

GROWTH MANAGEMENT DEPARTMENT
PLANNING

MEMORANDUM

TO: Board of County Commissioners

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

FROM: Aneela Ansar, Senior Planner *aa*

DATE: December 1, 2008

SUBJECT: Addendum to Public Hearing Agenda Item VII-F

Abdul Raof Shadani presented a petition for an amendment to the Official Zoning Atlas to change the zoning from the RF (Religious Facility) Zoning District and the RS-3 (Residential, Single Family – 3 du/ acre) Zoning District to the PNRD (Planned Non-Residential Development) Zoning District and for Preliminary/Final PNRD Site Plan approval to be known as the "Fort Pierce Mosque."

The Rezoning application requires notices to be sent to property owners within a 500 foot radius. The mail notices for the December 2, 2008 Board of County Commissioners Meeting was mailed on November 17, 2008. Please find attached copy of mailing list of Adjoining Property Owners (APO), copy of the advertisement for December 2, 2008 Board of County Commissioners Meeting and October 16, 2008 Planning and Zoning Commission agenda packet.

Please let me know if you have any questions.

APO listing for Fort Pierce Mosque, PNRD-820071310
 Queried from Property Appraiser 2007 ad valorem tax roll data and current data as of Sept 9, 2008. List prepared Sep 11, 2008.

Parcel ID	TaxRollOwner1	TaxRollOwner2	Address	City	State	ZipCode
1	243350200110007	Benjamin J Epperson	Ruth M Epperson	8340 Greensboro Dr #417	McLean	VA 22102
2	243350200120004	David R Varn	Laura R Benalcazar	1817 Hazelwood Dr	Fort Pierce	FL 34982
3	243350200020001	David T Slover	Lisa A Slover	677 NE Little Kayak Pt	Port St Lucie	FL 34983
4	243350200470008	Michael W Pride	23 Harbour Isle Dr W Unit 301	Fort Pierce	FL 34949	
5	243350200190003	Shane P Kelly	Mary E Kelly	3708 Tanager Pl	Fort Pierce	FL 34982
6	243350200050002	Robert C Brewer	Patricia K Brewer	3702 Promenade Way	Fort Pierce	FL 34982-8910
7	243350200200003	Brian Gibson	Alexis Kubes-Gibson	4450 Carmose Ln	West Palm Beach	FL 33417
8	243350200060009	Liaquddin Shaikh	Ruksana Shaikh	3706 Promenade Way	Fort Pierce	FL 34982
9	243350200210000	Frank Blandino	Frank M Blandino	900 Egret Ave	Fort Pierce	FL 34982-8323
10	242870200520004	Ronald J Dilallo	3512 Sunrise Blvd	Fort Pierce	FL 34982	
11	242870200530001	Sarah H Higgs (LF EST)	Saralyn H Zumbrum	3518 Roselawn Blvd	Fort Pierce	FL 34982-8406
12	242870200540008	Sarah H Higgs (LF EST)	Saralyn H Zumbrum	3518 Roselawn Blvd	Fort Pierce	FL 34982-8406
13	242870200150003	Bonnie D Lucas	3516 Roselawn Blvd	Fort Pierce	FL 34982-8406	
14	242870200240009	Edwin S Cashwell	Patricia L Cashwell	1610 Bell Ave	Fort Pierce	FL 34982-6551
15	243321100010001	John S Park	% American Heritage Title	10878 S Hwy 1	Port St Lucie	FL 32905
16	243350200180006	Ardell Dianne Frye	Loretta D Fry	3704 Tanager Pl	Fort Pierce	FL 34982
17	243350200080003	Edwin M Fry Jr	1816 Hazelwood Dr	Fort Pierce	FL 34982-6579	
18	242870100130006	Angelina Bergeron	1950 Bell Ave	Fort Pierce	FL 34982-6547	
19	242870200140006	Richard Hughes	Deborah L Allison	3514 Roselawn Blvd	Fort Pierce	FL 34982-8406
20	242870200170007	Sherry H Nalley	3520 Roselawn Blvd	Fort Pierce	FL 34982	
21	242870200220005	Dale G Walker	1630 Bell Ave	Fort Pierce	FL 34982-6551	
22	242870200210008	Jean M Woodard	1640 Bell Ave	Fort Pierce	FL 34982-6551	
23	242870200200001	Aaron J Simmons	Lisa M Simmons	1650 Bell Ave	Fort Pierce	FL 34982
24	243350200220007	Angel Cox	3720 Tanager Pl	Fort Pierce	FL 34982	
25	243350200160002	David G Willbur Jr (TR)	3703 Tanager Pl	Fort Pierce	FL 34982-5919	
26	243350200460001	Anthony Carraway	3703 Promenade Way	Fort Pierce	FL 34982	
27	243350200450004	J Stephen Tierney III	3707 Promenade Way	Fort Pierce	FL 34982	
28	243350200150005	James A Wilkins Jr	Madelaine Wilkins	Fort Pierce	FL 34947	
29	243350200440007	June A McGarvey	Harry J McGarvey	8690 Shadylake Ln	Dunkirk	MD 20754
30	243350200500002	David M Lamos	Adelina B Lamos	12180 Cavalier Dr	Fort Pierce	FL 34950
31	243350200010004	Wilbur D Colvin	Joan M Colvin	805 Delaware Ave	Fort Pierce	FL 34982
32	243350200490002	David Lamos	Adelina Lamos	3602 Promenade Way	Fort Pierce	FL 34950
33	243350200030008	Kevin Braswell	Tanita Braswell	805 Delaware Ave	Fort Pierce	FL 34982
34	243350200480005	Denise L Torre	3610 Promenade Way	Fort Pierce	FL 34982-6517	
35	243350200040005	Paul Pearson	3614 Promenade Way	Fort Pierce	FL 34982-6515	
36	243350200070006	Frank Blandino	Connie Blandino	900 Egret Ave	Fort Pierce	FL 34982-8323
37	243350200100000	John M Fimian	PO Box 15069	Fort Pierce	FL 34979	
38	243350200430000	Michael T Purcell	3711 Promenade Way	Fort Pierce	FL 34982-8911	
39	243322100010002	St Lucie County	2300 Virginia Ave	Fort Pierce	FL 34982-5632	

APO listing for Fort Pierce Mosque, PNRD-820071310
 Queried from Property Appraiser 2007 ad valorem tax roll data and current data as of Sept 9, 2008. List prepared Sep 11, 2008.

Parcel ID	TaxRollOwner1	TaxRollOwner2	Address	City	State	ZipCode
40	243321100010104	North American Islamic Trust	PO Box 15009	Fort Pierce	FL	34979-5009
41	243350200010008	Estates of Longwood HOA Inc	3703 Tanager Pl	Fort Pierce	FL	34982
42	243350200140008	Robert G Hall Jr	1143 Granada Ave	Fort Pierce	FL	34949-3318
43	243350200170009	Rocco Bellantoni (LFEST)	3702 Tanager Pl	Fort Pierce	FL	34982
44	243350200130001	Kevin M Payne	3715 Tanager Pl	Fort Pierce	FL	34982-6573
45	243350200230004	Dario Perini	157 SW Riverway Blvd	Palm City	FL	34990
46	243312100010005	White City Cemetery Assn Inc	3800 Sunrise Blvd	Fort Pierce	FL	34982-6970
47	242870200190001	Bonnie G Webb	3532 Sunrise Blvd	Fort Pierce	FL	34982-6578
48	242870100131007	John K Andrews	3535 Sunrise Blvd	Fort Pierce	FL	34982
49	242870200180004	Sherry H Nalley	3520 Roselawn Blvd	Fort Pierce	FL	34982
50	242870100140003	William J Enck	3521 Sunrise Blvd	Fort Pierce	FL	34982
51	242870100130501	Marcel F Bergeron	1900 Bell Ave	Fort Pierce	FL	34982-6547
52	242870200550005	David H Garrigus	3509 Southern Pines Blvd	Fort Pierce	FL	34982-6519
53	242870100120009	Norman B Meyer Jr	3517 Sunrise Blvd	Fort Pierce	FL	34982-6577
54	242870100120102	Phillip Lemaster	3519 Sunrise Blvd	Fort Pierce	FL	34982
55	242870200230002	Julie A Thelwell	1620 Bell Ave	Fort Pierce	FL	34982-6551
56	242833100020001	Privilege Development LLC	3615 NE 207th St # 3108	Aventura	FL	33180
57	242843100010001	Railside LLC	6681 SE Harbour Cir	Stuart	FL	34996-1962
58	242870200160000	Bonnie Lucas	3516 Roselawn Blvd	Fort Pierce	FL	34982-8406
59	Applicant	Abdul Raouf Shadani	2215 Nebraska Ave Ste 1B2	Fort Pierce	FL	34950
60	Agent	Bill Yamak	8000 Summerlin Lakes Dr Ste 2	Fort Myers	FL	33907
<i>Changed ownership since 2007 ad valorem tax roll</i>						
61	243350200110007	Nancy Angelos	1810 Hazelwood Dr	Fort Pierce	FL	34982
62	243350200120004	David R Varn	1808 Hazelwood Dr	Fort Pierce	FL	34982
63	243350200020001	David T Slover	3604 Promenade Way	Fort Pierce	FL	34982
64	243350200470008	Michael W Pride	9615 Knollwood Ln	Fort Pierce	FL	34951

**BOARD OF
COUNTY
COMMISSIONERS**



**GROWTH
MANAGEMENT**

November 17, 2008

Joe Smith
1800 Anywhere DR.
Anywhere, FL 34982

Fort Pierce Mosque PNRD 820071310

In accordance with the St. Lucie County Land Development Code, you are hereby advised that Abdul Raoof Shadani has petitioned St. Lucie County for an amendment to the Official Zoning Atlas to change the zoning from the RF (Religious Facility) Zoning District and the RS - 3 (Residential, Single Family - 3 du/acre) Zoning District to the PNRD (Planned Non-Residential Development) Zoning District and to grant Preliminary and Final PNRD Site Plan Approval, for the following described property:

Location: West side of Sunrise Blvd., approximately 180 feet south of the intersection of Bell Avenue and Sunrise Blvd.

Legal Description: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, RUN THENCE S.89 DEGREES 34'47"E., ALONG THE NORTH LINE OF SAID SECTION 33, A DISTANCE OF 794.48 FEET TO THE POINT OF BEGINNING; THENCE RUN N.89 DEGREES 34'47"W., ALONG THE NORTH LINE OF SAID SECTION 33, A DISTANCE OF 369.85 FEET; THENCE S.00 DEGREES 25'13"W., AT RIGHT ANGLES TO THE LAST DESCRIBED LINE A DISTANCE OF 370.00 FEET; THENCE RUN S.89 DEGREES 34'47"E., PARALLEL WITH THE NORTH LINE OF SAID SECTION 33, A DISTANCE OF 617.80 FEET TO THE WEST LINE OF A 60.00 FOOT RIGHT-OF-WAY FOR SUNRISE BOULEVARD; THENCE RUN N.33 DEGREES 24'28"W, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 445.38 FEET TO THE POINT OF BEGINNING; LESS AND EXCEPTING THE FOLLOWING THEREFROM:

1. THE NORTH 45.00 FEET FOR ROAD RIGHT-OF-WAY.

2. THE PARCEL OF LAND DESCRIBED AS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA; THENCE RUN S.89 DEGREES 34'47"E., ALONG THE NORTH LINE OF SAID SECTION 33, A DISTANCE OF 794.48 FEET TO THE POINT OF BEGINNING; THENCE RUN N.89 DEGREES 34'47"W., ALONG THE NORTH LINE OF SAID SECTION 33, A DISTANCE OF 169.85 FEET; THENCE RUN S.00 DEGREES 25'13"W., AT RIGHT ANGLES TO THE LAST DESCRIBED LINE; A DISTANCE OF 195.00 FEET; THENCE RUN S.89 DEGREES 34'47"E., PARALLEL WITH THE NORTH LINE OF SAID SECTION 33, A DISTANCE OF 300.52 FEET, TO THE WEST LINE OF A 60.00 FEET RIGHT-OF-WAY FOR SUNRISE BOULEVARD; THENCE RUN N.33 DEGREES 24'28"W., ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 234.74 FEET TO THE POINT OF BEGINNING, LESS AND EXCEPTING THE NORTH 45.00 FEET FOR ROAD RIGHT-OF-WAY.

The public hearing on the petition will be held at 6:00 P.M., or as soon thereafter as possible, on December 2, 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.

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

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.

Sincerely,

ST. LUCIE COUNTY BOARD OF COUNTY COMMISSIONERS

Joseph E. Smith, Chairman

Form No. 07-20

Client Name: / PO# 3193804
 Advertiser: SLC GROWTH MANAGEMENT
 Section/Page/Zone: Local/B07/Fort Pierce Tribune
 Description: 46 deanna gives

Ad Number: 2165171
 Insertion Number: 2 x 20
 Size: B&W
 Color Type:

Scripps Treasure Coast Newspapers
 News/Press-Tribune • Jupiter Courier • Sebastian Sun

Publication Date: 11/17/2008

This E-Sheet(R) is provided as conclusive evidence that the ad appeared in Treasure Coast News/Press-Tribune on the date and page indicated. You may not create derivative works, or in any way exploit or re-purpose any content.

N. Stuart buildup defies slowdown

BY GEORGE ANDREASSI
 george.andreassi@scripps.com

STUART — Residential development might be grinding to a halt on much of the Treasure Coast, but commercial development keeps rolling along on U.S. 1 north of the Roosevelt Bridge.

Construction crews are busy working on a new Public shopping center at U.S. 1 and Baker Road, and a commercial center anchored by L.A. Fitness at U.S. 1 and Windemere Drive. In addition, a new Hampton Inn opened on U.S. 1, just north of the bridge, and a new strip center is preparing to open at 2941 N. Federal Highway.

Meanwhile, the Martin County Commission is set to decide Tuesday whether to give the West Jensen developer five more years to build more than 400,000 square feet of commercial, office and industrial space along both sides of U.S. 1 between the Treasure Coast Square mall and the St. Lucie County line.

Interest in commercial real estate along U.S. 1 in North County continues despite numerous vacant buildings and storefronts because there is so much traffic on the highway and such a variety of stores and restaurants to choose from, said several government officials and business advocates.

"Right now, it's the place to be," said Danny Straus, a sales associate with Florida Commercial Enterprises, which manages three commercial plazas on U.S. 1 north of the Roosevelt Bridge. "It's the main commercial corridor."

"You've got the two big draws there in the mall and Target, and on top of that you have all the people commuting back and forth every day that go right past that area," Straus said. "There are new plazas coming in. They've got new anchors. As long as they can be competitive on their rates, we think they're going to do fine."

Joe Catrambone, president of the Stuart/Martin County Chamber of Commerce, said the Investments Publix and L.A. Fitness are making in new buildings show that U.S. 1 in North Stuart and Jensen Beach will be a viable place to do business well into the future.

