



PLANNING & ZONING COMMISSION

AGENDA

ST. LUCIE COUNTY

P & Z Regular Meeting

Thursday, July 19, 2018
6:00 PM

St. Lucie County Commission Chambers
2300 Virginia Avenue
3rd Floor of Roger Poitras Building
Fort Pierce, FL 34982

BOARD MEMBERS

Chairman
WILLIAM O'DELL

Board Member
CRAIG MUNDT

Board Member
SEAN MITCHELL

At-Large Board Member
BOBBY HOPKINS

At-Large Board Member
JAMES TAYLOR

Board Member
EDWARD LOUNDS

Board Member
WILLIAM SMITH

At-Large Board Member
JAMES CLASBY

At-Large Board Member
ROBERT LOWE

Ex-Officio Board Member
MARTY SANDERS

WELCOME

- Please turn off all cellular phones and pagers prior to entering the Commission Chambers.
- Please note that the Planning and Zoning Commission/Local Planning Agency serves in an advisory capacity to the St. Lucie County Board of County Commissioners and has the power to review and make recommendations to the Board, for approval or disapproval, on any applications within their area of responsibility.
- The Planning and Zoning Commission strongly encourages your input and comment at the public hearing. Please limit comments to three minutes if possible and be respectful of others' opinions.
- For public convenience, all meetings are televised and are provided with wireless internet access.

1. CALL TO ORDER

- A. Pledge of Allegiance
- B. Invocation
- C. Roll Call
- D. Announcements
- E. Disclosure(s)

2. MINUTES

- A. St. Lucie County Planning & Zoning Commission minutes for the meeting of Thursday, June 21, 2018

3. PUBLIC COMMENT

4. PUBLIC HEARINGS

- A. Resolution - Zoning Atlas Amendment (Rezoning HIRD to PNRD), Preliminary/Final Site Plan for a Planned Non-Residential Development , & Conditional Use Permit for Atlantic Wellness - Drug and Alcohol Rehabilitation & Wellness Facility

Staff recommends the Planning and Zoning Commission continue the public hearing of the proposed Zoning Atlas Amendment (Rezoning HIRD to PNRD), Preliminary/Final Site Plan for a Planned Non-Residential Development , & Conditional Use Permit for the Atlantic Wellness - Drug and Alcohol Rehabilitation & Wellness Facility to the next available Planning & Zoning Commission meeting.

- B. River Vista - Future Land Use Map Amendment from COM (Commercial) to RH (Residential High- 15 du/ac)

Staff recommends that the Local Planning Agency forward a recommendation to the Board of County Commissioners that this application and the required report be transmitted to the State Land Planning Agency for review pursuant to Chapter 163, Florida Statutes.

- C. Resolution - Rezoning: River Vista Property from CG (Commercial General) Zoning District to RM-11 (Residential, Multiple-Family – 11 du/ac) Zoning District

Staff recommends that the Planning and Zoning Commission of St. Lucie County forward a recommendation for approval of proposed change in zoning to the Board of County Commissioners as the rezoning is consistent with the Standards of Review identified in Section 11.06.03 of the Land Development Code, and is consistent with the goals, objectives and

policies of the Comprehensive Plan, provisioned upon adoption of the concurrent request for Future Land Use Map Amendment from COM (Commercial) to RH (Residential High) for the subject site.

- D. Review and Recommendation on the Proposed Evaluation and Appraisal Review Comprehensive Plan Amendments.

Staff recommends that the Planning and Zoning Commission forward a recommendation for approval of proposed EAR-based amendments to the Board of County Commissioners.

5. WORKSHOPS

- A. There are no items scheduled.

6. OTHER BUSINESS

- A. There are no items scheduled.

7. ADJOURN

NOTICE: All proceedings before the Planning and Zoning Commission / Local Planning Agency of St. Lucie County, Florida, are electronically recorded. If a person decides to appeal any recommendation made by the Planning and Zoning Commission / Local Planning Agency with respect to any matter considered at such meeting or hearing, he will need a record of the proceedings. For such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, by hiring their own court reporter at their own expense, to create a record that includes the testimony and evidence upon which the appeal is based. Upon the request of any party to the proceedings, individuals testifying during a hearing will be sworn in. Any party to the proceeding will be granted an opportunity to cross-examine any individual testifying during a hearing upon request. Anyone with a disability requiring accommodation to attend this meeting should contact the St. Lucie County Risk Manager at least forty-eight (48) hours prior to the meeting at (772) 462-1546 or T.D.D. (772) 462-1428. Any questions about this agenda may be referred to St. Lucie County Planning Division at (772) 462-2822.