

Draft of Revisions and Additions to Village Zoning Ordinance

Definitions – Revisions and Additions

1. Pg. 9, Replace definition of ABANDON with the following: “To cause to become abandoned”
2. New definition: ABANDONED PROPERTY Wrecked or derelict property having no value other than nominal salvage value, if any, which has been left abandoned and unprotected from the elements and is visible from the adjacent property and/or public right-of-way adjacent to the property on which the article is located; and shall include wrecked, inoperative, or partially dismantled motor vehicles, trailers, boats, machinery, white goods, building materials, refrigerators, washing machines, plumbing fixtures, furniture, and any similar article which has no value other than nominal salvage value, if any. The presence of a current license plate on a motor vehicle shall raise a rebuttable presumption that the motor vehicle is not abandoned property. The presence of a current registration decal on a boat shall raise a rebuttable presumption that the boat is not abandoned property. Evidence of removed or flat tires; partial or complete dismantling of motor vehicle, boat, or trailer in other than an upright or operable manner; or lack of a current license plate or current registration decal shall raise a rebuttable presumption that the motor vehicle, boat or trailer is abandoned property.
3. Pg. 9, Change ACRE, GROSS to AREA, GROSS; definition remains the same
4. Pg. 9, Change ACRE, NET to AREA, NET; definition remains the same
5. New definition: ACCESSORY STRUCTURE, SMALL An accessory structure with footprint area less than 150 square feet
6. New definition: ACCESSORY STRUCTURE, LARGE An accessory structure with a footprint area greater than or equal to 150 square feet
7. Pg. 12, BERM - add “uncontrolled runoff” to list of undesirable impacts
8. Pg. 12, BUILDING CODE - “Florida Building Code”, not “Standard Building Code”
9. Pg. 13, BUILDING SETBACK LINE - Add the following sentence to the definition: “Normal roof overhangs shall not be considered in determination of the setback”.
10. New definition: CANOPY (from SLC definition) Any roof or other ~~form~~ structure that shelters from sunshine, rain, snow, or other forms of precipitation, open on at least one side. A canopy may be permanently attached to a building or may be an independent structure permanently attached to the ground, and in either case must be permitted in accordance with the Florida Building Code.
11. New definition: CODE ENFORCEMENT OFFICER The authorized agent or employee of St. Lucie Village whose duty is to ensure compliance with the provisions of St. Lucie Village’s Land Development Code and other ordinances.
12. New definition: COMMERCIAL TRAILER Any trailer, other than a recreational travel trailer, that exceeds 30’ in overall length, has business information prominently displayed on its exterior, or regularly contains business equipment visible to public.

13. Pg. 15, Revised definition: COMMERCIAL VEHICLE Any with a gross vehicular weight of ten thousand (10,000) pounds or more, or with more than two axles.
14. Pg. 20, Revised definition: FLOOR AREA RATIO The total floor area of the building divided by the total area of the lot. The total floor area of the building shall include all floors of the building.
15. Pg. 21, GARAGE APARTMENT – Is the 750 square feet limitation too restrictive? That is only 27' x 27', which is not much bigger than a standard 2-car garage. We may want to consider deleting the size requirement and let the other restrictions on accessory structures for small and large lots govern.
16. Pg. 21, GARAGE, COMMERCIAL – Delete extra spacing in text; no change to definition
17. New definition: GARDEN STRUCTURE Small structures whose primary purpose is to enhance the landscaping, including arbors, trellises, gazebos, pergolas, ornamental pools, water features, and well houses.
18. Pg. 22, Revised definition: HEIGHT OF STRUCTURE The vertical distance from the ~~average~~ minimum elevation of the finished grade ~~of at~~ the structure to the highest portion of the structure, subject to specified height requirements of this code. Non-structural architectural treatments, such as widows' walks, parapets, and ornamental facades, and solar panel installations are excluded in determining the height of structure.
19. Revised definition: HOME OCCUPATION (SLC definition) A business, profession, occupation, or trade conducted within a residential building for gain or support by a resident of the dwelling that is incidental and secondary to the residential use of the building and does not change the essential residential character of the use.
20. Pg. 23, Junk Vehicle – Delete this definition and replace with “Unserviceable Vehicle”.
21. New definition: UNSERVICEABLE VEHICLE A vehicle that is abandoned or not road-worthy due to missing engine or body parts, flat tires, broken lights or windshields, or other issues that render the vehicle unsuitable for service on public roads.
22. Revised definition: LAND CLEARING (from SLC definition) The uprooting or clearing of vegetation in connection with construction for buildings and rights-of-way, residential or commercial development, or the clearing of vegetation to enhance property value and aesthetics. The removal and destruction of shade trees due to storm or insect damage is included in the definition of Land Clearing.
23. Pg. 26, MEAN HIGH WATER – This definition is consistent with Florida Statutes Chapter 177, Part II definition of MHW; does not need to be revised.
24. Miscellaneous Accessory Structures (new definition?) – In PSL ordinance, this includes BBQ pits, clotheslines, doghouses, and children’s playground equipment. This has not been an issue in the Village, so perhaps we do not need to define and address it at this time.
25. Pg. 29, Official Zoning Atlas – do we want this to be part of the ordinance, since technically it needs to be revised with each annexation? Should it be a separate

document that is maintained in electronic format (GIS), with copies printed out as necessary? Should the title be "Official Zoning Map"?

