL**

Members Present:        Anne Cox, Chair, Planning and Zoning  
                                 Keith Glover, Building Department  
                                 Rachel Rivera, Public Works  
                                 Kacey Cooper-Armstrong, Utilities  
                                 Melody Creese, Planning and Zoning Board

Others Present  
via Zoom:                Marrisa Da Breo-Latchman, Planning and Zoning  
                                 Ivan Betancourt, Planning and Zoning  
                                 Francis Forman, Planner and Zoning  
                                 Bethany Grubbs, Planning and Zoning  
                                 Bridget Kean, Planning and Zoning  
                                 Daniel Robinson, Planning and Zoning  
                                 Cody Sisk, Planning and Zoning  
                                 Sofia Trail, Planning and Zoning  
                                 Clyde Cuffy, Public Works  
                                 John Kwasnicki, Public Works  
                                 Debora Leal, Public Works  
                                 Dianna Spriggs, Public Works  
                                 Breanna Vasquez, Public Works  
                                 Anthony Campagna, Utilities  
                                 Leon Hayman, Utilities  
                                 Bradley Faltersack, Utilities  
                                 Ann-Marie Ludlam, Utilities  
                                 Mary Savage-Dunham, Director Planning and Zoning  
                                 Lt. Jesse Almand, SLCFD  
                                 Traci Mehl, Deputy City Clerk

Chair Cox determined there was a quorum.

**3. APPROVAL OF MINUTES – NONE**

**4. ADDITIONS AND/OR DELETIONS**

Daniel Robinson added P24-176 Western Grove - St. Lucie Western Grove K-8 School Site Plan and Landscape Plan, to which Chair Cox indicated that would be the first item on the agenda. Bethany Grubbs removed P15-074-A1 Cashmere Corners – Walmart Construction Plans.

Keith Glover **moved** to approve the amended agenda. Rachel Rivera **seconded** the motion, which **passed unanimously** by voice vote.

**5. PUBLIC TO BE HEARD**

There were no comments from the public.

**6. REVIEW OF DEVELOPMENT PROJECTS**

**P24-176                    WESTERN GROVE – WESTERN GROVE K-8 SCHOOL  
SITE PLAN AND LANDSCAPE PLAN**

Stef Matthes with Culpepper & Terpening represented the School Board. He stated they have addressed most of the comments and look forward to a conditional approval. Public Works and Utilities had no additional comments to what was provided. Planner Robinson requested a motion to approve the item with comments being addressed and the following condition.

Mary Savage-Dunham stated that staff has reviewed the materials submitted in part because the supporting documentation was based on data taken from Texas and not localized data. She echoed Panner Robinson’s comments that staff recommends approval with the following condition pursuant to section 8.3(b) of the Interlocal Agreement for Public School Facility Planning, St. Lucie County, recorded in the public records of St. Lucie County, Book 1853, Page 561, Section 1013.37 Florida Statutes. If the City identifies concerns related to the school site, including but not limited to traffic impacts to the City roadways, the School Board or their designee commits to working closely with the City and/or Police Department to execute a solution or solutions.

Chair Cox stated she would entertain a motion for this item with the condition as read into the record by Ms. Savage-Dunham.

Keith Glover **moved** to approve P24-176, Western Grove – Western Grove K-8 School Site Plan and Landscape Plan with all comments being addressed and per the condition read into the record by Ms. Savage-Dunham. Rachel Rivera **seconded** the motion, which **passed unanimously** by voice vote.

**P24-133           TESORO PUD AMENDMENT – RESUBMITTAL PUD  
AMENDMENT**

Connor Kennedy with EDC represented the applicant and stated he looked forward to approval with comments to be addressed. Public Works had no additional comments to what was provided. Planner Robinson indicated there will be changes to the PUD document, but they can move forward and the resubmittal can be reviewed, as it may be the same information just restructured properly.

