

Agenda Request

Item Number VII A
Meeting Date: 10/21/2008

Consent []
Regular []
Public Hearing [x]
Leg. [] Quasi-JD [x]

To: Board of County Commissioners

Presented By

Submitted By: Growth Management Department

Robert D Meyer
Growth Management Director

SUBJECT: Petition of "**William Bessemer**" for an Amendment to the Official Zoning Atlas to change the zoning from the RM-5 (Residential, Multiple Family – 5 du/acre) Zoning District to the AR-1 (Agriculture, Residential – 1 du/ acre) Zoning District for the project known as "**William Bessemer**", located East of US 1 and Prima Vista Blvd., on the South side of Tilton Road at 1103 Tilton Road in St. Lucie County, Florida.

Draft Resolution No. 08-184
File No.: RZ 420081449
Current Zoning: RM-5 (Residential, Multiple Family – 5du/ acre)
Proposed Zoning: AR-1 (Agriculture, Residential – 1du/ acre)
Future Land Use: RU (Residential Urban – up to 5 du/ acre)
Project Area: 9.62 acres

BACKGROUND: The property was developed with an existing single-family residence that existed prior to the 2004 hurricanes. There was substantial damage to the residence from the hurricanes making the structure uninhabitable. Shortly thereafter, the existing storm damaged house was burned completely to the ground and a fire damage report was filed with the St. Lucie County Building Department on June 12, 2006.

PURPOSE: According to the applicant the purpose of the rezoning is to maintain the character of the neighborhood and to ensure the present and future use continues rural with large lot single family homes for the foreseeable future.

FUNDS AVAILABLE: N/A

PREVIOUS ACTION: On September 09, 2008, the St. Lucie County Planning and Zoning Commission unanimously recommended approval of the petition for a change in zoning from the RM-5 (Residential, Multiple Family – 5 du/acre) Zoning District to the AR-1 (Agriculture, Residential – 1 du/ acre) Zoning District to the Board of County Commissioners.


RECOMMENDATION: Staff recommends adoption of Draft Resolution 08-184 granting approval of an amendment to the Official Zoning Atlas to change the zoning from the RM-5 (Residential, Multiple Family – 5 du/acre) Zoning District to the AR-1 (Agriculture, Residential – 1 du/ acre) Zoning District.


COMMISSION ACTION:


APPROVED DENIED
 OTHER

CONCURRENCE:

Douglas M. Anderson
County Administrator

County Attorney 
Daniel S. McIntyre
County Engineer: _____
Michael Powley

Coordination/ Signatures
E.R.D.: 
Jennifer Evans
Other: _____

County Surveyor: 
Ron Harris
Other: _____

Commission Review: October 21, 2008



GROWTH MANAGEMENT DEPARTMENT
Planning Division

MEMORANDUM

TO: Board of County Commissioners

THROUGH: Mark Satterlee, Director Growth Management
Kristin Tetsworth, Planning Manager

FROM: Aneela Ansar, Senior Planner *aa*

DATE: September 18, 2008

SUBJECT: Petition of "William Bessemer" for an Amendment to the Official Zoning Atlas to change the zoning from the RM-5 (Residential, Multiple Family – 5 du/acre) Zoning District to the AR-1 (Agriculture, Residential – 1 du/acre) Zoning District. (File No. RZ 420081449)

On September 09, 2008, the Planning and Zoning Commission unanimously recommended approval of "**William Bessemer**" petition for a change in zoning. Planning and Zoning agenda packet, minutes, and Power Point presentation are attached for your consideration.

No one from the public spoke and the public hearing was closed.

Staff has reviewed this petition and determined that it conforms to the standards of review as set forth in Section 11.06.03 of the St. Lucie County Land Development Code and is not in conflict with the goals, objectives, and policies of the St. Lucie County Comprehensive Plan.

Staff recommends adoption of Draft Resolution 08-184 granting approval for an amendment to the Official Zoning Atlas to change the zoning from the RM- 5 (Residential, Multiple Family – 5 du/acre) Zoning District to the AR-1 (Agriculture, Residential – 1 du/acre) Zoning District.

SUBMITTED:

John D. Meyer for
Mark Satterlee, Director
Growth Management Department

cc: File

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44

RESOLUTION NO. 08-184

FILE NO.: RZ 420081449

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. LUCIE COUNTY GRANTING APPROVAL FOR AN AMENDMENT TO THE OFFICIAL ZONING ATLAS TO CHANGE THE ZONING FROM THE RM-5 (RESIDENTIAL, MULTIPLE FAMILY – 5 DU/ACRE) TO THE AR-1 (AGRICULTURE, RESIDENTIAL – 1 DU/ACRE) ZONING DISTRICT FOR A PARCEL OF LAND LOCATED AT 1103 TILTON ROAD SITUATE IN ST. LUCIE COUNTY, FLORIDA

WHEREAS, the Board of County Commissioners of St. Lucie County, Florida, based on the testimony and evidence including, but not limited to the staff report, has made the following determinations:

1. **William K. Bessemer**, petitioned for an Amendment to the Official Zoning Atlas to change the zoning from the RM-5 (Residential, Multiple Family – 5 du/acre) to the AR-1 (Agriculture, Residential – 1 du/acre) Zoning District for the property described in Paragraph "A" and depicted on the attached map in Exhibit "A".
2. On April 18, 2006, by Resolution 06-050, the Board of County Commissioners defined a 30.25 feet by 76 feet Class "A" Mobile Home as a Single Family detached dwelling unit in the RM-5 (Residential, Multiple Family – 5 du/acre) Zoning District.
3. On June 12, 2006, a fire damage report was filed with the St. Lucie County Building Department indicating that the house had burned completely to the ground.
4. On September 9, 2008, the St. Lucie County Planning and Zoning Commission held a public hearing on the petition, after publishing notice at least 10 days prior to the hearing and notifying by mail all owners of property within 500 feet of the subject property, and unanimously recommended that the Board of County Commissioners approve the hereafter described request for a change in zoning from the RM-5 (Residential, Multiple Family – 5 du/acre) to the AR-1 (Agriculture, Residential – 1 du/acre) Zoning District for the property described in Paragraph "A".
5. On October 21, 2008, this Board held a public hearing on the petition, after publishing notice at least 10 days prior to the hearing and notifying by mail all

1 owners of property within 500 feet of the subject property.
2

- 3 6. The proposed change in zoning is not in conflict with the goals, objectives,
4 and policies of the St. Lucie County Comprehensive Plan and has satisfied
5 the requirements of Section 11.06.03 of the St. Lucie County Land
6 Development Code.
7
- 8 7. The proposed change in zoning is consistent with the existing and proposed
9 uses in the surrounding area.
10
- 11 8. A Concurrency Deferral Affidavit, a copy which is attached to this Resolution
12 as Exhibit "B", was signed by the applicant on March 21st, 2008.
13
- 14 9. The St. Lucie County Growth Management Director is hereby authorized and
15 directed to cause the notation of this resolution to be made on the Official Zoning
16 Map of St. Lucie County, Florida, and to make notation of reference to the date of
17 adoption of this resolution.
18
19
20

21 **NOW, THEREFORE, BE IT RESOLVED** by the Board of County Commissioners of St.
22 Lucie County, Florida:
23

- 24 A. The proposed change in the Zoning District from the RM-5 (Residential,
25 Multiple Family – 5 du/acre) to the AR-1 (Agriculture, Residential – 1 du/acre)
26 Zoning District for the property owned by "**William K. Bessemer**" and
27 described below is hereby approved.
28

29 **Legal Description:**

30 LOT 4, LESS AND EXCEPT THE SOUTH 10 FEET AND ROAD RIGHT-OF-
31 WAY, BLOCK 3, ST. LUCIE GARDENS, SECTION 23, TOWNSHIP 36
32 SOUTH, RANGE 40 EAST, ACCORDING TO THE PLAT THEREOF AS
33 RECORDED IN PLAT BOOK 1, PAGE 35 OF THE PUBLIC RECORDS OF
34 ST. LUCIE COUNTY, FLORIDA.
35

36
37 **Location:** East of US 1 and Prima Vista Blvd., and South side of Tilton
38 Road at 1103 Tilton Road in St. Lucie County, Florida.
39

40 **Parcel ID#:** 3414-501-0704-000-3
41
42

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29

After motion and second, the vote on this resolution was as follows:

Chairman Joseph E. Smith	XXX
Vice-Chair Paula A. Lewis	XXX
Commissioner Charles Grande	XXX
Commissioner Chris Craft	XXX
Commissioner Doug Coward	XXX

PASSED AND DULY ADOPTED This 21st Day of October 2008.

BOARD OF COUNTY COMMISSIONERS
ST. LUCIE COUNTY, FLORIDA

BY _____
Chairman

ATTEST:

APPROVED AS TO FORM AND
CORRECTNESS:

Deputy Clerk

County Attorney

33 _____

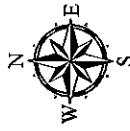
1
2
3
4
5
6
7
8
9
10

EXHIBIT A

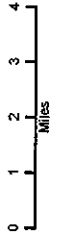
- Vicinity Maps
- Site Location Map

William Bessemer

RZ-420081449



St. Lucie County
Special Management Department

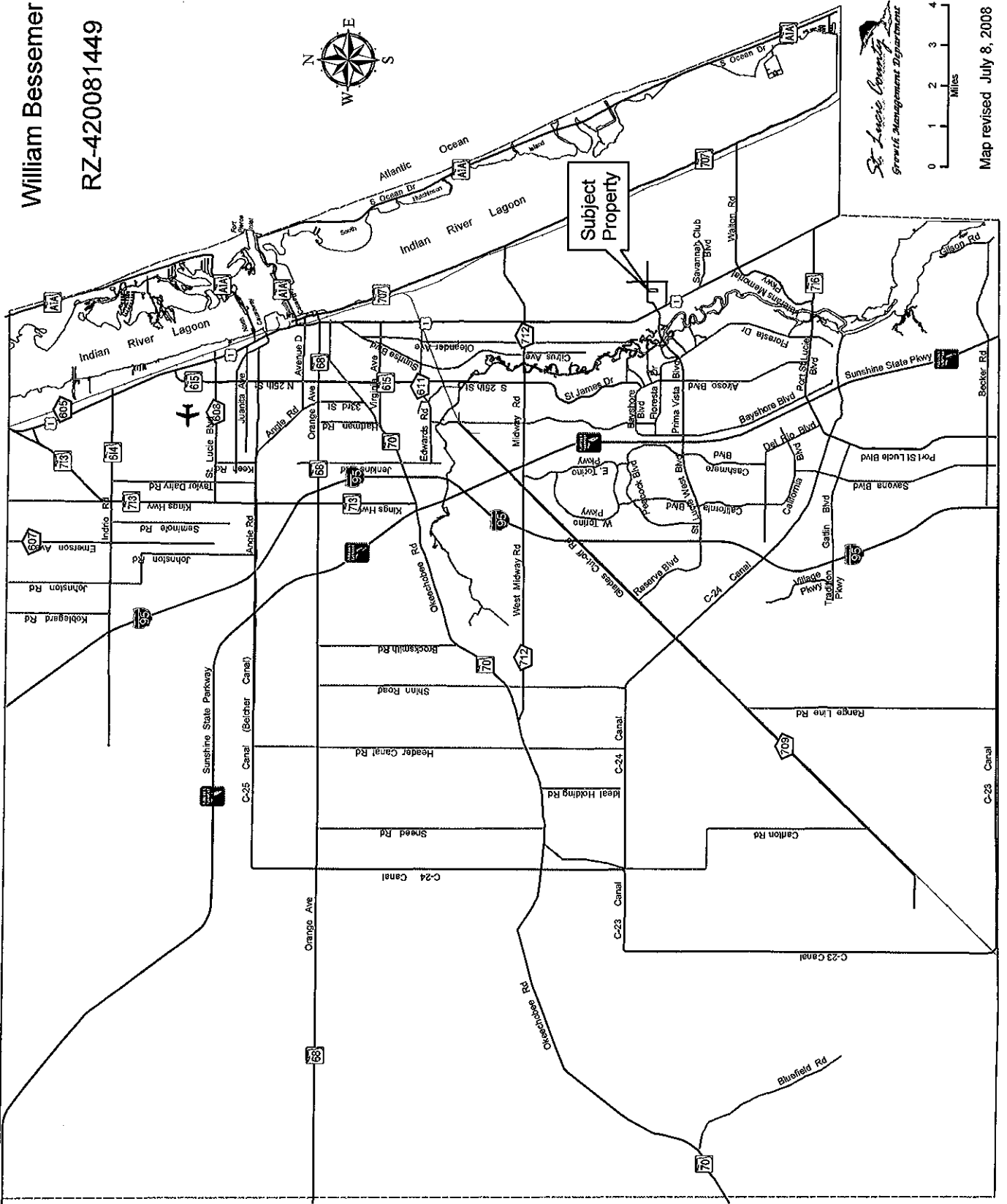


Map revised July 8, 2008

Indian River County

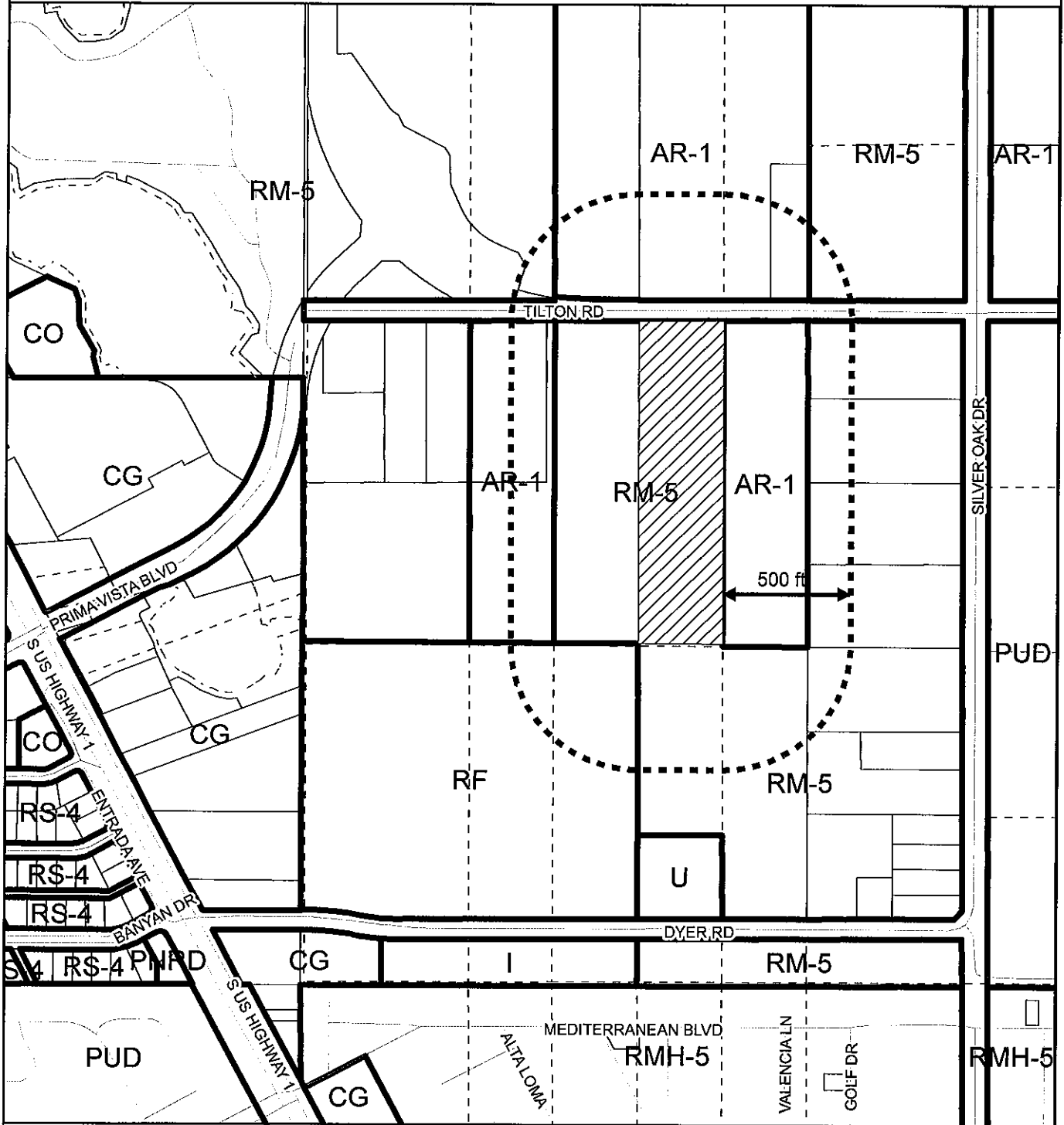
Okeechobee County

Martin County



RZ-420081449

A petition of William Bessemer for a Change in Zoning from the RM-5 (Residential, Multiple Family - 5 du/acre) Zoning District to the AR-1 (Agricultural, Residential - 1 du/acre) Zoning District



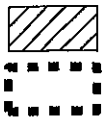
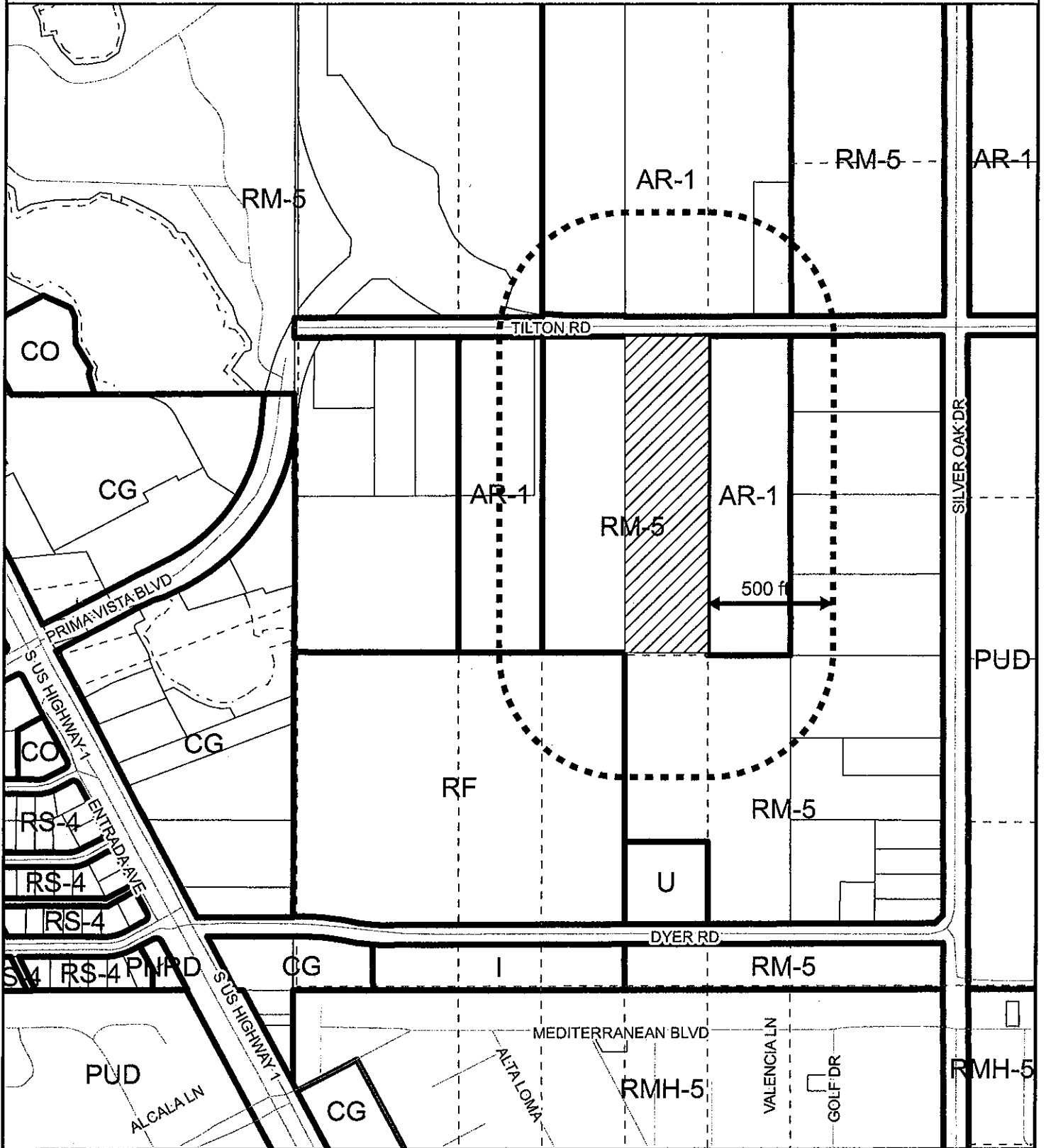
Subject parcel
500' notification area