"They're just not going to come in and blow hundreds of thousands if not millions of dollars on construction if they haven't done their homework and don't feel like it's going to be profitable for them to open a facility," Catrambone said. "I think that they expect that by the time the store is ready... this slump we're in is going to be over, or at least on the road to recovery, which to me is a positive sign."

Although some national chains such as Linens-N-Things and Benjamins have closed on U.S. 1 in North County, Catrambone said the local economy does not seem as bad as during the recession of the early 1990s.

But Stuart Mayor Jeff Krauskopf, who has worked in the real estate industry for three decades, said he believes the new Publix and L.A. Fitness projects will be the last on U.S. 1 in North Stuart for

ON THE WEB

The following Martin County commercial real estate firms are advertising space for sale or lease on U.S. 1 north of the Roosevelt Bridge:

- www.TreasureCoastCommercial.com
- www.floridastoccommercial.com
- www.commercial.net
- www.southcoast-inc.com

TRAFFIC ON U.S. 1

Average number of cars per day at locations on U.S. 1 in 2007:

- Wright Boulevard to Baker Road: 64,868
- Baker Road to Britt Road: 57,793
- Britt Road to Jensen Beach Boulevard: 60,039
- Jensen Beach Boulevard to Westmorland Boulevard: 69,490
- Westmorland Boulevard to Port St. Lucie: 67,687


several years because of the economic woes of Publix and L.A. Fitness should be viable because they will own and use the buildings, Krauskopf said. But any new commercial development will probably require cash to pay for the construction, even though building costs are down, because of the difficulty many businesses are having obtaining credit.

"I think this is the last hurrah for a while," Krauskopf said. "There's nothing else going on. I just think there's too much vacancy. It's going to take quite a while for that stuff to be absorbed. This is the worst I've seen it in my career since 1977."

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Call for your complimentary consultation
772-337-1111
 Boulevard Dental Assoc.
 1342 SE Fort St. Lucie Blvd., Fort St. Lucie, FL 34968



John S. Cairns, D.D.S.

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NOW
 Is the Perfect Time to BUY your Home!

Michael D. Fowler, Board Certified Wills, Trust and Estates Lawyer
 Announces the expanded focus of his practice and change of name to:

THE ESTATE, TRUST & ELDER LAW FIRM, P.L.L.C.

We are also pleased to announce the addition of Jonnie M. Jennings-Fairley, J.D., LL.M. (Master of Laws in Estate Planning), to the firm. The firm is offering 3 separate opportunities for you to gain peace of mind about your family's future through educational seminars in Estate Planning and Elder law issues.

Complimentary Seminars

- St. Lucie West
 Tuesday, Nov. 18 10am – 11:30
 PGA Country Club
- Port St. Lucie
 Wednesday, Nov. 19 10am – 11:30
 Holiday Inn, Federal Highway
- Fort Pierce
 Thursday, Nov. 20 10am – 11:30
 Old City Hall

Topics to be covered include:

- What are the latest developments in estate planning that affect you?
- Should you have a revocable living trust?
- Why and/or when does your estate planning need to be updated?
- What is the latest prognosis on the future of the estate tax?
- What is the Deficit Reduction Act and how does it affect your long term care planning?
- Should you have long term care insurance and what should you look for in a policy?
- What are some of the techniques for advanced planning and crisis planning techniques for long term care?
- In the absence of long-term care insurance, how is long-term care in a nursing home or assisted living facility paid for?

Each attendee will receive a complimentary Estate Planning Guide, a Long Term Care Planning Guide and an opportunity to schedule a 1/2 hour personal consultation.

Refreshments will be provided.

Space is limited so please RSVP to 878-7271 or call for any questions or materials in advance.

The hiring of a lawyer is an important decision that should not be based solely upon advertisement. Before you decide, ask us to send you free written information about the firm's qualifications and experience.

ST. LUCIE COUNTY BOARD OF COUNTY COMMISSIONERS PUBLIC HEARING AGENDA
 December 2, 2008

NOTICE OF PROPOSED ZONING CHANGE

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

RESOLUTION NO.08-187

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. LUCIE COUNTY, FLORIDA, GRANTING AN AMENDMENT TO THE OFFICIAL ZONING ATLAS TO CHANGE THE ZONING FROM THE R-F (RELIGIOUS FACILITY) ZONING DISTRICT AND THE RS-3 (RESIDENTIAL, SINGLE FAMILY - 2 DU/ACRE) ZONING DISTRICT TO THE P-RD (PLANNED NON-RESIDENTIAL DEVELOPMENT) ZONING DISTRICT AND GRANTING PRELIMINARY AND FINAL PNRD SITE PLAN APPROVAL.

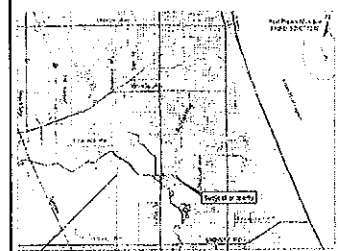
APPLICANT: Abdul Raouf Shadari
 FILE NUMBER: PNRD 820071310

LEGAL DESCRIPTION: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA. RUN THENCE S 89 DEGREES 34'47" E, ALONG THE NORTH LINE OF SAID SECTION 33, A DISTANCE OF 794.48 FEET TO THE POINT OF BEGINNING; THENCE RUN N 89 DEGREES 34'47" W, ALONG THE NORTH LINE OF SAID SECTION 33, A DISTANCE OF 369.85 FEET; THENCE S 00 DEGREES 24'28" W, AT RIGHT ANGLES TO THE LAST DESCRIBED LINE A DISTANCE OF 370.00 FEET; THENCE RUN S 89 DEGREES 34'47" E, PARALLEL WITH THE NORTH LINE OF SAID SECTION 33, A DISTANCE OF 617.80 FEET TO THE WEST LINE OF A 60.00 FOOT RIGHT-OF-WAY FOR SUNRISE BOULEVARD; THENCE RUN N 33 DEGREES 24'28" W, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 443.38 FEET TO THE POINT OF BEGINNING; LESS AND EXCEPTING THE FOLLOWING THEREFROM:

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2. THE PARCEL OF LAND DESCRIBED AS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA; THENCE RUN S 89 DEGREES 34'47" E, ALONG THE NORTH LINE OF SAID SECTION 33, A DISTANCE OF 794.48 FEET TO THE POINT OF BEGINNING; THENCE RUN N 89 DEGREES 34'47" W, ALONG THE NORTH LINE OF SAID SECTION 33, A DISTANCE OF 369.85 FEET; THENCE S 00 DEGREES 24'28" W, AT RIGHT ANGLES TO THE LAST DESCRIBED LINE A DISTANCE OF 370.00 FEET; THENCE RUN S 89 DEGREES 34'47" E, PARALLEL WITH THE NORTH LINE OF SAID SECTION 33, A DISTANCE OF 308.52 FEET TO THE WEST LINE OF A 60.00 FOOT RIGHT-OF-WAY FOR SUNRISE BOULEVARD; THENCE RUN N 33 DEGREES 24'28" W, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 234.74 FEET TO THE POINT OF BEGINNING, LESS AND EXCEPTING THE NORTH 45.00 FEET FOR ROAD RIGHT-OF-WAY.

LOCATION: West side of Sunrise Blvd., approximately 180 feet south of the intersection of Ball Avenue and Sunrise Blvd.

PURPOSE: The purpose of the requested change in zoning is to allow the construction of a new religious facility.



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, December 2, 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.

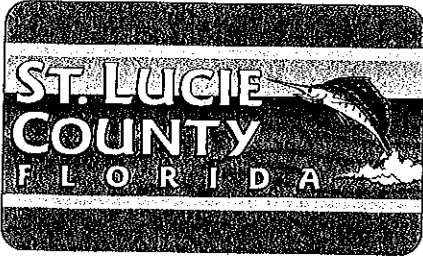
The proceedings of the Board of County Commissioners are officially recorded. PURSUANT TO SECTION 218.0105, Florida Statute, if a person decides to appeal any decision made by the Board of County Commissioners with respect to any matter considered at a meeting or hearing, he or she will need to ensure 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 772/462-1177 or T.D.D. 772/462-1428.

BOARD OF COUNTY COMMISSIONERS
 ST. LUCIE COUNTY, FLORIDA
 /S/ JOSEPH B. SMITH, CHAIRMAN
 PUBLISHED DATE: November 17, 2008

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Agenda Request

Item Number III A
Meeting Date: 10/16/08

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

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

Presented By
Mark Cattersee, Director
Growth Management Director

SUBJECT: Petition of **Abdul Raof Shadani** for an amendment to the Official Zoning Atlas to change the zoning from the RF (Religious Facility) Zoning District and the RS-3 (Residential, Single Family – 3 du/ acre) Zoning District to the PNRD (Planned Non-Residential Development) Zoning District and for Preliminary/Final PNRD Site Plan approval to be known as the “**Fort Pierce Mosque.**” The 18,800 square feet of building will consist of a sanctuary, social hall, library, classrooms, kitchen, and offices.

BACKGROUND: Draft Resolution No. 08-187
File No.: PNRD 820071310
Current Zoning: RF (Religious Facility) and RS-3 (Residential, Single Family – 3 du/acre)
Proposed Zoning: PNRD (Planned Non-Residential Development)
Future Land Use: RU (Residential Urban – up to 5 du/ acre)
Project Area: 2.94 acres

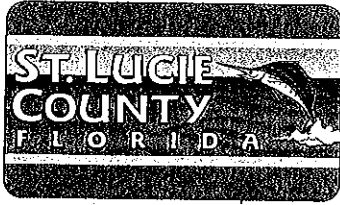
FUNDS AVAILABLE: N/A

PREVIOUS ACTION: N/A

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. 08-187.

Planning and Zoning:

APPROVED DENIED
 OTHER




Commission Review: October 16, 2008

GROWTH MANAGEMENT DEPARTMENT
Planning Division

MEMORANDUM

TO: Planning and Zoning Commission

THROUGH: Robin Meyer, AICP, Assistant Director
Kristin Tetsworth, Planning Manager 

FROM: Aneela Ansar, Senior Planner

DATE: September 09, 2008

SUBJECT: Petition of **Abdul Raof Shadani** for an amendment to the Official Zoning Atlas to change the zoning from the RF (Religious Facility) Zoning District and the RS-3 (Residential, Single Family – 3 du/ acre) Zoning District to the PNRD (Planned Non-Residential Development) Zoning District and for Preliminary/Final PNRD Site Plan approval to be known as the “**Fort Pierce Mosque.**” **File No. PNRD 820071310**


The above project has been reviewed by the staff in accordance with standards of review as 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 adopted, would grant an amendment to the Official Zoning Atlas to change the zoning from the RF (Religious Facility) Zoning District and the RS-3 (Residential, Single Family – 3 du/ acre) Zoning District to the PNRD (Planned Non-Residential Development) Zoning District and grant Preliminary/Final PNRD Site Plan approval to be known as the “**Fort Pierce Mosque.**”

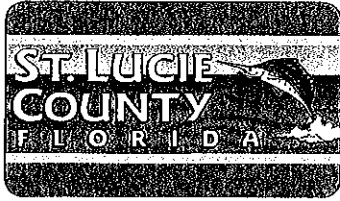
Please let me know if you have any questions.

SUBMITTED:



Kristin Tetsworth, Planning Manager
Growth Management Department

cc: File



MEMORANDUM

GROWTH MANAGEMENT DEPARTMENT

1
2 **To:** Planning and Zoning Commission
3
4 **Through:** Robin Meyer, AICP, Assistant Director
5 Kristin Tetsworth, Planning Manager
6
7 **Prepared by:** Aneela Ansar, Senior Planner
8
9 **Item:** Resolution No. 08-187
10
11 **Subject:** Petition of **Abdul Raof Shadani** for an amendment to the Official Zoning
12 Atlas to change in zoning from the RF (Religious Facility) Zoning District
13 and the RS-3 (Residential, Single Family – 3 du/ acre) Zoning District to
14 the PNRD (Planned Non-Residential Development) Zoning District and
15 for Preliminary/Final PNRD Site Plan approval to be known as the "**Fort**
16 **Pierce Mosque.**" The 18,800 square feet of building will consist of a
17 sanctuary, social hall, library, classrooms, kitchen, and offices.
18
19 **Location:** West side of Sunrise Blvd., approximately 180 feet south of the
20 intersection of Bell Avenue and Sunrise Blvd.
21
22 **Parcel Size:** 2.94 acres
23
24 **Parcel Size:** 2433-211-0001-010/4
25
26 **Proposed Use:** Religious Facility
27
28 **Utility Service:** Public water and Septic
29
30

31 **TRANSPORTATION IMPACTS**

32
33 **Right-Of-Way**
34 **Adequacy:**

The existing right-of-way for Sunrise Blvd is 60 feet and an additional 10 feet right-of-way will be required. The existing right-of-way for Bell Avenue is 90 feet, and no additional right-of-way is required.

35
36
37
38
39 **Scheduled**
40 **Improvements:**
41 **Type of Concurrency**
42 **Document Required:**
43

6 feet wide sidewalks along Sunrise Blvd. and Bell Avenue
Certificate of Capacity

Land Use:

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

Zoning:

Current Zoning	Proposed Zoning
RF (Religious Facility) & RS-3 (Residential, Single Family – 3 du/acre)	PNRD (Planned Non-Residential Development)

Surrounding Land Use and Zoning:

	Future Land Use	Zoning	Existing Land Use
North	RU (Residential Urban – up to 5 units/ acre)	RF (Religious Facility) & AR-1 (Agriculture Residential – 1 du/ acre)	Single Family Residences
South	RU (Residential Urban – up to 5 units/ acre)	RS-3 (Residential, Single Family – 3 du/ acre)	Single Family Residences
East	P/F (Public Facility) White City Cemetery	I (Institutional) White City Cemetery	Cemetery
West	RU (Residential Urban – up to 5 units/ acre)	RS-3 (Residential, Single Family – 3 du/ acre)	Single Family Residences

**STANDARDS OF REVIEW AS SET FORTH IN SECTION 11.06.03,
 ST. LUCIE COUNTY LAND DEVELOPMENT CODE**

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

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

The site is currently vacant and un-disturbed. The applicant is proposing an 18,800 square foot religious facility on 2.94 acres of land with 110 parking spaces. The property is located on the west side of Sunrise Blvd., approximately 180 feet south of the intersection of Bell Avenue and Sunrise Blvd. Both Bell Avenue and Sunrise Blvd., are paved roads.

