



ST. LUCIE COUNTY PLANNING & ZONING COMMISSION

ST. LUCIE COUNTY, FLORIDA

P & Z Regular Meeting

July 20, 2017

Convened: 6:00 PM
Adjourned: 7:05 PM

1. CALL TO ORDER

The meeting was called to order at 6:00 PM by Chairman William O'Dell

A. Pledge of Allegiance

Attendee Name	Title	Status	Arrived
William O'Dell	Chairman	Present	
James Clasby	Vice Chairman	Present	
Edward Lounds	Board Member	Present	
Craig Mundt	Board Member	Present	
William Smith	Board Member	Present	
Kara Wood	Board Member	Absent	
Bobby Hopkins	At-Large Board Member	Present	
Robert Lowe	At-Large Board Member	Present	
James Taylor	At-Large Board Member	Present	
Marty Sanders	Ex-Officio Board Member	Present	

C. Invocation

By Bobby Hopkins

D. Announcements

None

E. Disclosure(s)

Mr. Taylor stated he spoke with the applicant of agenda item #2 Rock Pit Lake Rezoning.

2. MINUTES

- A. St. Lucie County Planning & Zoning Commission minutes for the meeting of Thursday, June 15, 2017

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Robert Lowe, At-Large Board Member
SECONDER:	James Clasby, Vice Chairman
AYES:	O'Dell, Clasby, Lounds, Mundt, Smith, Hopkins, Lowe, Taylor
ABSENT:	Kara Wood

3. PUBLIC COMMENT

None

4. PUBLIC HEARINGS

- A. Northside Worship Center Inc. (Educational Services, grades K-12) - Conditional Use Permit

Jeff Johnson, Senior Planner stated Northside Worship Center, Inc. is requesting a conditional use permit to allow for educational services (grade K-12) on the southern portion of property that is zoned Institutional, located on the north side of St. Lucie Blvd. between the airport and 25th Street (3100 St. Lucie Blvd.) The subject property is zoned I, Institutional and is designated P/F, Public Facilities on the Future Land Use Map and lies within the Airport Zoning Overlay which regulates development to assure there are no conflicts with aviation safety and security. Educational services and facilities are allowed in the Institutional zoning district as a conditional use in accordance to the Land Development Code (LDC), Section 3.01.03X.7.f. The proposed school will occupy approximately 4,500 s.f. of the existing 12,835 s.f. of building and will operate 7 am to 6 pm, Monday thru Friday, independent from church related activities There is no new building construction proposed with this request. Staff recommends approval of the conditional use permit for educational services (grades K-12) subject to conditions in the Resolution.

Public Hearing open

Representative of Northside Worship Center thanked the commission for hearing their request.

Public Hearing closed

The Commission discussed briefly and approved.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Robert Lowe, At-Large Board Member
SECONDER:	James Taylor, At-Large Board Member
AYES:	O'Dell, Clasby, Lounds, Mundt, Smith, Hopkins, Lowe, Taylor
ABSENT:	Kara Wood

- B. Resolution - Rock Pit Lake Rezoning from the AG-1 (Agricultural - 1 du/ac) to the IX (Industrial, Extraction) zoning district.

Linda Pendarvis, Comprehensive Planning Coordinator stated this petition submitted on behalf of Rock Road Holdings, LLC is for an amendment to the Official Zoning Atlas for rezoning a 4.87 acre parcel for AG-1 (Agricultural - 1 du/ac) to IX (Industrial, Extraction) zoning district. This rezoning will allow the subject property use to continue as the ingress and egress to the existing sand mine (Baggett Mine) located on the adjoining property to the west and be used as the staging area for reclamation for the mine. Both parcels are currently owned by the applicant. The lake created as part of the mining operation extends slightly into the western side of the parcel. The property owner wants to continue the use of the subject property for the reclamation of the mine. Staff has determined that this petition is consistent with the goals, objectives and policies of the St. Lucie County Comprehensive Plan and conforms to the standards of review as set forth in Section 11.06.03 of the St. Lucie County Land Development Code. Staff recommends that the amending resolution be forwarded to the Board of County Commissioners with a recommendation for approval.

Public Hearing open

The applicant answered questions regarding clean debris which would be aggregate (concrete) no fill dirt. He also explained the process of filling the lake and having all the required permits.

