

AGENDA REQUEST

ITEM NO.	III-B
DATE:	06/17/10
REGULAR	()
PUBLIC HEARING	(X)
LEG.	()
QUASI-JD	(X)
CONSENT	()

TO: Planning and Zoning Commission

SUBMITTED BY: Planning and Development Services
Planning Division

PRESENTED BY:
Diana Waite, AICP *DW*
Senior Planner

SUBJECT: Lucie Rock LLC - A Change in Zoning from the AG-1 (Agricultural – 1 du/ac)
Zoning District to the IL (Industrial, Light) Zoning District.

BACKGROUND: See attached memorandum.

FUNDS AVAILABLE: N/A

PREVIOUS ACTION: N/A

RECOMMENDATION: Forward a recommendation of approval to the Board of County Commissioners, as outlined in the staff memorandum.

Coordination/Signatures

County Attorney (X)

DSM

Daniel S. McIntyre

County Surveyor (X)

RHH

Ron Harris

County Engineer (X)

MVP

Michael Powley

ERD (X)

Karen Smith

Originating Dept. (X)

Kyn (for ms)

Mark Satterlee



PLANNING AND ZONING COMMISSION

Hearing Date:

June 17, 2010

**Lucie Rock, LLC for
A Change in Zoning
from AG-1 to IL**

◇ **AGENDA ITEM No.
III-B**

GM File Number
RZ 120104035

Applicant

Lucie Rock, LLC
Barry Goldmeier
250 Catalonia Ave., Suite 702
Coral Gables, FL 33134

Property Location

Approximately 1/2 mile north of
Orange Ave., on the SE corner of
the FDOT Access Road and
Laidback Way right-of-way.

Land Use & Zoning

Future Land Use: MXD—
Orange Ave/I-95 Activity Area
Zoning: AG-1 (Agricultural—1
du/ac)

Staff Recommendation

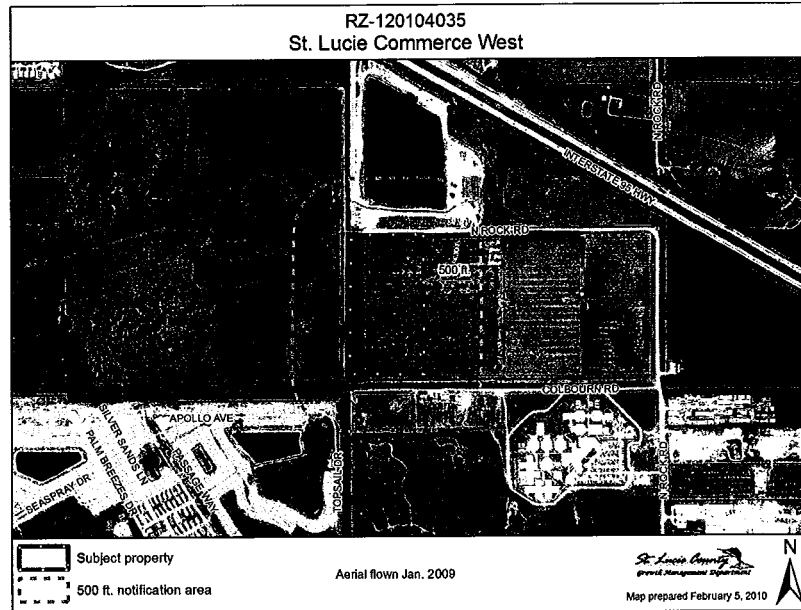
Forward a recommendation of
approval to the Board of County
Commissioners, as outlined in
the staff memorandum.

Previous Action

October 18, 2004—The Board
amended the Future Land Use
from RS to MXD—Orange
Ave/I-95 Activity Area).

Project Staff

Diana Waite, AICP
Senior Planner
772-462-1577
waited@stlucieco.org



Location: Approximately 1/2 mile north of Orange Avenue, on the southeast corner of the FDOT Access Road and Laidback Way right-of-way.

Project Description

Lucie Rock, LLC is requesting a Change in Zoning from the AG-1 (Agricultural – 1 du/ac) Zoning District to the IL (Industrial, Light) Zoning District. The subject 16.42 acres are part of a 37 acre parcel, a portion of which was rezoned to IL in 2005.

vided as part of the site plan design. The property is vacant and contains few natural features.

Recommended Action

Forward a recommendation of approval to the Board of County Commissioners, as outlined in the staff memorandum.

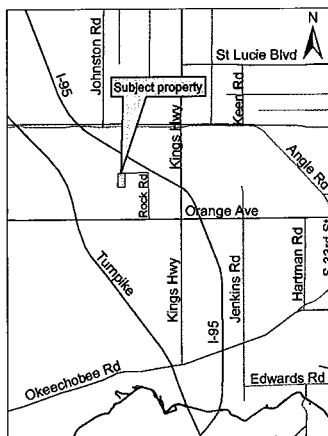
Notice Requirements

Public hearing notice was placed in the St. Lucie News Tribune, letters sent to property owners within 500 feet of the subject property, and a sign placed on the property.

Public Input Received:

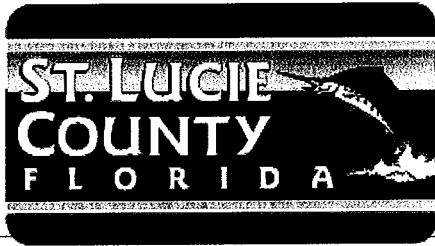
None

Further details are found in the attached memorandum and staff report.