- AR-1 - Agricultural Residential (1 du/ac)
- CG - Commercial General
- CO - Commercial Office
- I - Institutional
- PNRD - Planned Non-Residential Development
- PUD - Planned Unit Development
- RF - Religious Facility
- RM-5 - Residential Multi Family (5 du/ac)
- RMH-5 - Residential Mobile Home
- RS-4 - Residential Single Family (4 du/ac)
- U - Utilities



Map prepared July 8, 2008

Petitioner: William K. Bessemer



Subject parcel

500' notification area

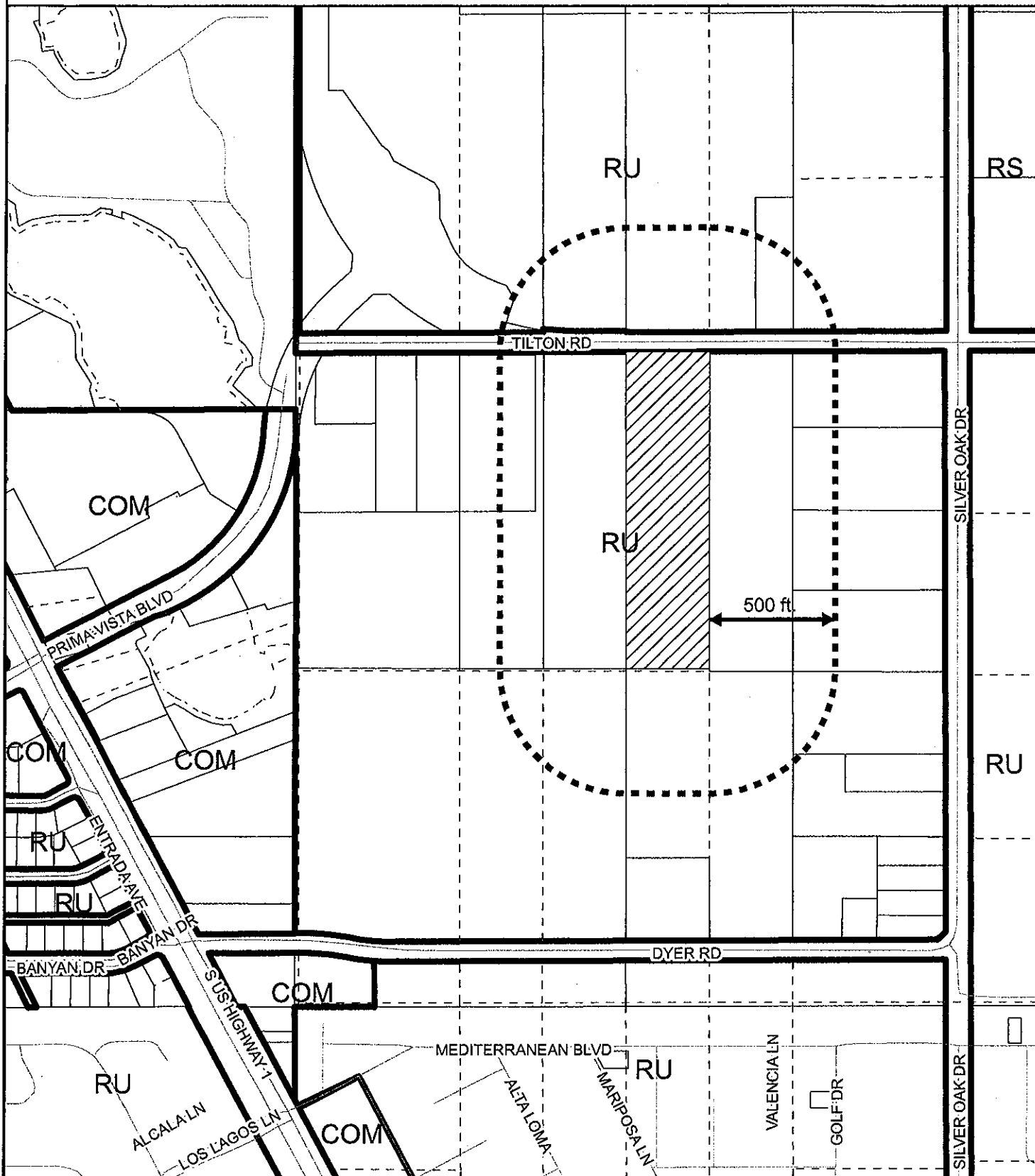
- AR-1 - Agricultural Residential (1 du/ac)
- CG - Commercial General
- CO - Commercial Office
- I - Institutional
- PNRD - Planned Non-Residential Development
- PUD - Planned Unit Development
- RF - Religious Facility
- RM-5 - Residential Multi Family (5 du/ac)
- RMH-5 - Residential Mobile Home
- RS-4 - Residential Single Family (4 du/ac)
- U - Utilities



Map prepared July 8, 2008



Petitioner: William K. Bessemer



Subject parcel



500' notification area

COM - Commercial

RS - Residential Suburban (2 du/ac)

RU - Residential Urban (5 du/ac)



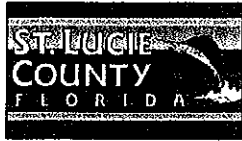
Map prepared July 8, 2008



1
2
3
4
5
6
7
8
9

EXHIBIT B

Concurrency Deferral Affidavit



St. Lucie County
Concurrency Deferral Affidavit

Fee: \$25.00

I, WILLIAM K. BESSEMER, residing or doing business at 5561 NW THYER CIRCLE,
Name Street

PORT ST. LUCIE, FL, 34983, (772) 878-2704 have applied for a
City State Zip Phone

REZONING From St. Lucie County, Florida, for the following project:
Type of Development Order

N/A
Name of Proposed Development

I do hereby affirm that in connection with my application for the above project, I have elected to defer the certificate of capacity and reservation of capacity in public facilities for the above property until a later time, but no later than the application for a final development order for the same property.

I understand and acknowledge that the above listed property will be subject to the certificate of capacity before any final development order can be issued, and that St. Lucie County can make no guarantee that adequate public facilities will be available when I apply for the final development order.

I further acknowledge that according to Section 5.01.01 of the St. Lucie County Land Development Code, no final development approval can be granted until capacity in those facilities is available at that time. The issuance of a preliminary development order without a certificate of capacity creates no vested or other rights to develop the subject property.

Signed: [Signature] Date: 3/21/08
Applicant

STATE OF FLORIDA, COUNTY OF ST. Lucie

The foregoing instrument was acknowledged before me this 21st day of March, 2008, by William K. Bessemer

Who is personally known to me or who has produced identification.



[Signature]
Signed - Notary Public

Kathryn H. Cowdrey
Type or Print Name of Notary

Commission Number

[Signature]
Witness

[Signature]
Witness



Environmental Resources Department

Agenda Item Companion Report

TO: Planning and Zoning Commission
FROM: Jennifer Evans
Environmental Resources Department
DATE: June 30, 2007
RE: William Bessemer Proposed Rezoning

DEPARTMENT COORDINATION

The Environmental Resources Department (ERD) has worked closely with Growth Management on the agenda item requesting rezoning of the property owned by William Bessemer. ERD coordinated with all members of the Development Review Committee staff on 5/1/08 and also met with the applicant on 6/5/08 regarding this item.

ERD INPUT

ERD has provided information within the standards for review section of the attached staff report.

ERD RECOMMENDATION

ERD supports the recommendation of Growth Management requesting approval for the proposed rezoning of this property from RM-5 to AR-1.


Signature

1
2 **II. MINUTES**

3 Review the minutes from the July 17, 2008 regular meeting, for approval.
4

5 **Mr. Culverhouse motioned approval of the minutes; Mr. Schrader seconded.**
6

7 Ms. Hammer noted that on page 7, line 30 the word “than” needs to be corrected
8 to read “that.”
9

10 **The motion carried unanimously to approve as amended.**
11

12 **III. PUBLIC HEARINGS**

13
14 **A. William Bessemer: RZ 420081449**

15 Petition of William Bessemer for an Amendment to the Official Zoning
16 Atlas to change the zoning from the RM-5 (Residential, Multiple-family –
17 5 du/ac) Zoning District to the AR-1 (Agricultural, Residential – 1 du/ac)
18 Zoning District.
19

20 Ms. Aneela Ansar presented this item and displayed a power point
21 presentation. Ms. Ansar explained that the subject parcel is located east of
22 U.S. 1 and Prima Vista Blvd. on the south side of Tilton Road at 1103
23 Tilton Road. The purpose of the rezoning is to maintain the character of
24 the neighborhood and to ensure the present and future use continues rural
25 with large lot single-family homes for the foreseeable future.
26

27 Staff is recommending approval.
28

29 Tyson Waters, Esq., representing the applicant, addressed the Board
30 explaining that he concurs with staff’s recommendation.
31

32 Ms. Caron opened the public hearing; no one from the public spoke and
33 the public hearing was closed.
34

35 **Mr. Schrader motioned that the Planning and Zoning Commission**
36 **forward this application to the St. Lucie County Board of County**
37 **Commissioners with a recommendation of approval.**
38

39 **Mr. Culverhouse seconded.**
40

41 Roll Call

42 Mr. Reynolds – yes
43 Ms. Morgan – yes
44 Mr. Lounds - yes
45 Ms. Hammer – yes
46 Mr. Beaty – yes

1 Vice Chairman Mundt – yes
2 Mr. Culverhouse – yes
3 Mr. Schrader – yes
4 Chairman Caron - yes
5

6 **The motion carried unanimously.**
7

8 **B. 17th Street Church of God: RZ 920071319**

9 Petition of 17th Street Church of God for an Amendment to the Official
10 Zoning Atlas to change the zoning from the RF (Religious Facility)
11 Zoning District to the RS-4 (Residential, Single-Family – 4 du/ac) Zoning
12 District.
13

14 Aneela Ansar presented this item and displayed a power point
15 presentation. Ms. Ansar explained that the subject parcel is located on the
16 west side of N. 43rd Street approximately 152 feet south of San Diego
17 Avenue. The purpose of the rezoning request is to assist the church to sell
18 the property for single-family development in order to make
19 improvements to the church at another location at 802/806 N. 17th Street.
20

21 Staff is recommending approval.
22

23 Neither the applicant nor their representative was in attendance at
24 tonight's meeting.
25

26 Ms. Caron opened the public hearing.
27

28 Ms. Veronica Dillingham, a resident of N. 43rd Street, questioned the size
29 of the congregation of the church and the percentage of their membership
30 within the community.
31

32 Ms. Ansar answered by explaining that the church will not be opening a
33 facility at this location.
34

35 No one else from the public spoke and the public hearing was closed.
36

37 **Mr. Beaty motioned that the Planning and Zoning Commission**
38 **forward this application to the St. Lucie County Board of County**
39 **Commissioners with a recommendation of approval.**
40

41 **Ms. Morgan seconded.**
42

43 Roll Call

44 Mr. Reynolds – yes
45 Mr. Schrader – yes
46 Mr. Lounds – yes

1160

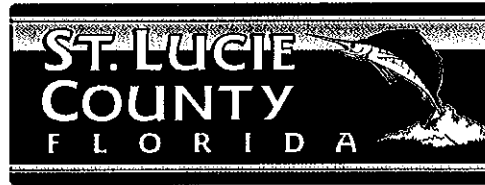
PUBLIC NOTICE

Public Hearing for Application of William Bessener for a Change in Zoning from the RM-5 (Residential, Multiple Family - 5 du/acre) Zoning District to the AM-1 (Agriculture, Residential - 1 du/acre) Zoning District to be held in the County Administration Building, 2300 Virginia Avenue, Fort Pierce, on Thursday, 9/10/09, 2:00 PM to 6:00 PM before the Planning and Zoning Commission and on Tuesday, 10/06/09, 2:00 PM to 6:00 PM before the Board of County Commissioners.



FOR MORE INFORMATION, CONTACT THE PLANNING AND ZONING DEPARTMENT DIVISION

**BOARD OF
COUNTY
COMMISSIONERS**



**GROWTH
MANAGEMENT**

October 8, 2008

Joe Smith
1800 Anywhere DR.
Anywhere, FL 34982

William K. Bessemer RZ 420081449

In accordance with the St. Lucie County Land Development Code, you are hereby advised that William K. Bessemer has petitioned St. Lucie County for an approval of an amendment to the Official Zoning Atlas to change the zoning from the RM – 5 (Residential, Multiple Family – 5du/acre) Zoning District to the AR – 1 (Agricultural, Residential – 1du/acre) Zoning District, for the following described property:

Location: East of US 1 and Prima Vista Blvd., and on the South side of Tilton Road at 1103 Tilton Road in St. Lucie County, Florida.

Legal Description: LOT 4, LESS AND EXCEPT THE SOUTH 10 FEET AND ROAD RIGHT-OF-WAY, BLOCK 3, ST. LUCIE GARDENS, SECTION 23, TOWNSHIP 36 SOUTH, RANGE 40 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 35 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

The **public hearing on the petition will be held at 6:00 P.M., or as soon thereafter as possible, on Tuesday, October 21, 2008, County Commissioner's Chambers, St. Lucie County Administration Building Annex, 2300 Virginia Avenue, Fort Pierce, Florida.** All interested persons will be given an opportunity to be heard at that time. Written comments received in advance of the public hearing will also be considered. The County Planning Division should receive written comments to the Board of County Commissioners at least 3 days prior to a scheduled hearing.

County policy strongly encourages your input and comment at the public hearing of this matter before the Board of County Commission, rather than by contact outside of the scheduled public hearing. We encourage you to speak at these public hearings, or provide written comments for the record.

The proceedings of the Board of County Commissioners are electronically recorded. If a person decides to appeal any decision made by the Board of County Commissioners with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings. For such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Upon the request of any party to the proceeding, individuals testifying during a hearing will be sworn in. Any party to the proceeding will be granted an opportunity to cross-examine any individual testifying during a hearing upon request. If it becomes necessary, a public hearing may be continued to a date-certain.

Anyone with a disability requiring accommodation to attend this meeting should contact the St. Lucie County Community Services Director at least forty-eight (48) hours prior to the meeting at (772) 462-1777 or T.D.D. (772) 462-1428.

If you no longer own property adjacent to the above-described parcel, please forward this notice to the new owner. Please call **(772) 462-2822** or at **ansara@stlucieco.gov** if you have any questions, and refer to project name and number listed above.

JOSEPH E. SMITH, District No. 1 • DOUG COWARD, District No. 2 • PAULA A. LEWIS, District No. 3 • CHARLES GRANDE, District No. 4
• CHRIS CRAFT, District No. 5

County Administrator - Douglas M. Anderson Website: www.co.st-lucie.fl.us

2300 Virginia Avenue - Fort Pierce, FL. 34982-5652

Administration: (772) 462-1590 Planning: (772) 462-2822 GIS/Technical Services: (772) 462-2822 FAX: (772) 462-1581

Economic Development: (772) 462-1550 FAX: (772) 462-1579 Tourist Development: (772) 462-1535 1(800) 344-TGIF FAX: (772) 462-2132

Sincerely,
ST. LUCIE COUNTY BOARD OF COUNTY COMMISSIONERS
Joseph E. Smith, Chairman

Form No. 07-20

**ST. LUCIE COUNTY BOARD OF
COUNTY COMMISSIONERS
PUBLIC HEARING AGENDA
October 21, 2008**

NOTICE OF ZONING DISTRICT CHANGE

The St. Lucie County Board of County Commissioners proposes to consider the adoption of the following by resolution:

RESOLUTION NO. 08-184

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. LUCIE COUNTY, FLORIDA, GRANTING APPROVAL OF AN AMENDMENT TO THE OFFICIAL ZONING ATLAS TO CHANGE THE ZONING FROM THE RM-5 (RESIDENTIAL, MULTIPLE FAMILY - 5DU/ ACRE) ZONING DISTRICT TO THE AR-1 (AGRICULTURAL, RESIDENTIAL - 1DU/ ACRE) ZONING DISTRICT FOR A PARCEL LOCATED EAST OF US 1 AND PRIMA VISTA BLVD., AND ON THE SOUTH SIDE OF TILTON ROAD AT 1103 TILTON ROAD SITUATE IN ST. LUCIE COUNTY, FLORIDA.

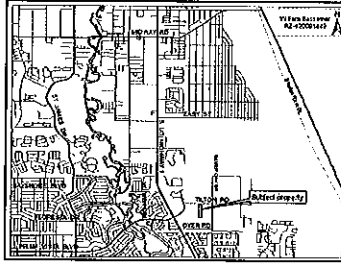
APPLICANT: William K. Bessemer

FILE NUMBER: RZ 420081449

LEGAL DESCRIPTION: LOT 4, LESS AND EXCEPT THE SOUTH 10 FEET AND ROAD RIGHT-OF-WAY, BLOCK 3, ST. LUCIE GARDENS, SECTION 23, TOWNSHIP 36 SOUTH, RANGE 40 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 35 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LOCATION: EAST OF US 1 AND PRIMA VISTA BLVD., AND ON THE SOUTH SIDE OF TILTON ROAD AT 1103 TILTON ROAD IN ST LUCIE COUNTY, FLORIDA.

Purpose: The purpose of the rezoning is to maintain the character of the neighborhood and to ensure the present and future use continues rural with large lot single family homes for the foreseeable future.



The PUBLIC HEARING on this item will be held in the Commission Chambers, Roger Poitras Annex, 3rd Floor, St. Lucie County Administration Building, 2300 Virginia Avenue, Fort Pierce, Florida on **Tuesday, October 21, 2008**, beginning at 6:00 PM or as soon thereafter as possible.

All interested persons will be given an opportunity to be heard. Written comments received in advance of the public hearing will also be considered. Written comments to the Board of County Commissioners should be received by the Growth Management Department - Planning Division at least 3 days prior to the scheduled hearing. The petition file is available for review at the Growth Management Department offices located at 2300 Virginia Avenue, 2nd Floor, Fort Pierce, Florida, during regular business hours. Please call 772/462-2822 or TDD 772/462-1428 if you have any questions or require additional information.

The St. Lucie County Board of County Commissioners has the power to review and grant any applications within their area of responsibility.

The proceedings of the Board of County Commissioners are electronically recorded. **PURSUANT TO Section 286.0105, Florida Statutes**, if a person decides to appeal any decision made by the Board of County Commissioners with respect to any matter considered at a meeting or hearing, he or she will need a record of the proceedings. For such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Upon the request of any party to the proceeding, individuals testifying during a hearing will be sworn in. Any party to the proceeding will be granted an opportunity to cross-examine any individual testifying during a hearing upon request. If it becomes necessary, a public hearing may be continued from time to time as may be necessary to a date certain.