The parcel meets the dimensional requirements set forth in Section 7.04.00 and Table 7-10 of the Land Development Code for the existing and proposed zoning districts. Therefore, the requested zoning district is consistent with dimensional and parking requirements and

1 consistent with St. Lucie County Land Development Code and has met the standards of review
2 of Section 11.06.03.
3

4 **2. Whether the proposed amendment is consistent with all elements of the St. Lucie**
5 **County Comprehensive Plan;**
6

7 The proposed change in zoning is consistent with all elements of the St. Lucie County
8 Comprehensive Plan. The request is compatible with the RU (Residential Urban – up to
9 5units/acre) Future Land Use Designation. The Future Land Use Policy 1.1.8.4 sets forth
10 standards for locating non-residential uses within areas classified for residential uses. These
11 standards require the property to be located on an Arterial or Collector roadway. Compatibility of
12 the proposed use with the surrounding land uses enhanced by providing adequate screening
13 and the proposed use will not promote any strip commercial uses. The subject property is
14 located on the west side of Sunrise Blvd., approximately 180 feet south of the intersection of
15 Bell Avenue and Sunrise Blvd. The subject property has access from Bell Road and Sunrise
16 Blvd. and both roads are classified as Urban Collectors. Also, the requested use is compatible
17 with surrounding uses because traditionally places of worship are considered compatible with
18 residential uses when adequate screening and buffering is utilized to mitigate any negative
19 impact on the adjoining residential properties. Furthermore, the requested use will not promote
20 any strip commercial use of land. Therefore, the requested petition for a change in zoning from
21 the RF (Religious Facility) Zoning District and RS-3 (Residential, Single Family – 3 du/acre)
22 Zoning District to the PNRD (Planned Non-Residential Development) Zoning District for a
23 religious facility is consistent with the St. Lucie County Comprehensive Plan.
24

25 **3. Whether and the extent to which the proposed zoning is inconsistent with the**
26 **existing and proposed land uses;**
27

28 The subject property is located within an area primarily developed with single family residences.
29 Requested rezoning from the RF (Religious Facility) Zoning District and RS-3 (Residential,
30 Single Family – 3 du/acre) Zoning District to the Planned Non-Residential Development (PNRD)
31 Zoning District to allow a religious facility which is a compatible use with residential use.
32 Therefore the proposed rezoning is consistent with the existing and proposed land uses.
33

34 **4. Whether there have been changed conditions that require an amendment;**
35

36 Conditions have not changed so as to require an amendment.
37

38 **5. Whether and the extent to which the proposed amendment would result in**
39 **demands on public facilities, and whether or to the extent to which the proposed**
40 **amendment would exceed the capacity of such public facilities, including but not limited**
41 **to transportation facilities, sewage facilities, water supply, parks, drainage, schools,**
42 **solid waste, mass transit, and emergency medical facilities;**
43

44 Transportation

45 The intended purpose of the requested rezoning is to provide a zoning district that allows for the
46 building of a new religious facility. The facility intends to operate on Friday from 11:00 a.m. to
47 2:00 p.m. in the sanctuary area and on Sunday from 10:00 a.m. to 4:00 p.m. in the social hall
48 area. Parking spaces for the sanctuary area will also be used for Sunday activities. The
49 proposed facility will generate very few traffic trips during the rest of the week. The proposed

1 project will generate 136 off-p.m. peak hour (Sunday 1:00 – 3:00) trips for an 18,800 sq. ft.
2 mosque. The facility is beyond the 2 mile radius of influence for Midway Road and the pm peak
3 hour traffic impact is not within the weekday 4:00 p.m. to 6:00 pm traffic parameters. As such,
4 the trip generation and assignment will not exceed a de-minimus impact for the roadway
5 segment within a 2 mile radius of influence based upon the p.m. peak hour of service activity.
6 Therefore, the Certificate of Capacity shall be issued with the condition limiting the hours of
7 operation as Friday from 11:00 a.m. to 2:00 p.m. and on Sunday from 10:00 a.m. to 4:00 p.m.
8

9 Parking

10 Religious facilities are required to provide 15 parking spaces per 1,000 square feet of chapel or
11 sanctuary floor areas; 75% of the required parking may be stabilized grass parking. The area
12 between the abutting street and the off-street parking (or vehicular use) areas will also be
13 required to be utilized as a 15 feet wide landscaped buffer (LDC Section 7.09.04). The parking
14 requirement is calculated based on the chapel or sanctuary area, which is 4,729 square feet of
15 the total 18,800 square foot. This results in 71 required parking spaces. The site plan proposes
16 a total of 110 spaces, therefore, it meets the parking requirements of the LDC.
17

18 St. Lucie County Health Department

19 According to St. Lucie County Health Department, a septic permit would be issued based upon
20 the information supplied on the St. Lucie County Health Department's application and their site
21 visit.
22

23 **6. Whether and the extent to which the proposed amendment would result in 24 significant adverse impacts on the natural environment;** 25

26 The proposed amendment is not anticipated to create adverse impacts on the natural
27 environment. The applicant has designed the site plan in a manner that protects the majority of
28 trees on the property. However, the developer, his successors or assigns will be required to
29 comply with requirements and conditions of the Environmental Resource Department, which are
30 outlined in the Environmental Resource Department's Memo dated August 21, 2008 as follows:
31

32 ***Site Description:***

33 *This 2.94 acre site consists of the following habitat types: ± 0.49 acres of*
34 *Brazilian pepper wetland, ± 2.31 acres of disturbed land dominated by exotic*
35 *guinea grass and ceasar weed with scattered occurrences of native trees such*
36 *as laurel oaks and cabbage palms, and ± 0.14 acres of temperate hammock*
37 *consisting of sabal palms and laurel oaks with scattered exotics such as*
38 *Brazilian pepper and guinea grass.*
39

40 ***Endangered Species:***

41 *No listed species are present within the subject property. The most recent EIR*
42 *found one abandoned gopher tortoise burrow, however to evidence of active*
43 *gopher tortoise onsite was found. Prior to issuance of a Vegetation Removal*
44 *Permit or Exemption, unless the provided survey is no more than 12 months old,*
45 *an updated gopher tortoise survey will be required to identify whether any*
46 *tortoises have inhabited the site since the last survey was performed.*
47

1 ***Proposed Impacts and Development:***

2 *The proposed PNRD will impact the ± .32 acres of wetland located on the*
3 *southern portion of the property. This isolated wetland is less than .5 acres and*
4 *therefore impacts are permissible without mitigation requirements from South*
5 *Florida Water Management District, however an ERP permit will be required*
6 *from this agency prior to commencement of construction. Due to the excessive*
7 *Brazilian pepper coverage dominating this small wetland, little loss of*
8 *ecological value, if any, is expected from the proposed impacts. In order to*
9 *fulfill tree mitigation requirements per LDC 6.00.05(D), the applicant is*
10 *proposing to preserve in place 4 sabal palmetto's and 2 laurel oaks. The*
11 *applicant will also relocate the 5 remaining sabal palmetto's and 20 laurel oaks*
12 *elsewhere onsite. The remaining 105 inches of mitigation will be planted onsite*
13 *with native laurel oaks. Consistent with standards for a PNRD under LDC*
14 *7.02.03(H), the applicant is proposing 1.12 acres of open space (exceeding the*
15 *minimum of 0.59 acres required). All landscaping has been provided in*
16 *accordance with the standards set forth in LDC 7.09.04.*

17
18 ***CONDITIONS OF APPROVAL:***

- 19 1) *Prior to issuance of a Vegetation Removal Permit or Exemption, please*
20 *provide an ERP permit from South Florida Water Management District.*
21 2) *Prior to issuance of a Vegetation Removal Permit or Exemption, please*
22 *submit confirmation from Army Corps of Engineers confirming that the*
23 *onsite wetland is not jurisdictional to their agency.*
24 3) *Prior to issuance of a Vegetation Removal Permit or Exemption, please*
25 *submit a revised landscape plan addressing the following*
26 *inconsistencies:*
27 a. *Plant list specifies 20 East Palatka Holly, however graphic only*
28 *depicts 19*
29 b. *Plant list specifies 12 Slash Pine, however graphic depicts 15*
30 c. *Plant list specifies 301 Florida Privet, however graphic depicts*
31 *327*
32 d. *Plant list specifies 201 Ixora, however graphic depicts 211*
33 e. *Plant list specifies 277 Fakahatchee Grass, however graphic*
34 *depicts 293*
35 f. *Plant list specifies 7 Laurel Oaks to be relocated onsite, however*
36 *graphic depicts 11*
37 g. *If these inconsistencies, require additional landscape or*
38 *mitigation plantings, the revised landscape plan shall provide for*
39 *these requirements.*
40 4) *Within 90 days of site plan approval or prior to approval of a Notice of*
41 *Vegetation Removal, whichever comes first, the applicant shall finalize*
42 *an improvement agreement acceptable to ERD covering the cost of*
43 *landscaping.*
44

1 **7. Whether and the extent to which the proposed amendment would result in an**
2 **orderly and logical development pattern specifically identifying any negative affects of**
3 **such patterns;**
4

5 The adjacent zoning to the north of subject site is AR-1(Agriculture Residential – 1du/acre), I
6 (Institutional) to the east, with RS-3 (Residential, Single Family – 3 du/acre) to the south and
7 west. The properties to the north are developed with single family residences and one church,
8 properties to the south and west are developed single family residences and cemetery to the
9 east. The proposed request is consistent with the character of the neighborhood and the zoning
10 of the adjoining properties, since the religious facility is traditionally considered compatible with
11 residential uses. Therefore, the proposed Amendment to the Official Zoning Atlas will result in
12 an orderly and logical development pattern and is not expected to create a negative impact on
13 the residential neighborhood. However, adequate screening and buffering is proposed to
14 mitigate any negative impact on the adjoining residential properties.
15

16 **8. Whether the proposed amendment would be in conflict with the public interest,**
17 **and is in harmony with the purpose and intent of this Code;**
18

19 The proposed amendment is not in conflict with the public interest and is in harmony with the
20 purpose and the intent of the St. Lucie County Land Development Code.
21

22 **COMMENTS**
23

24 Staff has reviewed this petition and determined that it conforms to the standards of review as
25 set forth in Section 11.06.03 of the St. Lucie County Land Development Code and is not in
26 conflict with the goals, objectives, and policies of the St. Lucie County Comprehensive Plan.
27 Staff recommends that this Board forward a recommendation of approval to the Board of County
28 Commissioners, subject to the following conditions:
29

- 30 1. Prior to issuance of a Vegetation Removal Permit or Exemption, the petitioner, their
31 successors or assigns shall execute an improvement agreement for all required
32 landscaping and tree mitigation, including on-site and off-site preservation and /or
33 relocation.
34
- 35 2. Prior to issuance of a Vegetation Removal Permit or Exemption, the petitioner, their
36 successors or assigns shall provide an ERP permit from South Florida Water
37 Management District.
38
- 39 3. Prior to issuance of a Vegetation Removal Permit or Exemption, the petitioner, their
40 successors or assigns shall submit confirmation from Army Corps of Engineers
41 confirming that the onsite wetland is not jurisdictional to their agency.
42
- 43 4. Prior to issuance of a Vegetation Removal Permit or Exemption, the petitioner, their
44 successors or assigns shall submit a revised landscape plan addressing the following
45 inconsistencies:
 - 46 a. Plant list specifies 20 East Palatka Holly, however graphic only depicts 19
 - 47 b. Plant list specifies 12 Slash Pine, however graphic depicts 15
 - 48 c. Plant list specifies 301 Florida Privet, however graphic depicts 327

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- d. Plant list specifies 201 Ixora, however graphic depicts 211
 - e. Plant list specifies 277 Fakahatchee Grass, however graphic depicts 293
 - f. Plant list specifies 7 Laurel Oaks to be relocated onsite, however graphic depicts 11
 - g. If these inconsistencies, require additional landscape or mitigation plantings, the revised landscape plan shall provide for these requirements.
5. Within 90 days of site plan approval or prior to approval of a Notice of Vegetation Removal, whichever comes first, the petitioner, their successors or assigns shall finalize an improvement agreement acceptable to ERD covering the cost of landscaping.
 6. The Certificate of Capacity shall be issued with the condition of the hours of operation as Friday from 11:00 am to 2:00 pm in the prayer rooms (Sanctuary area), Sunday from 10:00 am to 4:00 pm in the social hall of the mosque, and very minimal activity during rest of the week.
 7. Prior to the issuance of any permit, the petitioner, their successors or assigns shall require submit an approval letter from the St Lucie County Fire District.
 8. Prior to the issuance of any permit, the petitioner, their successors or assigns shall require submit an approval letter from the South Florida Water Management District.
 9. Prior to the issuance of Certificate of Capacity the petitioner, their successors or assigns shall require to install lighting facilities in such a manner so as to prevent direct glare or hazardous interference of any kind to adjoining streets or properties.
 10. Prior to the issuance of any permits, a Final Development Order shall be obtained from the Director of Growth Management, or designee. Prior to the issuance of said Development Order, the Director of Growth Management shall determine that all conditions of approval and applicable code requirements are satisfied and shall:
 - a. Obtain comments from the appropriate county staff, legal staff, and other responsible agencies regarding the satisfaction of all applicable code requirements and conditions of approval.
 - b. Confer with the County Engineer, Public Works Department, Environmental Resources Department, and Utilities Department to determine the number of constructible engineering plans that shall be required to be submitted for review, and the applicant shall, following notification by the Director of Growth Management, submit the required number of plans to the Department of Growth Management for processing, distribution, and final action.
 - c. Require that a complete set sealed constructible final engineering plans, supporting calculations and survey data for the site work and offsite improvements are approved by the Office of the County Engineer, Public Works Department, Utilities Department, Environmental Resources Department, Growth Management Department, Fire Department, and any other agency that may be determined by the Director of Growth

1 Management to be necessarily involved in the review and approval of the
2 constructible final engineering plans for the site work and offsite
3 improvements. The determination of whether or not plans submitted by
4 the applicant constitute a complete set of constructible plans shall be
5 made by the departments involved in the plan review within five business
6 days of the date the plans are received in the Department of Growth
7 Management.
8

- 9 11. Prior to any construction authorizations for the subject property, the
10 petitioner, their successors or assigns shall be required to convey to St. Lucie
11 County, in manner and form acceptable to the St. Lucie County Attorney, 10
12 feet of additional right-of-way donation along the site plan's eastern property
13 line. A Florida licensed surveyor shall prepare a sketch and legal descriptions
14 of the right of way donation. Additional requirements associated with the right
15 of way donation shall include proof of ownership. To the extent permitted
16 under the County's Code and Compiled Laws, any such dedication may be
17 considered eligible for Road Impact Fee Credits.
18
- 19 12. The petitioner, their successors or assigns shall provide certain improvements to
20 roadways, including sidewalks, required to address this projects impacts on the
21 County's roadway network. The following include, but are not limited to the
22 improvements required to be provided:
23
- 24 a. Prior to the issuance of any Certificate of Occupancy, the petitioner, their
25 successors or assigns shall be required to construct 6 feet wide sidewalk
26 along Sunrise Blvd. and Bell Avenue as shown on the site plan.
27
- 28 13. Prior to the issuance of a building permit for this project, the petitioner, their
29 successors or assigns shall have entered into an enforceable utility service
30 agreement with the Fort Pierce Utility Authority to ensure the provision of water
31 and sewer services. This agreement shall be in a form consistent with the Fort
32 Pierce Utility Authority's regulations regarding utility service extensions and
33 service provisions.
34

35 Attachment

36
37 cc:

- 38 1. Location Map
39 2. Certificate of Capacity
40
41

Suggested motion to recommend approval/denial of this requested change in zoning.