The purpose of the requested change in zoning is to allow for the incorporation of the site into a proposed industrial subdivision to be known as St. Lucie Commerce Center. The proposed Major Site Plan project will require approval by the Board of County Commissioners.

The rezoning would convert the agricultural designated lands to a zoning district that allows industrial and commercial uses more compatible with the adjacent uses, including the St. Lucie County Jail Complex. Buffering between the proposed nonresidential uses and residential uses to the west will be pro-



Planning and Development Services Department

MEMORANDUM

TO: Planning and Zoning Commission

THROUGH: Mark Satterlee, Director
Kara Wood, Planning Manager *mw*

FROM: Diana Waite, Senior Planner *DW*
Planning Division

DATE: June 17, 2010

SUBJECT: Lucie Rock, LLC - Change in Zoning from the AG-1 (Agricultural – 1 du/ac) Zoning District to the IL (Industrial, Light) Zoning District

ITEM NO. III-B

GENERAL INFORMATION:

Applicant: Barry Goldmeier
Lucie Rock, LLC
250 Catalonia Avenue, Suite 702
Coral Gables, FL 33134

Contact Person: Ken Natoli
Houston Cuozzo Group
2400 SE Federal Highway, Suite 310
Stuart, FL 34994

Phone: 772-221-2128

Requested Action: A change in zoning from the AG-1 (Agricultural – 1 unit per 5 acres) Zoning District to the IL (Industrial, Light) Zoning District.

Purpose: To rezone 16.42 acres for incorporation into a proposed 94 acre site plan project known as St. Lucie Commerce Center.

Location: Approximately 1/2 mile north of Orange Avenue on the southeast corner of the FDOT Access Road (unpaved) and Laidback Way (unopened) rights-of-way.

Tax Id: Part of Parcel # 2302-331-0001-0007

Size: 16.42 acres

Fire/EMS Protection: Station # 4 (3601 Industrial 33rd St.) is located approximately 4 1/4 miles to the northeast.

Existing Conditions:



View to the east along the FDOT Access Road, petition site on the right.



View to the west along the FDOT Access Road to the Sunnyland Farms PUD property line.



View to north across the FDOT Access Road.



View to the south along the Laidback Way and NSLWCD canal rights-of-way on the sites western property line.

Existing Land Use and Zoning:

Future Land Use	Zoning	Existing Land Use
MXD (Mixed Use Orange Ave/I-95 Activity Area) Medium Intensity with subarea policies.	AG-1 (Agricultural – 1 unit per acre)	Vacant land

Surrounding Land Use and Zoning:

	Future Land Use	Zoning	Existing Land Use
North	RS (Residential Suburban – 2 du/ac)	AG-1 (Agricultural – 1 du/ac) and IX (Industrial Extraction)	Vacant land
South	P/F (Public Facilities)	I (Institutional)	St. Lucie County Jail Complex
East	MXD (Mixed Use Orange Ave/I-95 Activity Area) Medium Intensity with subarea policies.	IL (Industrial, Light)	Vacant Land
West	RS (Residential Suburban – 2 du/ac)	PUD (Planned Unit Development – Sunnyland Farms)	Pasture lands and natural areas

BACKGROUND INFORMATION:

On October 18, 2004, the Board of County Commissioners adopted a future land use map amendment changing 94 acres, including the petition site, from RS (Residential Suburban - 2 du/ac) to MXD (Mixed Use Development – Orange Avenue/I-95 Activity Area). The purpose of the future land use map amendment was to convert the agricultural zoned lands to a land use that would allow industrial and commercial uses more compatible with the adjacent uses, including the St. Lucie County Jail Complex.

The 2004 land use amendment for Lucie Rock, LLC included limitations that specify the maximum development potential for the petition site and adjacent lands. To comply with those terms, staff has determined that industrial and commercial uses may be located on the entire 94 acres, subject to the land use limitations being addressed as part of the associated Major Site Plan application. The limitations will require establishing a maximum building square footage that is less than that allowed under the proposed IL Zoning District. The Major Site Plan will require Board of County Commission approval.

Previous actions related to this petition:

- October 18, 2004 – Ordinance 04-031 was adopted to amended the future land use designation of 94 acres owned by Lucie Rock, LLC from RS (Residential Suburban - 2 du/ac) to MXD (Mixed Use Development – Orange Avenue/I-95), High and Medium Intensity levels, with subarea policies. The Planning and Zoning Commission recommended approval by a vote of 7 to 1. The BOCC approved unanimously.
- On December 16, 2005 - A Major Site Plan application for a 40 lot industrial subdivision was submitted for the adjacent 77 acres of industrial zoned land. The application has been amended a number of times and remains under review.
- On November 20, 2007 – A total of 77.85 acres of the Lucie Rock, LLC amendment lands were rezoned to an industrial zoning district. This includes 57.59 acres rezoned to IH (Industrial,

Heavy) and 20.26 acres rezoned to IL (Industrial, Light). The IL Zoning District borders the eastern boundary of the petition site and is part of the same parcel Tax ID number. Resolution 07-288 and Resolution 07-289 granted these changes. The Planning and Zoning Commission recommended approval by a vote of 7-0. The BOCC approved unanimously.