Anyone with a disability requiring accommodation to attend this meeting should contact the St. Lucie County Community Services Director at least forty-eight (48) hours prior to the meeting at 772/462-1777 or T.D.D. 772/462-1428.

**BOARD OF COUNTY COMMISSIONERS
ST. LUCIE COUNTY, FLORIDA
/S/ JOSEPH E. SMITH, CHAIRMAN
PUBLISH DATE: October 12, 2008**

Bessemer William

**Planning and Zoning Commission
Meeting**

September 9, 2008

Agenda Item: III A

Petition of William Bessemer

- To Amend the Official Zoning Atlas to change the zoning from the RM-5 (Residential, Multiple Family – 5 du/acre) Zoning District to the AR-1 (Agriculture, Residential – 1 du/acre) Zoning District.
- Both RM-5 (existing) and AR-1 (proposed) Zoning Districts are consistent with the RU Future Land Use Map Designation.

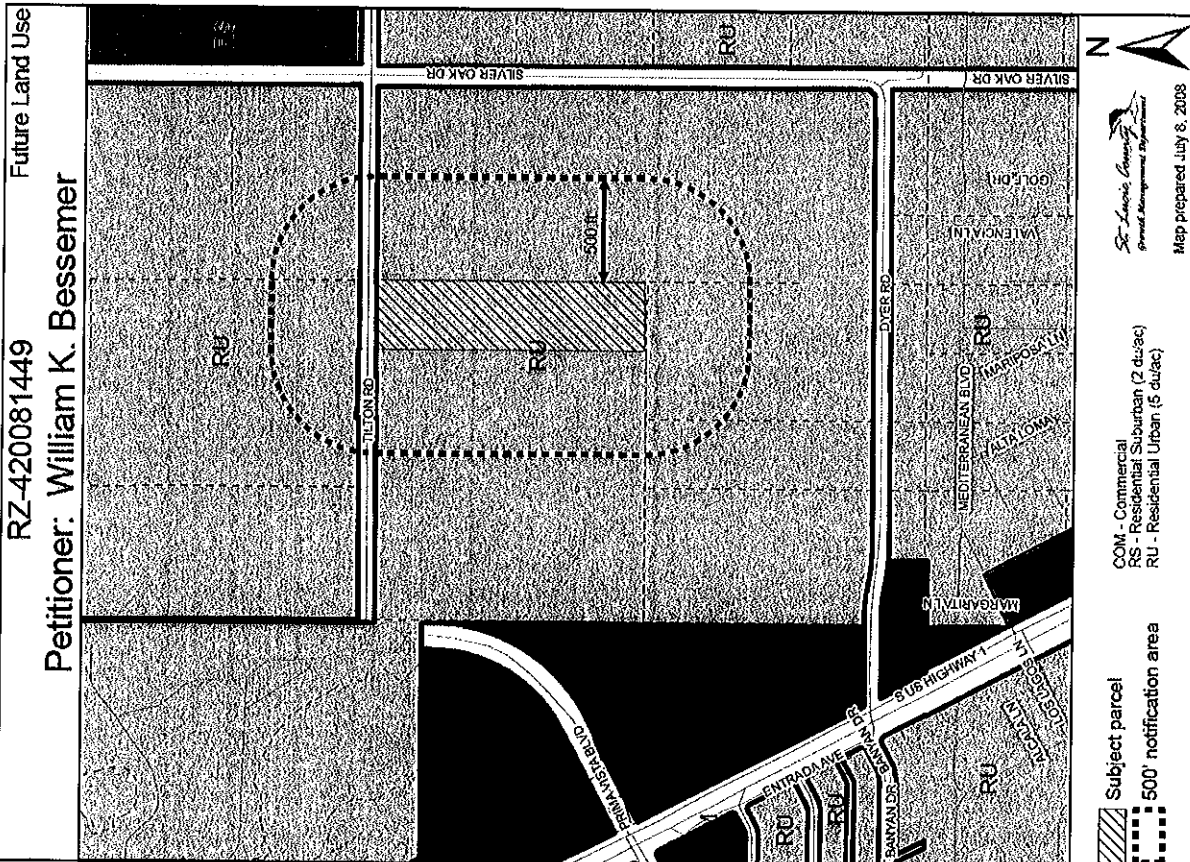
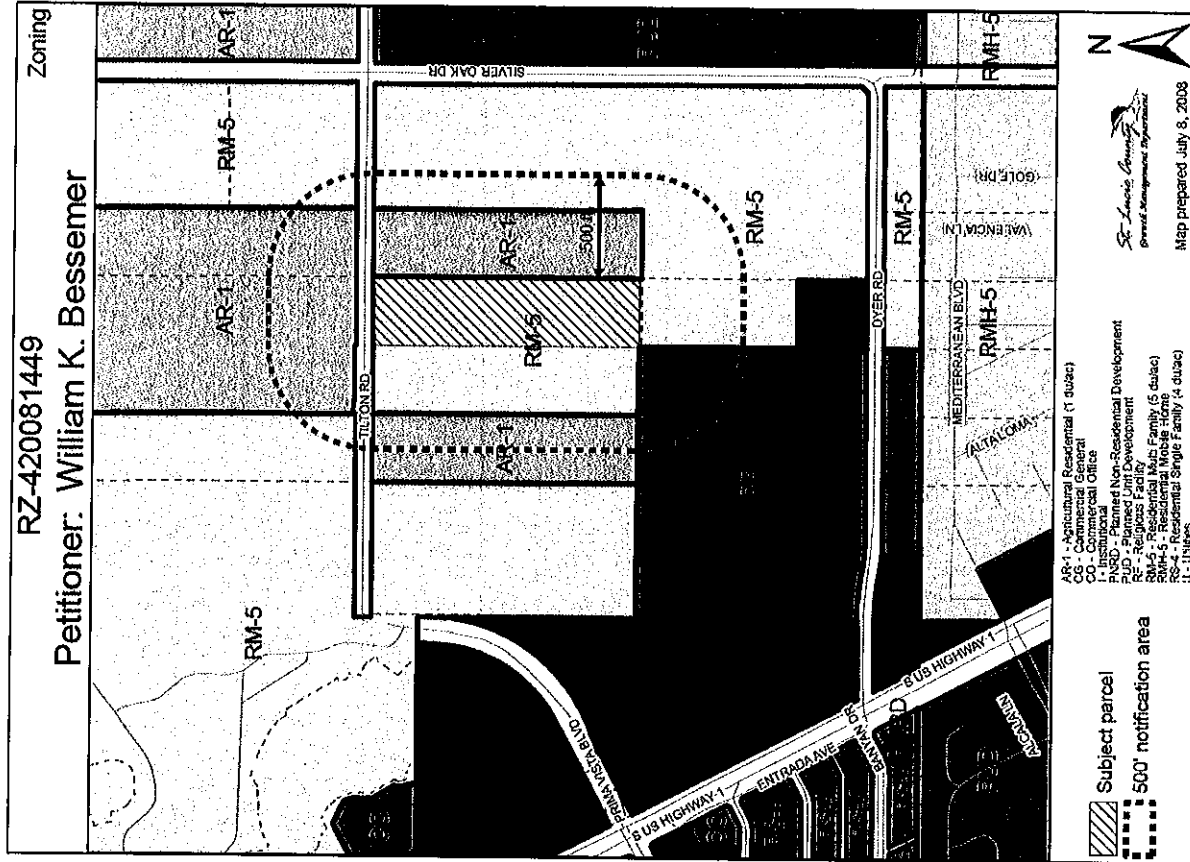
Purpose of Petition

- According to the applicant the purpose of the rezoning is to maintain the character of the neighborhood and to ensure the present and future use continues rural with large lot single family homes for the foreseeable future.

Current Vs. Proposed Zoning Pursuant to Land Development Code

RM - 5 (Current)		
Permitted Uses	Conditional Uses	Accessory Uses
Community residential homes	Family residential homes located within a radius of one thousand (1000) feet of another such family residential home	Accessory uses are subject to the requirements of Section 8.00.00 (Accessory Uses and Structures)
Family day care homes.	Telecommunication Tower	
Family residential homes provided that such homes shall not be located within a radius of one thousand (1000) feet of another existing such family residential home		
Multiple-family dwellings		
Single-family detached dwellings		
Two-family dwellings		

AR - 1 (Proposed)		
Permitted Uses	Conditional Uses	Accessory Uses
Family day care homes.	Crop services	Agriculture (farms and ranches accessory to single-family detached dwelling).
Family residential homes provided that such homes shall not be located within a radius of one thousand (1000) feet of another existing such family residential home	Family residential homes located within a radius of one thousand (1000) feet of another such family residential home	
Single-family detached dwellings	Industrial wastewater disposal	Animal Guest House
	Kennels - completely enclosed	Mobil Homes
	Landscaping & horticultural services	Retail and whole sale trade
	Retail - Fruit and vegetable	
	Riding stables	
	Veterinary services	
	Telecommunication towers	



RZ-420081449

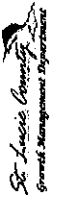
Petitioner: William K. Bessemer



Subject parcel

500' notification area

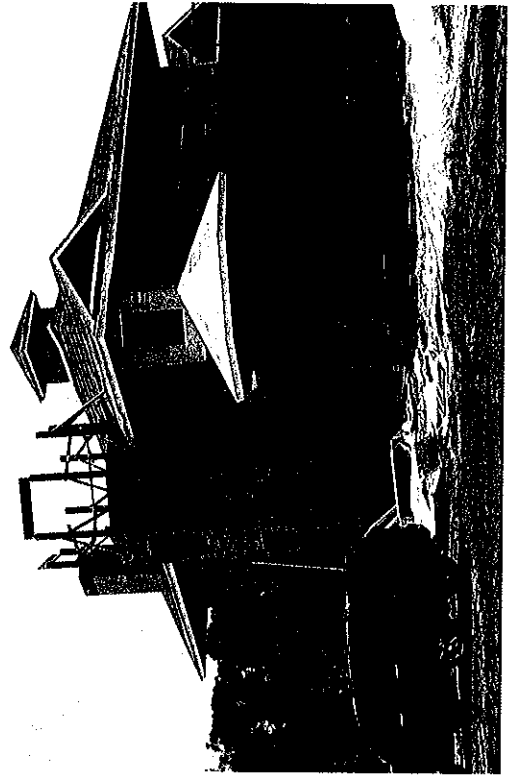
Aerial flown Dec. 2005



Map prepared July 8, 2008

Existing Land Use	
Subject site:	Single Family Residence (Under Construction)
North:	Improved Agriculture Land
South:	Vacant
East:	Grazing land with residence
West:	Vacant

Subject Site



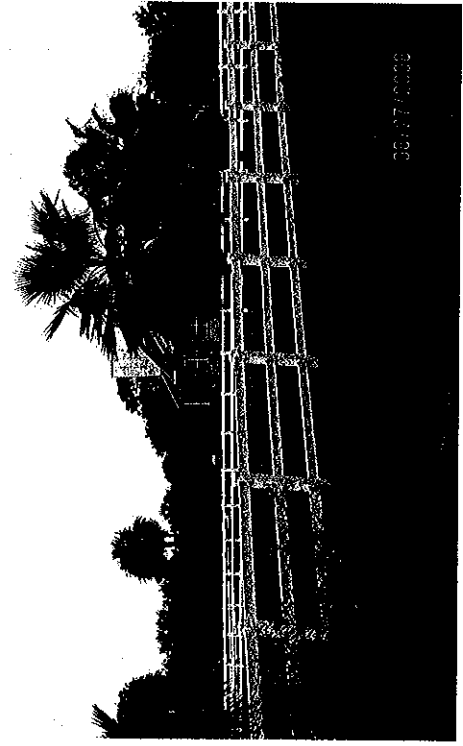
Existing Land Use	
Subject site:	Single Family Residence (Under Construction)
North:	Improved Agriculture Land
South:	Vacant
East:	Grazing land with residence
West:	Vacant

North



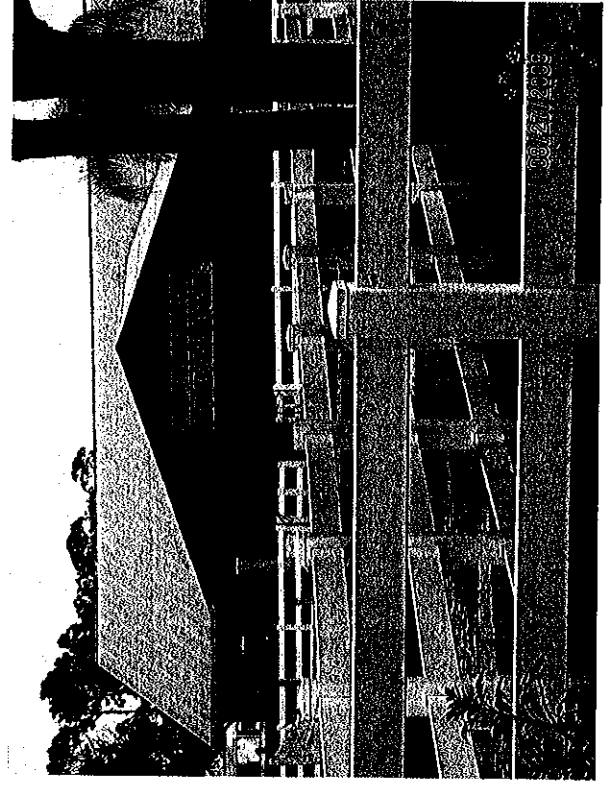
Existing Land Use	
Subject site:	Single Family Residence (Under Construction)
North:	Improved Agriculture Land
South:	Vacant
East:	Grazing land with residence
West:	Vacant

North



Existing Land Use	
Subject site:	Single Family Residence (Under Construction)
North:	Improved Agriculture Land
South:	Vacant
East:	Grazing land with residence
West:	Vacant

North



Existing Land Use	
Subject site:	Single Family Residence (Under Construction)
North:	Improved Agriculture Land
South:	Vacant
East:	Grazing land with residence
West:	Vacant

North



Photo the Site

Under Construction Home



Photo the Site Cont.

Under Construction Home



Photo of the Site Cont.

Natural Vegetation



Photo of the Site Cont.

Construction Equipment



Photo of the Site Cont.

Construction Equipment



Photo of the Site Cont.

Existing Vegetation



Photo of the Site Cont.

Existing Vegetation



Photo of the Site Cont.

Existing Vegetation (main entrance)

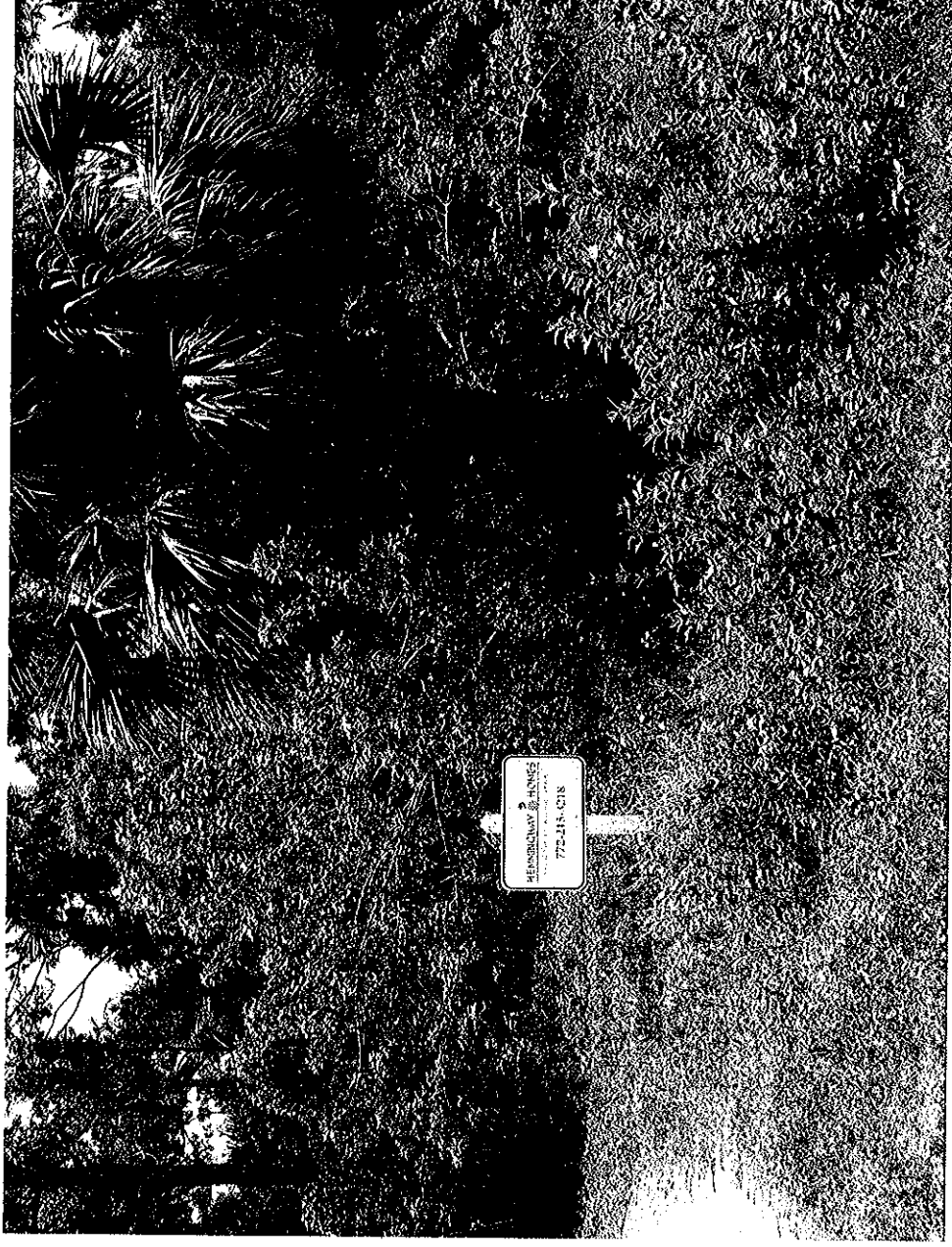


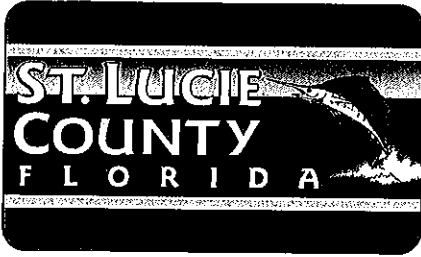
Photo of the Site Cont.

Existing Vegetation (main entrance)



STAFF RECOMMENDATION

- Staff has reviewed this petition and determined that the request for re-zoning conforms to the standards of review for re-zoning as set forth in Section 11.06.03 of the St. Lucie County Land Development Code.
- It is not in conflict with the goals, objectives, and policies of the St. Lucie County Comprehensive Plan.
- Staff recommends approval of the Draft Resolution which, if adopted, will grant an Amendment to the Official Zoning Atlas to change the zoning from the RM-5 (Residential, Multi Family – 5 du/acre) Zoning District to the AR-1 (Agriculture, Residential – 1 du/acre) Zoning District as outlined in the Draft Resolution No. 08-184.



Agenda Request

Item Number III A
Meeting Date: 09/09/2008

Consent []
Regular []
Public Hearing []
Leg. [] Quasi-JD []

To: Planning and Zoning Commission
Submitted By: Growth Management Department

Presented By
Robin D. Meyer
Growth Management Director

SUBJECT: Petition of "**William Bessemer**" for an Amendment to the Official Zoning Atlas to change the zoning from the RM-5 (Residential, Multiple Family – 5 du/acre) Zoning District to the AR-1 (Agriculture, Residential – 1 du/ acre) Zoning District for the project known as "**William Bessemer**", located East of US 1 and Prima Vista Blvd., on the South side of Tilton Road at 1103 Tilton Road in St. Lucie County, Florida.