MOTION TO APPROVE:

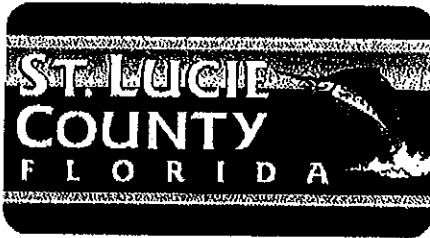
AFTER CONSIDERING THE TESTIMONY PRESENTED DURING THE PUBLIC HEARING, INCLUDING STAFF COMMENTS, AND THE STANDARDS OF REVIEW AS SET FORTH IN SECTION 11.06.03, ST. LUCIE COUNTY LAND DEVELOPMENT CODE, I HEREBY MOVE THAT THE PLANNING AND ZONING COMMISSION RECOMMEND THAT THE ST. LUCIE COUNTY BOARD OF COUNTY COMMISSIONERS GRANT A CHANGE IN ZONING FROM THE RF (RELIGIOUS FACILITY) ZONING DISTRICT AND THE RS-3 (RESIDENTIAL, SINGLE FAMILY – 3 DU/AC) ZONING DISTRICT TO THE PNRD (PLANNED NON-RESIDENTIAL DEVELOPMENT) ZONING DISTRICT, AND PRELIMINARY/FINAL PNRD SITE PLAN APPROVAL TO BE KNOWN AS **“FORT PIERCE MOSQUE”** BECAUSE

[CITE REASON[S] WHY - PLEASE BE SPECIFIC].

MOTION TO DENY:

AFTER CONSIDERING THE TESTIMONY PRESENTED DURING THE PUBLIC HEARING, INCLUDING STAFF COMMENTS, AND THE STANDARDS OF REVIEW AS SET FORTH IN SECTION 11.06.03, ST. LUCIE COUNTY LAND DEVELOPMENT CODE, I HEREBY MOVE THAT THE PLANNING AND ZONING COMMISSION RECOMMEND THAT THE ST. LUCIE COUNTY BOARD OF COUNTY COMMISSIONERS DENY A CHANGE IN ZONING FROM THE RF (RELIGIOUS FACILITY) ZONING DISTRICT AND THE RS-3 (RESIDENTIAL, SINGLE FAMILY – 3 DU/AC) ZONING DISTRICT TO THE PNRD (PLANNED NON-RESIDENTIAL DEVELOPMENT) ZONING DISTRICT, AND PRELIMINARY/FINAL PNRD SITE PLAN APPROVAL TO BE KNOWN AS **“FORT PIERCE MOSQUE”** BECAUSE

[CITE REASON[S] WHY - PLEASE BE SPECIFIC]



Environmental Resources Department

Agenda Item Companion Report

TO: Board of County Commissioners

FROM: Jennifer Evans
Environmental Resources Department

DATE: September 12, 2008

RE: Fort Pierce Mosque PNRD

DEPARTMENT COORDINATION

ERD coordinated with Growth Management as well as various other members of the Development Review Committee on 12/13/08, 1/10/08, 3/20/08, and 7/17/08.

ERD INPUT

ERD has provided information and conditions of approval in the attached staff report.

ERD RECOMMENDATION

ERD recommends approval with conditions as outlined in the attached resolution.



Signature

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RESOLUTION NO. 08-187

File Number: PNRD 820071310

**A RESOLUTION GRANTING AN AMENDMENT TO THE
OFFICIAL ZONING ATLAS TO CHANGE THE ZONING
FROM THE RF (RELIGIOUS FACILITY) ZONING DISTRICT
AND THE RS-3 (RESIDENTIAL, SINGLE FAMILY – 3
DU/ACRE) ZONING DISTRICT TO THE PNRD (PLANNED
NON-RESIDENTIAL DEVELOPMENT) ZONING DISTRICT
AND GRANT PRELIMINARY AND FINAL PNRD SITE PLAN
APPROVAL**

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:

CHANGE IN ZONING

1. **Abdul Raof Shadani**, presented a petition for a change in zoning from the RF (Religious Facility) Zoning District and the RS-3 (Residential, Single Family – 3 du/acre) Zoning District to the PNRD (Planned Non-Residential Development) Zoning District for the project to be known as “**Fort Pierce Mosque**”, for property located on the west side of Sunrise Blvd., approximately 180 feet south of the intersection of Bell Avenue and Sunrise Blvd. Lucie County, Florida as depicted on the attached maps as Exhibit “A” and described in Part “A” below.
2. The Development Review Committee has reviewed the site plan for the proposed project and found it to meet minimum technical requirements.
3. On October 16, 2008, the St. Lucie County Planning and Zoning Commission held a public hearing on the petition of **Abdul Raof Shadani**, for a change in zoning from the RF (Religious Facility) Zoning District and the RS-3 (Residential, Single Family – 3 du/acre) Zoning District to the PNRD (Planned Non-Residential Development) Zoning District, after publishing a notice of such hearing in the Fort Pierce Tribune at least 10 days prior to the hearing and notifying by mail all property owners within 500 feet of the property boundaries, and recommended that the Board of County Commissioners grant approval/denial for a change in zoning for the project to be known as “**Fort Pierce Mosque**”, for the property described in Part “A” below.
4. December 2, 2008, this Board held a public hearing on the petition of **Abdul Raof Shadani**, for a change in zoning from the RF (Religious Facility) Zoning District and the RS-3 (Residential, Single Family – 3 du/acre) Zoning

1 District to the PNRD Zoning District after publishing a public notice of such
2 hearing in the Ft. Pierce Tribune at least 10 days prior to the hearing and
3 notifying by mail all owners of property within 500 feet of the subject property
4 at least 10 days prior to the hearing.
5

- 6 5. The proposed change in zoning is consistent with the goals, objectives, and
7 policies of the St. Lucie County Comprehensive Plan and has satisfied the
8 requirements of Section 11.06.03 of the St. Lucie County Land Development
9 Code.
10

11 SITE PLAN

- 12
13 6. **Abdul Raof Shadani**, presented a petition for an amendment to the Official
14 Zoning Atlas to change in zoning from the RF (Religious Facility) Zoning District and
15 the RS-3 (Residential, Single Family – 3 du/ acre) Zoning District to the PNRD
16 (Planned Non-Residential Development) Zoning District and for Preliminary/Final
17 PNRD Site Plan approval to be known as the "**Fort Pierce Mosque.**" The 18,800
18 square feet of building will consist of a sanctuary, social hall, library, classrooms,
19 kitchen, and offices.
20
21 7. The Development Review Committee has reviewed the site plan for the
22 proposed project and found it to meet minimum technical requirements,
23 subject to the conditions set forth in Part "B" below.
24
25 8. On October 16, 2008, the St. Lucie County Planning and Zoning Commission
26 held a public hearing on the petition of **Abdul Raof Shadani**, after publishing
27 a notice of such hearing in the Fort Pierce Tribune at least 10 days prior to the
28 hearing and notifying by mail all property owners within 500 feet of the
29 property boundaries and recommended this Board approve this petition.
30
31 9. On December 2, 2008, this Board held a public hearing on the petition of
32 **Abdul Raof Shadani**, for Preliminary and Final Planned Non-Residential
33 Development approval for the project known as "**Fort Pierce Mosque**" after
34 publishing a notice of such hearing in the Tribune and notifying by mail all
35 property owners within 500 feet of the subject property.
36
37 10. The proposed project is consistent with the general purpose, goals, objectives
38 and standards of the St. Lucie County Land Development Code, the St. Lucie
39 County Comprehensive Plan, and the Code of Ordinances of St. Lucie
40 County.
41
42 11. The proposed project will not have an undue adverse effect on adjacent
43 property, the character of the neighborhood, traffic conditions, parking, utility
44 facilities or other matters affecting the public health, safety and general
45 welfare.
46

- 12. All reasonable steps have been taken to minimize any adverse effect of the proposed project on the immediate vicinity through building design, site design, landscaping and screening.
- 13. The proposed project will be constructed, arranged and operated so as not to interfere with the development and use of neighboring property, in accordance with applicable district regulations.
- 14. The proposed project will be served by adequate public facilities and services.
- 15. A Certificate of Capacity was granted for this project on September 15, 2008, a copy of which is attached as Exhibit "B".

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

CHANGE IN ZONING

A. The proposed change in zoning from the RF (Religious Facility) Zoning District and the RS-3 (Residential, Single Family - 3 du/acre) Zoning District to the PNRD (Planned Non-Residential Development) Zoning District, owned by **North American Islamic Trust**, is hereby granted an approval for the following described property:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, RUN THENCE S.89°34'47"E., ALONG THE NORTH LINE OF SAID SECTION 33, A DISTANCE OF 794.48 FEET TO THE POINT OF BEGINNING; THENCE RUN N.89°34'47"W., ALONG THE NORTH LINE OF SAID SECTION 33, A DISTANCE OF 369.85 FEET; THENCE S.00°25'13"W., AT RIGHT ANGLES TO THE LAST DESCRIBED LINE A DISTANCE OF 370.00 FEET; THENCE RUN S.89°34'47"E., PARALLEL WITH THE NORTH LINE OF SAID SECTION 33, A DISTANCE OF 617.80 FEET TO THE WEST LINE OF A 60.00 FOOT RIGHT-OF-WAY FOR SUNRISE BOULEVARD; THENCE RUN N.33°24'28"W, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 445.38 FEET TO THE POINT OF BEGINNING; LESS AND EXCEPTING THE FOLLOWING THEREFROM:

- 1. THE NORTH 45.00 FEET FOR ROAD RIGHT-OF-WAY.
- 2. THE PARCEL OF LAND DESCRIBED AS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA; THENCE RUN S.89°34'47"E., ALONG THE NORTH LINE OF SAID SECTION 33, A DISTANCE OF 794.48 FEET TO THE POINT OF BEGINNING; THENCE RUN N.89°34'47"W., ALONG THE NORTH LINE OF SAID SECTION 33, A DISTANCE OF 169.85 FEET; THENCE RUN S.00°25'13"W., AT RIGHT ANGLES TO THE LAST DESCRIBED LINE; A DISTANCE OF 195.00 FEET; THENCE RUN S.89°34'47"E., PARALLEL WITH THE NORTH LINE OF SAID SECTION 33, A DISTANCE OF 300.52 FEET, TO THE WEST LINE OF A 60.00 FEET RIGHT-OF-WAY

1 *FOR SUNRISE BOULEVARD; THENCE RUN N.33°24'28"W., ALONG SAID RIGHT-*
2 *OF-WAY, A DISTANCE OF 234.74 FEET TO THE POINT OF BEGINNING, LESS AND*
3 *EXCEPTING THE NORTH 45.00 FEET FOR ROAD RIGHT-OF-WAY.*
4

5 **Parcel Id:** 2433-211-0001-010/4
6

7 **Location:** West side of Sunrise Blvd., approximately 180 feet south of
8 the intersection of Bell Avenue and Sunrise Blvd, St. Lucie
9 County, Florida.
10

11
12 **SITE PLAN**
13

14 B. Pursuant to Section 11.02.05(B) of the St. Lucie County Land Development Code,
15 the Final Planned Non-Residential Development (PNRD) Site Plan to be known as "**Fort**
16 **Pierce Mosque - A Planned Non-Residential Development**", be granted, and the
17 same is hereby approved as shown on the site plan drawings for the project prepared
18 by SPEATH Engineering dated May 28, 2008 and last revised on August 8, 2008 and
19 date stamped received by the St. Lucie County Growth Management Director on XXX,
20 subject to the following conditions:
21

- 22
- 23 1. Prior to issuance of a Vegetation Removal Permit or Exemption, the petitioner,
24 their successors or assigns shall execute an improvement agreement for all
25 required landscaping and tree mitigation, including on-site and off-site
26 preservation and /or relocation.
27
 - 28 2. Prior to issuance of a Vegetation Removal Permit or Exemption, the petitioner,
29 their successors or assigns shall provide an ERP permit from South Florida
30 Water Management District.
31
 - 32 3. Prior to issuance of a Vegetation Removal Permit or Exemption, the petitioner,
33 their successors or assigns shall submit confirmation from Army Corps of
34 Engineers confirming that the onsite wetland is not jurisdictional to their agency.
35
 - 36 4. Prior to issuance of a Vegetation Removal Permit or Exemption, the petitioner,
37 their successors or assigns shall submit a revised landscape plan addressing the
38 following inconsistencies:
 - 39 a. Plant list specifies 20 East Palatka Holly, however graphic only depicts 19
 - 40 b. Plant list specifies 12 Slash Pine, however graphic depicts 15
 - 41 c. Plant list specifies 301 Florida Privet, however graphic depicts 327
 - 42 d. Plant list specifies 201 Ixora, however graphic depicts 211
 - 43 e. Plant list specifies 277 Fakahatchee Grass, however graphic depicts 293
 - 44 f. Plant list specifies 7 Laurel Oaks to be relocated onsite, however graphic
45 depicts 11
 - 46 g. If these inconsistencies, require additional landscape or mitigation
47 plantings, the revised landscape plan shall provide for these requirements.