26. Pg. 30, OUTDOOR STORAGE – Is the "24 hours" too restrictive? Perhaps 48 or 72 hours?
27. New definition: PERMANENTLY ATTACHED (SLC definition, modified) Affixed by foundations, poles, braces, or other immovable structural means to the ground or to a building or structure. Signs, tents, or awnings manufactured or intended for portable use and affixed to the ground by ropes, chains, cables, weights, or other means deemed non-structural by the ~~Growth Management Director~~ Building Official shall not be deemed to be permanently attached.
28. New definition (add to list of "Lot definitions"): LOT, SMALL RESIDENTIAL A residential lot, the total gross area of which is less than one acre.
29. New definition (add to list of "Lot definitions"): LOT, LARGE RESIDENTIAL A residential lot, the total gross area of which is greater than or equal to one acre.
30. Pg. 35, SATELLITE DISH ANTENNA - Definition (i.e., > 36" diameter) excludes dishes used currently for residential satellite TV, so this definition probably does not need to be revised. Sections (24) and (25) on pg. 78 refers to "Satellite Reception Dishes", which is different terminology than that used in this definition. Need to change "Satellite Reception Dishes" to "Satellite Dish Antenna" on page 78.
31. Pg. 36, Revised definition: SHORE LINE ~~The mean high water level.~~ Line of land-water interface at mean high water level.
32. Special Magistrate – I do not think we need to define this within this ordinance.
33. Revised definition: STRUCTURE Anything constructed or erected with a fixed location on the ground, or attached to something having a fixed location on the ground, including but not limited to buildings, mobile homes, canopies, towers, walls, fences, billboards, signs, poster panels, recreational facilities, and swimming pools. Structures must meet Florida Building Code requirements and be permanently affixed.
34. Pg. 42, SWIMMING POOL – the 250 SF threshold seems high (lower to 150?)
35. New definition: TEMPORARY STORAGE ~~Storage of recreational vehicles and trailers, boats on trailers, utility trailers, or abandoned property for 7 days or less in any 30-day period.~~
36. Revised definition: STRUCTURE, TEMPORARY A structure without any foundation or footings and which is removed when the designated time period, activity, or use for which the temporary structure was erected has ceased. All temporary structures shall be secured or anchored to the ground in accordance with requirements of the Florida Building Code and other applicable laws or regulations.
37. Pg. 43, TRAVEL TRAILER – the 36' limit in the definition is unrealistic today. Fifth wheel travel trailers typically range from 32' to 45' and most are 36' or more. Change to 45' or 50'?
38. Pg. 44, UNREQUIRED SETBACK – The current definition includes the required setback:

“The actual setback of a structure as measured from the appropriate edge of the structure to the respective property line.”

Suggested revision is more compatible with the way this term is used in the ordinance:

“Any setback provided in excess of the minimum amount specified in this code. The unrequired setback is measured from the appropriate edge of the structure to the required setback line.”

39. Consider new definition?: RECREATIONAL EQUIPMENT Boats, personal watercraft, trailers and items on trailers, utility trailers, recreational vehicles, and similar vehicles or items.

Ordinance Revisions

Pg. 7, Section 1.1.0 Short Title – we should change the title of this ordinance to “St. Lucie Village 2018 Land Development Code”

Pg. 7, Section 1.3.0 Relation to Comprehensive Plan’ – Need to reference most recent version of Plan

Pg. 7, Section 1.6.0 Effective Date – revise

Pg. 45, Section 3.2.1(B)(3) – Village allows 30% lot coverage for R1 and County allows 20%. Do we want to be that much higher?

Pg. 46, Section 3.2.2(B)(3) - Village allows 40% lot coverage for R2 and County allows 30%. Do we want to be that much higher?

Pg. 47, Section 3.2.3(B)(3) - Village allows 60% lot coverage for General Community Commercial (C) district and County allows 50%. Do we want to be that much higher?

Pg. 47, Section 3.2.3(B)(4 and 7) – St. Lucie County establishes separate FARs for Commercial Land Use in three categories of Mixed Use Developments: High Intensity (FAR = 1.0), Medium Intensity (FAR = 0.75) and Low Intensity (FAR = 0.5). The current Village FAR for the General Community Commercial (C) District is 0.25, which seems overly restrictive (i.e., too low). We should consider changing the FAR to 0.5 to match the County Low Intensity FAR for Commercial zoning.