BACKGROUND: Draft Resolution No. 08-184
File No.: RZ 420081449
Current Zoning: RM-5 (Residential, Multiple Family – 5du/ acre)
Proposed Zoning: AR-1 (Agriculture, Residential – 1du/ acre)
Future Land Use: RU (Residential Urban – up to 5 du/ acre)
Project Area: 9.62 acres

FUNDS AVAILABLE: N/A

PREVIOUS ACTION: This item is rescheduled from August 21, 2008 public hearing to the September 9, 2008 public hearing due to the Tropical Storm Fay. Please find attached previous agenda paper work with signatures.

On April 18, 2006, by Resolution 06-050, the Board of County Commissioners defined a 30.25 feet by 76 feet Class "A" Mobile Home as a Single Family detached dwelling unit in the RM-5 (Residential, Multiple Family – 5 du/acre) Zoning District. But no mobile home was ever placed on the property

The existing, storm damaged house was burned completely to the ground and a fire damage report was filed with the St. Lucie County Building Department on June 12, 2006.

RECOMMENDATION: Staff recommends the Planning and Zoning Commission forward to the Board of County Commissioners a recommendation of approval as contained in the Draft Resolution No. 08-184.

Planning and Zoning:

APPROVED DENIED
 OTHER

PUBLIC NOTICE

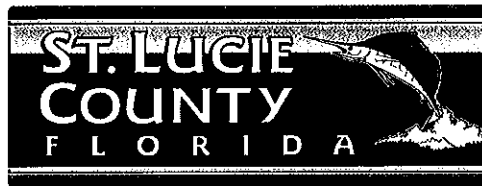
1160

Public Hearing for Application of William Bessemer for a Change in Zoning from the RM-5 (Residential, Multiple Family - 5 du/acre) Zoning District to the AR-1 (Agriculture, Residential - 1 du/acre) Zoning District to be held in the County Administration Building, 2300 Virginia Avenue, Fort Pierce, on **TUESDAY, 9/09/2008 @ 6:00 PM** before the Planning and Zoning Commission and on **Tuesday, October 7, 2008 @ 6:00 PM** before the Board of County Commissioners.



APPLICATIONS ARE AVAILABLE FOR REVIEW IN THE ECONOMIC DEVELOPMENT DIVISION

**BOARD OF
COUNTY
COMMISSIONERS**



**GROWTH
MANAGEMENT**

August 25, 2008

Joe Smith
1800 Anywhere DR.
Anywhere, FL 34982

William Bessemer RZ 420081449

In accordance with the St. Lucie County Land Development Code, you are hereby advised that **William K. Bessemer** presented a petition to St. Lucie County for an Amendment to the Official Zoning Atlas to change the zoning from the RM-5 (Residential, Multiple Family – 5 du/acre) Zoning District to the AR-1 (Agricultural, Residential – 1 du/acre) Zoning District for the following described property:

Location: East of US 1 and Prima Vista Blvd., and on the South side of Tilton Road at 1103 Tilton Road in St. Lucie County, Florida.

Legal Description:

LOT 4, LESS AND EXCEPT THE SOUTH 10 FEET AND ROAD RIGHT-OF-WAY, BLOCK 3, ST. LUCIE GARDENS, SECTION 23, TOWNSHIP 36 SOUTH, RANGE 40 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 35 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

The Planning and Zoning Commission *public hearing on the petition will be held at 6:00 P.M., or as soon thereafter as possible, on Tuesday, September 9, 2008, County Commissioner's Chambers, St. Lucie County Administration Annex Building, 2300 Virginia Avenue, Fort Pierce, Florida.* All interested persons will be given an opportunity to be heard at that time. Written comments received in advance of the public hearing will also be considered. The County Planning Division should receive written comments to the Board of County Commissioners at least 3 days prior to a scheduled hearing.

County policy strongly encourages your input and comment at the public hearing of this matter before the Planning and Zoning Commission and County Commission, rather than by contact outside of the scheduled public hearing(s). We encourage you to speak at these public hearings, or provide written comments for the record.

The proceedings of the Planning and Zoning Commission are electronically recorded. If a person decides to appeal any decision made by the Planning and Zoning Commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings. For such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Upon the request of any party to the proceeding, individuals testifying during a hearing will be sworn in. Any party to the proceeding will be granted an opportunity to cross-examine any individual testifying during a hearing upon request. If it becomes necessary, a public hearing may be continued to a date-certain.

Anyone with a disability requiring accommodation to attend this meeting should contact the St. Lucie County Community Services Director at least forty-eight (48) hours prior to the meeting at (772) 462-1777 or T.D.D. (772) 462-1428.

If you no longer own property adjacent to the above-described parcel, please forward this notice to the new owner. Please call (772) 462-2822 or e-mail to ansara@stlucieco.gov if you have any questions, and refer to the project name and number listed above.

Sincerely,
ST. LUCIE COUNTY PLANNING AND ZONING COMMISSION

/S/ SUSAN CARON, CHAIRMAN

Form No. 07-12

JOSEPH E. SMITH, District No. 1 • DOUG COWARD, District No. 2 • PAULA A. LEWIS, District No. 3 • CHARLES GRANDE, District No. 4
• CHRIS CRAFT, District No. 5

County Administrator - Douglas M. Anderson Website: www.co.st-lucie.fl.us
2300 Virginia Avenue - Fort Pierce, FL. 34982-5652

Administration: (772) 462-1590 Planning: (772) 462-2822 GIS/Technical Services: (772) 462-2822 FAX: (772) 462-1581
Economic Development: (772) 462-1550 FAX: (772) 462-1579 Tourist Development: (772) 462-1535 1(800) 344-TGIF FAX: (772) 462-2132

**ST. LUCIE COUNTY
PLANNING AND ZONING
COMMISSION
PUBLIC HEARING
AGENDA
September 9, 2008
NOTICE OF PROPOSED
ZONING DISTRICT
CHANGE**

The St. Lucie County Planning and Zoning Commission is scheduled to review and make recommendations regarding the following item petitioned by the applicant for adoption by the Board of County Commissioners of St. Lucie County, Florida, by resolution.

RESOLUTION NO.: 08-184

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. LUCIE COUNTY GRANTING APPROVAL OF AN AMENDMENT TO THE OFFICIAL ZONING ATLAS TO CHANGE THE ZONING FROM THE RM-5 (RESIDENTIAL, MULTIPLE FAMILY - 5DU/ ACRE) ZONING DISTRICT TO THE AR-1 (AGRICULTURAL, RESIDENTIAL - 1DU/ ACRE) ZONING DISTRICT FOR A PARCEL LOCATED EAST OF US 1 AND PRIMA VISTA BLVD., AND ON THE SOUTH SIDE OF TILTON ROAD AT 1103 TILTON ROAD SITUATE IN ST. LUCIE COUNTY, FLORIDA.

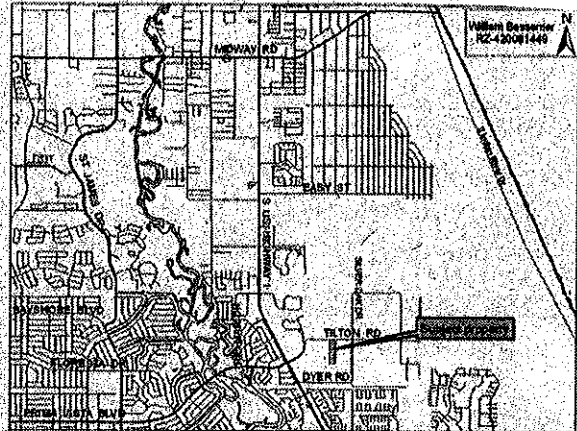
APPLICANT: William K. Bessemer

FILE NUMBER: RZ 420081449

LEGAL DESCRIPTION: LOT 4, LESS AND EXCEPT THE SOUTH 10 FEET AND ROAD RIGHT-OF-WAY, BLOCK 3, ST. LUCIE GARDENS, SECTION 23, TOWNSHIP 36 SOUTH, RANGE 40 EAST ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 35 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LOCATION: EAST OF US 1 AND PRIMA VISTA BLVD., AND ON THE SOUTH SIDE OF TILTON ROAD AT 1103 TILTON ROAD IN ST. LUCIE COUNTY, FLORIDA.

PURPOSE: The purpose of the rezoning is to maintain the character of the neighborhood and to ensure the present and future use continues rural with large lot single family homes for the foreseeable future.



The Planning and Zoning Commission PUBLIC HEARING on this item will be held in the Commission Chambers, Roger Poltras Annex, 3rd Floor, St. Lucie County Administration Building, 2300 Virginia Avenue, Fort Pierce, Florida on **Tuesday, September 9, 2008**, beginning at 6:00 P.M. or as soon thereafter as possible.

All interested persons will be given an opportunity to be heard. Written comments received in advance of the public hearing will also be considered. Written comments to the Planning and Zoning Commission should be received by the Growth Management Department - Planning Division at least 3 days prior to the scheduled hearing. The petition file is available for review at the Growth Management Department offices located at 2300 Virginia Avenue, 2nd Floor, Fort Pierce, Florida, during regular business hours. Please call 772/462-2822, or TDD 772/462-1428 if you have any questions or require additional information.

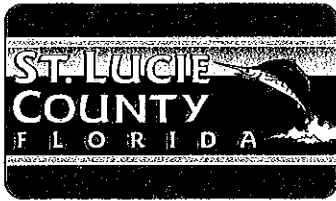
The St. Lucie County Planning and Zoning Commission has the power to review and recommend to the St. Lucie County Board of County Commissioners, for approval or disapproval, any applications within their area of responsibility.

The proceedings of the Planning and Zoning Commission are electronically recorded. **PURSUANT TO Section 286.0105, Florida Statutes**, if a person decides to appeal any decision made by the Planning and Zoning Commission with respect to any matter considered at a meeting or hearing, he or she will need a record of the proceedings. For such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Upon the request of any party to the proceeding, individuals testifying during a hearing will be sworn in. Any party to the proceeding will be granted an opportunity to cross-examine any individual testifying during a hearing upon request. If it becomes necessary, a public hearing may be continued to a date certain.

Anyone with a disability requiring accommodation to attend this meeting should contact the St. Lucie County Community Services Director at least forty-eight (48) hours prior to the meeting at 772/462-1777 or T.D.D. 772/462-1428.

**PLANNING AND ZONING COMMISSION/
LOCAL PLANNING AGENCY
ST. LUCIE COUNTY, FLORIDA
/S/SUSAN CARON, CHAIRMAN
PUBLISH DATE: August 28, 2008**

Commission Review: August 21, 2008



GROWTH MANAGEMENT DEPARTMENT
Planning Division

MEMORANDUM

TO: Planning and Zoning Commission

THROUGH: Mark Satterlee, AICP, Director Growth Management
Kristin Tetsworth, Planning Manager *kt*

FROM: Aneela Ansar, Sr. Planner *aa*

DATE: August 13, 2008

SUBJECT: Addendum to Agenda Item III A - **William Bessemer**
Correction of Existing Land Use of the subject
Property (File No. 420081449)

Please note that existing land use of the subject property is mentioned as vacant site in the original staff report, whereas, the subject property is developed with a Single Family Residence.

Please let me know if you have any questions.

SUBMITTED:

A handwritten signature in black ink, appearing to read "Mark Satterlee".

Mark Satterlee, AICP
Director Growth Management Department

cc: File



Agenda Request

Item Number III A
Meeting Date: 08/21/2008

Consent []
Regular []
Public Hearing [✓]
Leg. [] Quasi-JD []

To: Planning and Zoning Commission
Submitted By: Growth Management Department

Presented By: *Wesley Miller*
Growth Management Director

SUBJECT: Petition of **“William Bessemer”** for an Amendment to the Official Zoning Atlas to change the zoning from the RM-5 (Residential, Multiple Family – 5 du/acre) Zoning District to the AR-1 (Agriculture, Residential – 1 du/ acre) Zoning District for the project known as **“William Bessemer”**, located East of US 1 and Prima Vista Blvd., on the South side of Tilton Road at 1103 Tilton Road in St. Lucie County, Florida.

BACKGROUND: Draft Resolution No. 08-184
File No.: RZ 420081449
Current Zoning: RM-5 (Residential, Multiple Family – 5du/ acre)
Proposed Zoning: AR-1 (Agriculture, Residential – 1du/ acre)
Future Land Use: RU (Residential Urban – up to 5 du/ acre)
Project Area: 9.62 acres

FUNDS AVAILABLE: N/A

PREVIOUS ACTION: On April 18, 2006, by Resolution 06-050, the Board of County Commissioners defined a 30.25 feet by 76 feet Class “A” Mobile Home as a Single Family detached dwelling unit in the RM-5 (Residential, Multiple Family – 5 du/acre) Zoning District. But no mobile home was ever placed on the property

The existing, storm damaged house was burned completely to the ground and a fire damage report was filed with the St. Lucie County Building Department on June 12, 2006.

RECOMMENDATION: Staff recommends the Planning and Zoning Commission forward to the Board of County Commissioners a recommendation of approval as contained in the Draft Resolution No. 08-184.

Planning and Zoning:

APPROVED DENIED
 OTHER

Commission Review: August 21, 2008



GROWTH MANAGEMENT DEPARTMENT
Planning Division

MEMORANDUM

TO: Planning and Zoning Commission

THROUGH: Mark Satterlee, Director Growth Management *MS*
Kristin Tetsworth, Planning Manager

FROM: Aneela Ansar, Senior Planner *aa*

DATE: June 20, 2008

SUBJECT: Petition of "**William Bessemer**" for an Amendment to the Official Zoning Atlas to change the zoning from the RM-5 (Residential, Multiple Family – 5 du/acre) Zoning District to the AR-1 (Agriculture, Residential – 1 du/acre) Zoning District.
(File No. RZ 420081449)

The above project has been reviewed by the staff in accordance with standards of review set forth in Section 11.06.03 of the St. Lucie County Land Development Code. Our review of the above petition included providing a copy of application materials to the Development Review Committee with a request for comments on the proposed change in zoning district.

Attached is the Staff report containing the Agenda Request, Memo, and Resolution.

Staff recommends approval of the Draft Resolution which, if approved, would grant an Amendment to the Official Zoning Atlas to change the zoning from the RM-5 (Residential, Multiple Family – 5 du/acre) Zoning District to the AR-1 (Agriculture, Residential – 1 du/acre) Zoning District.

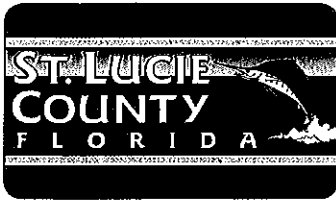
Please let me know if you have any questions.

SUBMITTED:

Kristin Tetsworth

Kristin Tetsworth, Planning Manager
Growth Management Department

cc: File



GROWTH MANAGEMENT DEPARTMENT
Planning Division

MEMORANDUM

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41

To: Planning & Zoning Commission
Through: Mark Satterlee, Director Growth Management
Kristin Tetsworth, Planning Manager
Prepared by: Aneela Ansar, Senior Planner
Item: William Bessemer
Resolution No.: 08-184

GENERAL INFORMATION:

Applicant: Tyson J. Waters

Phone: 772-873-5900

Requested Action: To Amend the Official Zoning Atlas to change the zoning from the RM-5 (Residential, Multiple Family – 5 du/acre) Zoning District to the AR-1 (Agriculture, Residential – 1 du/acre) Zoning District.

Purpose: According to the applicant the purpose of the rezoning is to maintain the character of the neighborhood and to ensure the present and future use continues rural with large lot single family homes for the foreseeable future.

Location: The subject parcel is located East of US 1 and Prima Vista Blvd., on the South side of Tilton Road at 1103 Tilton Road in St. Lucie County, Florida.

Tax Id: 3414-501-0704-000/3

Size: 9.62 acres

File Date: March 27, 2008

1 **Land Use**

Future Land Use Map Designation	Existing Land Use
RU (Residential Urban – 5du/acre)	Vacant

2
3 **Zoning Information**

Current Zoning	Proposed Zoning
RM-5(Residential, Multiple Family – 5du/acre)	AR-1 (Agriculture, Residential – 1du/acre)

4
5 **Surrounding Land Use and Zoning:**

	Future Land Use	Zoning	Existing Land Use
North	RU (Residential Urban – 5du/acre)	AR-1 (Agriculture Residential – 1du/acre)	Improved Agriculture Land
South	RU (Residential Urban – 5du/acre)	RM-5 (Residential, Multiple Family – 5du/acre)	Vacant
East	RU (Residential Urban – 5du/acre)	AR-1 (Agriculture Residential – 1du/acre)	grazing land with residence
West	RU (Residential Urban – 5du/acre)	RM-5 (Residential, Multiple Family – 5du/acre)	Vacant

6
7 **COMPREHENSIVE PLAN:**

8 The proposed zoning district complies with the Zoning Consistency Matrix found in the
9 Section 11.09.02 of the Land Development Code and Future Land Use Table 1-3.

10
11 **BACKGROUND INFORMATION**

12 The Bessemers have owned the property since the early 1980s. There was an existing
13 single-family residence on the property that existed prior to the 2004 hurricanes. There
14 was substantial damage to the residence from the hurricanes making the structure
15 uninhabitable. The Bessemers proposed to place a mobile home on the property while
16 repairs were to be made to the residence. In late 2005/early 2006 the Bessemers filed
17 a petition to define a specific mobile home as a detached single-family dwelling unit in
18 order to live on the property while the repairs to the residence were being made. After
19 the petition was filed, the company the Bessemers were to purchase the mobile home
20 from went out of business. As a result, the Bessemer did not purchase the mobile
21 home and no mobile home was ever placed on the property. The Bessemers never
22 withdrew their pending petition and on April 18, 2006, the BCC approved Resolution
23 06-050, defining a 30.25 feet by 76 feet Class "A" Mobile Home as a Single Family
24 detached dwelling unit in the RM-5 (Residential, Multiple family – 5 du/acre) Zoning
25 District.

26
27 The existing, storm damaged house was burned completely to the ground and a fire
28 damage report was filed with the St. Lucie County Building Department on June 12,
29 2006.

1 The Bessemers are currently rebuilding a single-family residence on the property.

2
3 On March 27, 2008, the Growth Management Department received an application for
4 change in zoning from the RM-5 (Residential, Multiple Family – 5 du/acre) Zoning
5 District to the AR-1 (Agriculture, Residential – 1 du/acre) Zoning District. During the
6 Development Review Process, no concerns or objections regarding this application were
7 identified. The proposed down zoning of the property is found consistent with the Future
8 Land Use Designation and consistent with the zoning and current uses for other
9 properties in the immediate areas.

10
11 **ANALYSIS:**

12
13 **Current Zoning:**

14 Section 3.01.03(L), RM-5 (Residential, Multiple Family – 5du/acre) Zoning District
15 identifies the permitted, accessory, and conditional uses. The purpose of this district is to
16 provide and protect an environment suitable for single family, two-family, three-family,
17 and multiple-family dwellings at a maximum density of five (5) dwelling units per gross
18 acre, together with such other uses as may be necessary for and compatible with low
19 density residential surroundings.

20
21 **Proposed Zoning:**

22 Section 3.01.03(E), AR-1 (Agriculture, Residential – 1 du/acre) Zoning District identifies
23 the permitted, accessory, and conditional uses. The purpose of this district is to provide
24 and protect an environment suitable for single-family dwelling units at a maximum
25 density of one (1) dwelling unit per gross acre, together with such other uses as may be
26 necessary for and compatible with low density residential surroundings.

