

ORDINANCE 2003-1

AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE TOWN OF ST. LUCIE VILLAGE, FLORIDA AMENDING THE VILLAGE SUBDIVISION ORDINANCE, ORDINANCE 62-8, TO CLARIFY THAT BUILDING SETBACKS, AND MINIMUM LOT SIZE AND LOT DIMENSIONAL REQUIREMENTS ARE CONTROLLED BY THE APPLICABLE PROVISIONS OF THE ST. LUCIE VILLAGE ZONING ORDINANCE, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Ordinance 62-8, the Subdivision Ordinance for the Town of St. Lucie Village, Florida, was enacted in 1962;

WHEREAS, over the intervening years, the Board of Aldermen of the Town of St. Lucie Village, Florida has enacted various zoning ordinances and regulations;

WHEREAS, the provisions of the Subdivision Ordinance in relation to building setbacks, and minimum lot size and lot dimension requirements are no longer entirely consistent with the provisions of the Village Zoning Ordinance;

WHEREAS, the Subdivision Ordinance has been interpreted as being subject to the more recently adopted zoning regulations, but does not specify that building setbacks and minimum lot size and lot dimension requirements are controlled by the current Zoning Ordinance; and

WHEREAS, the Board of Aldermen of the Town of St. Lucie Village, Florida, in order to maintain the land use regulations adopted for the benefit of the public health, safety and welfare, deems it reasonably necessary to specify that the building setbacks and minimum lot size and lot dimension requirements shall be governed by the Village zoning regulations in the event that property is subdivided,

NOW, THEREFORE, the Board of Aldermen of the Town of St. Lucie Village, Florida hereby ordains:

1. That subparagraph 1(i) of Section D of Ordinance 62-8, which provides as follows:

i. Building Set-backs and Minimum Lot Size:

1. Show a building set-back line at a minimum distance of 25 feet from outside lot or street lines.
2. No lot shall have a width of less than 75 feet at the front set-back line and all lots which are not provided with a community water supply and distribution system approved by the State Board of Health shall contain not less than 10,000 sq. feet. Whenever a developer installs a community water supply and distribution system approved by

the State Board of Health for each and every lot on the plat, the minimum lot dimensions may be reduced to not less than 75 feet frontage and 110 feet depth. A bond as provided for in Section C, Paragraph 3-b, covering the estimated cost of the water supply and distribution system shall be posted with the Board as a guarantee that the water supply and distribution system will be installed. Provided, however, that in the event the developer has already constructed and installed an adequate community water supply and distribution system approved by the State Board of Health in one or more units of a subdivision already approved and recorded, the Board may at its discretion waive the posting of bond to cover the cost of extending said system in subsequent and adjacent units.

3. Corner lots shall be at least 10 ft. wider at front set-back line than other lots in the block.
4. Lots zoned for business only, either by deed restriction or by Town Zoning regulations, shall have a width of not less than 25 feet at the front set-back line, a depth of not less than 100 feet and shall have at least a 20-foot alley on the rear lot line.

is hereby amended and replaced with the following language:

- i. Building Set-backs, and Minimum Lot Size and Lot Dimension Requirements:
 1. Building set-backs, and minimum lot size and lot dimension requirements in any subdivision shall be controlled by the applicable provisions of the St. Lucie Village 1995 Zoning Ordinance, as adopted pursuant to Ordinance 95-3 and amended pursuant to Ordinance 96-3, or such other zoning regulations as may be in effect at the time the Board of Aldermen considers any subdivision or re-subdivision of property within the Town of St. Lucie Village, Florida.
 2. This ordinance shall take effect immediately upon passage.

PASSED AND APPROVED by the Board of Aldermen of the Town of St.

Lucie Village on this 18th day of February, 2003.

APPROVED:
BOARD OF ALDERMEN OF THE TOWN OF
ST. LUCIE VILLAGE, FLORIDA

By: William G. Thiess
William G. Thiess, Mayor

ATTESTED:

By:

Diane Orme
Diane Orme, Clerk

I, DIANE ORME, Clerk of the TOWN OF ST. LUCIE VILLAGE, FLORIDA, do hereby certify that this is a true and accurate copy of Ordinance 2003-1 which was duly introduced, read and adopted at the regular meeting of the Board of Aldermen of the TOWN OF ST. LUCIE VILLAGE, FLORIDA, held this 18th day of February 2003.



DIANE ORME, CLERK