

ORDINANCE 2024-4

AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE TOWN OF ST. LUCIE VILLAGE, FLORIDA, AMENDING THE TEXT OF THE ST. LUCIE VILLAGE LAND DEVELOPMENT CODE TO ESTABLISH THE INDUSTRIAL LIGHT ZONING DISTRICT (IL), TO MAKE PROVISION FOR MECHANICAL AND STRUCTURAL TESTING SERVICES AS A USE PERMITTED UPON SITE PLAN REVIEW IN THE INDUSTRIAL LIGHT ZONING DISTRICT, ADDING NEW DEFINITIONS, AND REVISING SECTION 3.5.2 PERMITTED USE TABLE - TABLE 1, SECTION 3.5.3 EXTRA REQUIREMENTS FOR CONDITIONAL USES OR PERMITTED USES, AND SECTION 3.5.6 DENSITY, AREA, YARD AND HEIGHT REQUIREMENTS - TABLE 2, AMENDING SECTION 1.2.0 AUTHORITY, AND AMENDING THE OFFICIAL ZONING MAPS TO DESIGNATE THE SUBJECT PARCEL AS INDUSTRIAL LIGHT; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Board of Aldermen of the Town of St. Lucie Village, Florida, recognizes that the Town of St. Lucie Village Comprehensive Plan recognizes Light Industrial as the Future Land Use for specific properties within the municipal boundaries;

WHEREAS, the St. Lucie Village Land Development Code does not currently include Light Industrial zoning and the Official Zoning Maps do not designate any zoning category for the area subsequently annexed and identified as having Light Industrial land use;

WHEREAS, Applicant, Michael Caldwell, PE, as the principal of the owner of the following described parcel, which is assigned Property Appraiser Parcel Number 1433-113-0030-010-2 (the "Subject Property"), has requested amendments to the Land Development Code and the Official Zoning Maps to establish the Industrial Light zoning district and designate the Subject Property as having Industrial Light (IL) zoning:

The North 1.43 acres of the following described property:

From a point where the South boundary line of Olson Subdivision, as recorded in Plat Book 8 page 59, St. Lucie County, Florida Public Records intersects the East right of way line of U.S.

Highway No. 1, also known as State Road No. 5, run Southeasterly along said East right of way line on a curve concave to the East, having a radius of 11,359.20 feet, a distance of 269.46 feet; thence run North 89 degrees 25'19" East, 316.85 feet; thence North 01 degrees 23'41" West, 118 feet to a point on the South Line of that certain parcel described in Deed Book 65, page 224, Public Records of St. Lucie County; Florida, thence following the South line of said parcel, run North 89 degrees 25'19 East, 39.68 feet to the Point of Beginning, from said Point of Beginning, run North 89 degrees 25'1911 East, 515.83 feet to a point on the West right-of-way line of Old Dixie Highway; thence following said West right of way line, run South 15 degrees 21 '41" East, 405.12 feet; thence South 20 degrees 23'41" East 291.35 feet to a point which is 250 feet Northwesterly of the intersection of said West right of way line with the North right of way line of Naco Road; thence leaving said West right of line, run North 89 degrees 59'41" West, 464.58 feet; thence North 21 Degrees 31'10" West, 713.75 feet to the Point of Beginning.

Whereas, the Subject Property is one of the parcels designated in the Town of St. Lucie Village Comprehensive Plan as having Light Industrial land use, so the text and map amendments are consistent with the Comprehensive Plan; and,

Whereas, the Board of Aldermen of the Town of St. Lucie Village deems it appropriate to establish the zoning district and officially zone the Subject Property as Industrial Light.

Now, Therefore, the Board of Aldermen of the Town of St. Lucie Village, Florida hereby ordains:

1. Section 2 DEFINITIONS AND INTERPRETATIONS of the Village Land Development Code is hereby amended to add, in alphabetical order, the following new definitions:

ACCESSORY STRUCTURE TO A USE INDUSTRIAL IN NATURE - An accessory structure required for the day-to-day operation of an approved industrial use. These may include mechanical structures such as lifts, cranes, jib cranes, exhaust stacks, tank and/or ductwork, etc.