27
28 **Compliance with Comprehensive Plan:**

29
30 **Objective 1.1.1 of the Future Land Use Element**

31 ***“Maintain the Future Land Use Map land with the following use designations to***
32 ***portray the future development patterns of the St. Lucie County”.***

33
34 **Policy 1.1.1**

35 ***“The following land use designations/intensities, as indicated on the Future Land Use***
36 ***Maps are provided as the patternr for the future development of the area with***
37 ***unincorporated St. Lucie County.***

38 .
39 .
40 .
41 **RU Residential Urban 5 du/acre”**

42
43 The requested down zoning from the RM-5 (Residential, Multi Family – 5 du/acre)
44 Zoning District to the AR-1 (Agriculture, Residential – 1 du/acre) Zoning District is
45 consistent with the RU (Residential Urban) Future Land Use Designation.

46
47 The purpose of the AR-1 Zoning District is to provide and protect an environment
48 suitable for single-family dwelling units at a maximum density of one (1) dwelling unit per
49 gross acre, together with such other uses as may be necessary for and compatible with
50 low density residential surroundings. Whereas, the RU (Residential Urban) Future Land
51 Use Designation allows residential densities up to five dwelling units per acre, religious

1 facilities and limited commercial uses. Therefore the proposed rezoning is not in conflict
2 with the goals, objectives, and policies of the St. Lucie County Comprehensive Plan.

3
4 **Compatibility with Neighborhood:**

5 The Future Land Use Designation RU (Residential Urban – 5du/acre) is consistent with
6 the proposed zoning request for the AR-1(Agriculture, Residential – 1du/acre) Zoning
7 District. The property in question is currently vacant and undeveloped. Adjacent zoning
8 to the subject site is AR-1(Agriculture Residential – 1du/acre) to the north and east and
9 RM-5 (Residential, Multiple Family 5du/acre) to the south and west. The property to the
10 north is an improved Agricultural land, properties to the south and west are vacant and
11 property to the east is grazing land with a residence. Therefore, the proposed zoning
12 request is consistent with the Future Land Use Designation and character of the
13 neighborhood in general and the zoning of the adjoining properties to the north and east
14 in particular.

15
16 **Utilities:**

17 Permit from the St. Lucie County Utilities Authority may be required prior to any
18 improvements or development.

19
20 **Historic Buildings:**

21 None.

22
23 **Archeological sites:**

24 None known.

25 *****

26
27
28
29 **STANDARDS OF REVIEW AS SET FORTH IN SECTION 11.06.03,**
30 **ST. LUCIE COUNTY LAND DEVELOPMENT CODE**

31
32 In reviewing this application for proposed rezoning, the Planning and Zoning
33 Commission shall consider and make the following determinations:

34
35
36 **1. Whether the proposed rezoning is in conflict with any applicable portions**
37 **of the St. Lucie County Land Development Code;**

38
39 The proposed Amendment to the Official Zoning Atlas is not in conflict with any
40 applicable portion of the St. Lucie County Land Development Code. The requested down
41 zoning from the RM-5 (Residential, Multi Family – 5 du/acre) Zoning District to the AR-1
42 (Agriculture, Residential – 1 du/acre) Zoning District is consistent with the character of
43 the neighborhood and zoning of the properties to the north and east of the subject
44 parcel.

45
46
47 **2. Whether the proposed amendment is consistent with all elements of the St.**
48 **Lucie County Comprehensive Plan;**

49
50 The RU (Residential Urban) Future Land Use Designation is consistent with the
51 proposed rezoning. The RU (Residential Urban) Future Land Use Designation allows

1 residential densities up to five dwelling units per acre, religious facilities and limited
2 commercial uses, whereas, the proposed AR-1 (Agriculture Residential – 1du/acre)
3 zoning allows only 1 dwelling unit per acre, together with such other uses as may be
4 necessary for and compatible with low density residential surroundings.

5
6 **3. Whether and the extent to which the proposed zoning is inconsistent with**
7 **the existing and proposed land uses;**

8
9 Adjacent zoning to the subject site is AR-1(Agriculture Residential – 1du/acre) to the
10 north and east and RM-5 (Residential, Multiple Family 5du/acre) to the south and west.
11 The property to the north is an improved Agricultural land, properties to the south and
12 west are vacant and property to the east is grazing land with a residence. Therefore, the
13 requested petition to Amend the Official Zoning Atlas from the RM-5 (Residential,
14 Multiple Family – 5du/acre) Zoning District to the AR-1 (Agriculture Residential –
15 1du/acre) Zoning District is consistent with the RU (Residential Urban – 5du/acre) Future
16 Land Use Designation. The requested rezoning is also consistent with the existing and
17 proposed land uses of the subject parcel and adjoining properties.

18
19
20 **4. Whether there have been changed conditions that require an amendment;**

21
22 Conditions have not changed so as to require an amendment.

23
24 **5. Whether and the extent to which the proposed amendment would result in**
25 **demands on public facilities, and whether or to the extent to which the**
26 **proposed amendment would exceed the capacity of such public facilities,**
27 **including but not limited to transportation facilities, sewage facilities, water**
28 **supply, parks, drainage, schools, solid waste, mass transit, and emergency**
29 **medical facilities;**

30
31 The requested down zoning from the RM-5 (Residential, Multi Family – 5 du/acre)
32 Zoning District to the AR-1 (Agriculture, Residential – 1 du/acre) Zoning District will have
33 a lesser impact on the existing infrastructure than might be generated by development
34 that potentially could be approved under the existing RM-5 (Residential, Multiple Family
35 – 5 du/acre) zoning designation.

36
37 Flood Zone

38 The property is located partially within a Flood Zone "X", which is outside the 100 year
39 floodplain; and partially within Flood Zone "A" – an area having a 1% chance of being
40 flooded on an annual basis for which no Base Flood Elevations have been determined.

41
42 **6. Whether and the extent to which the proposed amendment would result in**
43 **significant adverse impacts on the natural environment;**

44
45 The current site is presently disturbed and St. Lucie County Environment Resource
46 Department has following comments:

- 47
48 *1. Please be advised this parcel contains significant wetlands.*
49 *When planning any future development of this site, the applicant*
50 *must demonstrate avoidance and minimization of impacts to the*
51 *on-site resources, including wetlands. Please be advised, if a St*

1 Lucie County Vegetation Removal Permit or Exemption
2 Authorization is requested in the future, the applicant must
3 provide a wetland delineation approved by the Florida
4 Department of Environmental Protection, and should any
5 wetland impacts be proposed, the applicant will be required to
6 provide approved permits and mitigation plans from the Florida
7 Department of Environmental Protection.
8

9 **7. Whether and the extent to which the proposed amendment would result in**
10 **an orderly and logical development pattern specifically identifying any**
11 **negative affects of such patterns;**
12

13 The adjacent zoning to the subject site is AR-1(Agriculture Residential – 1du/acre) to the
14 north and east and RM-5 (Residential, Multiple Family 5du/acre) to the south and west.
15 The property to the north is an improved Agricultural land, properties to the south and
16 west are vacant and property to the east is grazing land with a residence. The proposed
17 request is consistent with the character of the neighborhood in general and the zoning of
18 the adjoining properties to the north and east in particular. Therefore, the proposed
19 Amendment to the Official Zoning Atlas will result in an orderly and logical development
20 pattern and will have no negative impacts on the residential neighborhood
21

22 **8. Whether the proposed amendment would be in conflict with the public**
23 **interest, and is in harmony with the purpose and intent of this Code;**
24

25 The proposed Amendment to the Official Zoning Atlas is not in conflict with the public
26 interest because proposed rezoning will reduce development density from five (5)
27 dwelling unit per acre to one (1) dwelling unit.
28

29 **STAFF RECOMMENDATION:**

30 Staff has reviewed this petition and determined that the request for re-zoning conforms
31 to the standards of review for re-zoning as set forth in Section 11.06.03 of the St. Lucie
32 County Land Development Code and is not in conflict with the goals, objectives, and
33 policies of the St. Lucie County Comprehensive Plan. Staff has no objection
34 recommending approval of the Draft Resolution which, if adopted, will grant an
35 Amendment to the Official Zoning Atlas to change the zoning from the RM-5
36 (Residential, Multi Family – 5 du/acre) Zoning District to the AR-1 (Agriculture,
37 Residential – 1 du/acre) Zoning District as outlined in the Draft Resolution No. 08-184.
38
39

40 **ATTACHMENTS:**

- 41
42 1. Location Map
43 2. Plan or plat
44 3. Correspondence
45 4. Resolution 06-050
46

47
48 Approved by: _____
49

50 **PLANNING MANAGER**
51 **DEPARTMENT OF GROWTH MANAGEMENT**

1 Suggested motion to recommend approval/denial of this requested.
2

3 **MOTION TO APPROVE:**

4 AFTER CONSIDERING THE TESTIMONY PRESENTED DURING THE PUBLIC
5 HEARING, INCLUDING STAFF COMMENTS, AND THE STANDARDS OF REVIEW AS
6 SET FORTH IN SECTION 11.06.03, ST. LUCIE COUNTY LAND DEVELOPMENT CODE,
7 I HEREBY MOVE THAT THE PLANNING AND ZONING COMMISSION RECOMMEND
8 THAT THE ST. LUCIE COUNTY BOARD OF COUNTY COMMISSIONERS GRANT
9 APPROVAL TO THE APPLICATION OF "**WILLIAM BESSEMER**" FOR AN AMENDMENT
10 TO THE OFFICIAL ZONING ATLAS TO CHANGE THE ZONING FROM THE RM-5
11 (RESIDENTIAL, MULTIPLE FAMILY – 5 DU/ACRE) ZONING DISTRICT TO THE AR-1
12 (AGRICULTURE, RESIDENTIAL – 1 DU/ACRE) ZONING DISTRICT, BECAUSE ...

13
14 [CITE REASON WHY - PLEASE BE SPECIFIC]

15 **MOTION TO DENY:**

16 AFTER CONSIDERING THE TESTIMONY PRESENTED DURING THE PUBLIC
17 HEARING, INCLUDING STAFF COMMENTS, AND THE STANDARDS OF REVIEW AS
18 SET FORTH IN SECTION 11.06.03, ST. LUCIE COUNTY LAND DEVELOPMENT CODE,
19 I HEREBY MOVE THAT THE PLANNING AND ZONING COMMISSION RECOMMEND
20 THAT THE ST. LUCIE COUNTY BOARD OF COUNTY COMMISSIONERS DENY
21 APPLICATION OF "**WILLIAM BESSEMER**" FOR AN AMENDMENT TO THE OFFICIAL
22 ZONING ATLAS TO CHANGE THE ZONING FROM THE RM-5 (RESIDENTIAL,
23 MULTIPLE FAMILY – 5 DU/ACRE) ZONING DISTRICT TO THE AR-1 (AGRICULTURE,
24 RESIDENTIAL – 1 DU/ACRE) ZONING DISTRICT, BECAUSE...

25
26 [CITE REASON WHY - PLEASE BE SPECIFIC]

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44

RESOLUTION NO. 08-184

FILE NO.: RZ 420081449

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. LUCIE COUNTY GRANTING APPROVAL FOR AN AMENDMENT TO THE OFFICIAL ZONING ATLAS TO CHANGE THE ZONING FROM THE RM-5 (RESIDENTIAL, MULTIPLE FAMILY – 5 DU/ACRE) TO THE AR-1 (AGRICULTURE, RESIDENTIAL – 1 DU/ACRE) ZONING DISTRICT FOR A PARCEL LOCATED EAST OF US 1 AND PRIMA VISTA BLVD., SOUTH SIDE OF TILTON ROAD AT 1103 TILTON ROAD SITUATE IN ST. LUCIE COUNTY, FLORIDA.

WHEREAS, the Board of County Commissioners of St. Lucie County, Florida, based on the testimony and evidence including, but not limited to the staff report, has made the following determinations:

1. **William K. Bessemer**, petition for an Amendment to the Official Zoning Atlas to change the zoning from the RM-5 (Residential, Multiple Family – 5 du/acre) to the AR-1 (Agriculture, Residential – 1 du/acre) Zoning District for the property described in Paragraph "A" and depicted on the attached map in Exhibit "A".
2. On April 18, 2006, by Resolution 06-050, the Board of County Commissioners defined a 30.25 feet by 76 feet Class "A" Mobile Home as a Single Family detached dwelling unit in the RM-5 (Residential, Multiple Family – 5 du/acre) Zoning District.
3. On June 12, 2006, a fire damage report was filed with the St. Lucie County Building Department indicating that the house had burned completely to the ground.
4. On August 21, 2008, the St. Lucie County Planning and Zoning Commission held a public hearing on the petition, after publishing notice at least 10 days prior to the hearing and notifying by mail all owners of property within 500 feet of the subject property, and recommended that the Board of County Commissioners (approve or deny) the hereafter described request for a change in zoning from the RM-5 (Residential, Multiple Family – 5 du/acre) to the AR-1 (Agriculture, Residential – 1 du/acre) Zoning District for the property described in Paragraph "A".
5. On XXX, 2008, this Board held a public hearing on the petition, after

1 publishing notice at least 10 days prior to the hearing and notifying by mail all
2 owners of property within 500 feet of the subject property.

- 3
4 6. The proposed change in zoning is/ is not in conflict with the goals, objectives,
5 and policies of the St. Lucie County Comprehensive Plan and has satisfied
6 the requirements of Section 11.06.03 of the St. Lucie County Land
7 Development Code.
8
9 7. The proposed change in zoning is/ is not consistent with the existing and
10 proposed uses in the surrounding area.
11
12 8. A Concurrency Deferral Affidavit, a copy which is attached to this Resolution
13 as Exhibit "B", was signed by the applicant on March 21st, 2008.
14
15

16 **NOW, THEREFORE, BE IT RESOLVED** by the Board of County Commissioners of St.
17 Lucie County, Florida:

- 18
19 A. The proposed change in the Zoning District from the RM-5 (Residential,
20 Multiple Family – 5 du/acre) to the AR-1 (Agriculture, Residential – 1 du/acre)
21 Zoning District for the property owned by "William K. Bessemer" and
22 described below is hereby approved/denied.
23

24 **Legal Description:**

25 LOT 4, LESS AND EXCEPT THE SOUTH 10 FEET AND ROAD RIGHT-OF-
26 WAY, BLOCK 3, ST. LUCIE GARDENS, SECTION 23, TOWNSHIP 36
27 SOUTH RANGE 40 EAST, ACCORDING TO THE PLAT THEREOF AS
28 RECORDED IN PLAT BOOK 1, PAGE 35 OF THE PUBLIC RECORDS OF
29 ST. LUCIE COUNTY, FLORIDA.
30

31
32 **Location:** East of US 1 and Prima Vista Blvd., and South side of Tilton
33 Road at 1103 Tilton Road in St. Lucie County, Florida.
34

35 **Parcel ID#:** 3414-501-0704-000-3
36
37
38
39
40
41
42

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29

After motion and second, the vote on this resolution was as follows:

Chairman Joseph E. Smith	XXX
Vice-Chair Paula A. Lewis	XXX
Commissioner Charles Grande	XXX
Commissioner Chris Craft	XXX
Commissioner Doug Coward	XXX

PASSED AND DULY ADOPTED This XXXst Day of XXX 2008.

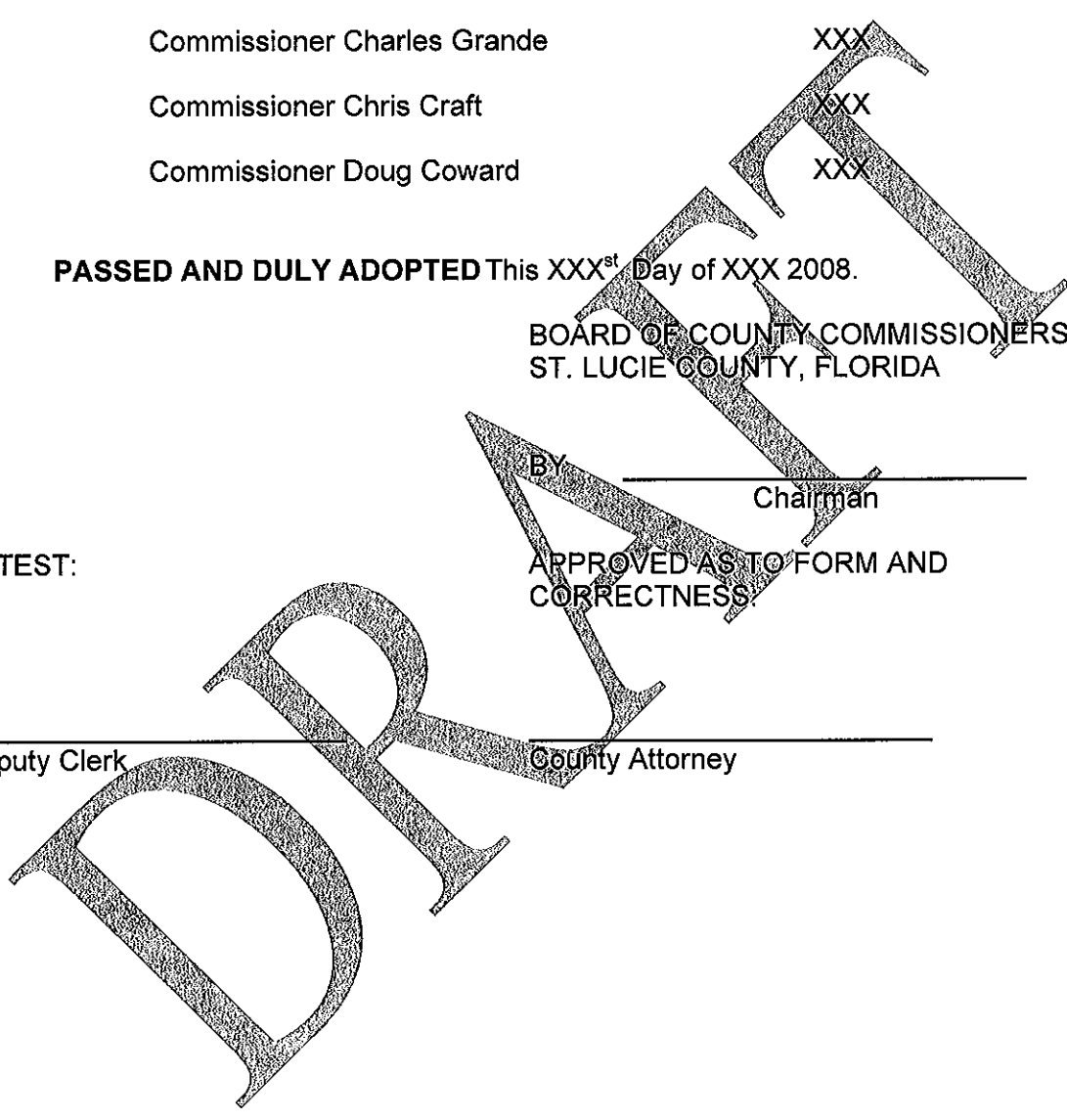
BOARD OF COUNTY COMMISSIONERS
ST. LUCIE COUNTY, FLORIDA

BY _____
Chairman

ATTEST:

APPROVED AS TO FORM AND
CORRECTNESS.

