

ORDINANCE 2024-1

AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE TOWN OF ST. LUCIE VILLAGE, FLORIDA, IMPOSING A MORATORIUM, NOT TO EXCEED ONE YEAR, ON THE APPROVAL OF SITE PLANS OR OCCUPATIONAL/BUSINESS LICENSES, IN RELATION TO THE USE, *OUTDOOR STORAGE FACILITIES FOR FAMILIES AND BUSINESSES*, WHICH IS CURRENTLY INCLUDED IN THE LAND DEVELOPMENT CODE BUT NOT DEFINED, THE PURPOSE OF THE MORATORIUM BEING TO ALLOW TIME FOR THE ADOPTION OF LAND DEVELOPMENT CODE PROVISION ADDRESSING THE USE, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town of St. Lucie Village Land Development Code, at Table 1 identifies *Outdoor Storage Facilities for Families and Businesses* as a use permitted within the C Zoning District upon site plan review,

WHEREAS, the St. Lucie Village Land Development Code does not define the use *Outdoor Storage Facilities for Families and Businesses*, or specifically identify items which may, or may not, be stored pursuant to this use.

WHEREAS, Section 3.2.3(a) of the Land Development Code makes clear that the C Zoning District IS "to promote the development of commercial uses which provide a variety of basic goods and services compatible with adjacent land uses and the overall character of St. Lucie Village,"

WHEREAS, the C Zoning District within the municipality is immediately adjacent to residential zoning districts, with the exception of two parcels which are adjacent to other commercial uses as well as property with Light Industrial Land Use,

WHEREAS, the Board of Aldermen has recently been called upon to address the storage of items beyond the contemplated boats, RVs, cars and pick-up trucks, such as heavy equipment including cranes and pile drivers, and items more typically associated with industrial uses,

WHEREAS, the Board of Aldermen of the Town of St. Lucie Village, Florida, has determined that the lack of definition within the Land Development Code provides opportunity for misunderstanding, disputes and inconsistent application, and,

WHEREAS the Board of the Town of St. Lucie Village, determined that it is necessary to amend the Land Development Code to include a definition and/or other regulation of this use before further licenses or site plans are considered.

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

1. For the period of one year from February 20, 2024 or until adoption of the referenced amendment to the Land Development Code, whichever is sooner, no new occupational license shall be granted, nor shall any new site plan be approved, for *Outdoor Storage Facilities for Families and Businesses* use.

2. This Ordinance is not intended to limit renewal of any occupational/business license in existence, or processing or approval of any occupational/business license application, or any site plan application, which is pending as of February 20, 2024.

3. This ordinance shall be effective immediately upon passage.

PASSED AND APPROVED by the Board of Aldermen of the Town of St. Lucie Village on this ___ day of _____, 2024.

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

By: _____
William G. Thiess, Mayor

ATTESTED:

By: _____
Mary Fowler, Acting Clerk

I, Mary Fowler, Acting Clerk of the TOWN OF ST. LUCIE VILLAGE, FLORIDA, do hereby certify that this is a true and accurate copy of Ordinance **2024-1** 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 ___ day of _____, 2024.

Mary Fowler, Acting Clerk