

PLANNING AND ZONING COMMISSION

Meeting Time:
6:00 PM (or soon thereafter)

Public Hearing Notice
Thursday, July 17, 2025

Notice of Proposed Conditional Use Permit

Meeting Location:
BOCC Chambers
SLC Administration Annex,
2300 Virginia Avenue,
Fort Pierce, FL 34982

Property Owners
Emile Maroun
Georgette Maroun
10 Thayer ST
Methuen, MA 01844-2617

Applicant
Regina McNally
5412 NW Cromey St.
Port St. Lucie, FL 34986

Project Location
1001 W Midway Road
Fort Pierce, FL 34982

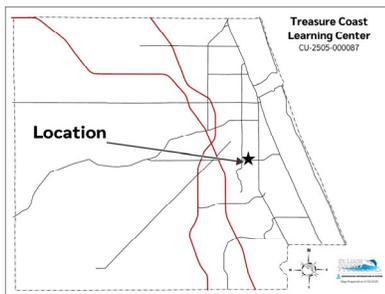
Project File Number
CU-2505-000087

Parcel ID#
3404-501-0135-000-2

Future Land Use
RU (Residential, Urban)

Existing Zoning
CN (Commercial, Neighborhood)

Staff's Recommendation
Forward this petition to the Board of County Commissioners with a recommendation for approval.



This notice is provided because you are an owner of property within 500 feet of the proposed petition.

Project Description
The petitioner, Treasure Coast Learning Center, is requesting a Conditional Use Permit to establish a child daycare service for up to forty-five (45) children, within the CN (Commercial, Neighborhood) Zoning District. The daycare will operate within the existing church facility classrooms, with business hours from 6:30 am through 6:00 pm Monday - Friday.

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

The Planning and Zoning Commission strongly encourages your input and comment at the public hearing. You may also mail or email written comments regarding this proceeding in advance of the public hearing for inclusion in the official record.

Anyone with a disability requiring accommodations to attend this meeting may contact the SLC Community Risk Manager at least 48 hours in advance at 772-462-1546 or TDD 772-462-1428.

Further details are available in the Planning and Development Services Department—Planning Division please contact:

Staff Tahir Curry
Tel (772) 462-2515
Email Tahir.curry@stlucieco.gov
Mail 2300 Virginia Avenue,
Fort Pierce, Florida 34982



**PLANNING AND DEVELOPMENT
SERVICES DEPARTMENT
Planning Division**

CONDITIONAL USE RESPONSE FORM

Section 11.07.01(C) of the St. Lucie County Land Development Code provides that where a written protest against an application for a Conditional Use Permit is signed by the owners of fifty (50) percent or more of the area within five hundred fifty (500) feet of the property affected by the proposed action, any such Conditional Use Permit shall not be approved except by the favorable vote of four fifths (4/5) of all of the Board of County Commissioners.

Please Return This Form To: *St. Lucie County Planning & Dev. Serv. Dept. - Planning Division.*
ATTN: Tahir Curry, Planner
 2300 Virginia Avenue, Ft. Pierce, FL 34982
Email: Tahir.curry@stlucieco.gov
Fax (772) 462-1581

Project Description:	PROPOSED CONDITIONAL USE: Petition of Treasure Coast Learning Center to allow a Conditional Use Permit to establish a child daycare service for up to forty -five (45) children, within the CN (Commercial, Neighborhood) Zoning District.		
Project Location:	1001 W Midway Road, Fort Pierce, FL 34982		
Current Zoning	.CN (Commercial, Neighborhood)	File No.:	CU-2505-000087

If you wish to comment, please check only one of the three following statements; and return no later than **Monday, July 14, 2025**. Forms returned without a name and address will not be considered. All returned forms are a matter of public record and are available for viewing upon request. Please attach additional pages with comments, if necessary.