Deputy Clerk County Attorney



33

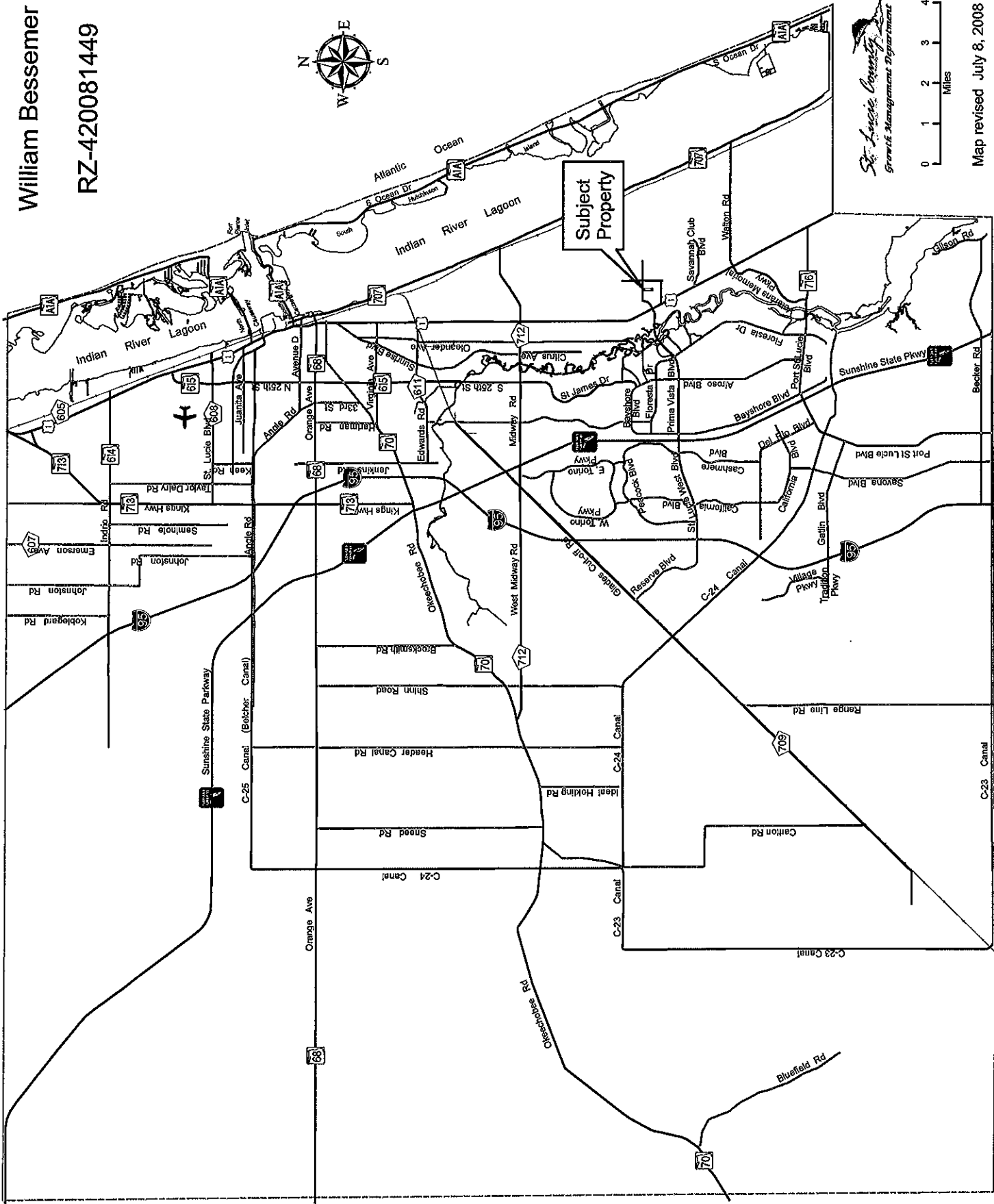
William Bessemer
RZ-420081449



St. Lucie Property
Graphic Management Department



Map revised July 8, 2008



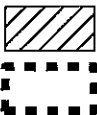
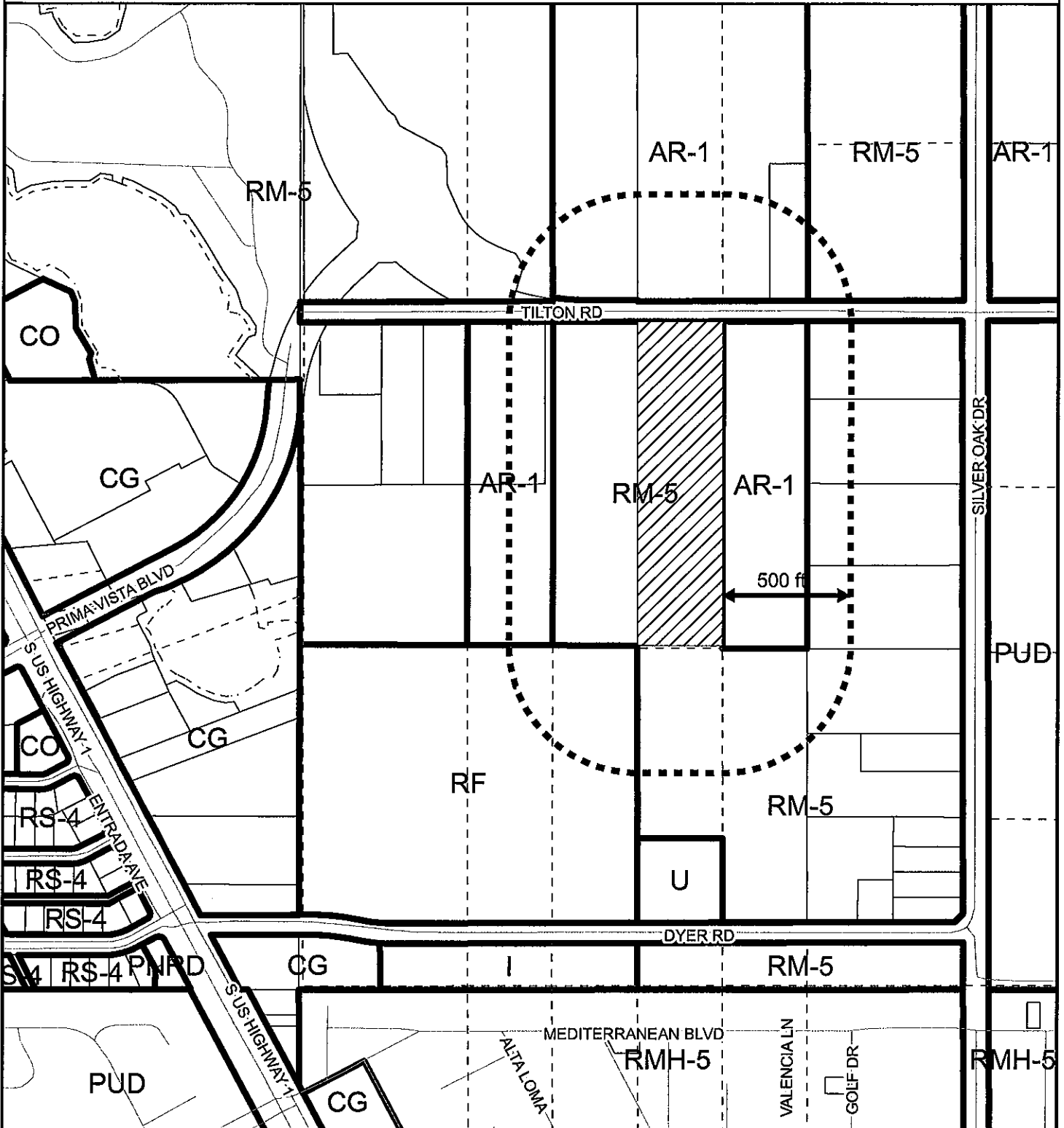
Indian River County

Okeechobee County

Martin County

RZ-420081449

A petition of William Bessemer for a Change in Zoning from the RM-5 (Residential, Multiple Family - 5 du/acre) Zoning District to the AR-1 (Agricultural, Residential - 1 du/acre) Zoning District



Subject parcel

500' notification area

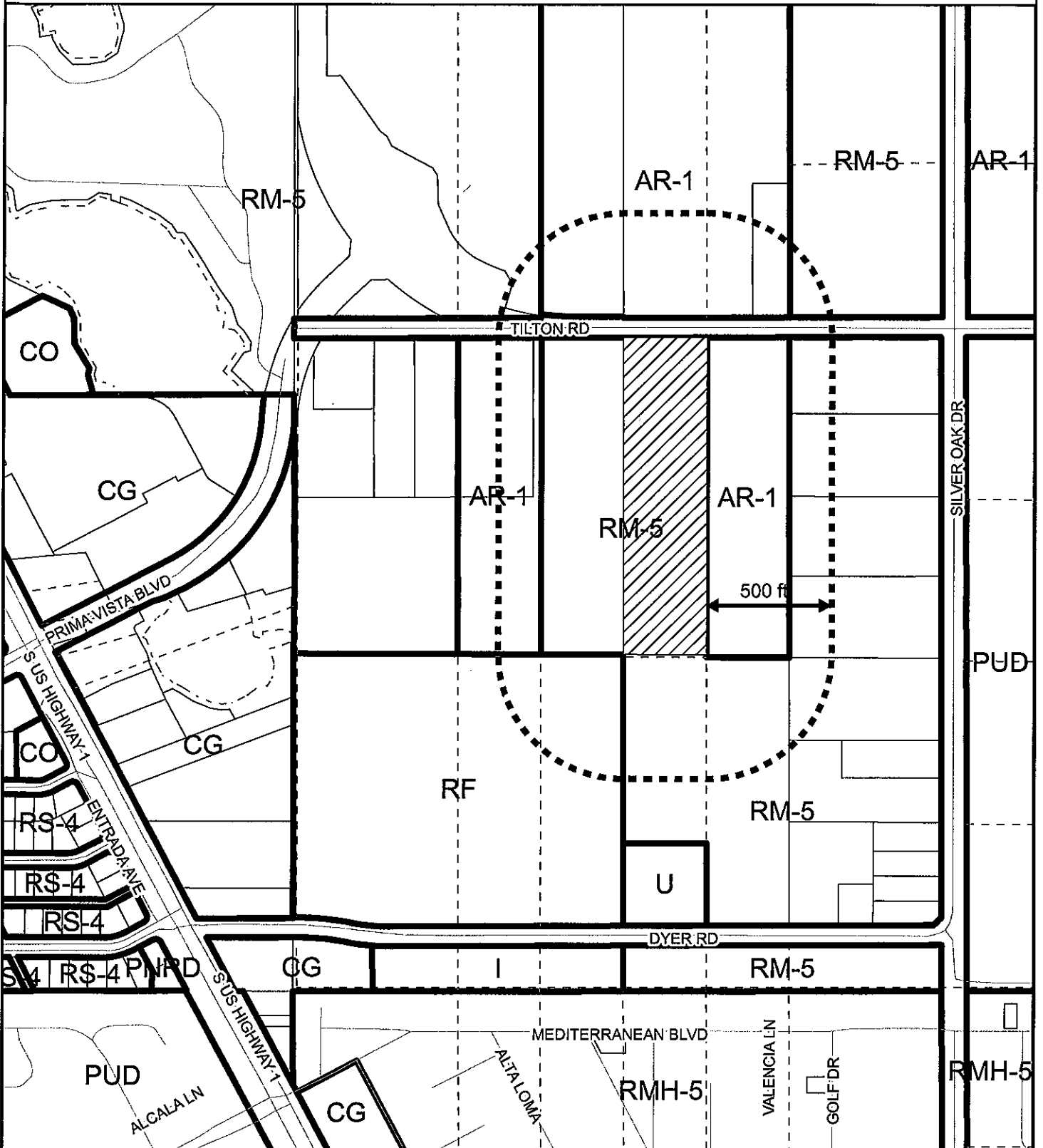
- AR-1 - Agricultural Residential (1 du/ac)
- CG - Commercial General
- CO - Commercial Office
- I - Institutional
- PNRD - Planned Non-Residential Development
- PUD - Planned Unit Development
- RF - Religious Facility
- RM-5 - Residential Multi Family (5 du/ac)
- RMH-5 - Residential Mobile Home
- RS-4 - Residential Single Family (4 du/ac)
- U - Utilities





Map prepared July 8, 2008



Petitioner: William K. Bessemer



-  Subject parcel
-  500' notification area

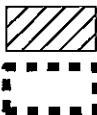
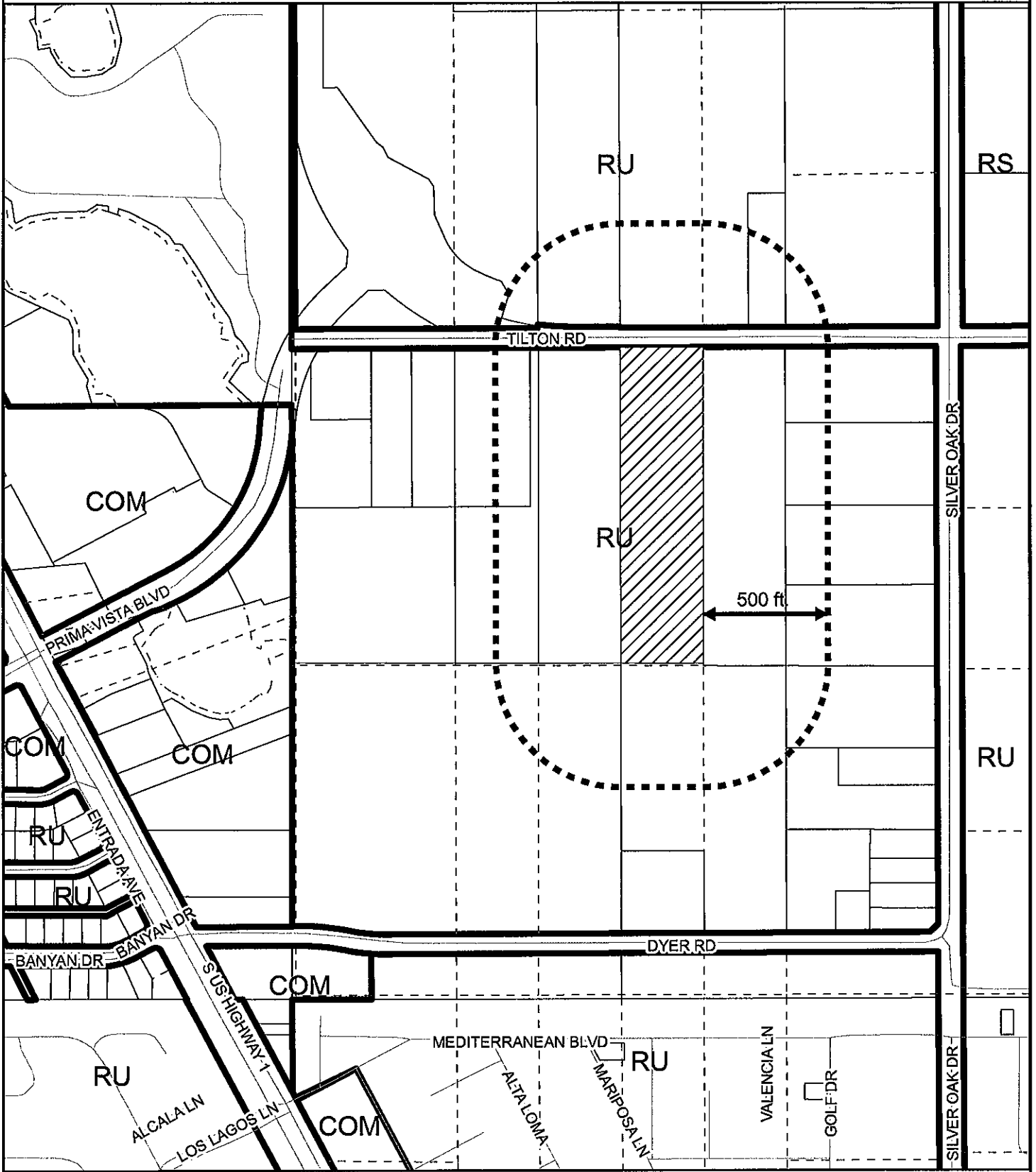
- AR-1 - Agricultural Residential (1 du/ac)
- CG - Commercial General
- CO - Commercial Office
- I - Institutional
- PNRD - Planned Non-Residential Development
- PUD - Planned Unit Development
- RF - Religious Facility
- RM-5 - Residential Multi Family (5 du/ac)
- RMH-5 - Residential Mobile Home
- RS-4 - Residential Single Family (4 du/ac)
- U - Utilities



Map prepared July 8, 2008



Petitioner: William K. Bessemer



Subject parcel

500' notification area

COM - Commercial
 RS - Residential Suburban (2 du/ac)
 RU - Residential Urban (5 du/ac)



Map prepared July 8, 2008





St. Lucie County
Concurrency Deferral Affidavit

Fee: \$25.00

I, WILLIAM K. BESSEMER, residing or doing business at 5561 NW THYER CIRCLE,
Name Street

PORT ST. LUCIE, FL, 34983, (772) 878-2704 have applied for a
City State Zip Phone

REZONING From St. Lucie County, Florida, for the following project:
Type of Development Order

N/A
Name of Proposed Development

I do hereby affirm that in connection with my application for the above project, I have elected to defer the certificate of capacity and reservation of capacity in public facilities for the above property until a later time, but no later than the application for a final development order for the same property.

I understand and acknowledge that the above listed property will be subject to the certificate of capacity before any final development order can be issued, and that St. Lucie County can make no guarantee that adequate public facilities will be available when I apply for the final development order.

I further acknowledge that according to Section 5.01.01 of the St. Lucie County Land Development Code, no final development approval can be granted until capacity in those facilities is available at that time. The issuance of a preliminary development order without a certificate of capacity creates no vested or other rights to develop the subject property.

Signed: W. Kim Bessemer Date: 3/21/08
Applicant

STATE OF FLORIDA, COUNTY OF St. Lucie

The foregoing instrument was acknowledged before me this 21st day of March, 2008, by
William K. Bessemer

Who is personally known to me or who has produced identification.



Kathryn H. Cowdrey
Signed - Notary Public

Kathryn H. Cowdrey
Type or Print Name of Notary

Commission Number

[Signature]
Witness

Patricia W. Warren
Witness

Office Use Only

Date Filed 4-1-08
 Review Fee \$500
 Concurrency Fee \$25

Receipt # 93507
 Receipt # 93506

SP Number # RZ-420081449
 Cert. Of Capacity # _____



CHANGE IN ZONING

RZ

St. Lucie County
Growth Management Department
 2300 Virginia Avenue
 Fort Pierce, FL 34982
 772-462-2822

RECEIVED
 2008 MAR 21 P 4:11 PM
 ST. LUCIE COUNTY
 GROWTH MANAGEMENT

Application for Change in Zoning
 (Does Not Include PUD, PNRD, or PMUD Zoning)

Directions

Please complete the requested information and submit all items to the St. Lucie County Growth Management Department, 2300 Virginia Avenue, Fort Pierce, FL 34982. The proper non-refundable application fee must accompany all applications. For assistance in submitting the application, please contact the Planning Division of the Growth Management Department.

Zoning Change Review Fees

Property Size	Review Fee	Re-Zoning with a Plan Amendment
Concurrency Deferral Affidavit	\$25.00	\$25.00
Less than 10 Acres	\$500.00	\$100.00 plus Plan Amendment fee*
More than 10 Acres	\$800.00	\$400.00 plus Plan Amendment fee*
* For information about the Comprehensive Plan Amendment process and applicable fees, see the application for Comprehensive Plan Amendment.		

Initial submission shall include the following:

1. One (1) original and twenty nine (29) copies of the completed rezoning application.
2. Two (2) copies of the property's deed.
3. Two (2) electronic copies of the property's legal description, write protected, **in Microsoft Word Format.**
4. Two (2) copies of the St. Lucie County Property Tax Map (Scale 1: 200) **with the property under petition highlighted.**
5. Thirty (30) copies of the boundary survey – **abstracted and dated within 12 months.**

Special Note:

Under the provisions of the St. Lucie County Land Development Code, a petition for a change in zoning is considered to be a **Preliminary Development Order**. Under the definition of Preliminary Development Order, and consistent with the County's concurrency regulations, St. Lucie County neither warrants nor represents, that there is sufficient infrastructure available to meet the expected needs of the property on which the change in zoning is sought. Further, pursuant to Section 5.01.01 (B)(3), St. Lucie County Land Development Code, a signed Concurrency Deferral Affidavit must accompany all applications for zoning changes and/or land use amendments, which acknowledges that no public facility capacity will be reserved for the subject property prior to the issuance of a Final Development Order. A determination of the availability of public facilities capacity is required prior to the issuance of such a Final Development Order. For additional information on concurrency, please contact the Growth Management Department.