Public Hearing closed

The Board discussed other issues with the applicant regarding, excessive over flow, spotters, no fill dirt, having South Florida Water Management and DEP permits. Working with CDM Smith; primary reason to close out the mine, selling the property and it not being a quick project.

RESULT:	APPROVE [UNANIMOUS]
MOVER:	James Clasby, Vice Chairman
SECONDER:	William Smith, Board Member
AYES:	O'Dell, Clasby, Lounds, Mundt, Smith, Hopkins, Lowe, Taylor
ABSENT:	Kara Wood

- C. Ordinance - Agricultural Labor Housing Text Amendment

Linda Pendarvis, Comprehensive Planning Coordinator stated April 18, 2017, the Board of County Commissioners adopted supplemental standards for Agricultural Labor Housing. The ordinance allows for duplexes and multiple family dwellings as the permitting housing type. The proposed amendment to include mobile homes as another housing type is consistent with Florida Administrative Code Chapter 64E-14 governing migrant labor camps. Michael McCarty with McCarty and Associates Land Planning and Design, submitted a petition to add "mobile homes" as a permitted housing type within the Agricultural Labor Housing Section 7.10.08 of

the Land Development Code. Agricultural Labor Housing is listed as a conditional use in the Agricultural, 5 (AG-5), Agricultural, 2.5 (AG-2.5) and Agricultural, 1 (AG-1) zoning districts. Staff recommends that the proposed text amendment to the Land Development Code be forwarded to the BOCC with a recommendation for approval.

Public Hearing open

Mike McCarty spoke giving reasons for amending the text amendment.

Public Hearing closed

The Commission discussed extensively the issues and concerns such as wind codes, age of mobile homes, water/sewer inspection, septic system, maximum units, modular homes instead of mobile homes. The request was denied with a vote of 6-2.

RESULT:	DENY [6 TO 2]
MOVER:	James Clasby, Vice Chairman
SECONDER:	Craig Mundt, Board Member
AYES:	Clasby, Lounds, Mundt, Smith, Hopkins, Lowe
NAYS:	William O'Dell, James Taylor
ABSENT:	Kara Wood

D. Postponement of the Placement of Wireless Communication Facilities

Katherine Barbieri, Asst. County Attorney stated in 2008, St. Lucie County enacted a comprehensive telecommunications tower siting ordinance. In January 2009, the BOCC approved Ordinance No. 09-003, which revised the minimum separation requirements for towers. In 2016, St. Lucie County received several applications for rights of way permits to place small cells and other equipment in St. Lucie County rights of way. On December 20, 2016, the Board adopted Ordinance No 16-022, which postponed the acceptance of applications for, or the approval of, permits or development orders for wireless communications facilities within rights on way. On April 4, 2017, the Board approved permission to advertise a proposed ordinance amending Section 7.10.23 Wireless Telecommunication Towers and Antennas of St. Lucie County Land Development Code. The intent was to reduce the separation requirements. Florida CS/CS/HB 687 is a bill that creates the Advanced Wireless Infrastructure Deployment Act, which provides for the collocation of small cell wireless facilities on an authority's utility poles and access to the public rights of way for wireless communications infrastructure. An authority is a county or municipality having jurisdiction or control of the rights-of-way or any public road. On July 5, 2017, the BOCC granted permission to advertise a proposed ordinance postponing the placement of wireless telecommunications facilities. Staff recommends the Planning & Zoning Commission forward the draft ordinance to the BOCC with a recommendation of approval.

Public Hearing open

No one spoke

Public Hearing closed

Commission approved

RESULT:	APPROVE [UNANIMOUS]
MOVER:	Craig Mundt, Board Member
SECONDER:	William Smith, Board Member
AYES:	O'Dell, Clasby, Lounds, Mundt, Smith, Hopkins, Lowe, Taylor
ABSENT:	Kara Wood

5. WORKSHOPS

A. There are no scheduled items .

6. OTHER BUSINESS

A. There are no scheduled items.

7. ADJOURN

There being no further business to be brought before the Board, the meeting was adjourned.



William O'Dell, Chairman 7/20/2017

Please Note: Final minutes are recorded in the official minute books that are filed with the Clerk of the Circuit Court and available for inspection upon request.