The 16.42 acre petition site is part of a 37 acre parcel that provides a transition from the high intensity heavy industrial uses to the east to the existing and proposed residential uses to the west. The petition site is proposed to be added into an existing Major Site Plan application for the St. Lucie Commerce Center. The project is a subdivision for Industrial, High and Industrial, Light uses. The future uses on the petition site will be limited to those within the Industrial, Light Zoning District.

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

In reviewing this application for a change in zoning, the Board of County Commissioners 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 proposed IL (Industrial, Light) Zoning District is consistent with the St. Lucie County Land Development Code (LDC) and has met the standards of review for changes to the Official Zoning Atlas set forth in Section 11.06.03 of the County's Land Development Code. The proposed rezoning is consistent with Section 11.09.02(A), Table 11-1 Land Use Category/Zoning District compatibility chart and the site meets the dimensional requirements set forth in Section 7.04.00 and Table 7-10 for the IL (Industrial, Light) Zoning District. The property is vacant and contains few natural features.

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

The IL Zoning District is consistent with the Future Land Use Element's Land Use Compatibility Chart that allows Industrial, Light Zoning within the subject property's MXD (Mixed Use Orange Ave/I-95 Activity Area, Medium Intensity) Future Land Use Designation. Staff has determined that the proposed industrial rezoning is not inconsistent with the sub-area policies adopted in Ordinance No. 04-031. The limiting requirements of the land use amendment can be applied as part of the Major Site Plan application. This will require the maximum buildable area of the parcel to be less than that specified in the IL Zoning District regulations.

To address the building area limitations, the applicant has indicated the revised site plan for the overall Commerce Park will include the 50% building coverage limit for individual lot development and an overall limit of 30% for the entire Commerce Park to allow flexibility in the type and intensity of uses on the individual lots. It will also include a specific restriction of 1,232,835 sq. ft. for the entire park consistent with the approved Land Use Amendment and the proposed Declaration of Covenants and Restrictions. The developer proposed to keep track of the total building coverage and square footage as the project develops to assure the total limits are not exceeded.

Comprehensive Plan polices that particularly apply to this petition include:

- *Policy 1.1.11.3: In addition to any other general standard for change in zoning as may be described in the County's Land Development Regulations, the following specific standards shall be used in determining the suitability of new property(s) for designation as Light Industrial under the County's Land Development Regulations:*
 1. *Light Industrial property should have available to it central water services necessary for both domestic and fire protection purposes.*
 2. *New Light Industrial property should not be located within 500 feet of any Aquatic Preserve or other specially designated aquatic habitat or a Category 1 Wetlands as described in Policy 8.1.14.1.*
 3. *New Light Industrial areas should have immediate access to the regional transportation network.*
 4. *New Light Industrial property should have a minimum lot size of one (1) acre.*

The subject parcel meets the above criteria.

- *Objective 1.2.2: Continue to explore planning concepts which provide for fewer and/or shorter automobile trips.*

The proposed change in zoning will accommodate industrial and commercial employment centers in close proximity to the Treasure Coast Research and Education Park and regional transportation facilities. The petition site has frontage on an FDOT Access Road, which is an extension of Rock Road located approximately .5 mile north of State Highway 68 (Orange Avenue). The mixed land uses in this area can reduce vehicle miles for the industrial/commercial uses that access these highway systems and assist to develop the employment clusters that further efforts to develop a mass transit system.

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

With proper site designs, IL (Industrial, Light) Zoning District uses can be consistent with the existing and proposed land uses of the surrounding parcels. The site immediately east was rezoned to IL in 2005. The proposed industrial zoning district would convert the future use of the property from agricultural to industrial consistent with the parcel to the east. To the north, across the FDOT Access Road is a 4.87-acre parcel with AG-1 Zoning, for which an application has been submitted that requests an amendment to the parcel's RS Future Land Use designation to a MXD designation as assigned to the subject parcel, and a change in zoning from AG-1 to IH (Industrial, Heavy).

The surrounding land uses are mixed with nonresidential uses to the north, south and east, and residential uses to the west, across Laidback Way and the North St. Lucie Water Control District Canal. The residential uses to the southwest include the Morningside PUD, a 646 unit single-family PUD located on 151 acres. Directly west of the subject site is the 229-acre Sunnyland Farms PUD. The Sunnyland Farms PUD development plan, providing for 458 (1.99 du/ac) single-family lots, expired in 2009. A new application will be required to develop the PUD tract. Compatibility between the proposed industrial uses and the residential uses to the west will be maintained through the design of the associated St. Lucie Commerce Center Major Site Plan.

The application for this change in zoning indicates that the proposed St. Lucie Commerce Center site plan is being modified and will be resubmitted to include this parcel with a vegetative buffer and retention lake along the western boundary to further transition the industrial uses to the future residential uses to the west. With adequate buffering from the existing and future residential uses to the west and oversight of industrial materials and solvents that would be detrimental to adjacent canal waters, light

industrial/commercial activities on the subject site is not expected to adversely affect the quality of life in the surrounding area.

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

The 2004 Lucie Rock, LLC future land use amendment provided for the development of the site for urban uses, including industrial and commercial uses as proposed.

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

Prior to the issuance of any final development order, the developer must demonstrate that all public facilities are available to serve the parcel and obtain a Certificate of Capacity. The applicant has signed the required Concurrency Deferral Affidavit recognizing this provision.