- 1
2 5. Within 90 days of site plan approval or prior to approval of a Notice of Vegetation
3 Removal, whichever comes first, the petitioner, their successors or assigns shall
4 finalize an improvement agreement acceptable to ERD covering the cost of
5 landscaping.
6
- 7 6. The Certificate of Capacity shall be issued with the condition of the hours of
8 operation as Friday from 11:00 am to 2:00 pm in the prayer rooms (Sanctuary
9 area), Sunday from 10:00 am to 4:00 pm in the social hall of the mosque, and
10 very minimal activity during rest of the week.
11
- 12 7. Prior to the issuance of any permit, the petitioner, their successors or assigns
13 shall require submit an approval letter from the St Lucie County Fire District.
14
- 15 8. Prior to the issuance of any permit, the petitioner, their successors or assigns
16 shall require submit an approval letter from the South Florida Water Management
17 District.
18
- 19 9. Prior to the issuance of Certificate of Capacity the petitioner, their successors or
20 assigns shall require to install lighting facilities in such a manner so as to prevent
21 direct glare or hazardous interference of any kind to adjoining streets or
22 properties.
23
- 24 10. Prior to the issuance of any permits, a Final Development Order shall be
25 obtained from the Director of Growth Management, or designee. Prior to the
26 issuance of said Development Order, the Director of Growth Management shall
27 determine that all conditions of approval and applicable code requirements are
28 satisfied and shall:
29
 - 30 a. Obtain comments from the appropriate county staff, legal staff, and
31 other responsible agencies regarding the satisfaction of all
32 applicable code requirements and conditions of approval.
33
 - 34 b. Confer with the County Engineer, Public Works Department,
35 Environmental Resources Department, and Utilities Department to
36 determine the number of constructible engineering plans that shall
37 be required to be submitted for review, and the applicant shall,
38 following notification by the Director of Growth Management, submit
39 the required number of plans to the Department of Growth
40 Management for processing, distribution, and final action.
41
 - 42 c. Require that a complete set sealed constructible final engineering
43 plans, supporting calculations and survey data for the site work and
44 offsite improvements are approved by the Office of the County
45 Engineer, Public Works Department, Utilities Department,
46 Environmental Resources Department, Growth Management

1 Department, Fire Department, and any other agency that may be
2 determined by the Director of Growth Management to be
3 necessarily involved in the review and approval of the constructible
4 final engineering plans for the site work and offsite improvements.
5 The determination of whether or not plans submitted by the
6 applicant constitute a complete set of constructible plans shall be
7 made by the departments involved in the plan review within five
8 business days of the date the plans are received in the Department
9 of Growth Management.

- 10
- 11 11. Prior to any construction authorizations for the subject property, the
12 petitioner, their successors or assigns shall be required to convey to
13 St. Lucie County, in manner and form acceptable to the St. Lucie
14 County Attorney, 10 feet of additional right-of-way donation along the
15 site plan's eastern property line. A Florida licensed surveyor shall
16 prepare a sketch and legal descriptions of the right of way donation.
17 Additional requirements associated with the right of way donation shall
18 include proof of ownership. To the extent permitted under the County's
19 Code and Compiled Laws, any such dedication may be considered
20 eligible for Road Impact Fee Credits.
- 21
- 22 12. The petitioner, their successors or assigns shall provide certain
23 improvements to roadways, including sidewalks, required to address this
24 projects impacts on the County's roadway network. The following include,
25 but are not limited to the improvements required to be provided:
- 26
- 27 a. Prior to the issuance of any Certificate of Occupancy, the petitioner,
28 their successors or assigns shall be required to construct 6 feet wide
29 sidewalk along Sunrise Blvd. and Bell Avenue as shown on the site
30 plan.
- 31
- 32 13. Prior to the issuance of a building permit for this project, the petitioner,
33 their successors or assigns shall have entered into an enforceable utility
34 service agreement with the Fort Pierce Utility Authority to ensure the
35 provision of water and sewer services. This agreement shall be in a form
36 consistent with the Fort Pierce Utility Authority's regulations regarding
37 utility service extensions and service provisions.
- 38

39

40 **GENERAL PROVISIONS**

41

42 C. This Final Planned Non-Residential Development (PNRD) Site Plan approval shall
43 expire on December 2, 2010, unless a building permit is issued or an extension is
44 granted in accordance with Section 11.02.06(B)(3), St. Lucie County Land Development
45 Code.

46

1 D. The Final Planned Non-Residential Development Site Plan (PNRD) approval
2 granted under this Resolution is specifically conditioned to the requirement that the
3 petitioner, **Abdul Raof Shadani** including any successors in interest, shall obtain all
4 necessary development permits and construction authorizations from the appropriate
5 State and Federal regulatory authorities, including but not limited to the United States
6 Army Corp of Engineers, the Florida Department of Environmental Protection, and the
7 South Florida Water Management District, prior to the issuance of any local building
8 permits or authorizations to commence development activities on the property described
9 in Part A.

10
11 E. A Certificate of Capacity, a copy of which is attached to this resolution as "Exhibit B"
12 was granted by the Growth Management Director on **September 16, 2008**, which
13 certificate shall remain valid for the period of the Final PNRD Site Plan approval or any
14 extension granted thereto.

15
16 F. A copy of this resolution shall be attached to the site plan drawings described in Part
17 B, which plan shall be placed on file with the St. Lucie County Growth Management
18 Department.

19
20 G. The St. Lucie County Growth Management Director is hereby authorized and
21 directed to cause the notation of this resolution to be made on the Official Zoning Map
22 of St. Lucie County, Florida, and to make notation of reference to the date of adoption of
23 this resolution.

24
25 H. The Director of Growth Management shall coordinate the issuance of further site
26 Development Permits. No final site construction authorizations or site Development
27 Permits shall be issued until all requirements for such permits are met.

28
29 I. A copy of this resolution shall be mailed, return receipt requested to the developer
30 and agent of record as identified on the site plan applications.

31
32 J. This resolution shall be recorded in the Public Records of St. Lucie County. The
33 recording of this resolution does not authorize the commencement of any on-site
34 development activities without obtaining such further development permits as may be
35 required. All applicable conditions of approval as set forth above, and all applicable
36 code requirements must be met to the satisfaction of the County before final site
37 construction permits are issued.

38
39 K. The conditions set forth in Part B are an integral nonseverable part of the site plan
40 approval granted by this Resolution. If any condition set forth in Part B is determined to
41 be invalid or unenforceable for any reason and the developer declines to comply
42 voluntarily with that condition, the site plan approval granted by this resolution shall
43 become null and void.

44
45 L. ADOPTION
46

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

2
3 Chairman Joseph E. Smith XXX

4
5 Vice-Chair Paula A. Lewis XXX

6
7 Commissioner Charles Grande XXX

8
9 Commissioner Chris Craft XXX

10
11 Commissioner Doug Coward XXX

12
13
14 PASSED AND DULY ADOPTED this 2nd day of December, 2008.

15
16 BOARD OF COUNTY COMMISSIONERS
17 ST. LUCIE COUNTY, FLORIDA

18
19
20
21 BY _____
22 Chairman

23
24
25
26 ATTEST:

27 APPROVED AS TO FORM AND
28 CORRECTNESS:

29
30
31 _____
32 DEPUTY CLERK

33
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COUNTY ATTORNEY

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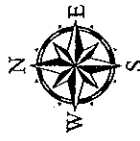
17

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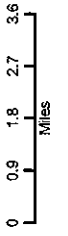
EXHIBIT "A"

Location Maps

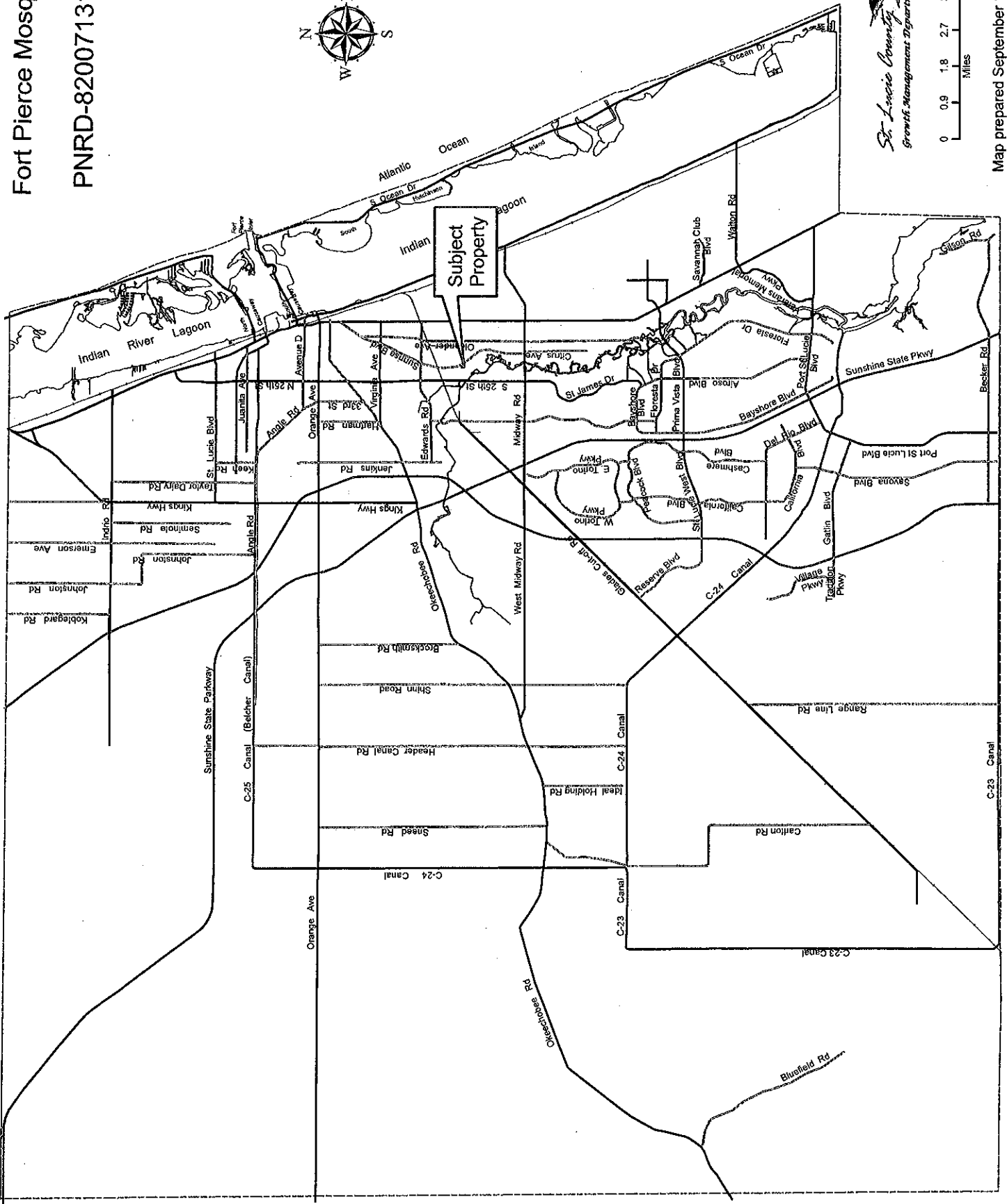
Fort Pierce Mosque PNRD-820071310



St. Louis County
Growth Management Department



Map prepared September 11, 2008



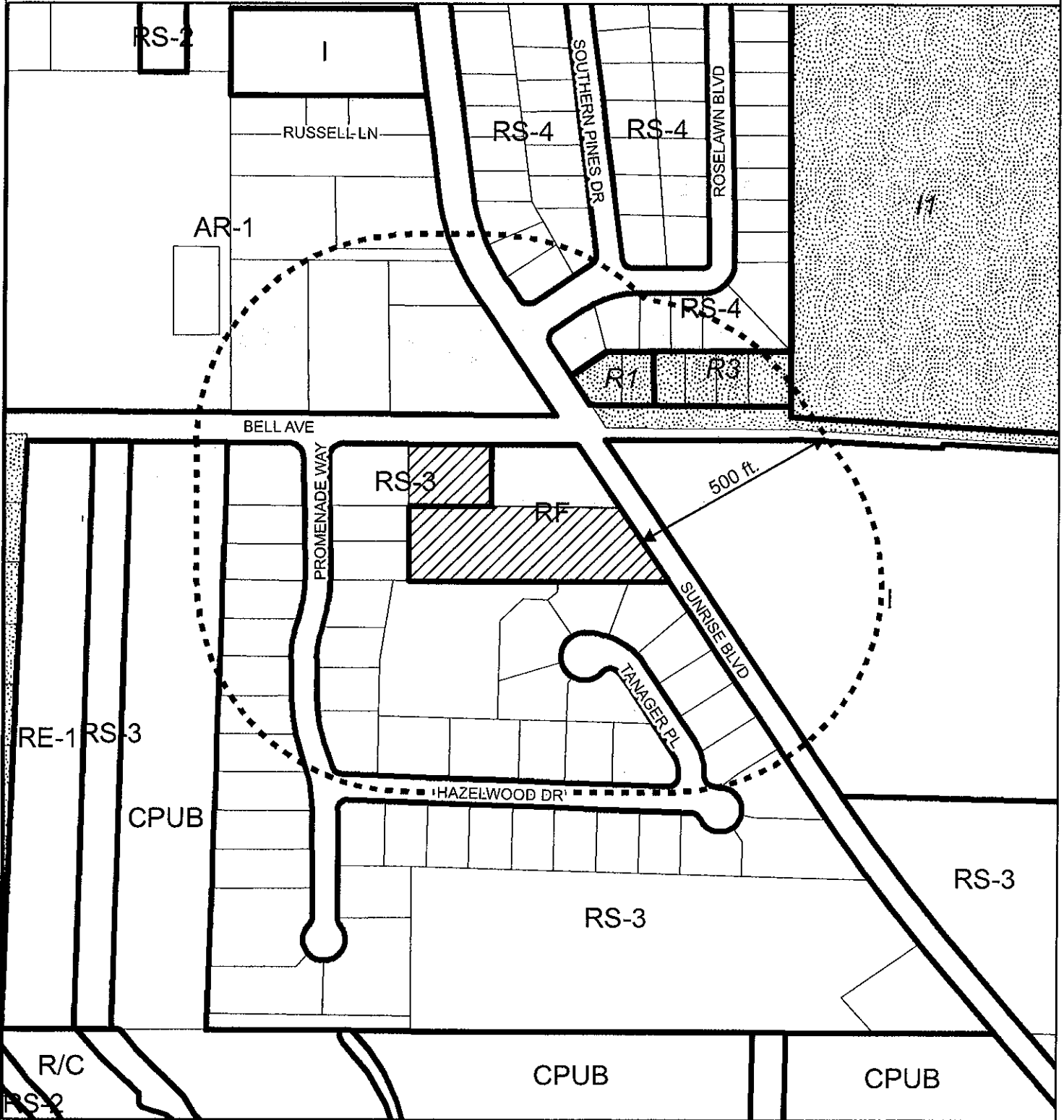
Indian River County




Okeechobee County

Martin County

PNRD-820071310

A petition of Fort Pierce Mosque for Preliminary/Final Planned Development Site Plan approval and change in zoning from the RF (Religious Facility) Zoning District and the RS-3 (Residential, Single Family-3 du/acre) Zoning District to the PNRD (Planned Non-Residential Development) Zoning District



-  Subject parcel
-  500 ft. notification area
-  City of Ft. Pierce

- SLC Zoning**
- AR-1 - Agricultural Residential (1 du/ac)
 - CPUB - Conservation Public
 - I - Institutional
 - R/C - Residential/Conservation (1 du/5 ac)
 - RE-1 - Residential Estate (1 du/ac)
 - RF - Religious Facility
 - RS-2 - Residential Single Family (2 du/ac)
 - RS-3 - Residential Single Family (3 du/ac)
 - RS-4 - Residential Single Family (4 du/ac)

- Ft. Pierce Zoning**
- I1 - Light Industrial
 - R1 - Single Family Low Density(4 du/ac)
 - R3 - Single Family Moderate Density(6 du/ac)

St. Lucie County
Growth Management Department

Map prepared September 11, 2008



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Exhibit "B"

Certificate of Capacity

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Exhibit "B"

Certificate of Capacity

**St Lucie County
Certificate of Capacity**

Date 9/5/2008

Certificate No. 2777

This document certifies that concurrency will be met and that adequate public facility capacity exists to maintain the standards for levels of service as adopted in the St Lucie County Comprehensive Plan for:

1. Type of development Fort Pierce Mosque - PNRD

Number of units 1

Number of square feet 18,800

2. Property legal description & Tax ID no.

2433-211-0001-010/4

Intersection of Bell Ave. Sunrise Blvd.