All applications for change in zoning must be completed and filed with the Department before 4:30 PM each business day to meet applicable filing deadlines. For an application submission to be determined complete, all required materials must be present at the time of submission.

Project Information					
Applicant Information					
Name		William K. Bessemer			
Address		5561 NW Thyer Circle			
		Port St. Lucie, FL 34983			
Phone/Fax		772-878-2704 (Telephone)			
Location Proposed for Rezoning		East of US 1 and Prima Vista Blvd., located on the south side of Tilton Road: 1103 Tilton Road			
Property Tax ID Number(s):		3414-501-0704-000-3			
Legal Description - Must be on CD write protected, in Microsoft Word Format.		Included/Attached			
Section	23	Township	36S	Range	40E
Parcel Size	9.62	Acres		Square Feet	
Current Zoning Designation	RM-5	Proposed Zoning Designation	A6 -1	Land Use Classification	RU
Existing Use of Property		Vacant. A single-family residential structure previously, however the structure was severely damaged by the 2004 and 2005 hurricanes and destroyed by a fire in 2006.			
Is a Comprehensive Plan/Land Amendment Sought? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					

The following information you provide is very important in determining the outcome of your Rezoning request. It is required by the St. Lucie Land Development Code that appropriate findings be made to justify a Rezoning approval. Please use additional pages, if necessary, to justify your request.

1.) Describe the reason for the requested change in zoning:

See attached.

2.) Is the proposed rezoning in conflict with any portion of the St. Lucie County Land Development Code or the St. Lucie County Comprehensive Plan?

No.

3.) How is the proposed change in zoning compatible with the existing uses in the area?

See attached.

4.) How is the proposed change in zoning compatible with the Land Use designation on this property?

See attached.

5.) What conditions have changed in the immediate area that warrants consideration of this change in zoning?

See attached.

6.) What are the anticipated impacts of the proposed rezoning on the existing and future public facilities in this area?

See attached.

7.) What are the anticipated environmental impacts of the proposed rezoning? If no adverse impacts are anticipated, please explain why?

See attached.

8.) Will the proposed rezoning result in an orderly and logical development pattern? Please explain.

See attached.

**Application for Change in Zoning
(Bessemer Request)**

Justification Statement/Response

1. Describe the reason for the requested change in zoning.

The change in zoning is being requested in order to maintain the character of the neighbor and ensure that the present and future use continues as rural, large lot single family homes for the foreseeable future. The requested down zoning of the property will make the zoning consistent with the current uses for other properties in the immediate area.

2. Is the proposed rezoning in conflict with any portion of the St. Lucie County Land Development Code or the St. Lucie County Comprehensive Plan.

No. The land use classification currently on the property, RU, permits the requested AG-1 zoning.

3. How is the proposed change in zoning compatible with the existing uses in the area?

Rural, agricultural ranchette type developments and large lots are dominant in the area and this rezoning will ensure future consistency with development and use of properties in the immediate area as they currently exist.

4. How is the proposed change in zoning compatible with the Land Use designation on this property?

As stated above, the property has a land use designation of RU. The proposed AG-1 zoning classification is compatible with, and permitted in, the RU land use.

5. What conditions have changed in the immediate area that warrants consideration of this change in zoning?

It is the lack of change in the immediate area that warrants consideration of a change in zoning from RM-5 to AG-1. The proposed change in zoning will ensure that future development of the subject property will remain consistent with the general character of the immediate area.

6. What are the anticipated impacts of the proposed rezoning on the existing and future public facilities in this area?

Because the requested rezoning is a down zoning from RM-5 to AG-1, approval of the request will reduce potential impacts on existing and future public facilities in this area.

7. What are the anticipated environmental impacts on the proposed rezoning? If no adverse impacts are anticipated please explain why?

None. Rezoning the property from RM-5, an intense use of the property, to AG-1, a much less intense use, will reduce the potential for adverse environmental impacts on the property and surrounding areas.

8. Will the proposed rezoning result in an orderly and logical development pattern? Please explain.

Yes. Approval of the proposed rezoning request to AG-1 will ensure that future development of the property remains consistent with the existing uses of surrounding properties.

SPECIAL NOTICE

(PLEASE READ BEFORE SIGNING ACKNOWLEDGMENTS BELOW)

Submission of this application does not constitute the granting of approval. All appropriate requirements must be met prior to this project being presented for approval to the appropriate authority. St. Lucie County reserves the right to request additional information to ensure a complete review of this project.

ACKNOWLEDGMENTS

Applicant Information (Property Developer)

Name: WILLIAM K. BESSEMER
Address: 5561 NW THYER CIR
PORT ST LUCIE, FL 34983
Phone: (772) 878-2704 Fax: _____

Agent Information

Name: TYSON J. WATERS
Address: 145 NW CENTRAL PARK PLAZA, STE 200
PORT ST. LUCIE, FL 34986
Phone: (772) 873-5900 Fax: (772) 873-3116

Property Owner Information

This application will not be considered complete without the notarized signature of all property owners of record, which shall serve as an acknowledgment of the submission of this application for site plan approval. The property owner's signature below shall also serve as authorization for the above applicant or agent to act on behalf of said property owner.

[Signature]
Property Owner Signature

WILLIAM K. BESSEMER
Property Owner Name (Please Print)

Mailing Address: 5561 NW THYER CIR
PORT ST. LUCIE, FL 34983
Phone: (772) 878-2704

STATE OF FLORIDA
COUNTY OF St. Lucie

Only one party will be mailed the agenda package

Name and address of the party who will receive the agenda package.

The foregoing instrument was acknowledged before me this 21st day of March, 2008, by William K. Bessemer who is personally known to me or who has produced _____ as identification.

Name: _____
Address: _____
Phone: _____
Fax: _____
E-mail: _____

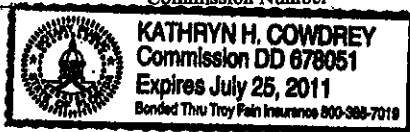
[Signature]
Signature of Notary

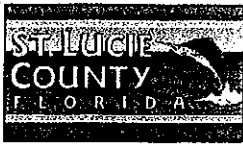
Kathryn H. Cowdrey
Type or Print Name of Notary

Notary Public Title

Commission Number

(Seal)





St. Lucie County
Concurrency Deferral Affidavit

Fee: \$25.00

I, WILLIAM K. BESSEMER, residing or doing business at 5561 NW THYER CIRCLE,
Name Street

PORT ST. LUCIE, FL, 34983, (772) 878-2704 have applied for a
City State Zip Phone

REZONING From St. Lucie County, Florida, for the following project:
Type of Development Order

N/A
Name of Proposed Development

I do hereby affirm that in connection with my application for the above project, I have elected to defer the certificate of capacity and reservation of capacity in public facilities for the above property until a later time, but no later than the application for a final development order for the same property.

I understand and acknowledge that the above listed property will be subject to the certificate of capacity before any final development order can be issued, and that St. Lucie County can make no guarantee that adequate public facilities will be available when I apply for the final development order.

I further acknowledge that according to Section 5.01.01 of the St. Lucie County Land Development Code, no final development approval can be granted until capacity in those facilities is available at that time. The issuance of a preliminary development order without a certificate of capacity creates no vested or other rights to develop the subject property.

Signed: [Signature] Date: 3/21/08
Applicant

STATE OF FLORIDA, COUNTY OF St. Lucie

The foregoing instrument was acknowledged before me this 21st day of March, 2008, by William K. Bessemer

Who is personally known to me or who has produced identification.



[Signature]
Signed - Notary Public

Kathryn H. Cowdrey
Type or Print Name of Notary

Commission Number

[Signature]
Witness

[Signature]
Witness

Legal Description
Bessemer Rezoning Request

Lot 4, less and except the South 10 feet and Road right of way, Block 3, St. Lucie Gardens, Section 23, Township 36 South, Range 40 East, according to the Plat thereof as recorded in Plat Book 1, Page 35 of the Public Records of St. Lucie County, Florida.

L. RM-5 RESIDENTIAL, MULTIPLE-FAMILY - 5

1. Purpose

The purpose of this district is to provide and protect an environment suitable for single-family, two-family, three-family, and multiple-family dwellings at a maximum density of five (5) dwelling units per gross acre, together with such other uses as may be necessary for and compatible with low and medium density residential surroundings. The number in "()" following each identified use corresponds to the SIC code reference described in Section 3.01.02(B). The number 999 applies to a use not defined under the SIC code but may be further defined in Section 2.00.00 of this code.

2. Permitted Uses

- a. Community residential homes subject to the provisions of Section 7.10.07. (999)
- b. Family day care homes. (999)
- c. Family residential homes provided that such homes shall not be located within a radius of one thousand (1000) feet of another existing such family residential home and provided that the sponsoring agency or the Department of Health and Rehabilitative Services (HRS) notifies the Board of County Commissioners at the time of home occupancy that the home is licensed by HRS. (999)
- d. Multiple-family dwellings (3 or more units) (999)
- e. Single-family detached dwellings. (999)
- f. Two-family dwellings. (999)

3. Lot Size Requirements

Lot size requirements shall be in accordance with Section 7.04.00.

4. Dimensional Regulations

Dimensional requirements shall be in accordance with Section 7.04.00.

5. Off-street Parking Requirements

Off-street parking requirements shall be in accordance with Section 7.06.00.

6. Landscaping Requirements

Landscaping requirements shall be in accordance with Section 7.09.00.

7. Conditional Uses

- a. Family residential homes located within a radius of one thousand (1000) feet of another such family residential home. (999)
- b. Telecommunication towers - subject to the standards of Section 7.10.23 (999)

8. Accessory Uses

Accessory uses are subject to the requirements of Section 8.00.00.

E. AR-1 AGRICULTURAL, RESIDENTIAL - 1

1. Purpose

The purpose of this district is to provide and protect an environment suitable for single-family dwellings at a maximum density of one (1) dwelling unit per gross acre, together with such other uses as may be necessary for and compatible with very low density rural residential surroundings. The number in "()" following each identified use corresponds to the SIC code reference described in Section 3.01.02(B). The number 999 applies to a use not defined under the SIC code but may be further defined in Section 2.00.00 of this code.

2. Permitted Uses

- a. Family day care homes. (999)
- b. Family residential homes provided that such homes shall not be located within a radius of one thousand (1000) feet of another existing such family residential home and provided that the sponsoring agency or Department of Health and Rehabilitative Services (HRS) notifies the Board of County Commissioners at the time of home occupancy that the home is licensed by HRS. (999)
- c. Single-family detached dwellings. (999)

3. Lot Size Requirements

Lot size requirements shall be in accordance with Table 1 in Section 7.04.00.

4. Dimensional Regulations

Dimensional requirements shall be in accordance with Table 1 in Section 7.04.00.

5. Off-street Parking Requirements

Off-street parking requirements shall be in accordance with Section 7.06.00.

6. Conditional Uses

- a. Crop services (072)
- b. Family residential homes located within a radius of one thousand (1000) feet of another such family residential home. (999)
- c. Industrial wastewater disposal. (999)
- d. Kennels - completely enclosed. (0752)
- e. Landscaping & horticultural services (076)
- f. Retail:
 - (1) Fruits and Vegetables. (543)
- g. Riding stables. (7999)
- h. Veterinary services. (074)
- i. Telecommunication towers - subject to the standards of Section 7.10.23 (999)

7. Accessory Uses

Accessory uses are subject to the requirements of Section 8.00.00, and include the following:

- a. Agriculture (farms and ranches accessory to single-family detached dwelling). (01/02)

- b. **Animals, subject to the requirements of Section 7.10.03. (999)**
- c. **Guest house subject to the requirements of Section 7.10.04. (999)**
- d. **Mobile Home subject to the requirements of Section 7.10.05. (999)**
- e. **Retail and wholesale trade - subordinate to the primary authorized use or activity.**



Sign Up Request

Date Sent: 07-07-08

Attention: James Beams

Sign #

Sign to be installed by Sign Technicians before: 07-25-08

OR

Sign to be ready for pick up before:

Please return signed and dated original to Deanna Givens (ext. 6426) at Growth Management. Thank you.

St. Lucie County
Affidavit of Public Notice

I, _____, do hereby certify that as Agent for the St. Lucie County Board of Commissioners on the following described property:

EAST OF US 1 AND PRIMA VISTA BLVD., AND SOUTH SIDE OF TILTON ROAD AT 1103 TILTON ROAD IN ST. LUCIE COUNTY, FLORIDA.

I did on _____, 2007 erect in a conspicuous place on this property the following notice:

PUBLIC NOTICE

Public Hearing for Application of **William Bessemer** for an **Amendment to the Official Zoning Atlas** to change the zoning from the RM-5 (Residential, Multiple Family – 5 du/acre) Zoning District to the AR-1 (Agriculture, Residential – 1 du/acre) Zoning District to be held in the County Administration Building, 2300 Virginia Avenue, Fort Pierce, on **Thursday, August 21, 2008 @ 6:00 PM** before the Planning and Zoning Commission and on **Tuesday, October 7, 2008 @ 6:00 PM** before the Board of County Commissioners.

PETITIONS ARE AVAILABLE AT THE FRONT DESK IN THE PLANNING DIVISION.

Signature

Date

PUBLIC NOTICE

Public Hearing for Application of William Bessemer for a Change in Zoning from the RM-5 (Residential, Multiple Family - 5 du/acre) Zoning District to the AR-1 (Agriculture, Residential - 1 du/acre) Zoning District to be held in the County Administration Building, 2300 Virginia Avenue, Fort Pierce, on Thursday, August 21, 2008 @ 6:00 PM before the Planning and Zoning Commission and on Tuesday, October 7, 2008 @ 6:00 PM before the Board of County Commissioners.

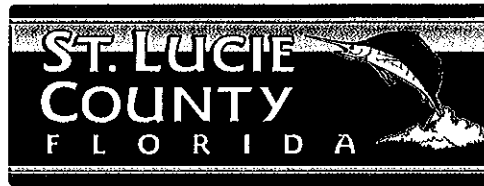


APPLICANTS ARE INVITED FOR REVIEW IN THE ECONOMIC DEVELOPMENT DIVISION

APO listing for William K. Bessemer, RZ-420081449
 Queried from Property Appraiser 2007 ad valorem tax roll and current owner data as of July 2, 2008. List prepared July 7, 2008.

Parcel ID	TaxRollOwner1	TaxRollOwner2	Address	City	State	ZipCode
341450107150003	Salvatore Coppola	Hoby Shapiro	77 Gazza Blvd	East Farmingdale	NY	11735
341450107130009	Marion P Broome		2617 SE Gowin Dr	Port St Lucie	FL	34952-5577
341450107021505	Chau-Minh T. Luong	Chi H T Nguyen	9107 Memorial Grove Dr	Spring	TX	77379
341450107010002	Carol S Odom (TR)		2930 NW 87th Ter	Coral Springs	FL	33065
341450106150002	Dent Properties Lic		PO Box 29462	Greensboro	NC	27429
341450106140005	Michael Provencher	Deborah S Kane	1100 Tilton Rd	Port St Lucie	FL	34952-2876
341450107011508	Norman R Cummins		7415 Silver Oak Dr	Port St Lucie	FL	34952-2880
341450107020009	Norman Cummins		7415 Silver Oak Dr	Port St Lucie	FL	34952-2880
341450107060100	Christina M Lapi		1003 Tilton Rd	Port St Lucie	FL	34952
341450107050000	Lennard Property Investors LLC		Box 275 177 N Fed Hwy	Tequesta	FL	33469
341450107060007	Peter Lapi	Donna M Lapi	1021 Tilton Rd	Port St Lucie	FL	34952
341450107054509	Calvary Assembly of God		2250 SE Walton Rd	Port St Lucie	FL	34952
341450107040003	William K Bessemer		5561 NW Thyer Cir	Port St Lucie	FL	34983
341450107030006	George Stonebraker	Geraldine Stonebraker	1225 Tilton Rd	Port St Lucie	FL	34952-2875
341450107151509	John W Phillips		7635 Silver Oak Dr	Port St Lucie	FL	34952-2880
341450106040002	Pattie J Kane		2500 N Powerline Rd	Pompano Beach	FL	33069
341450106120001	Raymond N Roddy		1050 Tilton Rd	Port St Lucie	FL	34952
341450106081506	Dybra PSL Development LLCs		2300 Lee Rd	Winter Park	FL	32789
341450106090007	St. Lucie County		2300 Virginia Ave	Fort Pierce	FL	34982
Applicant	William K Bessemer		5561 NW Thyer Cir	Port St Lucie	FL	34983
Agent	Tyson J. Waters		145 NW Central Park Plaza, Ste. 200	Port St Lucie	FL	34986
<i>Changed ownership since 2007 tax roll</i>						
341450107150003	Salvatore Coppola	Hoby Shapiro	47 Pheasant Ln	Woodbury	NY	11797
341450107130009	Edward M Walko	Rodney Hopkins	1690 Cody Ln	Fort Pierce	FL	34945

**BOARD OF
COUNTY
COMMISSIONERS**



**GROWTH
MANAGEMENT**

July 29, 2008

Joe Smith
1800 Anywhere DR.
Anywhere, FL 34982

William Bessemer RZ 420081449

In accordance with the St. Lucie County Land Development Code, you are hereby advised that **William K. Bessemer** presented a petition to St. Lucie County for an Amendment to the Official Zoning Atlas to change the zoning from the RM-5 (Residential, Multiple Family – 5 du/acre) Zoning District to the AR-1 (Agricultural, Residential – 1 du/acre) Zoning District for the following described property:

Location: East of US 1 and Prima Vista Blvd., and on the South side of Tilton Road at 1103 Tilton Road in St. Lucie County, Florida.

Legal Description:

LOT 4, LESS AND EXCEPT THE SOUTH 10 FEET AND ROAD RIGHT-OF-WAY, BLOCK 3, ST. LUCIE GARDENS, SECTION 23, TOWNSHIP 36 SOUTH, RANGE 40 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 35 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

The Planning and Zoning Commission *public hearing on the petition will be held at 6:00 P.M., or as soon thereafter as possible, on Thursday, August 21, 2008, County Commissioner's Chambers, St. Lucie County Administration Annex Building, 2300 Virginia Avenue, Fort Pierce, Florida.* All interested persons will be given an opportunity to be heard at that time. Written comments received in advance of the public hearing will also be considered. The County Planning Division should receive written comments to the Board of County Commissioners at least 3 days prior to a scheduled hearing.

County policy strongly encourages your input and comment at the public hearing of this matter before the Planning and Zoning Commission and County Commission, rather than by contact outside of the scheduled public hearing(s). We encourage you to speak at these public hearings, or provide written comments for the record.

The proceedings of the Planning and Zoning Commission are electronically recorded. If a person decides to appeal any decision made by the Planning and Zoning Commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings. For such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Upon the request of any party to the proceeding, individuals testifying during a hearing will be sworn in. Any party to the proceeding will be granted an opportunity to cross-examine any individual testifying during a hearing upon request. If it becomes necessary, a public hearing may be continued to a date-certain.

Anyone with a disability requiring accommodation to attend this meeting should contact the St. Lucie County Community Services Director at least forty-eight (48) hours prior to the meeting at (772) 462-1777 or T.D.D. (772) 462-1428.

If you no longer own property adjacent to the above-described parcel, please forward this notice to the new owner. Please call (772) 462-2822 or e-mail to ansara@stlucicco.gov if you have any questions, and refer to the project name and number listed above.

