



PLANNING & ZONING COMMISSION AGENDA

ST. LUCIE COUNTY

Regular Meeting

Thursday, April 16, 2026

6:00 PM

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

BOARD MEMBERS

CHAIRMAN

RYAN BINNER

VICE-CHAIRMAN

LAWRENCE "BEAU" SLAY

BOARD MEMBER

JOSHUA BRADLEY

BOARD MEMBER

DARREN GUETTLER

BOARD MEMBER

ED LOUNDS

BOARD MEMBER

WILLIAM O'DELL

AT-LARGE BOARD MEMBER

LARRY NEESE

EX-OFFICIO BOARD MEMBER

NICOLE FOGARTY

Mission Statement

Committed To Service, Focused On Our Future, Grounded By Tradition

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.

NOTICE: All Proceedings before this Board are electronically recorded. Any person who decides to appeal any action taken by the Board at these meetings will need a record of the proceedings and for such purpose may need to ensure that a verbatim record of the proceedings is made. Upon the request of any party to the proceedings, individuals testifying during a hearing will be sworn in. Any party to the proceedings will be granted the 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 Human Resources Department at (772) 462-1546, HumanResources@stlucieco.org or TDD (772) 462-1428 at least forty-eight (48) hours prior to the meeting.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. INVOCATION

4. ROLL CALL

5. ANNOUNCEMENTS

6. DISCLOSURE(S)

7. MINUTES

- A. St. Lucie County Planning & Zoning Commission minutes for the meeting of March 19, 2026

8. PUBLIC COMMENT

9. PUBLIC HEARINGS

- A. Pitstop Mini Market - Conditional Use Permit for packaged alcohol sales within the Commercial Neighborhood Zoning District. - **THIS ITEM IS QUASI-JUDICIAL**
- B. Project Orchid - Future Land Use Map Amendment (Small-Scale)
- C. Project Orchid - Rezoning +/-20.25 Acres from IL, Industrial Light to IH, Industrial Heavy - **THIS ITEM IS QUASI-JUDICIAL**
- D. Project Orchid Metal Foundry — Conditional Use Permit - **THIS ITEM IS QUASI-JUDICIAL**
- E. 11000 Okeechobee Road PUD: Zoning Atlas Amendment for a 96.32 acre site from the AG-2.5 (Agricultural-2.5) Zoning District to the PUD (Planned Unit Development) Zoning District and a Preliminary Site Plan. - **THIS ITEM IS QUASI-JUDICIAL**
- F. 322 & 340 Kitterman Rd PUD - Rezoning from RM-5 and RM-9 to Planned Unit Development (PUD) and Preliminary Site Plan. - **THIS ITEM IS QUASI-JUDICIAL**

10. WORKSHOPS

11. OTHER BUSINESS

12. ADJOURN