Keith Glover **moved** to recommend approval of P24-133, Tersoro PUD Amendment – Resubmittal PUD Amendment, with all comments being addressed. Rachel Rivera **seconded** the motion, which **passed unanimously** by voice vote.

**P24-183           SOUTHERN GROVE – GHO HOMES PUD AMENDMENT**

Robert Pinthieve with CPC represented the applicant and stated they received the comments. Public Works had no additional comments. Planner Robinson indicated Planning and Zoning recommended approval of the PUD Amendment.

Keith Glover **moved** to recommend approval of P24-183, Southern Grove – GHO Homes PUD Amendment, with all comments being addressed. Rachel Rivera **seconded** the motion, which **passed unanimously** by voice vote.

**P24-187           TOWN PLACE – RESIDENTIAL/RETAIL MASTER SIGN  
PROGRAM**

Richard Lundy with Rich Properties represented the applicant and stated they will meet with the City next week. Public Works and Utilities had no additional comments to what was provided. Planner Robinson stated Planning and Zoning recommended tabling this item and will meet with the applicant next week.

Keith Glover **moved** to table P24-187, Town Place – Residential/Retail Master Sign Program. Rachel Rivera **seconded** the motion, which **passed unanimously** by voice vote.

**P24-195           WILSON GROVES – PARCEL A – PLAT 2, PRELIMINARY  
PLAT AND CONSTRUCTION PLANS**

Dan Sorrow with Cotleur & Hearing represented the applicant and asked about

options moving forward. Public Works had no additional comments to what was provided. Utilities stated they had a lot of comments. Both departments recommended tabling the project. Planner Robinson stated Planning and Zoning also recommended tabling this project.

Chair Cox indicated Mr. Sorrow would have to decide which way he wanted to go upon resubmittal. Mr. Sorrow stated he would meet with the departments to review the comments and then prepare a resubmittal.

Keith Glover **moved** to table P24-195, Wilson Groves – Parcel A - Plat 2, Preliminary Plat and Construction Plans. Rachel Rivera **seconded** the motion, which **passed unanimously** by voice vote.

**P06-436-A3      GATLIN COMMONS – WAL-MART ONLINE PICKUP  
EXPANSION CONSTRUCTION PLANS**

Andrew Peterson with Bowman Consulting represented the applicant and requested approval with conditions. Public Works and Utilities had no additional comments to what was provided. Planner Grubbs stated Planning and Zoning recommended approval with all comments being addressed.

Keith Glover **moved** to approve P06-436-A3, Gatlin Commons – Wal-Mart Online Pickup Expansion and Construction Plans, with all comments being addressed. Rachel Rivera **seconded** the motion, which **passed unanimously** by voice vote.

**P15-074-A1      SLW CASHMERE CORNERS – WALMART  
CONSTRUCTION PLANS**

This item was removed from the Agenda by Planner Grubbs under Item 4, Additions and Deletions.

**P23-112            WESTERN GROVE-5D – CADENCE @ TRADITION  
PHASE 1 AMENDED CONSTRUCTION PLANS**

Sarah Anderson with Kimley-Horn represented the applicant and stated she had no questions. Public Works and Utilities had no additional comments to what was provided. Planner Grubbs indicated Planning and Zoning recommended approval with all comments being addressed.

Keith Glover **moved** to approve P23-112, Western Grove-5D – Cadence @ Tradition Phase 1 Amended Construction Plans, with all comments being addressed. Rachel Rivera **seconded** the motion, which **passed unanimously** by voice vote.

**P24-148                    SLW-CASHMERE CORNERS – STARBUCKS  
CONSTRUCTION PLANS**

Elena Lorenzo with Kimley-Horn represented the applicant and stated they had no questions. Public Works indicated had no additional comments to what was provided. Planner Grubbs indicated Planning and Zoning recommended approval with all comments being addressed.

Keith Glover **moved** to approve P24-148, SLW-Cashmere Corners – Starbucks Construction Plans, with all comments being addressed. Rachel Rivera **seconded** the motion, which **passed unanimously** by voice vote.