Sincerely,
ST. LUCIE COUNTY PLANNING AND ZONING COMMISSION

/S/ SUSAN CARON, CHAIRMAN

Form No. 07-12

JOSEPH E. SMITH, District No. 1 • DOUG COWARD, District No. 2 • PAULA A. LEWIS, District No. 3 • CHARLES GRANDE, District No. 4
• CHRIS CRAFT, District No. 5

County Administrator - Douglas M. Anderson Website: www.co.st-lucie.fl.us
2300 Virginia Avenue - Fort Pierce, FL. 34982-5652

Administration: (772) 462-1590 Planning: (772) 462-2822 GIS/Technical Services: (772) 462-2822 FAX: (772) 462-1581
Economic Development: (772) 462-1550 FAX: (772) 462-1579 Tourist Development: (772) 462-1535 1(800) 344-TGIF FAX: (772) 462-2132

**ST. LUCIE COUNTY PLANNING
AND ZONING COMMISSION
PUBLIC HEARING AGENDA
August 21, 2008**

**NOTICE OF PROPOSED
ZONING DISTRICT CHANGE**

The St. Lucie County Planning and Zoning Commission is scheduled to review and make recommendations regarding the following item petitioned by the applicant for adoption by the Board of County Commissioners of St. Lucie County, Florida, by resolution.

RESOLUTION NO. 08-184

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. LUCIE COUNTY GRANTING APPROVAL OF AN AMENDMENT TO THE OFFICIAL ZONING ATLAS TO CHANGE THE ZONING FROM THE RM-5 (RESIDENTIAL, MULTIPLE FAMILY - 5DU/ACRE) ZONING DISTRICT TO THE AR-1 (AGRICULTURAL, RESIDENTIAL - 1DU/ACRE) ZONING DISTRICT FOR A PARCEL LOCATED EAST OF US 1 AND PRIMA VISTA BLVD., AND ON THE SOUTH SIDE OF TILTON ROAD AT 1103 TILTON ROAD SITUATE IN ST. LUCIE COUNTY, FLORIDA.

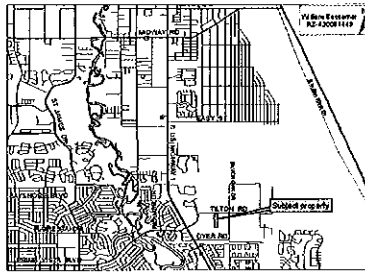
APPLICANT: William K. Bessemer

FILE NUMBER: RZ 420081449

LEGAL DESCRIPTION: LOT 4, LESS AND EXCEPT THE SOUTH 10 FEET AND ROAD RIGHT-OF-WAY, BLOCK 3, ST. LUCIE GARDENS, SECTION 23, TOWNSHIP 36 SOUTH, RANGE 40 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 35 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LOCATION: EAST OF US 1 AND PRIMA VISTA BLVD., AND ON THE SOUTH SIDE OF TILTON ROAD AT 1103 TILTON ROAD IN ST. LUCIE COUNTY, FLORIDA.

PURPOSE: The purpose of the rezoning is to maintain the character of the neighborhood and to ensure the present and future use continues rural with large lot single family homes for the foreseeable future.



The Planning and Zoning Commission PUBLIC HEARING on this item will be held in the Commission Chambers, Roger Poitras Annex, 3rd Floor, St. Lucie County Administration Building, 2300 Virginia Avenue, Fort Pierce, Florida on Thursday, August 21, 2008, beginning at 6:00 P.M. or as soon thereafter as possible.

All interested persons will be given an opportunity to be heard. Written comments received in advance of the public hearing will also be considered. Written comments to the Planning and Zoning Commission should be received by the Growth Management Department - Planning Division at least 3 days prior to the scheduled hearing. The petition file is available for review at the Growth Management Department offices located at 2300 Virginia Avenue, 2nd Floor, Fort Pierce, Florida, during regular business hours. Please call 772/462-2822 or TDD 772/462-1428 if you have any questions or require additional information.

The St. Lucie County Planning and Zoning Commission has the power to review and recommend to the St. Lucie County Board of County Commissioners, for approval or disapproval, any applications within their area of responsibility.

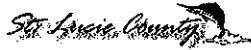
The proceedings of the Planning and Zoning Commission are electronically recorded. PURSUANT TO Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the Planning and Zoning Commission with respect to any matter considered at a meeting or hearing, he or she will need a record of the proceedings. For such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Upon the request of any party to the proceeding, individuals testifying during a hearing will be sworn in. Any party to the proceeding will be granted an opportunity to cross-examine any individual testifying during a hearing upon request. If it becomes necessary, a public hearing may be continued to a date certain.

Anyone with a disability requiring accommodation to attend this meeting should contact the St. Lucie County Community Services Director at least forty-eight (48) hours prior to the meeting at 772/462-1777 or T.D.D. 772/462-1428.

From: Chris Newman
To: Ansar, Aneela
Date: 6/25/2008 11:43 AM
Subject: Fwd: William Bessemer - foreclosure and bankruptcy
Attachments: William Bessemer - foreclosure and bankruptcy

CC: Smith, Katherine
No foreclosure or bankruptcy for this one.

Chris Newman
Legal Secretary
County Attorney's Office
(772) 462-1441



Property Information

PROPERTY INFORMATION

- Generate New Suffix for Supervisors Onl

Add Property >>

Parcel #	3414-501-0704-000/3	00000001	Map #	34/23S	Lot Size	0.00					
Subdivision	St Lucie Gardens S/D		Plat Book	0	Plat Page	0					
Jurisdiction	St. Lucie County		OR Book	0423	OR Page	0693					
Section	23	Township	36S	Range	40	Lot #	4	Block	3	DOR	0100
Flood Zone	A		Minimum Flood Elevation	18.86		Flood Map	Panel 283 of 410				
Historic	<input type="checkbox"/>		# of Comments	3	# of Building Permits	4	# of Code Cases	0	# of Zoning Certificates	0	
Utility Type	Well		Utility Numbr		Sewer Type	Septic	Sewer Numbr	833384			
Legal Description	1 ST LUCIE GARDENS 23 36 40 BLK 3 LOT 4-LESS S 10 FT AND LESS RD RW- (9.62 AC) (MAP 34/23S) (OR 423-693)										

PROPERTY ADDRESS INFORMATION

Add Address >>

1103 TILTON RD	Address	Number	1103	Dir		Street Name	TILTON	Type	RD	Unit/Bld/Pro	
	City / State / Zip	PORT ST LUCIE		FL	34952						
	Zoning	RM-5 Residential, Multiple Family - 5									
	Future Land Use	RU Residential Urban									

PROPERTY OWNER INFORMATION

Add Owner >>

William K Bessemer	Name	William K	Bessemer	Phone #	(772) 878-2704	
	Address 1	5561 NW THYER CIRCLE			Fax #	() -
	Address 2					
	City / State / Zip	Port St Lucie		FL	34983	

COMMENTS

Add Comment >>

06/12/2006	Date Entere	Reported By	Paula Bushby	Status	Active
06/12/2006	FIRE DAMAGE REPORT IN FILE. HOUSE COMPLETELY BURNED TO THE GROUND.				
06/22/2006					
06/05/2008					

ADDITIONAL INFORMATION

Open Building Permits Binder >>

Building Permits	Type	Status	Job Address
9501067	PP	FIN	1103 TILTON RD
98070136	VP	Fin	1103 TILTON RD
0605-0599	BP	VOI	1103 TILTON RD
0803-0272	BR	ISS	1103 TILTON RD



Property Information

PROPERTY INFORMATION

- Generate New Suffix for Supervisors Onl

Add Property >>

Parcel #	3414-501-0704-000/3	00000001	Map #	34/23S	Lot Size	0.00						
Subdivision	St Lucie Gardens S/D		Plat Book	0	Plat Page	0						
Jurisdiction	St. Lucie County		OR Book	0423	OR Page	0693						
Section	23	Township	36S	Range	40	Lot #	4	Block	3	DOR	0100	
Flood Zone	A		Minimum Flood Elevation	18.86		Flood Map	Panel 283 of 410					
Historic	<input type="checkbox"/>		# of Comments	3	# of Building Permits	4	# of Code Cases	0	# of Zoning Certificates	0		
Utility Type	Well		Utility Numbr		Sewer Type	Septic		Sewer Numbr	833384			
	1	Legal Description	ST LUCIE GARDENS 23 36 40 BLK 3 LOT 4-LESS S 10 FT AND LESS RD RAW-(9.62 AC) (MAP 34/23S) (OR 423-693)									

PROPERTY ADDRESS INFORMATION

Add Address >>

1103 TILTON RD	Number	Dir	Street Name	Type	Unit/Bld/Pro	
	Address	1103		TILTON	RD	
	City / State / Zip	PORT ST LUCIE		FL	34952	
	Zoning	RM-5	Residential, Multiple Family - 5			
	Future Land Use	RU	Residential Urban			

PROPERTY OWNER INFORMATION

Add Owner >>

William K Bessemer	Name	William K	Bessemer	Phone #	(772) 878-2704	
	Address 1	5561 NW THYER CIRCLE			Fax #	() -
	Address 2					
	City / State / Zip	Port St Lucie		FL	34983	

COMMENTS

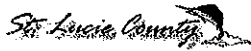
Add Comment >>

06/05/2008	Date Entere	Reported By	Diane Flanigen	Status	Active
06/12/2006		VEG PERMIT #20080503			
06/22/2006					
06/05/2008					

ADDITIONAL INFORMATION

Open Building Permits Binder >>

Building Permits	Type	Status	Job Address
9501067	PP	FIN	1103 TILTON RD
98070136	VP	Fin	1103 TILTON RD
0605-0599	BP	VOI	1103 TILTON RD
0803-0272	BR	ISS	1103 TILTON RD



Property Information

PROPERTY INFORMATION

- Generate New Suffix for Supervisors Onl

Add Property >>

Parcel #	3414-501-0704-000/3	00000001	Map #	34/23S	Lot Size	0.00					
Subdivision	St Lucie Gardens S/D		Plat Book	0	Plat Page	0					
Jurisdiction	St. Lucie County		OR Book	0423	OR Page	0693					
Section	23	Township	36S	Range	40	Lot #	4	Block	3	DOR	0100
Flood Zone	A		Minimum Flood Elevation	18.86		Flood Map	Panel 283 of 410				
Historic	<input type="checkbox"/>		# of Comments	3	# of Building Permits	4	# of Code Cases	0	# of Zoning Certificates	0	
Utility Type	Well		Utility Numbr		Sewer Type	Septic		Sewer Numbr	833384		
1	Legal Description		ST LUCIE GARDENS 23 36 40 BLK 3 LOT 4-LESS S 10 FT AND LESS RD R/W- (9.62 AC) (MAP 34/23S) (OR 423-693)								

PROPERTY ADDRESS INFORMATION

Add Address >>

1103 TILTON RD	Number	Dir	Street Name	Type	Unit/Bld/Pro
	Address	1103	TILTON	RD	
	City / State / Zip	PORT ST LUCIE		FL	34952
	Zoning	RM-5	Residential, Multiple Family - 5		
	Future Land Use	RU	Residential Urban		

PROPERTY OWNER INFORMATION

Add Owner >>

William K Bessemer	Name	William K	Bessemer	Phone #	(772) 878-2704	
	Address 1	5561 NW THYER CIRCLE			Fax #	() -
	Address 2					
	City / State / Zip	Port St Lucie		FL	34983	

COMMENTS

Add Comment >>

06/22/2006	Date Entere	Reported By	Paula Bushby	Status	Active
06/12/2006					
06/22/2006					
06/05/2008					
Approval has been given for a Class A Mobile Home on this lot. The Resolution No 06-050 is with Laurie Ivey. When the permit comes in, please give it to Laurie. 6/22/06 P.Bushby					

ADDITIONAL INFORMATION

Open Building Permits Binder >>

Building Permits	Type	Status	Job Address
9501067	PP	FIN	1103 TILTON RD
98070136	VP	Fin	1103 TILTON RD
0605-0599	BP	VOI	1103 TILTON RD
0803-0272	BR	ISS	1103 TILTON RD

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45

RESOLUTION NO. 06-050

FILE NO.: MH-06-001

A RESOLUTION DEFINING A CLASS "A" MOBILE HOME AS A SINGLE-FAMILY DETACHED DWELLING UNIT IN THE RM-5 (RESIDENTIAL, MULTIPLE-FAMILY - 5 DU/ACRE) ZONING DISTRICT

WHEREAS, the Board of County Commissioners of St. Lucie County, Florida, based on the testimony and evidence, including but not limited to the staff report, has made the following determinations:

1. Mr. and Mrs. William K. Bessemer presented a petition to define a 30.25 foot by 76 foot Fleetwood Class "A" Mobile Home as a Detached Single-Family Dwelling Unit in the RM-5 (Residential, Multiple-Family - 5 du/acre) Zoning District for the property described below.
2. On April 18, 2006, this Board held a public hearing on the petition, after publishing a notice of such hearing and notifying by mail all owners of property within 500 feet of the subject property.
3. The Class "A" Mobile Home determination is consistent with all elements of the St. Lucie County Comprehensive Plan and has satisfied the standards of review set forth in Section 11.05.02(D) of the St. Lucie County Land Development Code.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of St. Lucie County, Florida:

A. The St. Lucie County Board of County Commissioners has determined that the request of Mr. and Mrs. William K. Bessemer to Define a 30.25 foot by 76 foot Class "A" Mobile Home as a Detached Single-Family Dwelling Unit to be located the following described property:

ALL OF LOT 4, LESS AND EXCEPT THE SOUTH 10 FEET AND ROAD RIGHT OF WAY, BLOCK 3, ST. LUCIE GARDENS, SECTION 23, TOWNSHIP 36 SOUTH, RANGE 40 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 35, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

(LOT AREA: 419,100 SQUARE FEET; 9.62 ACRES)

(TAX ID#: 3414-501-0704-000/3)

(LOCATION: 1103 TILTON ROAD, PORT ST. LUCIE, FLORIDA.)

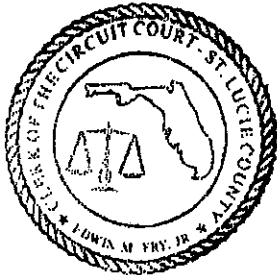
1 is consistent with the requirements of Section 11.05.02(D) of the St. Lucie County Land
2 Development Code, and is hereby approved. The General Location Map and Area Subject to the
3 Class "A" Mobile Home Permit are attached as Exhibit "A".

4
5 B. A copy of this resolution shall be placed on file with the St. Lucie County Growth
6 Management Director.

7
8 After motion and second, the vote on this resolution was as follows:

9
10 Chairman Doug Coward AYE
11 Vice-Chairman Chris Craft AYE
12 Commissioner Paula A. Lewis AYE
13 Commissioner Joseph E. Smith AYE
14 Commissioner Frannie Hutchinson AYE
15
16
17
18
19
20

21
22 **PASSED AND DULY ADOPTED** This 18th Day of April 2006.



34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49

BOARD OF COUNTY COMMISSIONERS
ST. LUCIE COUNTY, FLORIDA

BY


Chairman

ATTEST:

APPROVED AS TO FORM
AND CORRECTNESS:


Deputy Clerk

County Attorney

ar
H:\Development Projects 2006\Mobile Home\Bessemer, William K\BOCC\Bessemer RES.doc

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15

Exhibit A

Maps

- General Location Map
- Area Subject to the Class "A" Mobile Home Permit

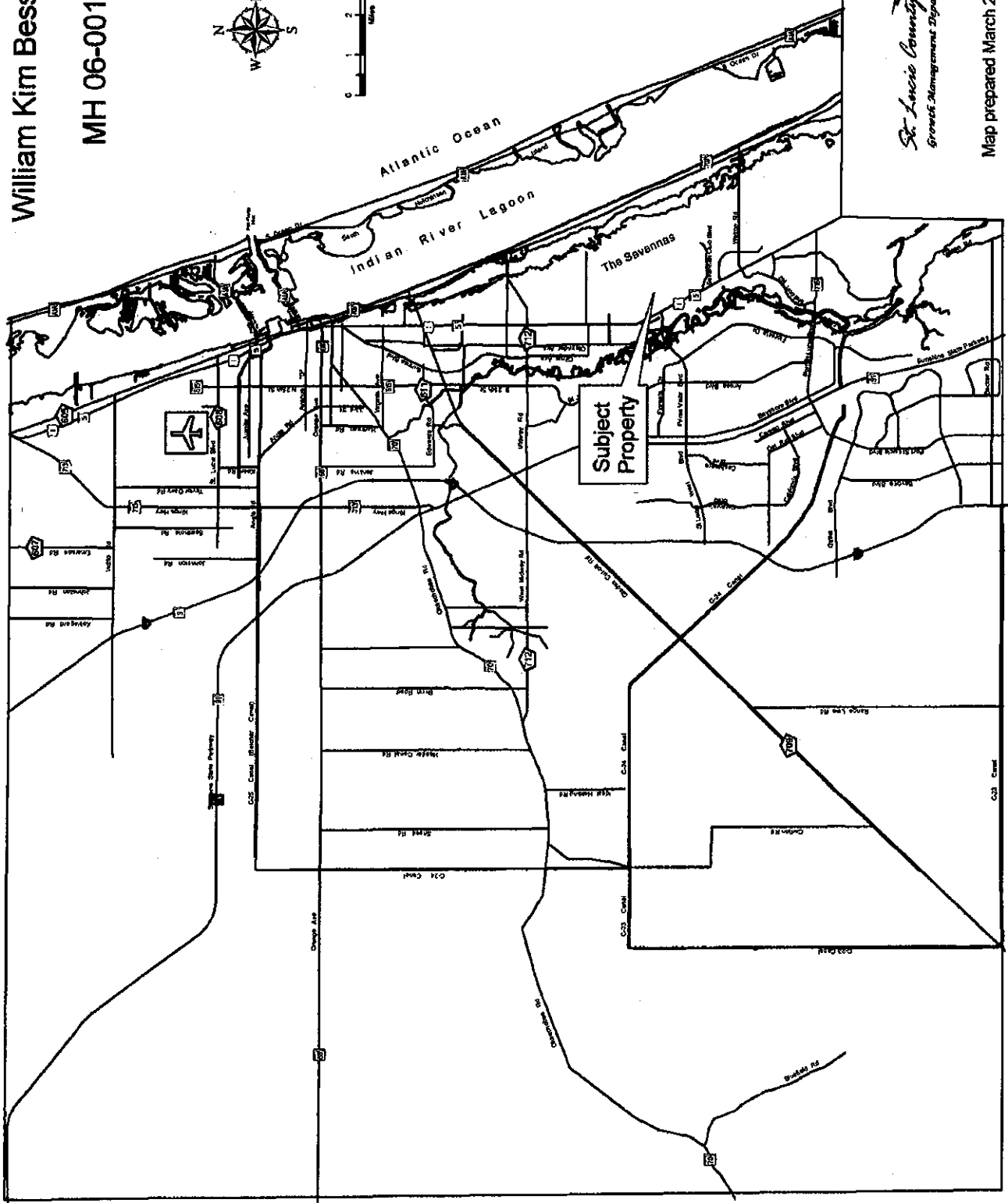
William Kim Bessemer

MH 06-001



St. Lucie County
Green Management Department

Map prepared March 22, 2006



Indian River County

Okeechobee County

Martin County

A petition of William Kim Bessemer for a Class "A" Mobile Home to be defined as a Single-Family Residential Detached Dwelling Unit in the RM-5 (Residential, Multiple-Family -5) Zoning District



MH 06-001

Legend

 Subject property

St. Lucie County
Growth Management Department

Map prepared March 22, 2006