Water and Wastewater

The subject property is within the Fort Pierce Utilities Authority Service area. Public water and sewer lines are located south of the site along Rock Road. Prior to any final development order approvals, the applicant would need to demonstrate that sufficient capacity is available to service the project. The Fort Pierce Utilities Authority has indicated their approval of the proposed changed in zoning.

Solid Waste

The County's Solid Waste facility currently has capacity to serve the increased volumes expected from the proposed industrial use.

Parks and Recreation

The proposed nonresidential zoning district will not increase demands on the County's park system.

Transportation System

The petition site has frontage on two public road rights-of-way, a FDOT Access Road and Laidback Way (FKA Emerson Avenue), an unimproved 50-foot right-of-way owned by St. Lucie County. Access to the site is currently from the unpaved 60-foot wide FDOT Access Road owned by the State of Florida. The FDOT Access Road (proposed Sunnyland Drive) improvements will be designed to St. Lucie County standards and the applicant will be working with FDOT and St. Lucie County to have the road dedicated to the County during the site plan approval process.

The future traffic impacts for the petition site for a rezoning will be further analyzed as part of the overall St. Lucie Commerce Center Major Site Plan. The improvements for the proposed 94-acre industrial subdivision are expected to include:

- Reconstruction of the FDOT Access Road and Rock Road from Orange Avenue to the site entrance consistent with County standards.
- Orange Avenue reconstruction from Rock Road to Kings Highway.
- Rock Road and Orange Avenue intersection improvements to include signalization, dual south-bound left turn lanes and an east-bound left turn lane onto Rock Road; and
- Proportionate fair share contribution related to traffic impacts upon the Kings Highway and Orange Avenue intersection.

The existing Level of Service of the immediate regulated roadways are shown below:

Roadway	2008 Volume/LOS	PM Peak Hour Volume/LOS
Orange Avenue (West of I-95 to Shinn Rd)	27,749/B	1,858/ B
Kings Highway (South Of Orange)	10,261/C	798/C
Kings Highway (North Of Orange)	14,265/D	1,253/C
Kings Hwy & Orange Intersection	LOS F	LOS F
Note: 2008 TPO Spring Count Analysis		

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

The change in zoning is not expected to result in significant adverse impacts on the natural environment. The petition site consists primarily of abandoned citrus groves, with scattered young laurel oaks, slash pines, cabbage palms, and Brazilian pepper (Category 1 invasive exotic); no native habitat exists on-site. The site's north and west perimeters contain numerous mature slash pines, with areas of native saw palmetto understory vegetation.

The following will be required when detailed development plans are submitted for review:

- 1) Updated tree survey (LDC Section 11.05.06.A.3);
- 2) Environmental Impact Report (LDC Section 11.02.09.A.5), unless waived by the Board of County Commissioners, including surveys for listed species and discussion of efforts to avoid and minimize environmental impacts; and
- 3) Landscape plan (LDC Section 7.09.00), including, but not limited to the following: preservation of existing native vegetation to the extent practicable; and buffering of adjacent residential future land uses.

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

The proposed change in zoning is expected to result in an orderly and logical development pattern. The property is located in close proximity to regional roadways and existing industrial uses. The subject 16.42 acre site is the westernmost portion of the Lucie Rock, LLC amendment lands that were the subject of a 2004 future land use map amendment that was approved for the purpose of creating an industrial and commercial development. The remainder of the Lucie Rock, LCC holdings were rezoned to IL or IH in 2005. The St. Lucie County Jail Complex is located to the south and an abandoned mine is located to the north, along the south side of I-95. Adequate buffering between the proposed nonresidential use and the residential lands to the west is expected to eliminate any negative affects between uses.

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

The proposed industrial zoning district increases the acres available for employment centers and economic development opportunities in St. Lucie County. The applicant is proposing to develop an industrial subdivision in a manner that is compatible with the surrounding area.

SUMMARY

The petitioner, Lucie Rock, LLC, has requested this change in zoning from the AG-1 (Agricultural -1 du/ac) Zoning District to the IL (Industrial, Light) Zoning District for property generally located on the south side of the FDOT Access Road, approximately 1/2 mile north of Orange Avenue and along the east right-of-way line of Laidback Way.

In considering a change in zoning, all uses within the proposed zoning district that are permitted by right may be located on the property. Attached is a copy of Section 3.01.03(T) – IL (Industrial, Light), of the St. Lucie County Land Development Code, which sets forth the permitted, accessory, and conditional uses allowed in this zoning district. If a change in zoning is approved, the applicant, by right, would be allowed to establish any of the uses under the **Permitted Uses** section. Any use under the **Accessory Uses** section would be allowed only if one or more of the permitted uses exist on the subject property. Any use under the **Conditional Uses** section could only be allowed if it first receives approval through the Board of County Commissioners.

RECOMMENDATION

Staff has reviewed this petition and determined that it conforms to the standards of review as set forth in Section 11.06.03 of the St. Lucie County Land Development Code and is not in conflict with the goals, objectives, and policies of the St. Lucie County Comprehensive Plan. Staff recommends that the Planning and Zoning Commission forward a recommendation of approval to the Board of County Commissioners.