**P23-159                    GATLIN PLAZA PUD AMENDMENT**

Dennis Murphy with Culpepper & Terpening represented the applicant and requested an approval subject to addressing the traffic issues. Clyde Cuffy, Public Works, recommended tabling the item as the traffic impact analysis is still being developed. Sarah Anderson stated she did not see an impact from the traffic study to table the item. Utilities had no other comments to what was provided in Fusion. Planner Forman indicated Planning and Zoning had no further issues.

Keith Glover **moved** to table P23-159, Gatlin Plaza PUD Amendment. Rachel Rivera **seconded** the motion, which **passed unanimously** by voice vote.

**~~P24-178~~                    GATLIN PLAZA – BJ’S WHOLESALE CLUB MAJOR SITE  
P17-057-A5                PLAN AND LANDSCAPE PLAN**

Sarah Anderson with Kimley-Horn represented the applicant and requested that the traffic study not hold up the Site Plan approval. John Kwasnicki, Public Works, had the same comments as the prior item regarding the traffic study. He noted the project number was switched to P17-057-A5. For the record, Chair Cox indicated this was a major site plan amendment. Utilities had no further comments to what was provided in Fusion.

Keith Glover **moved** to table P17-057-A5, Gatlin Plaza - BJ’s Wholesale Club Major Site Plan and Landscape Plan. At this time, Attorney Pete Sweeney with Block & Scarpa questioned the tabling process, to which Staff responded. Rachel Rivera **seconded** the motion, which **passed unanimously** by voice vote.

**P24-184                    MURPHY USA – SW GATLIN BOULEVARD SPECIAL  
EXCEPTION USE**

HSQ Group represented the applicant and stated they had no questions. Public Works and Utilities had no further comments to what was provided in Fusion. Planner Forman indicated Planning and Zoning recommended approval with comments being addressed.

Keith Glover **moved** to recommend approval of P24-184, Murphy USA - SW Gatlin Boulevard Special Exception Use, with all comments being addressed. Rachel Rivera **seconded** the motion, which **passed unanimously** by voice vote.

**P24-186                    SOUTHERN GROVE PLAT NO. 36, 2<sup>ND</sup> REPLAT, FINAL PLAT**

Anthony DiMatteo with Velcon Engineering & Surveying represented the applicant. He questioned the location requirements for the Utility Conceptual Plan water and sewer lines. Utilities explained they would like an overall utility access plan, as there is a landlocked parcel with no utility easement with the replat. Mr. DiMatteo also questioned and discussed the lot text/numbering on the plat with Planner Forman. Public Works had no further comments to what was provided. Planner Forman stated Planning and Zoning recommended approval with comments being addressed.

Keith Glover **moved** to recommend approval of P24-186, Southern Grove Plat No. 36, 2<sup>nd</sup> Replat, Final Plat, with all comments being addressed. Rachel Rivera **seconded** the motion, which **passed unanimously** by voice vote.

**P24-193                    RIVERLAND – PARCEL “E” – PLAT ONE PRELIMINARY & FINAL PLAT AND CONSTRUCTION PLANS**

Mike Fogarty with GL Homes represented the applicant and stated he received the comments. Public Works recommended tabling this project, as they need approved Construction Plans. Utilities had no further comments to what was provided in Fusion.

Keith Glover **moved** to table P24-193, Riverland – Parcel “E” – Plat One Preliminary & Final Plat and Construction Plans. Rachel Rivera **seconded** the motion, which **passed unanimously** by voice vote.

