



# PLANNING AND ZONING COMMISSION

## PUBLIC HEARING NOTICE

Thursday, January 17, 2019

Amendment to the Official Zoning Atlas and Preliminary Planned Unit Development (PUD) Site Plan  
PUD\_RZ 320175117

«CurOwner»  
«MailAddr1»  
«MailCityStZip»

**Public Hearing Date:**  
Thursday, January 17, 2019

**Time:**  
6:00 PM

**Location:**  
BOCC Chambers  
SLC Administration Annex,  
2300 Virginia Avenue  
Ft Pierce, Florida 34982

**Owner/Applicant**  
Fort Pierce River Park, LLC  
Attn: Mr. Regan Bloss  
420 S. Orange Avenue, S220  
Orlando, Florida 32801

**Agent**  
Boggs Planning & Landscape  
Architect  
Greg Boggs, ASLA  
100 Avenue A, Suite 2E  
Fort Pierce, FL 34950  
Phone: 772-577-6473

**Property Location**  
North side of Rouse Road,  
East of Old Dixie Hwy.  
(Former Rio Del Mar Mobile  
Home Park)

**Existing Zoning**  
RMH-5 (Residential, Mobile  
Home – 5) & RS-2  
(Residential, Single-Family –  
2) zoning districts

**Proposed Zoning**  
PUD (Planned Unit  
Development) District

**Future Land Use**  
RU (Residential Urban - 5  
du/acre)

**Staff Recommendation**  
Approval with Conditions



You are receiving this notice because you are an owner of property located within 500 feet of the proposed petition.

**Public Hearing Petition(s) Description**

The applicant, Fort Pierce River Park, LLC., is requesting an Amendment to the Official Zoning Atlas from RMH-5 (Residential, Mobile Home – 5) & RS-2 (Residential, Single-Family – 2) to PUD (Planned Unit Development) District and an associated Preliminary PUD Site Plan for a residential development consisting of 25 single-family home lots & 37 two-story Townhomes, collectively, to be known as Sanctuary Cove PUD. The project sites are collectively 15.99 acres located on the north side of Rouse Road, east of Old Dixie Hwy (Former Rio Del Mar Mobile Home Park).

The proposed development would include various recreational and water-dependent amenities to serve the residences. The application presents intent

for subdivision of land and connection to sanitary sewer.

The St. Lucie County Planning and Zoning Commission has the power to review and recommend to the Board of County Commissioners for approval or disapproval, any applications within their area of responsibility.

All interested persons will be given an opportunity to be heard. Written comments should be received by the Planning and Development Services Department (PDS), Planning Division at least 3 days prior to the scheduled hearing. Further details are available in the PDS Department, Planning Division.

**Staff Contact** Kori Benton, Sr. Planner  
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**Email** bentonk@stlucieco.org  
**Mail** 2300 Virginia Avenue  
Fort Pierce, FL 34982