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

MOTION TO APPROVE:

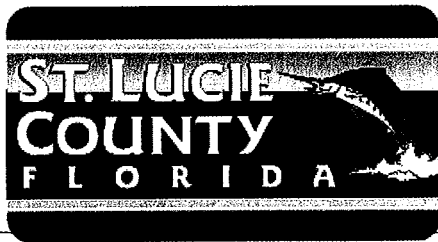
AFTER CONSIDERING THE TESTIMONY PRESENTED DURING THE PUBLIC HEARING, INCLUDING STAFF COMMENTS, AND THE STANDARDS OF REVIEW AS SET FORTH IN SECTION 11.06.03, ST. LUCIE COUNTY LAND DEVELOPMENT CODE, I HEREBY MOVE THAT THE PLANNING AND ZONING COMMISSION RECOMMEND THAT THE ST. LUCIE COUNTY BOARD OF COUNTY COMMISSIONERS GRANT APPROVAL TO THE APPLICATION OF **LUCIE ROCK, LLC** FOR A CHANGE IN ZONING FROM THE AG-1 (AGRICULTURAL – 1) ZONING DISTRICT TO THE IL (INDUSTRIAL, LIGHT) ZONING DISTRICT, BECAUSE.....

[CITE REASON 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 THE APPLICATION OF **LUCIE ROCK, LLC** FOR A CHANGE IN ZONING FROM THE AG-1 (AGRICULTURAL – 1) ZONING DISTRICT TO THE IL (INDUSTRIAL, LIGHT) ZONING DISTRICT, BECAUSE.....

[CITE REASON WHY - PLEASE BE SPECIFIC].



Environmental Resources Department

Companion Report

TO: Planning and Zoning Commissioners

THROUGH: Karen Smith, Environmental Resources Department Director *KS*

FROM: Yvette Alger, Sr. Environmental Planner
Amy Griffin, Environmental Regulation and Land Division Manager *AG*

DATE: June 1, 2010

SUBJECT: Lucie Rock, LLC - Change in Zoning from the AG-1 (Agricultural – 1 du/ac) Zoning District to the IL (Industrial, Light) Zoning District.

Background

The Planning & Development Services Department requested Environmental Resources Department (ERD) input on the applicant's request for rezoning approval.

Findings

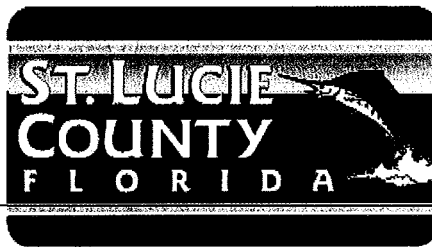
ERD findings are presented in the ERD Final Report, which has been included in the agenda packet.

Recommendations

ERD supports approval of the requested rezoning application.

Yvette R. Alger

Signature



Environmental Resources Department

Final Report

TO: Diana Waite, Planning & Development Services Department

THROUGH: Karen Smith, Environmental Resources Department Director

FROM: Yvette Alger, Sr. Environmental Planner
Amy Griffin, Environmental Regulation and Land Division Manager

DATE: June 1, 2010

SUBJECT: Lucie Rock, LLC Rezoning Application

Background

The applicant requests a re-zoning from Agricultural, one (1) dwelling unit per acre (AG-1) to Industrial, Light (IL), with the intent to incorporate the site into the St. Lucie Commerce Center (formerly known as Lucie Rock), which is currently proposed east of the site. The 16-acre site is located west of I-95 and north of Orange Avenue. The site and adjacent lands to the east are located within the Orange Avenue – I-95 Mixed Use Activity Future Land Use Area, within which the Comprehensive Plan (Figure 1-7f and Policy 1.1.7.4) allows for a variety of uses, including industrial.

The proposed project site consists primarily of abandoned citrus groves, with scattered young laurel oaks, slash pines, cabbage palms, and Brazilian pepper (Category 1 invasive exotic); no native habitat exists on-site. The site's north and west perimeters contain numerous mature slash pines, with areas of native saw palmetto understory vegetation. The subject parcel is not located within 500 feet of any Aquatic Preserve or other specially designated aquatic habitat or a Category I wetland, as required per Comprehensive Plan Policy 1.1.11.3.

The application states that the St. Lucie Commerce Center site plan is being modified to include a vegetative buffer and retention lake along the western boundary of the subject parcel, to transition between the proposed industrial uses and the Residential Suburban (RS) future land use to the west.

Findings

ERD finds no significant environmental impacts associated with the proposed rezoning, based on the lack of existing native habitat on-site, the absence of impacts to adjacent

wetlands and aquatic habitats, and the industrial and institutional zoning of lands to the north, south, and east. The Environmental Resources Department (ERD) will conduct further review through the site plan and/or building permit review process.

Recommendations

Staff supports the recommendation of approval of the Lucie Rock, LLC Rezoning application.

Please contact Yvette Alger (Sr. Environmental Planner) at 772-462-2866 if you have any questions.

RESOLUTION No. 10-105

FILE NO.: RZ 120104035

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. LUCIE COUNTY GRANTING A CHANGE IN ZONING FROM THE AG-1 (AGRICULTURAL – 1 DU/ACRE) ZONING DISTRICT TO THE IL (INDUSTRIAL, LIGHT) ZONING DISTRICT FOR A PARCEL LOCATED IN ST. LUCIE COUNTY, FLORIDA.