**P24-194                    CITY OF PSL – PSL POLICE SID BUILDING MAJOR SITE PLAN AND LANDSCAPE PLAN**

Brendan Kelley with Bowman Consulting represented the applicant and questioned the format of the site plan and dumpster dimensions. Chair Cox inquired if a smaller dumpster was acceptable by the Committee. Public Works

stated there was no issue if the dumpster meets the requirements upon resubmittal. Mr. Kelley clarified they are using parking from the adjacent lots to satisfy the parking requirement for the proposed main Building F. He stated Building G is a storage and maintenance for city vehicles, so they did not “park” at this building. Mr. Kelley confirmed that an environmental site assessment was needed for an existing developed site, to which Public Works stated a quick survey was needed. Public Works had no further comments and recommended approval with comments being addressed. Chair Cox suggested recommending approval with a provision to allow 12 x 17 dumpster enclosure area. Utilities had no further comments other than what was provided in Fusion.

Keith Glover **moved** to recommend approval of P24-194, City of PSL SID Building Major Site Plan and Landscape Plan with all comments being addressed. Chair Cox added the provision for the size of the dumpster enclosure to be 12 x 17. Rachel Rivera **seconded** the motion, which **passed unanimously** by voice vote.

**PO7-091-A1      VICTORIA SQUARE/BAYSHORE PLAZA – ELECTRIC  
VEHICLE CHARGING STATION MINOR SITE PLAN  
AMENDMENT AND CONSTRUCTION PLANS**

Gabriela Araque with Tesla represented the applicant and stated she received the comments. Public Works had no additional comments but recommended removing the oak trees not shown on the plan and the asphalt, and then repaving the parking lot, as the root systems will cause a big issue. Ms. Araque stated she understood. Utilities had no further comments to what was provided in Fusion. Planner Da Breo-Latchman indicated that Planning and Zoning recommended tabling this item, because the drive aisle is not at the required width per the Zoning Code.

Keith Glover **moved** to table P07-091-A1, Victoria Square/Bayshore Plaza – Electric Vehicle Charging Station Minor Site Plan Amendment and Construction Plans. Rachel Rivera **seconded** the motion, which **passed unanimously** by voice vote.

**P18-140-A1      MORNINGSIDE ACADEMY-UPPER SCHOOL –  
RESUBMITTAL MINOR SITE PLAN AMENDMENT AND  
CONSTRUCTION PLANS**

Jacob McClellan with Velcon Engineering & Surveying represented the applicant and stated he did not receive a letter from Public Works. Public Works and Utilities had no further comments to what was provided. Planner Da Breo-Latchman indicated Planning and Zoning recommended approval with

comments being addressed.

Keith Glover **moved** to recommend approval of P18-140-A1, Morningside Academy-Upper School – Resubmittal Minor Site Plan Amendment and Construction Plans, with all comments being addressed. Rachel Rivera **seconded** the motion, which **passed unanimously** by voice vote.

**P24-182                    DUCK COURT PARK – PHASE 2 MINOR SITE PLAN**

Thomas DeGrace with Culpepper and Turpening represented the applicant and stated he received the survey markup with no comments. Planner Da Breo-Latchman stated she would look into it and get back to him. Public Works and Utilities had no further comments to what was provided in Fusion. Planner Da Breo-Latchman indicated Planning and Zoning recommended approval with comments being addressed.

Keith Glover **moved** to approve P24-182, Duck Court Park – Phase 2 Minor Site Plan, with all comments being addressed. Rachel Rivera **seconded** the motion, which **passed unanimously** by voice vote.

**P24-196                    SAVONA PLAZA MAJOR SITE PLAN AND LANDSCAPE  
PLAN**

Tod Mowery with Redtail represented the applicant and stated he received the comments. Public Works and Utilities had no further comments to what was provided in Fusion. Planner Da Breo-Latchman indicated the Site Plan shows two drive-throughs, so Planning and Zoning recommends tabling the item until the SEU is approved. Chair Cox explained the Site Plan and SEU need to be submitted in tandem.

Keith Glover **moved** to table P24-196, Savona Plaza Major Site Plan and Landscape Plan, with all comments being addressed. Rachel Rivera **seconded** the motion, which **passed unanimously** by voice vote.