INDUSTRIAL LIGHT - Industrial type uses including light manufacturing, wholesale, and warehousing activities that do not impose undesirable noise, vibration, odor, dust, or other offensive effects on the surrounding area.

JIB CRANE - A type of overhead crane used in a smaller work cell area for repetitive lifting tasks.

MECHANICAL AND STRUCTURAL TESTING SERVICES - The testing and evaluating of products, materials, and systems to ensure they meet code, quality, performance, and safety standards. This industry involves a range of testing methods and techniques to assess the performance, durability, and reliability of various products and systems.

2. Section 3.1.0 ZONING DISTRICTS ESTABLISHED is amended to add an additional district as follows:

(G) IL Industrial Light

3. Section 3.2.0 ZONING DISTRICT PURPOSES AND USE REGULATIONS is amended to add the following additional section:

Section 3.2.7 Industrial Light (IL) District

(A) Intent.

The intent of the IL district is to provide and protect an environment suitable for light manufacturing, wholesale, warehouse, and other Light Industrial activities that do not impose undesirable noise, vibration, odor, dust, or other offensive effects on the surrounding area, which are compatible with adjacent land uses.

(B) Development Standards.

(1) Minimum Lot Dimensions.

(a) Lot area: 32,670

(b) Lot width: 75 feet

(2) Minimum Setbacks for principal structures. See **Section 3.5.6.**

(3) Maximum Lot Coverage by Structures: 50%

(4) Maximum Impervious Surface Area: 75%

(5) Maximum Building Height: 35 feet

(6) Minimum Building Separation: 25 feet

(7) Maximum Floor Area Ratio: 0.50

(C) Permitted Uses

Uses permitted within this district are identified in **Section 3.5.0.**

4. Section 3.5.2 Permitted Use Table, Table 1, is amended to add a vertical column, designated IL, for the Industrial Light Zoning District.

5. Section 3.5.2 Permitted Use Table, Table 1, is amended to add the following new uses and associated listings:

	R-1	R-2	C	RPF	CSV	MC	<u>IL</u>	X
<u>60</u> <u>Industrial - Light, except where otherwise listed</u>							<u>SPR</u>	
<u>74</u> <u>Mechanical and Structural Testing Services</u>							<u>SPR</u>	

6. Table 1 is further amended to revise the entries for the following uses to permit those uses upon site plan review (SPR) in Industrial Light zoning district and to correct the description of the one use:

- 14 Boat Building and ~~Report~~Repair
- 36 Epoxy Resin Blending
- 45 Furniture Refinishing and Repair
- 83 Motor Vehicle Repair - Light (including body repairs and painting)
- 98 Outdoor Storage Facilities for Families and Businesses

158 Utility Facilities, Light Public and Private

161 Warehousing - Self-Storage for Families and Small Business

7. In connection with the changes to Table 1, the uses shall be listed alphabetically and, if necessary, renumbered in order to accommodate the foregoing revisions.

8. Section 3.5.3 Extra Requirements for Conditional Uses or Permitted Uses is amended to add the following:

(15) **Mechanical and Structural Testing Services**

(a) Additional Requirements:

Before an occupational license or site plan is approved for this use, an applicant shall establish that that the proposed use/site plan meets the general requirements of the Industrial Light (IL) Zoning district. This shall include demonstrating that the proposed use/site plan does not impose undesirable noise, vibration, odor, dust, or other offensive effects on the surrounding area.

(b) Permitted Exclusions to Maximum Allowable Height:

(i) Roof structures used only for ornamental or mechanical purposes as well as accessory structures of a light industrial nature may exceed the permissible height limit by not more than ten (10) feet above the allowable height limit in the (IL) Industrial Light Zoning district. Subject to subsection (a) above, such accessory structures may include lifts, cranes, jib cranes, exhaust stacks, tanks and/or ductwork.