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

1. Lucie Rock, LLC requested an Amendment to the Official Zoning Atlas to Change the Zoning from the AG-1 (Agricultural – 1 du/ac) Zoning District to the IL (Industrial, Light) Zoning District for a 16.42 acre parcel, depicted on the attached maps as Exhibit “A” and described below.
2. On June 17, 2010, the St. Lucie County Planning and Zoning Commission held a public hearing on the petition, after publishing notice at least 10 days prior to the hearing and notifying by mail all owners of property within 500 feet of the subject property, and recommended that the Board of County Commissioners _____ a change in zoning from the AG – 1 (Agricultural - 1 du/ac) Zoning District to the IL (Industrial, Light) Zoning District.
3. On _____, 2010, this Board held a public hearing on the petition, after publishing notice at least 10 days prior to the hearing and notifying by mail all owners of property within 500 feet of the subject property.
4. The proposed change in zoning has satisfied the requirements of Section 11.06.03 of the St. Lucie County Land Development Code and is consistent with the goals, objectives, and policies of the St. Lucie County Comprehensive Plan.
5. The proposed change in zoning is consistent with the existing and proposed use of property in the surrounding area.
6. A Concurrency Deferral Affidavit, a copy which is attached to this Resolution, was signed by the applicant on January 8, 2010.

1 **NOW, THEREFORE, BE IT RESOLVED** by the Board of County Commissioners of St.
2 Lucie County, Florida:
3

- 4 A. The proposed Change in the Zoning District from the AG – 1 (Agricultural - 1
5 du/ac) Zoning District to the IL (Industrial, Light) Zoning District for that property
6 depicted on the attached maps as Exhibit "A" and described as follows:
7

8 A parcel of land being a portion of the Southwest one-quarter, of the
9 Southwest one-quarter, of Section 2, Township 35 South, Range 39 East,
10 St. Lucie Couth, Florida, less and except all rights of way of record, being
11 more particularly described as follows:
12

13 Commence at the Southwest corner of said Section 2, thence North
14 89°50'20" East, a distance of 98.50 feet; thence North 00°12'39" East, a
15 distance of 80.00 feet, to the intersection of the North right of way line, of
16 the North St. Lucie Water Management District Canal No. 44, (a 80.00 foot
17 wide right of way) and the East right of way line of Emerson Avenue (a
18 50.00 foot wide right of way) and the Point of Beginning of the following
19 described parcel:
20

21 Thence North 00°12'39" East, a distance of 1241.03 feet; thence North
22 89°50'57" East, a distance of 574.94 feet; thence South 00°04'25" West, a
23 distance of 1240.91 feet; thence South 89°50'20" West, a distance of
24 577.92 feet, to the Point of Beginning.
25

26 Said Parcel containing 16.422 acres, more or less.
27

28 Parcel ID#: 2302-331-0001-0007
29

30 Location: Approximately 1/2 mile north of Orange Avenue, on the southeast
31 corner of the FDOT Access Road and the Laidback Way rights-of-way.
32

- 33 B. The Planning and Development Services Director is hereby authorized and
34 directed to cause the change to be made on the Official Zoning Map of St. Lucie
35 County, Florida, and to make notation of reference to the date of adoption of this
36 resolution.
37

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

2
3 Chairman Charles Grande XXX

4
5 Vice-Chairman Doug Coward XXX

6
7 Commissioner Chris Craft XXX

8
9 Commissioner Paula Lewis XXX

10
11 Commissioner Chris Dzadoovsky XXX

12
13 **PASSED AND DULY ADOPTED** This __ Day of _____, 2010.

14
15 BOARD OF COUNTY COMMISSIONERS
16 ST. LUCIE COUNTY, FLORIDA

17
18
19 BY _____
20 Chairman

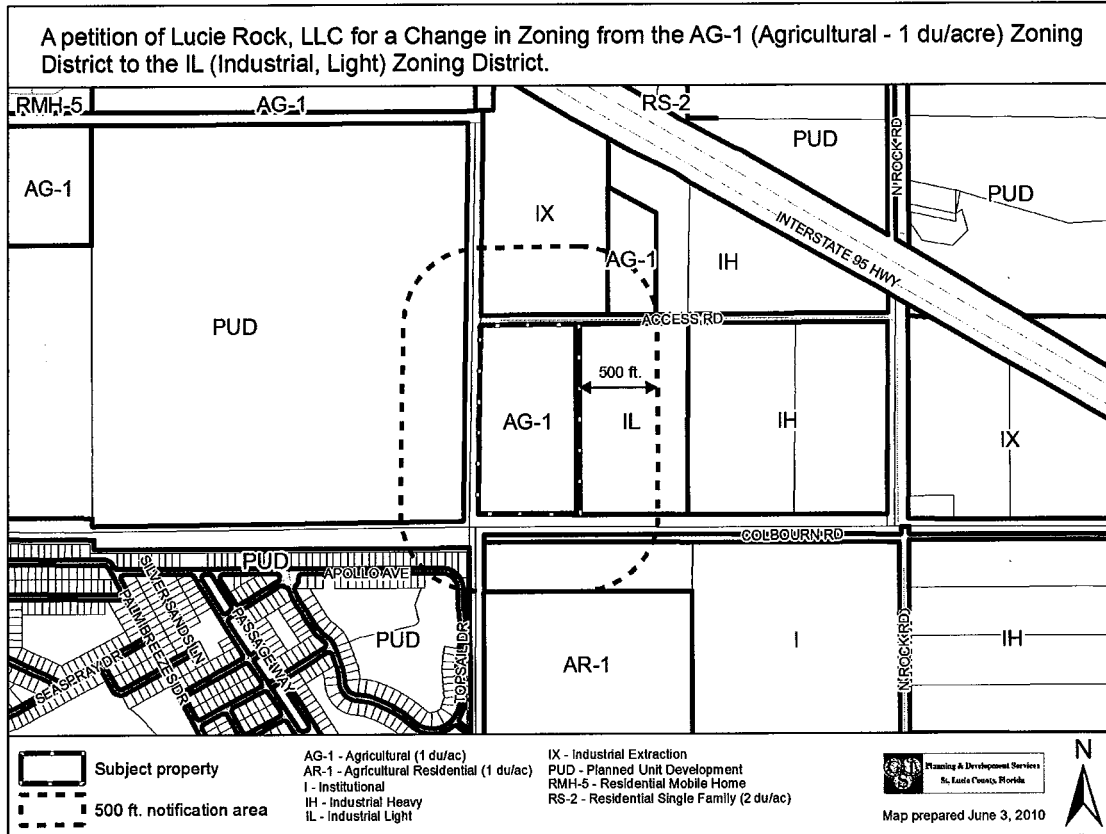
21
22
23 ATTEST:

24 APPROVED AS TO FORM
25 AND CORRECTNESS:

26
27 _____
28 Deputy Clerk

29
30 _____
31 County Attorney

EXHIBIT A



St. Lucie County

Concurrency Deferral Affidavit

I, *Lucie Rock, LLC*, residing or doing business at *250 Catalonia Avenue, Suite 702,*
Coral Gables, FL, 33134, Phone: (305) 461-2330

have applied for a *Rezoning* from St. Lucie County, Florida,

for the following project: *St. Lucie Commerce Center West Rezone.*

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

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

I further acknowledge that according to Section 5.08.01 of the St. Lucie County Land Development Code, no final development approval can be granted until capacity in those facilities is available at that time. The issuance of a preliminary development order without a certificate of capacity creates no vested or other rights to develop the subject property.

Signed: _____
Applicant

Date: 1/8/10

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me this 8th day of January, 2010, by _____
Barry S. Goldmeier who is personally known to me or who has produced _____
_____ as identification.

Crystal R. Mueller

Signature of Notary

Notary

Crystal Mueller

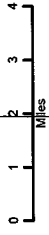
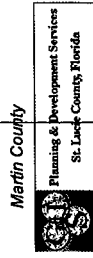
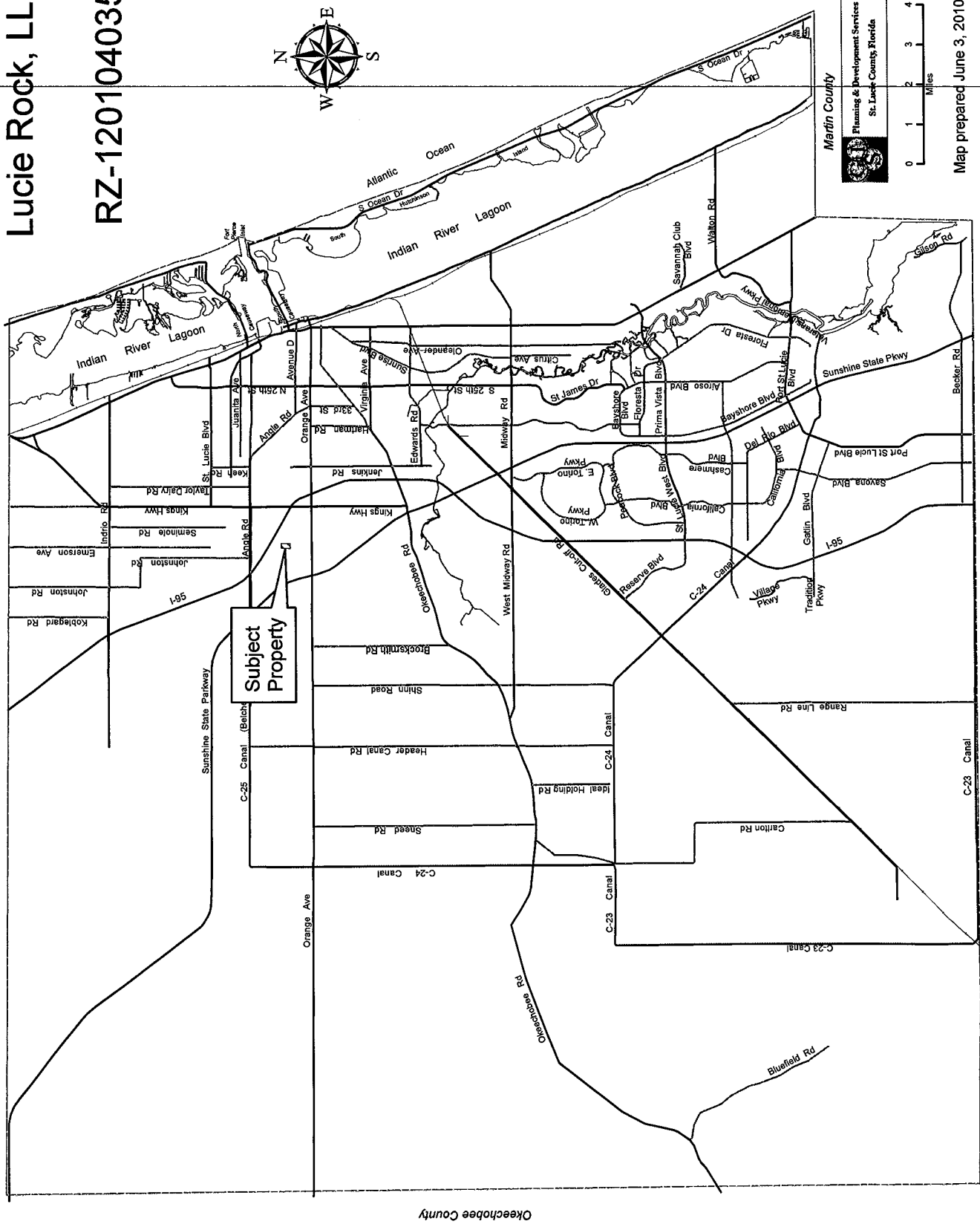
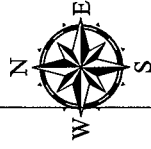
Type or Print Name of