I AM **IN FAVOR** OF THE REQUESTED CONDITIONAL USE _____

I AM **NOT IN FAVOR** OF THE REQUESTED CONDITIONAL USE _____

I HAVE **NO OPINION** ABOUT THE REQUESTED CONDITIONAL USE _____

I certify as of the date written below, I am a property owner within 500 feet of the requested Conditional Use.

Name (Please Print): _____

Address: _____

Date: _____ **Signature:** _____

Please call, Tahir Curry, Project Manager at (772) 462-2515 or email, tahir.curry@stlucieco.gov if you have any questions.



Add a Caption

Friday • Jul 4, 2025 • 8:05 PM

[Adjust](#)



Close up photo

Friday • Jul 4, 2025 • 8:05 PM

[Adjust](#)

COMPLIANCE WITH POSTING OF NOTICE REQUIREMENTS - SIGN AFFIDAVIT

STATE OF FLORIDA COUNTY OF ST. LUCIE

Regina McNally, being first duly sworn deposes and states:

1. I am the owner or the agent for the project known as Treasure Coast Learning Center for the following petition: File No. CU-2505-000087

2. I hereby certify that I have complied with the notice requirements set forth in Section 11.00.03.E of the St. Lucie County Land Development Code for the Change of Use public hearing to be conducted by St. Lucie County, on the above-referenced petition. The required sign was printed and posted to the specifications listed on the Sign Content and Sign Requirements forms provided by the St Lucie County Planning and Development Services - Planning Division on July 4th, 2025. The following required documentation is attached:

- A. Dated Photo submitted electronically (Close up) 2m
B. Dated Photo submitted electronically (Distant) 2m

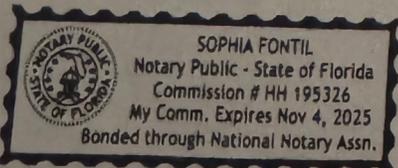
Further affiant sayeth not.

Regina McNally Signature of Affiant

STATE OF FLORIDA COUNTY OF St. Lucie

The foregoing instrument was acknowledged before me by the means of physical presence or online notarization this day 10 of July, 2025, by Regina McNally. S person is personally known to me, produced a driver's license issued by a state of the United States within ast five (5) years as identification, or produced other identification, to wit

Florida Notary Public, State of Sophia Fontil Typed or Printed Name of Notary Commission No.: My Commission expires: 11/4/25



ST. LUCIE COUNTY PLANNING AND ZONING COMMISSION PUBLIC HEARING AGENDA

Thursday, July 17, 2025

NOTICE OF PROPOSED CONDITIONAL USE PERMITS

The St. Lucie County Planning and Zoning Commission is scheduled to review and make recommendations regarding the following Resolutions:

RESOLUTION

A RESOLUTION FOR A CONDITIONAL USE PERMIT TO DEVELOP A THREE (3) STORY SELF-STORAGE FACILITY WITH OFFICE SPACE TOTALING 100,008 SQUARE FEET WITHIN THE WAWA MIDWAY & SELVITZ PLANNED NON-RESIDENTIAL DEVELOPMENT (PNRD), LOCATED IN ST. LUCIE COUNTY, FLORIDA.