(ii) Any additional equipment not listed above shall be considered and reviewed independently by the Board of Aldermen.

(iii) In no event, shall this exception to the height

limitation be deemed to allow the creation of habitable or usable space exceeding the maximum height, including without limitation roof top decks.

9. The subsections in Section 3.5.3 Extra Requirements for Conditional Uses or Permitted Uses shall be renumbered as necessary in order to accommodate the foregoing.

10. Section 3.5.6 Density Area, Yard and Height Requirements, Table 2, is amended to add the requirements for Industrial Light as follows:

	District	MAXIMUM GROSS DENSITY (DU/acre)	MINIMUM LOT AREA (Sq.Ft.)	MINIMUM LOT WIDTH (Feet)	MINIMUM ROAD FRONTAGE (Feet)	FRONT (Feet)	SIDE (Feet)
IL	Industrial Light	N/A	32,670	75	75	25	10

SIDE (corner) (Feet)	REAR (Feet)	MAXIMUM HEIGHT (Feet)	MAXIMUM COVERAGE BY BLDGS (Percent)	MAXIMUM IMPERVIOUS SURFACE AREA (Percent)
10	15	35	50	75

11. Section 1.2.0 AUTHORITY is amended to read as follows:

This ordinance was adopted pursuant to Ordinance 95-3 and the Florida Statutes and amended pursuant to the Florida Statutes and the following ordinances: 96-3,

2005-1, 2006-11, 2012-3, 2012-4, 2013-8, 2015-1, 2018-6, 2022-2, 2022-3, 2022-5, ~~and 2023-1~~ and 2024-4.

12. The Official Zoning Maps are amended so that page 1 is revised to reflect Industrial Light zoning for the applicant's parcel as depicted on attached Exhibit A.

13. The Mayor, staff and Village Attorney are authorized and directed to incorporate the amendments herein into the next updated codification of the St. Lucie Village Land Development Code.

14. Except as specifically amended herein, the Village Land Development Code, as previously amended, shall remain in full force and effect.

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

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:

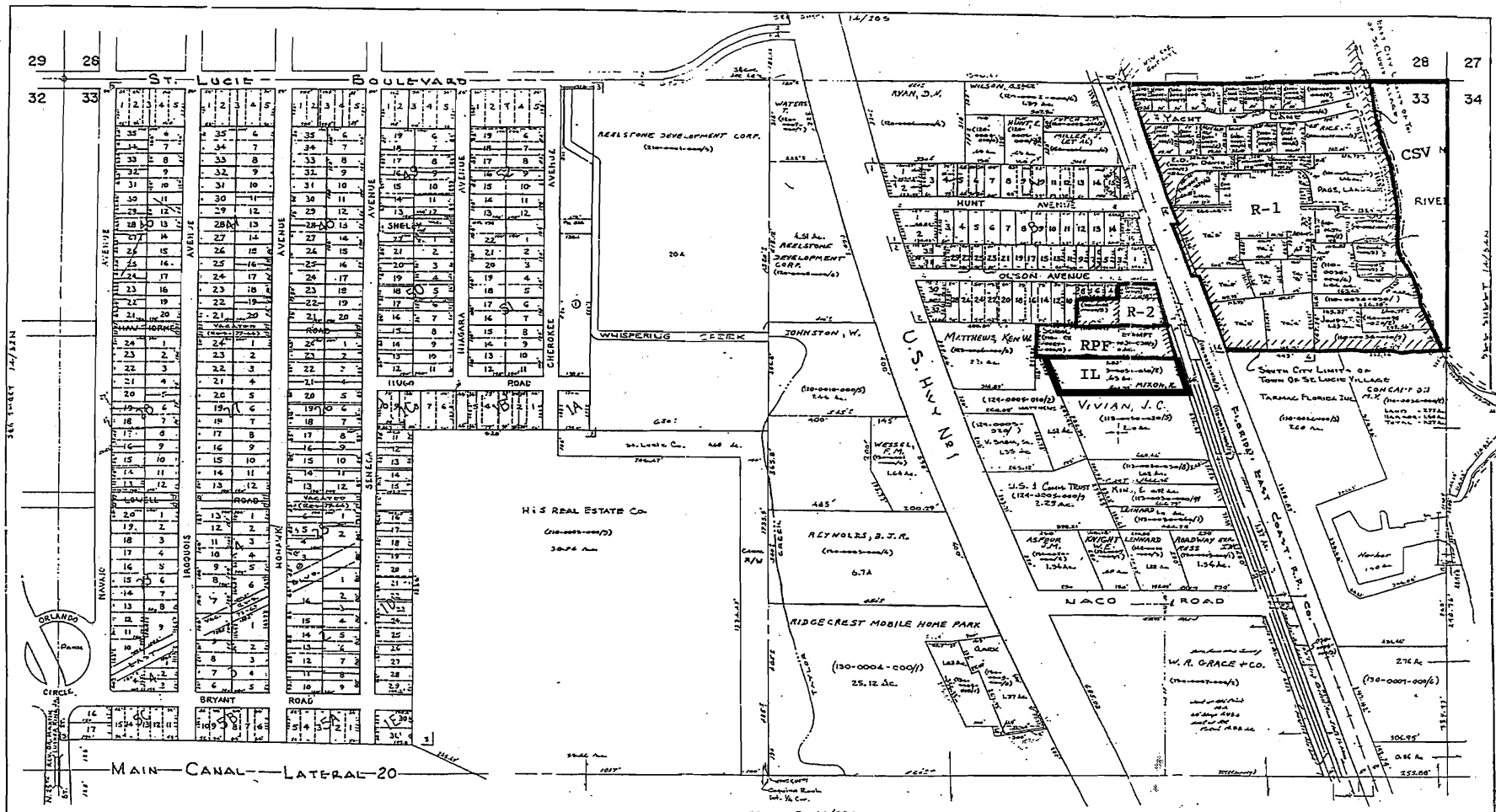
By: _____
Paulette T. Burgess, Acting Clerk

I, Paulette T. Burgess, Acting Clerk of the TOWN OF ST. LUCIE VILLAGE, FLORIDA, do hereby certify that this is a true and accurate copy of Ordinance **2024-4** 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.

Paulette T. Burgess, Acting Clerk

Exhibit A

THIS MAP HAS BEEN COMPILED FROM THE BEST AVAILABLE INFORMATION PROVIDED AND HERETOBY ST. LUCIE COUNTY HAS HEREBY GUARANTEED THE ACCURACY AND COMPLETENESS OF THE INFORMATION CONTAINED HEREON.



SUBDIVISION INDEX

NO	NAME	I.D.	RB.	PC.
1	A.D. HUNT SUBDIVISION	1433-001	7	47
2	OLDWOOD SUBDIVISION	1433-002	2	57
3	SAM LUCIE PLAZA - UNIT 1	1433-002	2	57
4	LIGHTLE & CO	1433-503	23	27

PREPARED BY
Douglas A. White
REGISTERED SURVEYOR
ST. LUCIE COUNTY PROPERTY APPRAISER



ASSESSMENT MAP
ST. LUCIE COUNTY, FLORIDA
COMPILED & DRAWN BY
BISCHOFF & ASSOCIATES, INC.
ST. PETERSBURG, FLORIDA

SECTION **N^{1/2} OF 33**
TOWNSHIP **34 S.**
RANGE **40 E.**
COMPILED & DRAWN 1988
REVERSE SIDES
TRACING PRINT

SHEET NUMBER
14
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