Fort Pierce Mosque

3. Approval: Building

Resolution No. 08-187

Letter 09/15/08

4. Subject to the following conditions for concurrency:

1. Hours of operation as Friday from 11:00 am to 2:00 pm in the prayer rooms (Sanctuary area), Sunday from 10:00 am to 4:00 pm in the social hall , very minimal activity during rest of the week.
2. 6 feet wide sidewalk

Owner's name

North American Islamic Trust

Address

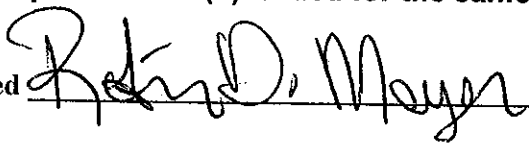
2215 Nebraska Avenue, Ste 1B2

Fort Pierce FL 34950

6. Certificate Expiration Date 12/2/2008

This Certificate of Capacity is transferable only to subsequent owners of the same parcel, and is subject to the same terms, conditions and expiration date listed herein. The expiration date can be extended only under the same terms and conditions as the underlying development order issued with this certificate, or for subsequent development order(s) issued for the same property, use and size as described herein.

Signed



Date: 9/10/2008

**Growth Management Director
St Lucie County, Florida**

Wednesday, September 10, 2008

Page 1 of 2

OFFICE USE ONLY

DATE FILED: _____

SP NUMBER: _____

REVIEW FEE: _____

RECEIPT NO: _____

RESOLUTION NO: _____

CONCURRENCY FEE: _____

RECEIPT NO: _____

CERT. CAPACITY NO: _____



**ST. LUCIE COUNTY
GROWTH MANAGEMENT DEPARTMENT
2300 VIRGINIA AVENUE
FORT PIERCE, FL 34982-5652
772-462-2822**

**APPLICATION FOR CHANGE IN ZONING TO PLANNED DEVELOPMENT
(PUD, PNRD, PMUD) and CERTIFICATE OF CAPACITY**

DIRECTIONS

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

REVIEW FEES and THRESHOLDS

	PRELIMINARY PLAN		FINAL PLAN
Required Review Fee	Less than 20 acres	\$ 1,500.00	\$ 500.00 + \$5.00 per acre over 50 acres
	20 acres to 49 acres	\$ 1,800.00	
	50 + acres	\$ 2,000.00 + \$ 5.00 per acre over 50 acres	
Concurrency Fee	\$200.00		\$ 250.00
Minimum Size	PUD		5 contiguous acres of land under common ownership or control
	PNRD		
	In Residential Land Use		10,000 square feet minimum lot size (under common ownership or control)
	In Commercial Land Use		20,000 square feet minimum lot size (under common ownership or control)
	In Industrial Land Use		20,000 square feet minimum lot size (under common ownership or control)
	In Mixed Land Use		20,000 square feet minimum lot size (under common ownership or control)
	PMUD		1 acre of land per proposed land use within a Planned Mixed Use Development under common ownership or control
Plat Fee (no improvements)	N/A		\$250.00
Planned Development Extension			\$300.00

Initial submission shall include the following:

- 1) One (1) original and twenty nine (29) copies of the completed site plan application.
- 2) Two (2) electronic copies of the property's legal description, write protected, in Microsoft Word Format.
- 3) Thirty (30) copies of the site plan graphics. (24 inches by 36 inches sheets)
- 4) Thirty (30) copies of the landscape plan.
- 5) Thirty (30) copies of the required boundary and topographic survey.
- 6) Seven (7) copies of the Transportation Impact Report (if applicable).
- 7) Five (5) copies of the Environmental Impact Report (if applicable).
- 8) Five (5) copies of the Preliminary Drainage Data.
- 9) Three (3) copies of Aerial.
- 10) Three (3) copies of the St. Lucie County Property Appraiser Tax Map (Scale 1:200) with property under petition highlighted

AUG 23 2007

All applications for a Planned Development 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			
LOCATION/SITE ADDRESS		Sunrise Blvd and Bell Ave, P.O. Box 15009, Fort Pierce, FL 34919	
PUD/PNRD/PMUD NAME			
PROPERTY TAX ID NUMBERS		2433-211-0001-010-4	
LEGAL DESCRIPTION (attach extra sheets if necessary) Must also have on CD write protected, in Microsoft Word Format		33 35 40 FROM NW COR OF NE 1/4 OF NW 1/4 RUN S 89 DEG 34 MIN 47 SEC E ALG N SEC L1 424.63 FT FORPOB.	
SECTION	33	TOWNSHIP	355
		RANGE	40E
PARCEL SIZE		ACRES	2.94
		SQUARE FOOTAGE	128,066.4
ZONING DISTRICT		RF + RS-3	LAND USE CLASSIFICATION
			RV
DESCRIPTION OF PROJECT		We are proposing a religious facility (mosque), with a basketball court. We are also providing a parking field.	
TYPE OF CONSTRUCTION (Check all appropriate boxes)	<input type="checkbox"/>	RESIDENTIAL	NUMBER OF RESIDENTIAL UNITS/SUBDIVIDED LOTS
	<input type="checkbox"/>	COMMERCIAL	TOTAL SQUARE FOOTAGE
	<input type="checkbox"/>	INDUSTRIAL	TOTAL SQUARE FOOTAGE
	<input checked="" type="checkbox"/>	OTHER (PLEASE SPECIFY)	Religious Facility (Mosque)
NUMBER AND SIZE OF OUTPARCELS (IF APPLICABLE)	One (1) parcel - 2.94 acres		
DESCRIBE THE REASON FOR THE REQUESTED CHANGE IN ZONING	Existing zoning is Religious Facility and Residential; need to change zoning to a PD, so we can build our religious facility.		

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, it is not.

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:

The existing parcel contains two zoning designations, RS-3 and RE. The applicant intends to construct a mosque (Religious Facility). ~~State the construction of the mosque, the applicant~~ requests the property be rezoned to P.D. (Planned Development). Rezoning to P.D. will allow the development to be better adapted to the existing land use.

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 conflicts exist with either.

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

The use is already allowed in the area; the rezoning will allow the adaptation of the development to compliment the existing uses adjacent to the property.

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

The larger portion of the property is currently zoned RE (Religious Facility). The rezoning to PD will allow the development to be adapted to the existing land use zoning designation, while minimizing impacts to the surrounding residential land use.

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

None.

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

- Slight increase in water and sanitary sewer usage on days the facility is utilized.
- Increase in traffic on days the facility is utilized.
- Sanitary sewer extension
- Draw families to the community and contribute to real estate sales.
- Increased community involvement

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

There are no anticipated environmental impacts. The property will be developed according to St. Lucie Development Standards and South Florida Water Management District Standards.

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

Yes, the project design will compliment the surrounding developments and minimize impacts to surrounding neighborhoods.

**ST. LUCIE COUNTY
APPLICATION FOR PLANNED DEVELOPMENT CHECKLIST**

Have you shown or provided the following required information:

BOUNDARY & TOPOGRAPHIC INFORMATION:

(Refer to Section 11.02.09(A)(2), St. Lucie County Land Development Code)

	Yes	No
Aerial Photograph (subject property highlighted)	X	
Location Sketch	X	
Boundary/Topographic Survey	X	
Positive Outfall	X	
Floodplain	X	
Drainage Basin Boundaries	X	
Preliminary, SFWMD Permit Data	X	

SITE PLAN INFORMATION:

(Refer to Section 11.02.09(A)(3), St. Lucie County Land Development Code)

	Yes	No		Yes	No
Location, Dimension, and Setbacks for all buildings	X		Parking & Loading Areas	X	
Identification of maximum buildable area under review	X		Water/Wastewater Facilities		X
Identification of all easements		X	Identification of all Drainage Facilities	X	
Identification of adjacent driveways	X		Location of all streets	X	
Location of all open spaces	X		Landscaping Plan	X	
Lighting Plan		X	Phasing Plan		X
Transportation Impact Report		X	Environmental Impact Report	X	
Vegetation Removal Plan		X	Sea Turtle Protection Plan	X	

If you answered **no** to any of the above questions, please explain in the space below:

- Identification of all easements - No easement on site.
- Lighting plan - No need to provide at this time. It will be submitted later on.
- Vegetation removal plan - No need to provide at this time. It will be submitted later on.
- Water/Wastewater Facilities - No Water/Wastewater facility on site.
- Phasing plan - This project will be done in one plan.
- No need for a Transportation Impact Report because it is a religious facility.

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 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: Abdel Raouf Shadani
Address: 2215 Nebraska Ave. Ste. 1B2
Fort Pierce, FL 34950
Phone: 772-4166-7171 Fax: _____

Agent Information

Name: Bill Yamak
Address: 8000 Summerlin Lakes Dr. Ste. 20
Fort Myers, FL 33907
Phone: 239-275-1999 Fax: 239-275-0105

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 serve as authorization for the above applicant or agent to act on behalf of said property owner.

Abdul Raouf Shadani MD
Property Owner Signature

ABDUL RAOUF SHADANI
Property Owner Name (Please Print)

Mailing Address: _____
Phone: _____

STATE OF FLORIDA
COUNTY OF St. Lucie

The foregoing instrument was acknowledged before me this 3rd
day of August, 2007 by Abdul Raouf Shadani
who is personally known to me or who has produced personally known
as identification.

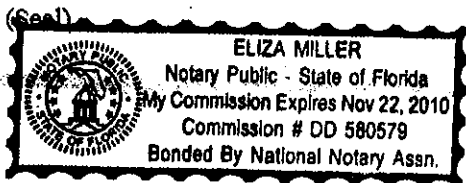
Eliza Miller
Signature of Notary

Eliza Miller
Type or Print Name of Notary

Notary Public _____ Title _____ Commission Number _____

OFFICE USE ONLY

Project Reviewer: _____
DRC Review: _____
Approval Date: _____
Comments: _____



Y. RF RELIGIOUS FACILITIES

1. Purpose

The purpose of this District is to provide and protect an environment suitable for the establishment and operation of churches, synagogues, temples, and similar uses. 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. Churches, synagogues, temples, and similar uses. (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 and Loading Requirements

Off-street parking and loading requirements are subject to Section 7.06.00.

6. Landscaping Requirements.

Landscaping requirements are subject to Section 7.09.00.

7. Conditional Uses

- a. Day care facilities, associated and operated by the principal religious use located on that property. This would include the operation of a day care facility during the normal business week, as licensed by the State of Florida, as well as during any religious function or associated activity. (999)
- b. Educational services, associated with and operated by the principal religious use located on that property. This would include the operation of an educational facility providing general academic and/or special training from grades K to 12, and as licensed by the State of Florida. (999)
- c. 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, and include the following:

- a. Parking lots & parking areas, together with related circulation elements.
- b. Enclosed storage structures.
- c. Playgrounds and athletic fields (no artificial lights) provided that no activity area shall be permitted within twenty-five (25) feet of the perimeter of the property.
- d. Private water and sewage utility services provided that they are for the sole use of the particular private development, are not intended to be a sub-regional system, and do not

involve industrial wastewater as defined.

e. Single family dwelling (detached or as part of the principal structure).

- (1) Private swimming pool accessory to the single family dwelling provided that the swimming pools shall be walled or fenced to prevent uncontrolled access to such swimming pool from the street or from adjacent properties.
- (2) Non-commercial garages accessory to the single family dwelling.

I. RS-3 RESIDENTIAL, SINGLE-FAMILY - 3

1. Purpose

The purpose of this district is to provide and protect an environment suitable for single-family dwellings at a maximum density of three (3) dwelling units per gross acre, together with such other uses as may be necessary for and compatible with low 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. 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 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. 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)

7. Accessory Uses

Accessory uses are subject to the requirements of Section 8.00.00.

7.02.00 PLANNED NON-RESIDENTIAL DEVELOPMENT

7.02.01 PURPOSE

The Planned Non-Residential Development (PNRD) District is intended to achieve non-residential land development of superior quality through the encouragement of flexibility and creativity in design options that:

- A. Permit creative approaches to the development of non-residential land reflecting changes in the technology of land development;
- B. Allow for the efficient use of land, which can result in smaller networks of utilities and streets and thereby lower development costs;
- C. Allow design options that encourage an environment of stable character, compatible with surrounding land uses; and
- D. Permit the enhancement of neighborhoods through the preservation of natural features, the provision of underground utilities, and the provision of recreation areas and open space.

7.02.02 PERMITTED USES

The following general guidelines shall be used in determining the permitted use possibilities in any Planned Nonresidential Zoning Development:

- A. For properties located in any Residential or Agricultural classified land use area:

Any permitted, conditional or accessory use, including any standards, conditions and requirements for those uses, as identified in the Commercial, Neighborhood (CN); Commercial, Office (CO); Institutional (I) Zoning Districts, and in the Agricultural land use classified areas only, any non-residential permitted or accessory use identified in the Agriculture-1 (AG-1), Agricultural-2.5 (AG-2.5), or Agricultural-5 (AG-5) zoning districts of this Code. Telecommunication towers must comply with the requirements of Section 7.10.23.

The general standards, conditions and requirements, as found in this Code, that pertain to conditional and accessory uses shall be used in the determination of the compatibility of the proposed use(s) with the surrounding land uses in the review of the Planned Nonresidential Development. All applications for Planned Nonresidential Development shall include a complete identification of all planned uses and activities.

- B. For properties located in any Commercial or Industrial classified land use area:

Any permitted, conditional or accessory use, including any standards, conditions and requirements for those uses, as identified in the Commercial, Neighborhood (CN); Commercial, Office (CO); Commercial, General (CG); Industrial Light (IL); Industrial Heavy (IH), Utility (U) and (I) Institutional zoning districts, and any non-residential permitted or accessory use identified in the Agriculture-1 (AG-1), Agricultural-2.5 (AG-2.5), or Agricultural-5 (AG-5) zoning districts of this Code. Telecommunication towers must comply with the requirements of Section 7.10.23.

The general standards, conditions and requirements, as found in this Code, that pertain to

conditional and accessory uses shall be used in the determination of the compatibility of the proposed use(s) with the surrounding land uses in the review of the Planned Nonresidential Development. All applications for Planned Nonresidential Development shall include a complete identification of all planned uses and activities.