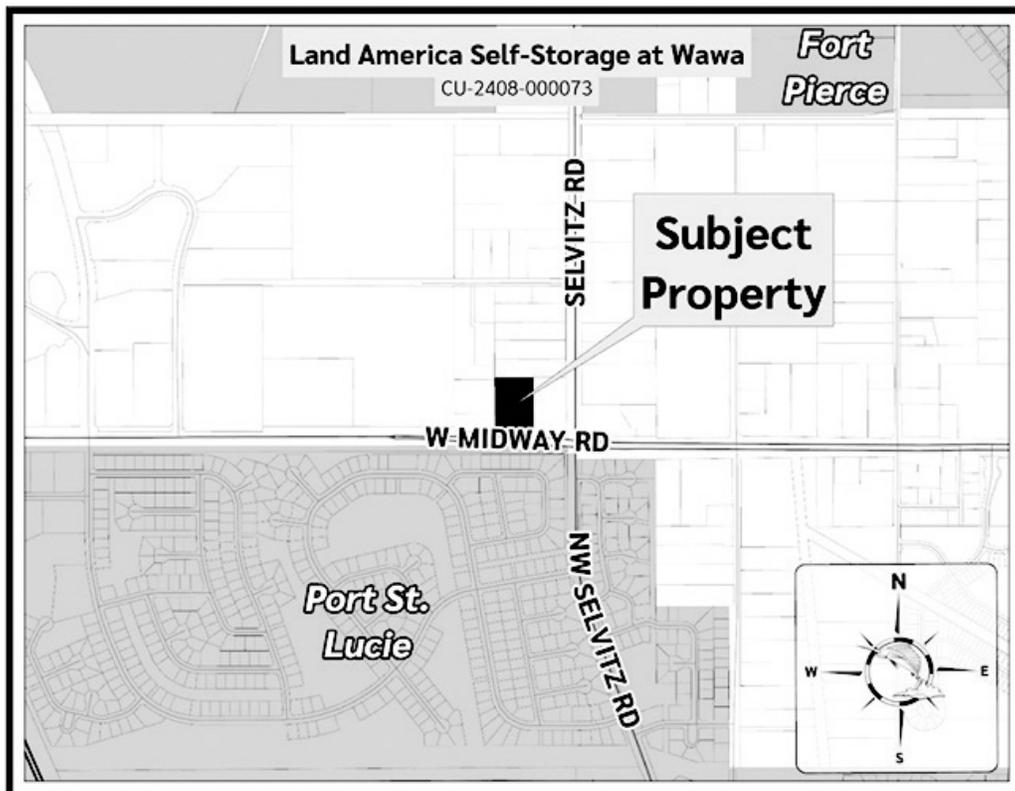
PROPERTY OWNER(S): West Midway Road, LLC

AGENT: Patti Tobin, HJA Design Studio

PURPOSE: West Midway Road, LLC is requesting a Conditional Use Permit to develop a three (3) story self-storage building totaling 100,008 square feet, including office space. The petition is concurrent with the request for a Major Site Plan.

LOCATION: Northwest corner of Midway Road and Selvitz Road, west of the Wawa site.

FILE NUMBER: CU-2408-000073



RESOLUTION

A RESOLUTION REGARDING A CONDITIONAL USE PERMIT FOR CHILD DAYCARE SERVICE FOR UP TO FORTY-FIVE (45) CHILDREN TO BE KNOWN AS TREASURE COASET LEARNING CENTER, IN THE CN (COMMERCIAL, NEIGHBORHOOD) ZONING DISTRICT FOR CERTAIN PROPERTY LOCATED IN ST. LUCIE COUNTY, FLORIDA.