**P19-101                    HIGHLINE CARWASH MINOR SITE PLAN AMENDMENT  
AND LANDSCAPE PLAN**

Dawn Gilmore with McCarty & Associates, represented the applicant and stated they were not changing the parking spaces in front of the building. Planner Sisk indicated he would send the applicant the original Site Plan. Public Works had no further comments to what was provided. Utilities had no objection for approval subject to their comments being addressed. Planner Sisk recommended the item be tabled due to the width of the drive aisle.

Keith Glover **moved** to table P19-101, Highline Carwash Minor Site Plan Amendment and Landscape Plan. Rachel Rivera **seconded** the motion, which **passed unanimously** by voice vote.

**P23-164-A1 LTC RANCH WEST – WYLDER – GLYNLEA AMENITY  
MINOR SITE PLAN AMENDMENT AND CONSTRUCTION  
PLANS**

Steve Sullivan with Lucido & Associates represented the applicant and stated they received the comments. Public Works had no further comments to what was provided. Planner Sisk recommended approval with all comments being addressed.

Keith Glover **moved** to approve P23-164-A1, LTC Ranch West – Wylder – Glynlea Amenity Minor Site Plan Amendment and Construction Plans, with all comments being addressed. Rachel Rivera **seconded** the motion, which **passed unanimously** by voice vote.

**P24-179 MCCARTY ROAD LLC PUD AMENDMENT NO. 1 PUD  
AMENDMENT**

Derrick Phillips with Lucido & Associates represented the applicant and stated they received the comments. Public Works and Utilities had no further comments to what was provided. Planner Sisk recommended tabling this item until most of the comments are addressed.

Keith Glover **moved** to table P24-179, McCarty Road LLC PUD Amendment No. 1 PUD Amendment. Rachel Rivera **seconded** the motion, which **passed unanimously** by voice vote.

**P24-197 LTC RANCH WEST – LADYBUG HIDEAWAY MINOR SITE  
PLAN AND CONSTRUCTION PLANS**

Steve Sullivan with Lucido & Associates represented the applicant and stated they received the comments. Public Works had no further comments to what was provided. Planner Sisk stated Planning and Zoning recommended tabling this item until the PUD application has been completed for the rezoning.

Keith Glover **moved** to table P24-197, LTC Ranch West – Ladybug Hideaway Minor Site Plan and Construction Plans. Rachel Rivera **seconded** the motion, which **passed unanimously** by voice vote.

**P17-051-A1 SOUTHERN GROVE WAWA – RESUBMITTAL MINOR  
SITE PLAN AND CONSTRUCTION PLANS/AMENDMENT**

Gabriela Araque with Tesla represented the applicant and stated they were not proposing any dumpsters. Planner Trail explained the original Site Plan has a dumpster enclosure, which needs to be added to the proposed Site Plan. Public Works and Utilities had no further comments to what was provided. Planner Trail stated Planning and Zoning recommended approval with all comments being addressed.

Keith Glover **moved** to approve P17-051-A1, Southern Grove Wawa – Resubmittal Minor Site Plan Amendment, with all comments being addressed. Rachel Rivera **seconded** the motion, which **passed unanimously** by voice vote.

**P24-162                    RIVERLAND SPORTS COMPLEX – PARCEL “B” –  
RESUBMITTAL MINOR SITE PLAN AND  
CONSTRUCTION PLANS**

Mike Fogarty with GL Homes represented the applicant and stated they had no questions. Public Works had no further comments to what was provided. Planner Trail noted that this item included a Landscape Plan as well. She stated Planning and Zoning recommended approval with all comments being addressed.

Keith Glover **moved** to approve P24-162, Riverland Sports Complex – Parcel “B” – Resubmittal Minor Site Plan and Construction Plans, with all comments being addressed. Rachel Rivera **seconded** the motion, which **passed unanimously** by voice vote.