7.02.03 STANDARDS AND REQUIREMENTS

Standards and requirements for a Planned Non-Residential Development shall be as follows:

A. MINIMUM SIZE

The minimum lot size requirements for a Planned Non-Residential Development shall be as follows:

1. Any Planned Non-Residential Development in a Residential Land Use classification shall comply with the minimum lot requirements in the Commercial Neighborhood (CN) Zoning District.
2. Any Planned Non-Residential Development in a Commercial, Industrial or Mixed Use Land Use classification shall comply with the minimum lot requirements in the Commercial General (CG) Zoning District.
3. All Planned Non-Residential Development shall be under common ownership or control.

B. DIMENSIONAL REQUIREMENTS

Minimum dimensional requirements shall be in accordance with Table 7.10 in Section 7.04.01, provided, however, that the Board of County Commissioners may condition approval of a Planned Non-Residential Development upon compliance with more stringent or restrictive dimensional requirements in order to ensure compatibility with surrounding land uses, to mitigate impact on the environment and natural resources, to ensure public safety and to ensure compliance with the St. Lucie County Comprehensive Plan; and,

any structure on North or South Hutchinson Island that has not been occupied, constructed, or has not received a building permit, site plan or other County development approval as a permitted use prior to January 10, 1995, the requirements of Section 4.01.00, Hutchinson Island - Building Height Overlay Zone shall apply.

C. PUBLIC FACILITIES

1. The Planned Non-Residential Development shall be designed and located so there will be no net public cost for the provision of water lines, sewage lines, storm and surface drainage systems, and other utility systems in order to ensure compatibility with surrounding land uses, to mitigate impact on the environment and natural resources, to ensure public safety and to ensure compliance with the St. Lucie County Comprehensive Plan.
2. The minimum size of all water mains used, or intended for use, in fire protection activities is six (6") inches. Actual water main requirements will be determined by the St. Lucie County-Ft. Pierce Fire Prevention Bureau.

3. The minimum size of all water mains used, or intended for use, in fire protection activities, that are located on a dead-end water main is eight (8") inches. Actual water main requirements will be determined by the St. Lucie County-Ft. Pierce Fire Prevention Bureau.

The maximum number of fire hydrants that may be located on any dead end water main is one (1).

4. Fire hydrants shall be provided at a minimum spacing of one every six hundred (600) feet unless otherwise approved by the St. Lucie County-Ft. Pierce Fire Prevention Bureau.

D. TRAFFIC AND PEDESTRIAN CIRCULATION

1. Every use permitted in a Planned Non-Residential Development shall have access to a public street either directly or through an approved private road, vehicular accessway, a pedestrian way, or other area dedicated to public or private use.
2. Principal vehicular access points shall be designed to permit smooth traffic flow with controlled turning movement and minimum hazards to vehicular or pedestrian traffic. Minor streets within the Planned Non-Residential Development shall not be connected to streets outside the development so as to encourage their use by through traffic.
3. The proposed Planned Non-Residential Development shall be designed so that it will not create traffic congestion on the arterial and collector roads surrounding the project, or such surrounding collector or arterial roads shall be improved so that they will not be adversely affected.
4. Streets in a Planned Non-Residential Development may be dedicated to public use or retained under private ownership. Said streets and associated improvements shall comply with all pertinent County regulations and ordinances, however, variations to the standard minimum right-of-way widths may be considered as part of the Planned Non-Residential Development if it is shown to the satisfaction of the County Commission, that the requested variation is consistent with the intent of the County's roadway construction standards and necessary for the design of the Planned Unit Development.
5. Any pedestrian circulation system and its related walkways shall be insulated from the vehicular street system.
6. All roads and streets shall intersect at an approximate $\pm 5^\circ$ angle of ninety degrees (90°) unless circumstances acceptable to St. Lucie County indicate a need for a lesser angle of intersection.
7. Street jogs or centerline offsets between any local street or road with another local street or road, shall be no less than one hundred fifty feet (150).
8. The intersection of any two local roads or streets with a Major Collector or Arterial Roadway shall be separated by a minimum distance of six hundred sixty feet (660), as measured from centerline to centerline.
9. Permanent dead-end streets shall not exceed one thousand feet (1000) in length.

Cul-de-sacs shall be provided at the end of all dead end roads or streets greater than five hundred and one (501) feet in length. The length of a dead-end street shall be measured along the centerline of the street from the its point of perpendicular intersection with the centerline of intersecting street to the end of the dead-end street or roadway. All cul-de-sacs shall have a minimum right-of-way diameter of one hundred (100) feet.

If the dead end roadway is five hundred (500) feet or less in length, a "Y" or "T" type of turn around may be approved.

If a dead end street is temporary in nature then a temporary cul-de-sac shall be required until the roadway is connected to another street or road.

In the center of the cul-de-sac an unpaved island, surrounded by a curb, improved with grass and landscaping that will not interfere with sight distance, may be provided. Center islands shall have a diameter of not less than seventeen (17) feet, unless otherwise approved through the review of the Planned Unit Development.

10. All roadways, exclusive of interior parking and access aisles areas, regardless of ownership, shall be located a minimum of ten (10) feet from any exterior building walls, except for security gate houses or similar security structures located in a private street or road right-of-way.
11. Access points on all collector or arterial streets serving a Planned Non-Residential Development shall be located and spaced so that traffic moving into and out of the arterial streets does not cause traffic congestion.

E. PARKING AND LOADING

1. General Provisions

- a. The number, type, and location of parking spaces shall be determined at the time of final Planned Nonresidential Development plan approval. The determination of the number of spaces required shall be based on Section 7.06.02 of this Code. The number of parking spaces required by this section may be reduced based on substantial competent evidence that the reduced number of spaces is adequate for the proposed use or that parking may be shared by proximate uses that operate at different times or on different days.
- b. Reserved parking spaces may be provided, in lieu of paved spaces, subject to Section 7.06.02(B)(4) of this Code.

2. Off Street Parking and Loading

Off-street parking and loading requirements are governed by Sections 7.06.02 and 7.06.03 of this Code, and the following standards:

- a. Off-street parking and loading areas shall be designed to provide travelways between adjacent uses while discouraging through traffic.

- b. Off-street parking and loading areas shall be screened from adjacent roads and pedestrian walkways with hedges, dense planting, or changes in grades or walls.

3. On Street Parking

In Planned Non-Residential Developments, on street parking may be used so long as the road on which the on-street parking is proposed lies entirely within the limits of the defined Planned Nonresidential Development and such parking would not contravene any other provision of this Code or the St. Lucie County Code of Ordinances. Where such on street parking and loading is used, it shall be consistent with the following design standards:

- a. The minimum size of a parking stall shall be as follows:

parallel	8 feet X 23 feet
angled	10 feet X 18 feet
handicapped (parallel)	12 feet X 23 feet
handicapped (angled)	12 feet X 18 feet

- b. Handicapped parking spaces shall be appropriately marked.
- c. Access for emergency fire vehicles shall be in accordance with NFPA standards.
- d. No more than fifteen (15) parking spaces shall be permitted in a continuous row without being interrupted by a minimum landscape area of 360 square feet.

F. LIGHTING

All lighting facilities shall be arranged in such a manner so as to prevent direct glare or hazardous interference of any kind to adjoining streets or properties.

G. LANDSCAPING AND NATURAL FEATURES

- 1. Native trees and vegetation and other natural features shall be preserved to the extent practicable.
- 2. All sensitive environmental vegetation, trees and areas shall be preserved to the extent practicable.
- 3. Landscaping for off-street parking and loading areas shall meet the minimum requirements of Section 7.09.00.

H. OPEN SPACE STANDARDS

- 1. For development projects of less than ten (10) acres, a minimum of twenty (20) percent of the gross area of land to be committed to a Planned Non-Residential Development must be for use as common open space, which may include parks, recreation areas, bicycle and pedestrian paths and facilities, marinas, swimming beaches, common open space, common landscaping or planting areas, or other areas of public purposes other than street or road rights-of-way, utility easements, excluding exclusive stormwater treatment facilities,

and parking areas.

For development projects of ten (10) acres or more, a minimum of thirty-five (35) percent of the gross area of land to be committed to a Planned Non-Residential Development must be for use as common open space, which may include parks, recreation areas, bicycle and pedestrian paths and facilities, marinas, swimming beaches, common open space, common landscaping or planting areas, or other areas of public purposes other than street or road rights-of-way, utility easements, excluding exclusive stormwater treatment facilities, and parking areas.

At the request of the developer, and subject to the approval of the Board of County Commissioners, use of recreational facilities may be offered to the general public.

A minimum of 15 percent of any existing native upland habitat on the property, must be preserved in its natural condition as part of the required 35 percent common open space. For each acre of preserved native habitat above the required minimum 15 percent that is preserved in its original state, credit shall be given at a rate of 150 percent per acre towards the remaining common open space requirement.

All areas to be dedicated for common open space shall be identified as part of the Preliminary Development Plan for the Planned Nonresidential Development. Areas that are floodways, lakes, wetlands, and stormwater retention areas may be applied to satisfy the total common open space requirement subject to the requirement that 15% of any existing native habitat on the property must be included as part of the required 35% common open space. As part of the Final Planned Nonresidential Development submission process, the developer or petitioner for the Planned Nonresidential Development shall provide for one of the following:

- a. The advance dedication of all common open space to a public, or acceptable private, agency that will, upon acceptance, agree to maintain the common open space and any buildings, structures or improvements that have been placed on it. All such dedications or conveyances shall be completed prior to the issuance of any building permits, including land clearing, for any portion of the Planned Nonresidential Development; or,
 - b. A phased conveyance of the land to be used for common open space to a public or acceptable private agency that will, upon acceptance, agree to maintain the common open space and any buildings, structures or improvements that have been placed on it. The schedule for the phased conveyance of any such lands to be used for common open space shall be a specific condition of approval for the Planned Nonresidential Development.
2. Areas provided or reserved to meet any other environmental preservation or protection requirement of this code or other lawful regulatory authority may be counted towards the overall common open space requirement, provided that the common open space meets the requirements of this Code.
 3. All land dedicated for common open space shall be physically part of the Planned Non-Residential Development.

I. PHASING

1. A Planned Non-Residential Development may be developed in more than one (1) stage or phase.
2. If a Final Development Plan approved by the Board of County Commissioners is to be developed in stages or phases, each successive phase shall be constructed and developed in a reasonably continuous fashion. The final stage or phase shall be completed within ten (10) years of the date of final development plan approval. Any extension of the above requirement is subject to approval by the Board of County Commissioners unless otherwise amended by the Board of County Commissioners.

J. SIGNS

1. Signs within any Planned Non-Residential Development located in a Residential or Agriculturally classified land use area shall comply with the provisions of Chapter 9 applicable to the Commercial Neighborhood (CN) Zoning District; provided, however, that the Board of County Commissioners may condition approval of a Planned Non-Residential Development upon compliance with more stringent sign regulations in order to ensure design consistency throughout the proposed development, to ensure compatibility with surrounding land uses, to ensure public safety and prevent public harm, and to ensure compliance with the St. Lucie County Comprehensive Plan.
2. Signs within any Planned Non-Residential Development located in a commercially or industrially classified Land Use Area shall comply with the provisions of Chapter 9 applicable in the Commercial General (CG), Zoning District; provided, however, that the Board of County Commissioners may condition approval of a Planned Non-Residential Development upon compliance with more stringent sign regulations in order to ensure design consistency throughout the proposed development, to ensure compatibility with surrounding land uses, to ensure public safety and prevent public harm, and to ensure compliance with the St. Lucie County Comprehensive Plan.



Sign Up Request

Received By

SEP 23 2008

Growth Management

Date Sent: 09-02-08
Attention: James A. Beams

Sign # **1169**

Sign to be installed by Sign Technicians before: 09-23-08
OR

Sign to be ready for pick up before:
(Pickup hours: 7:00 -11:30or 12:30- 3:00)

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

St. Lucie County
Affidavit of Public Notice

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

On the West side of Sunrise Blvd. approximately 180 feet south of the intersection of Bell Avenue and Sunrise Blvd.

I did on 9-19, 2008 erect in a conspicuous place on this property the following notice:

PUBLIC NOTICE

Public Hearing for Application of Fort Pierce Mosque for Preliminary/Final Planned Development Site Plan approval and change in zoning from the RF (Religious Facility) Zoning District and the RS-3 (Residential, Single Family – 3 du/ acre) Zoning District to the PNRD (Planned Non-Residential Development) Zoning District, to be held in the County Administration Building, 2300 Virginia Avenue, Fort Pierce, on October 16, 2008 @ 6:00 PM before the Planning and Zoning Commission and on December 2, 2008 @ 6:00 PM before the Board of County Commissioners.

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

Bob Tretsky

9-19-08

APO listing for Fort Pierce Mosque, PNRD-820071310

Queried from Property Appraiser 2007 ad valorem tax roll data and current data as of Sept 9, 2008. List prepared Sep 11, 2008.