PROPERTY OWNER(S): Emile & Georgette Maroun

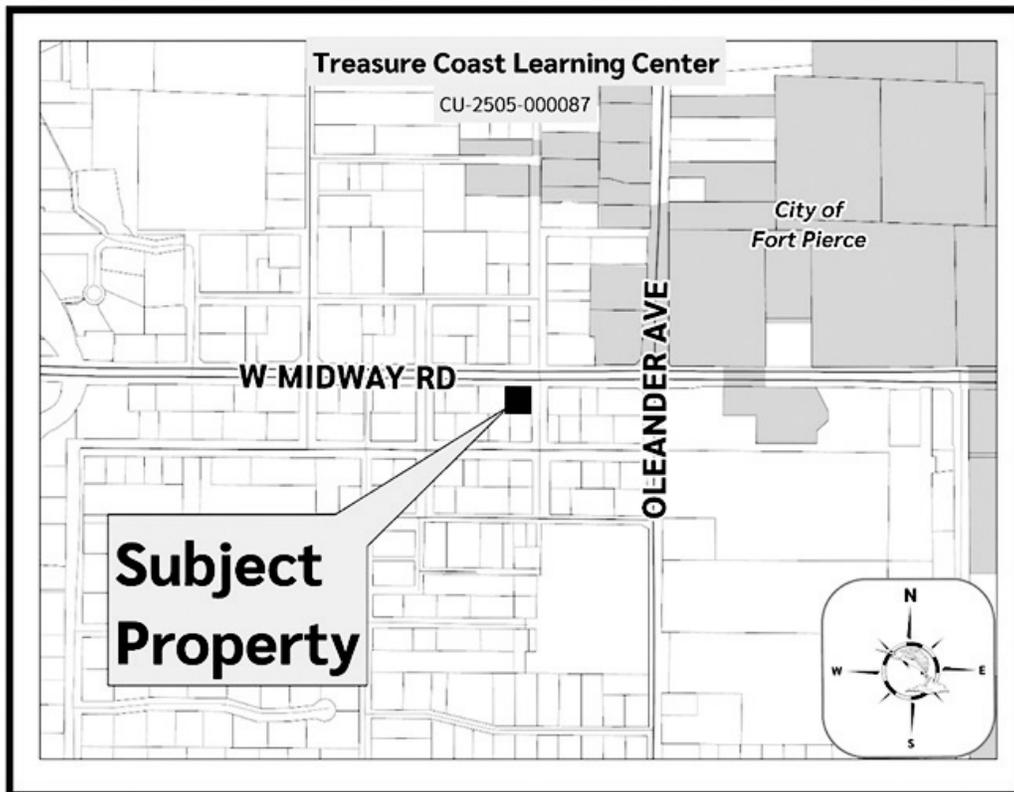
APPLICANT: Regina McNally

PURPOSE: Allow a Conditional Use Permit to establish a child daycare service, to be known as Treasure Coast Learning Center, for up to forty-five (45) children within the CN (Commercial, Neighborhood) Zoning District.

LOCATION: 1001 W Midway Road, Fort Pierce, FL 34982

PARCEL: 3404-501-0135-000-2

FILE NUMBER: CU-2505-000087



The Planning and Zoning Commission **PUBLIC HEARINGS** on these items will be held in the Commission Chambers, Roger Poitras Annex, 3rd Floor, 2300 Virginia Avenue, Fort Pierce, Florida, on **Thursday, July 17, 2025, beginning at 6:00 pm** or as soon thereafter as possible.

All interested persons will be given an opportunity to be heard. Written comments received in advance of the public hearings will also be considered. Written comments to the Planning and Zoning Commission should be received by the Planning and Development Services Department - Planning Division at least three (3) days prior to the scheduled hearings. Comments will be distributed to the Commission in advance of the meeting and included in the record provided the comments comply with the County's rules.

The petition files are available for review at the Planning and Development Services Department – Planning offices located at 2300 Virginia Avenue, Fort Pierce, Florida during regular business hours. Please call (772) 462-2822 or TDD (772) 462-1428 if you have any questions or require additional information about this petition.

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

The proceedings of the Planning and Zoning Commission are electronically recorded. **PURSUANT TO Section 286.0105, Florida Statutes**, if a person decides to appeal any decision made by the Planning and Zoning Commission with respect to any matter considered at a meeting or hearing, he or she 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, which record includes the testimony and evidence upon which the appeal is to be based. Upon the request of any party to the proceeding, 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. If it becomes necessary, a public hearing may be continued to a date certain.

Anyone with a disability requiring accommodation to attend this meeting should contact the St. Lucie County Community 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.

PLANNING AND ZONING COMMISSION/
LOCAL PLANNING AGENCY
ST. LUCIE COUNTY, FLORIDA
/S/RYAN BINNER, CHAIR
PUBLISH DATE: Thursday, July 3, 2025

TR-42127204