**P24-165                    MURPHY USA – SW GATLIN BOULEVARD MINOR SITE  
PLAN**

HSQ Group represented the applicant and questioned the right turn lane on Gatlin Blvd. Clyde Cuffy explained the right turn lane is recommended due to the volume of traffic for the service station. Public Works and Utilities had no further comments to what was provided. Planner Trail stated Planning and Zoning recommended tabling this project, since it is contingent on SEU approval.

Keith Glover **moved** to table P24-165, Murphy USA – SW Gatlin Boulevard Minor Site Plan. Rachel Rivera **seconded** the motion, which **passed unanimously** by voice vote.

**P24-198                    LTC RANCH WEST – GLYNLEA MODEL CENTER MINOR  
SITE PLAN AND CONSTRUCTION PLANS**

Steve Sullivan with Lucido & Associates represented the applicant and stated he had no questions regarding the comments. Public Works had no further comments to what was provided. Planner Trail stated Planning and Zoning recommended approval with all comments being addressed.

Keith Glover **moved** to approve P24-198, LTC Ranch West – Glynlea Model Center Minor Site Plan and Construction Plans, with all comments being addressed. Rachel Rivera **seconded** the motion, which **passed unanimously** by voice vote.

**P19-059-A2      SLW – LAKE WHITNEY PLACE MINOR SITE PLAN  
AMENDMENT AND LANDSCAPE PLAN**

The applicant/representative was not in attendance. Chair Cox suggested tabling the item to December 11, 2024.

Keith Glover **moved** to table P19-059-A2, SLW – Lake Whitney Place Minor Site Plan Amendment and Landscape Plan. Rachel Rivera **seconded** the motion, which **passed unanimously** by voice vote.

**P24-190            SOUTHERN GROVE – PROJECT KING MAJOR SITE  
PLAN AND LANDSCAPE PLAN**

Jason Harrison and Conner Kennedy with EDC represented the applicant and stated they had some concerns regarding the comments, but requested approval as they will work with the departments. Public Works and Utilities had no further comments to what was provided. Planner Betancourt recommended approval with all comments being addressed.

Keith Glover **moved** to recommend approval of P24-190, Southern Grove – Project King Major Site Plan and Landscape Plan, with all comments being addressed. Rachel Rivera **seconded** the motion, which **passed unanimously** by voice vote.

**P24-191            SOUTHERN GROVE – FOUR PORT ST. LUCIE MAJOR  
SITE PLAN AND LANDSCAPE PLAN**

Jason Harrison and Conner Kennedy with EDC represented the applicant and stated they had no questions but will meet with each department to review the comments. Public Works and Utilities had no further comments to what was provided. Planner Betancourt recommended approval with all comments being addressed.

Keith Glover **moved** to recommend approval of P24-191, Southern Grove – Four Port St. Lucie Major Site Plan and Landscape Plan, with all comments being addressed. Rachel Rivera **seconded** the motion, which **passed unanimously** by voice vote.

**P24-192                    SOUTHERN GROVE – FOUR PORT ST. LUCIE CLEARING  
AND MASS GRADING**

Jason Harrison and Conner Kennedy with EDC represented the applicant. They had no questions regarding the comments and requested approval with conditions. Public Works and Utilities had no further comments to what was provided. Planner Betancourt recommended approval with all comments being addressed.

Keith Glover **moved** to approve of P24-192, Southern Grove – Four Port St. Lucie Clearing and Mass Grading, with all comments being addressed. Rachel Rivera **seconded** the motion, which **passed unanimously** by voice vote.

**7.     APPROVAL OF 2025 SPRC SUBMITTAL DEADLINES AND MEETING  
DATES SCHEDULE**

Keith Glover **moved** to approve the 2025 SPRC Submittal Deadlines and Meeting Dates Schedule. Rachel Rivera **seconded** the motion, which **passed unanimously** by voice vote.

**8.     ADJOURN**

There being no further business, the meeting was adjourned at 2:50 PM.

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Anne Cox, Chair

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Traci Mehl, Deputy City Clerk