Parcel ID	TaxRollOwner1	TaxRollOwner2	Address	City	State	ZipCode
1	243350200110007	Benjamin J Epperson	Ruth M Epperson	8340 Greensboro Dr #417	McLean	VA 22102
2	243350200120004	David R Varn	Laura R Benalcazar	1817 Hazelwood Dr	Fort Pierce	FL 34982
3	243350200020001	David T Slover	Lisa A Slover	677 NE Little Kayak Pt	Port St Lucie	FL 34983
4	243350200470008	Michael W Pride	23 Harbour Isle Dr W Unit 301	Fort Pierce	Fort Pierce	FL 34949
5	243350200190003	Shane P Kelly	3708 Tanager Pl	Fort Pierce	Fort Pierce	FL 34982
6	243350200050002	Robert C Brewer	Patricia K Brewer	3702 Promenade Way	Fort Pierce	FL 34982-8910
7	243350200200003	Brian Gibson	Alexis Kubes-Gibson	4450 Camrose Ln	West Palm Beach	FL 33417
8	243350200060009	Liaquddin Shaikh	Ruksana Shaikh	3706 Promenade Way	Fort Pierce	FL 34982
9	243350200210000	Frank Blandino	Frank M Blandino	900 Egret Ave	Fort Pierce	FL 34982-8323
10	242870200520004	Ronald J Dilallo	3512 Sunrise Blvd	Fort Pierce	Fort Pierce	FL 34982
11	242870200530001	Sarah H Higgs (LF EST)	Saralyn H Zumbrum	3518 Roselawn Blvd	Fort Pierce	FL 34982-8406
12	242870200540008	Sarah H Higgs (LF EST)	Saralyn H Zumbrum	3518 Roselawn Blvd	Fort Pierce	FL 34982-8406
13	242870200150003	Bonnie D Lucas	3516 Roselawn Blvd	Fort Pierce	Fort Pierce	FL 34982-8406
14	242870200240009	Edwin S Cashwell	Patricia L Cashwell	1610 Bell Ave	Fort Pierce	FL 34982-6551
15	243321100010001	John S Park	% American Heritage Title	10878 S Hwy 1	Port St Lucie	FL 32905
16	243350200180006	Ardeil Dianne Frye	3704 Tanager Pl	Fort Pierce	Fort Pierce	FL 34982
17	243350200080003	Edwin M Fry Jr	Loretta D Fry	1816 Hazelwood Dr	Fort Pierce	FL 34982-6579
18	242870100130006	Angelina Bergeron	1950 Bell Ave	Fort Pierce	Fort Pierce	FL 34982-6547
19	242870200140006	Richard Hughes	Deborah L Allison	3514 Roselawn Blvd	Fort Pierce	FL 34982-8406
20	242870200170007	Sherry H Nailey	3520 Roselawn Blvd	Fort Pierce	Fort Pierce	FL 34982
21	242870200220005	Dale G Walker	1630 Bell Ave	Fort Pierce	Fort Pierce	FL 34982-6551
22	242870200210008	Jean M Woodard	1640 Bell Ave	Fort Pierce	Fort Pierce	FL 34982-6551
23	242870200200001	Aaron J Simmons	Lisa M Simmons	1650 Bell Ave	Fort Pierce	FL 34982
24	243350200220007	Angel Cox	3720 Tanager Pl	Fort Pierce	Fort Pierce	FL 34982
25	243350200160002	David G Wilbur Jr (TR)	3703 Tanager Pl	Fort Pierce	Fort Pierce	FL 34982-5919
26	243350200460001	Anthony Carraway	3703 Promenade Way	Fort Pierce	Fort Pierce	FL 34982
27	243350200450004	J Stephen Tierney III	Teresa Tierney	3707 Promenade Way	Fort Pierce	FL 34982
28	243350200150005	James A Wilkins Jr	Madeline Wilkins	8690 Shadylake Ln	Fort Pierce	FL 34947
29	243350200440007	June A McGarvey	Harry J McGarvey	12180 Cavalier Dr	Dunkirk	MD 20754
30	243350200500002	David M Lamos	Adelina B Lamos	805 Delaware Ave	Fort Pierce	FL 34950
31	243350200010004	Wilbur D Colvin	Joan M Colvin	3602 Promenade Way	Fort Pierce	FL 34982
32	243350200490002	David Lamos	Adelina Lamos	805 Delaware Ave	Fort Pierce	FL 34950
33	243350200030008	Kevin Braswell	Tanita Braswell	3610 Promenade Way	Fort Pierce	FL 34982
34	243350200480005	Denise L Torre	3611 Promenade Way	Fort Pierce	Fort Pierce	FL 34982-6517
35	243350200040005	Paul Pearson	Karen Pearson	3614 Promenade Way	Fort Pierce	FL 34982-6515
36	243350200070006	Frank Blandino	Connie Blandino	900 Egret Ave	Fort Pierce	FL 34982-8323
37	243350200100000	John M Fimian	PO Box 15069	Fort Pierce	Fort Pierce	FL 34979
38	243350200430000	Michael T Purcell	3711 Promenade Way	Fort Pierce	Fort Pierce	FL 34982-8911
39	243322100010002	St Lucie County	2300 Virginia Ave	Fort Pierce	Fort Pierce	FL 34982-5632

APO listing for Fort Pierce Mosque, PNRD-820071310
 Queried from Property Appraiser 2007 ad valorem tax roll data and current data as of Sept 9, 2008. List prepared Sep 11, 2008.

	Parcel ID	TaxRollOwner1	TaxRollOwner2	Address	City	State	ZipCode
40	243321100010104	North American Islamic Trust		PO Box 15009	Fort Pierce	FL	34979-5009
41	243350200001008	Estates of Longwood HOA Inc		3703 Tanager Pl	Fort Pierce	FL	34982
42	243350200140008	Robert G Hall Jr		1143 Granada Ave	Fort Pierce	FL	34949-3318
43	243350200170009	Rocco Bellantoni (LFEST)	Anne Bellantoni (LFEST)	3702 Tanager Pl	Fort Pierce	FL	34982
44	243350200130001	Kevin M Payne	Mary L Payne	3715 Tanager Pl	Fort Pierce	FL	34982-6573
45	243350200230004	Dario Perini	Andrea Tiger	157 SW Riverway Blvd	Palm City	FL	34990
46	243312100010005	White City Cemetery Assn Inc		3800 Sunrise Blvd	Fort Pierce	FL	34982-6970
47	242870200190001	Bonnie G Webb		3532 Sunrise Blvd	Fort Pierce	FL	34982-6578
48	242870100131007	John K Andrews	Hope Andrews	3535 Sunrise Blvd	Fort Pierce	FL	34982
49	242870200180004	Sherry H Nailey		3520 Roselawn Blvd	Fort Pierce	FL	34982
50	242870100140003	William J Enck	Roberta Parker Enck	3521 Sunrise Blvd	Fort Pierce	FL	34982
51	242870100130501	Marcel F Bergeron		1900 Bell Ave	Fort Pierce	FL	34982-6547
52	242870200550005	David H Garrigus	Susan M Holloway	3509 Southern Pines Blvd	Fort Pierce	FL	34982-6519
53	242870100120009	Norman B Meyer Jr	Mary J Meyer	3517 Sunrise Blvd	Fort Pierce	FL	34982-6577
54	242870100120102	Phillip Lemaster	Raschell Lemaster	3519 Sunrise Blvd	Fort Pierce	FL	34982
55	242870200230002	Julie A Thelwell	Trevor L Thelwell	1620 Bell Ave	Fort Pierce	FL	34982-6551
56	242833100020001	Privilege Development LLC		3615 NE 207th St # 3108	Aventura	FL	33180
57	242843100010001	Railside LLC	Norman Zlinkoff	6681 SE Harbour Cir	Stuart	FL	34996-1962
58	242870200160000	Bonnie Lucas		3516 Roselawn Blvd	Fort Pierce	FL	34982-8406
59	Applicant	Abdul Raouf Shadani		2215 Nebraska Ave Ste 1B2	Fort Pierce	FL	34950
60	Agent	Bill Yarnak		8000 Summerlin Lakes Dr Ste 2	Fort Myers	FL	33907
		<i>Changed ownership since 2007 ad valorem tax roll</i>					
61	243350200110007	Nancy Angelos	Alexa Angelos	1810 Hazelwood Dr	Fort Pierce	FL	34982
62	243350200120004	David R Varn	Laura R Benalcazar	1808 Hazelwood Dr	Fort Pierce	FL	34982
63	243350200020001	David T Slover	Lisa A Slover	3604 Promenade Way	Fort Pierce	FL	34982
64	2433502000470008	Michael W Pride		9615 Knollwood Ln	Fort Pierce	FL	34951

**BOARD OF
COUNTY
COMMISSIONERS**



**GROWTH
MANAGEMENT**

October 1, 2008

Joe Smith
1800 Anywhere DR.
Anywhere, FL 34982

Fort Pierce Mosque – PNRD 820071310

In accordance with the St. Lucie County Land Development Code, you are hereby advised that Abdul Raof Shadani presented a petition to St. Lucie County to grant an amendment to the Official Zoning Atlas to change the zoning from the RF (Religious Facility) Zoning District and the RS – 3 (Residential, Single Family – 3 du/ac) Zoning District to the PNRD (Planned Non-Residential Development) Zoning District and granting preliminary and final PNRD site plan approval, for the following described property:

Location: West side of Sunrise Blvd., approximately 180 feet south of the intersection of Bell Avenue and Sunrise Blvd.

Legal Description:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, RUN THENCE S.89°34'47"E., ALONG THE NORTH LINE OF SAID SECTION 33, A DISTANCE OF 794.48 FEET TO THE POINT OF BEGINNING; THENCE RUN N.89°34'47"W., ALONG THE NORTH LINE OF SAID SECTION 33, A DISTANCE OF 369.85 FEET; THENCE S.00°25'13"W., AT RIGHT ANGLES TO THE LAST DESCRIBED LINE A DISTANCE OF 370.00 FEET; THENCE RUN S.89°34'47"E., PARALLEL WITH THE NORTH LINE OF SAID SECTION 33, A DISTANCE OF 617.80 FEET TO THE WEST LINE OF A 60.00 FOOT RIGHT-OF-WAY FOR SUNRISE BOULEVARD; THENCE RUN N.33°24'28"W, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 445.38 FEET TO THE POINT OF BEGINNING; LESS AND EXCEPTING THE FOLLOWING THEREFROM:

1. THE NORTH 45.00 FEET FOR ROAD RIGHT-OF-WAY.

2. THE PARCEL OF LAND DESCRIBED AS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA; THENCE RUN S.89°34'47"E., ALONG THE NORTH LINE OF SAID SECTION 33, A DISTANCE OF 794.48 FEET TO THE POINT OF BEGINNING; THENCE RUN N.89°34'47"W., ALONG THE NORTH LINE OF SAID SECTION 33, A DISTANCE OF 169.85 FEET; THENCE RUN S.00°25'13"W., AT RIGHT ANGLES TO THE LAST DESCRIBED LINE; A DISTANCE OF 195.00 FEET; THENCE RUN S.89°34'47"E., PARALLEL WITH THE NORTH LINE OF SAID SECTION 33, A DISTANCE OF 300.52 FEET, TO THE WEST LINE OF A 60.00 FEET RIGHT-OF-WAY FOR SUNRISE BOULEVARD; THENCE RUN N.33°24'28"W., ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 234.74 FEET TO THE POINT OF BEGINNING, LESS AND EXCEPTING THE NORTH 45.00 FEET FOR ROAD RIGHT-OF-WAY.

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, October 16, 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

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
October 16, 2008

NOTICE OF PROPOSED CHANGE FROM THE RF (RELIGIOUS FACILITY)
AND RS-3 (RESIDENTIAL, SINGLE FAMILY – 3 DU/ ACRE) TO THE PNRD
(PLANNED NON-RESIDENTIAL DEVELOPMENT)

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. 08-187

A RESOLUTION GRANTING AN AMENDMENT TO THE OFFICIAL ZONING ATLAS TO CHANGE THE ZONING FROM THE RF (RELIGIOUS FACILITY) ZONING DISTRICT AND THE RS-3 (RESIDENTIAL, SINGLE FAMILY – 3 DU/ACRE) ZONING DISTRICT TO THE PNRD (PLANNED NON-RESIDENTIAL DEVELOPMENT) ZONING DISTRICT AND GRANT PRELIMINARY AND FINAL PNRD SITE PLAN APPROVAL.

APPLICANT: Abdul Raof Shadani

FILE NUMBER: PNRD 820071310

LEGAL DESCRIPTION:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, RUN THENCE S.89 DEGREES 34'47"E., ALONG THE NORTH LINE OF SAID SECTION 33, A DISTANCE OF 794.48 FEET TO THE POINT OF BEGINNING; THENCE RUN N.89 DEGREES 34'47"W., ALONG THE NORTH LINE OF SAID SECTION 33, A DISTANCE OF 369.85 FEET; THENCE S.00 DEGREES 25'13"W., AT RIGHT ANGLES TO THE LAST DESCRIBED LINE A DISTANCE OF 370.00 FEET; THENCE RUN S.89 DEGREES 34'47"E., PARALLEL WITH THE NORTH LINE OF SAID SECTION 33, A DISTANCE OF 617.80 FEET TO THE WEST LINE OF A 60.00 FOOT RIGHT-OF-WAY FOR SUNRISE BOULEVARD; THENCE RUN N.33 DEGREES 24'28"W, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 445.38 FEET TO THE POINT OF BEGINNING; LESS AND EXCEPTING THE FOLLOWING THEREFROM:

1. THE NORTH 45.00 FEET FOR ROAD RIGHT-OF-WAY.
2. THE PARCEL OF LAND DESCRIBED AS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA; THENCE RUN S.89 DEGREES 34'47"E., ALONG THE NORTH LINE OF SAID SECTION 33, A DISTANCE OF 794.48 FEET TO THE POINT OF BEGINNING; THENCE RUN N.89 DEGREES 34'47"W., ALONG THE NORTH LINE OF SAID SECTION 33, A DISTANCE OF 169.85 FEET; THENCE RUN S.00 DEGREES 25'13"W., AT RIGHT ANGLES TO THE LAST DESCRIBED LINE; A DISTANCE OF 195.00

FEET; THENCE RUN S.89 DEGREES 34'47"E., PARALLEL WITH THE NORTH LINE OF SAID SECTION 33, A DISTANCE OF 300.52 FEET, TO THE WEST LINE OF A 60.00 FEET RIGHT-OF-WAY FOR SUNRISE BOULEVARD; THENCE RUN N.33 DEGREES 24'28"W., ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 234.74 FEET TO THE POINT OF BEGINNING, LESS AND EXCEPTING THE NORTH 45.00 FEET FOR ROAD RIGHT-OF-WAY.

LOCATION: West side of Sunrise Blvd., approximately 180 feet south of the intersection of Bell Avenue and Sunrise Blvd.

PURPOSE: The purpose of the requested change in zoning is to allow the Construction of a new religious facility.

(Place Map Here)

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, October 16, 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: October 3, 2008

18 pt type for heading

No smaller than 2 column inches wide by 10 inches long

Send Proof to: St. Lucie County
Growth Management Department
2300 Virginia Avenue
Ft. Pierce, Florida 34982

Phone - (772) 462-1585
Fax - (772) 462-1581

Send Bill to: St. Lucie County
Growth Management Department
2300 Virginia Avenue
Ft. Pierce, Florida 34982

Phone - (772) 462-1585
Fax - (772) 462-1581

DESCRIPTION:

EXHIBIT "A"

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, RUN THENCE S.89°34'47"E., ALONG THE NORTH LINE OF SAID SECTION 33, A DISTANCE OF 794.48 FEET TO THE POINT OF BEGINNING; THENCE RUN N.89°34'47"W., ALONG THE NORTH LINE OF SAID SECTION 33, A DISTANCE OF 369.85 FEET; THENCE S.00°25'13"W., AT RIGHT ANGLES TO THE LAST DESCRIBED LINE A DISTANCE OF 370.00 FEET; THENCE RUN S.89°34'47"E., PARALLEL WITH THE NORTH LINE OF SAID SECTION 33, A DISTANCE OF 617.80 FEET TO THE WEST LINE OF A 60.00 FOOT RIGHT-OF-WAY FOR SUNRISE BOULEVARD; THENCE RUN N.33°24'28"W, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 445.38 FEET TO THE POINT OF BEGINNING; LESS AND EXCEPTING THE FOLLOWING THEREFROM:

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From: Chris Newman
To: Smith, Katherine
Date: 9/8/2008 12:00 PM
Subject: Re: Fwd: Fort Pierce Mosque

Neither foreclosure nor bankruptcy

>>> Katherine Smith 9/8/2008 11:26 AM >>>
please