

ORDINANCE 2022-2

AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE TOWN ST. LUCIE VILLAGE, FLORIDA, AMENDING THE TEXT OF THE ST. LUCIE VILLAGE LAND DEVELOPMENT CODE TO AMEND THE PERMITTED USE TABLE TO ADD EPOXY RESIN BLENDING AS A CONDITIONAL USE IN THE C ZONING DISTRICT, AND ESTABLISHING ADDITIONAL APPLICATION REQUIREMENTS AND ADDITIONAL STANDARDS AT SECTION 3.5.3(C) (9) FOR EPOXY RESIN BLENDING, SPECIFYING THAT THE NUMBERING IN THE PERMITTED USE TABLE AND SECTION 3.5.3(C) BE ADJUSTED ACCORDINGLY, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Zoning Ordinance of the Town St. Lucie Village, Florida, was adopted pursuant to Ordinance 95-3 and subsequently amended including by Ordinance 2018-6 which retitles the Ordinance as the St. Lucie Village Land Development Code ("Land Development Code");

WHEREAS, the Board of Aldermen has previously had inquiries about epoxy resin blending and had the opportunity to inspect the blending process in the unincorporated county;

WHEREAS, the Board of Aldermen was requested to initiate a zoning change to allow for such a use in the C zoning district;

WHEREAS, providing for such a use in the C zoning District, subject to conditional use approval, seems a reasonable approach;

WHEREAS, such an amendment is not in conflict with the Land Development Code;

WHEREAS, the proposed use has no off-premises impact and is consistent with all Elements of the St. Lucie Village Comprehensive Plan;

WHEREAS, the amendment is consistent with existing and proposed land uses in the zoning district, given that it is conducted in a closed facility and has no emissions;

WHEREAS, the value of redeveloping properties within the C Zoning District supports such a change to the Land Development Code;

WHEREAS, the proposed amendment would not result in additional demands on public facilities or have significantly adverse impacts on the natural environment;

WHEREAS, the proposed amendment will not adversely affect property values in the area;

WHEREAS, the proposed amendment is consistent with orderly and logical development;

WHEREAS, the amendment is not in conflict with the public interest and is in harmony with the Land Development Code; and

WHEREAS, the Board of Aldermen has considered the information and concepts presented for review and consideration on the proposed amendment

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

1. The permitted use table is hereby amended to add epoxy resin blending as a conditional use by adding the following items to the table:

		<u>R-1</u>	<u>R-2</u>	<u>C</u>	<u>RPF</u>	<u>CSV</u>	<u>MC</u>	<u>X</u>
36	Epoxy Resin Blending			CU				

2. Section 3.5.3 (C) is hereby amended to add the following at Section 3.5.3(C) (9):

(9) Epoxy Resin Blending

(a) Additional Application Requirements:

- (i) The person or entity that will operate the business, and the operator's experience in the business, shall be identified.

- (ii) The owner of the property and operator of the business shall join in the application and agree to the applicable standards.
- (iii) No such use shall be permitted and no Certificate of Occupancy shall issue unless and until the applicant provides confirmation, and the Building Official verifies, that all plans and improvements have been reviewed by the St. Lucie County Fire District for life and fire safety issues, with full disclosure of the chemicals and processes being used, and approved.

(b) Additional Standards:

- (i) The process shall be limited to blending, and not manufacturing, epoxy resins.
- (ii) The use will only be allowed as an additional, accessory use to another use that is permitted under the C zoning district.
- (iii) The process shall take place completely within an enclosed structure.
- (iv) Blending shall be limited to batches of 50 gallons or less.
- (v) Containment mechanisms, such as spill containment grids, shall be provided for all chemical storage.
- (vi) No flammable chemicals are to be used in the process.
- (viii) No chemicals or materials may be used which emit volatile organic compounds.
- (viii) No resins or hardeners shall be released other than by combining the two so that a solid is created which can be safely and legally disposed of in a dumpster.
- (ix) Any conditional use permit shall be limited to the owner of the property, and the operator of the business, who are identified in the application, and shall be of no further effect if there is a change in either.

3. The numbering in the Permitted Use Table and in Section 3.5.3(C) of the Land Development Code shall be adjusted accordingly.

4. This ordinance shall become effective immediately upon passage or soon thereafter as is permissible by law.

5. Except as amended hereby, the Town of St. Lucie Village Land Development Code shall remain in full force and effect.

PASSED AND APPROVED by the Board of Aldermen of the Town of St. Lucie Village, Florida, on this _____ day of _____, 2022.

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

By: _____
William G. Thiess, Mayor

ATTESTED:

By: _____
Mary Fowler, Clerk

I, Mary Fowler, Clerk of the TOWN OF ST. LUCIE VILLAGE, FLORIDA, do hereby certify that this is a true and accurate copy of Ordinance **2022-2** 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 _____ day of _____, 2022.

Mary Fowler, CLERK