Pg. 51, Section 3.3.0 Official Zoning Atlas – Do we want to keep this name or change to “Official Zoning Map”, and do we want to include it in the ordinance or maintain it as a separate document with appropriate references in this ordinance?

Pg. 65, Table 1 – for “Yard & Garage Sales”, change from “AR” to “P” in R-1 and R-2

Pg. 67, Section 3.5.3(C)(1) – this section needs to be revised to incorporate changes suggested by the Board in the November workshop. See attachment “Section 3.5.3(C)(1) Accessory Structures, Residential”.

Pg. 78, Sections 3.5.3(24 & 25) – Change “Satellite Reception Dishes” to “Satellite Dish Antennas” to be consistent with definition.

Pg. 80, Section 3.5.3(C)(30)(a) – Add “None” to “Additional Application Requirements:”

Pg. 82, “Yard and Garage Sales” – should be “yard or garage sales”, not “yard and garage sales”. The “and” would seem to indicate that two of each is allowed. My understanding when we revised this was that it would be two total, not four total.

Pg. 82, Sections 3.5.4(A and B) – The height limitation should be referenced to something. After the sentence stating heights of walls or hedges, add the following sentence: “Heights of walls or hedges shall be referenced to the natural ground elevation, excluding berms or swales, where the wall or hedge is located.” in Sections A and B.

Page 83, Section 3.5.5(A) – Revise sentence to address Garden Structures as follows: “No accessory use or structure except for fences, walls and hedges as described in Section 3.5.4, and Garden Structures as defined in Definitions, shall be located in any required front yard in any residential zoning district.”

Page 83, Section 3.5.6(C) – I believe the Board wanted to allow tiki bars, boat storage sheds, or other structures near the docks. Suggested revision: “Any structures erected on canal front lots shall have at least a 25’ setback from the bulkhead line. Exceptions may be made for tiki bars, gazebos, or small storage sheds with administrative review, provided they are consistent with uses on neighboring properties and do not excessively obstruct views from neighboring properties.”

Page 83, Section 3.5.6(D) – The “other waterfront property” would presumably be lagoon-front on Indian River Drive. This is probably a good restriction, since most of the lots are very deep.

Pg. 84, Table 2 – Are we OK with these Maximum Coverages by Buildings? Coverages for districts R-1, R-2, and C are all 10% higher than what County allows.

Pg./ 86, Section 3.6.3(D) – Are we OK with the number and placement of trees for new home construction on residential lots? Check on County requirement.

Pg. 86, Section 3.6.3(D) – This ends with “...as described in other sections of this ordinance.” I could not find any discussions of the “other landscaping” related to Single-Family Residential in the ordinance. Delete this phrase.

Pg. 87, Section 3.6.4(A)(4)(b) – The watering hours indicated are not consistent with SFWMD standards. Suggested revision:

(4) Irrigation

(a) Automatic Irrigation Systems

Automatic irrigation systems shall be required for all landscaping. Installation of rainfall or moisture sensing devices shall be required for use in all new development and redevelopment within the Village. These systems shall conform to guidelines established by the South Florida Water Management District (SFWMD).

(b) Watering Hours and Application Rates

“Irrigation hours and application rates shall be consistent with rules established by SFWMD for St. Lucie County.”

Pg. 89, (C), (D), (D), and (F) should be (c), (d), (e), and (f) and indented appropriately

Pg. 119, Section 3.9.4 – Note that Village allows for driveways to be 2’ from lot line. County requires 5’ and PSL requires 6’ (may be OK as is; hasn’t seemed to be a problem). The last sentence states a minimum thickness of one inch, which makes no sense for any type of pavement. Suggested change to last sentence in this section: “Driveways or accessways shall be finished with an improved surface, which shall include crushed rock, stone, or shell; concrete; or asphalt; with a minimum thickness and installation as approved by the Building Official in the permitting process.”

Pg. 124, Section 3.12.3(A) – Revise as follows: “The minimum first floor elevation of all residential buildings shall be at least eighteen (18) inches above the crown of any street adjacent to the lot, or shall be one foot above the 100-year flood elevation, whichever is higher.”

Pg. 127, Section 3.12.8 – Need to update and either include the new Mobile Food Vendor ordinance in this section or reference it here.

Pg. 157, Section 7 – Amendments to the Ordinance and Official Zoning Atlas: we need to review this and make sure the listed procedures are followed in revising the ordinance.

Page 85, Section 3.5.7 Outdoor Storage. This section needs to be revised to incorporate revisions recommended by the Board at the November 14 workshop. See attachment “Section 3.5.7 Outdoor Storage” for draft revisions.