NOTARY PUBLIC - STATE OF FLORIDA
Crystal R. Mueller
Commission #DD652377
Expires: MAR. 19, 2011
BONDED THRU ATLANTIC BONDING CO., INC.

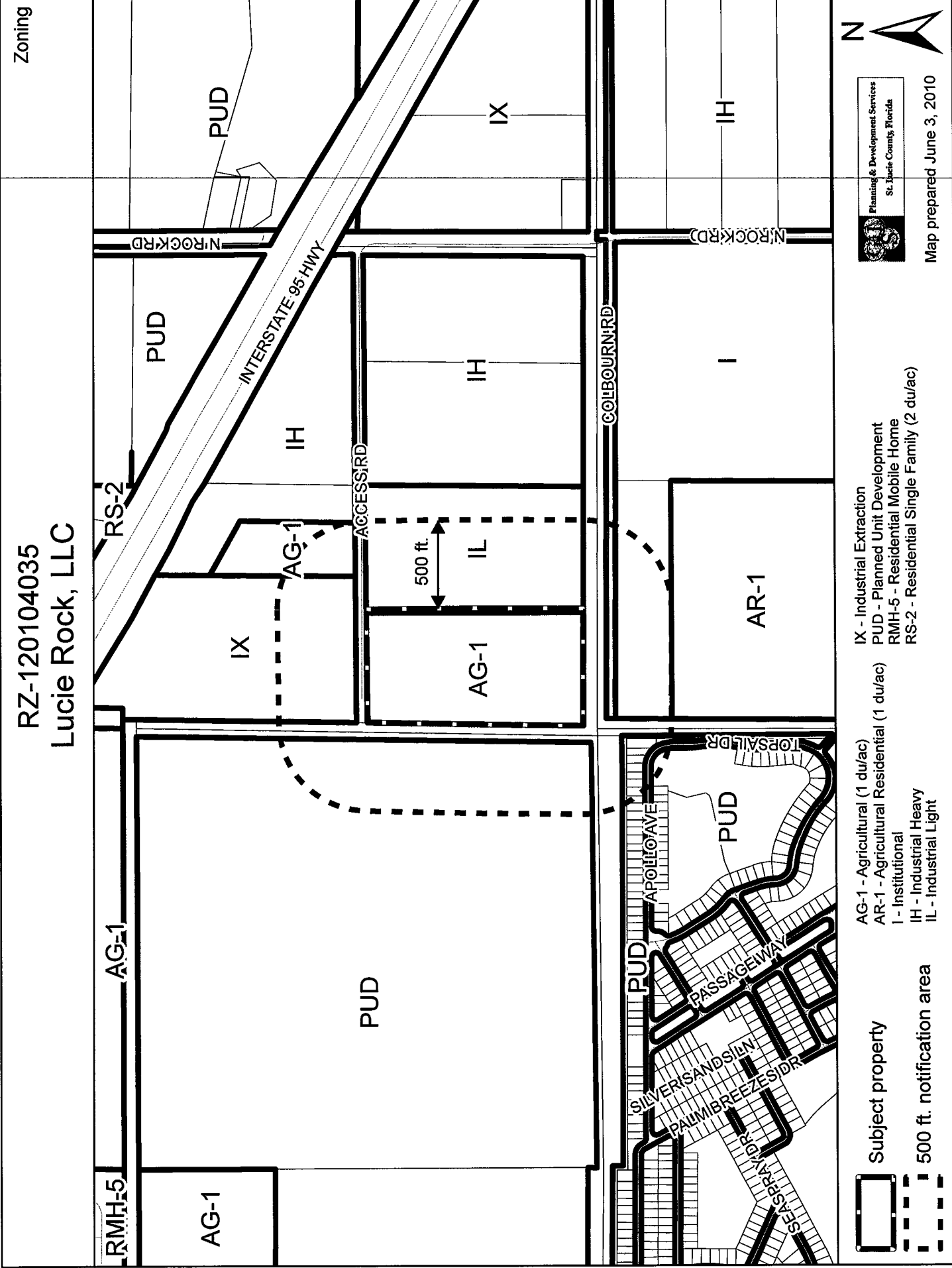
Commission Number (Seal)

Lucie Rock, LLC

RZ-120104035

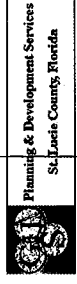
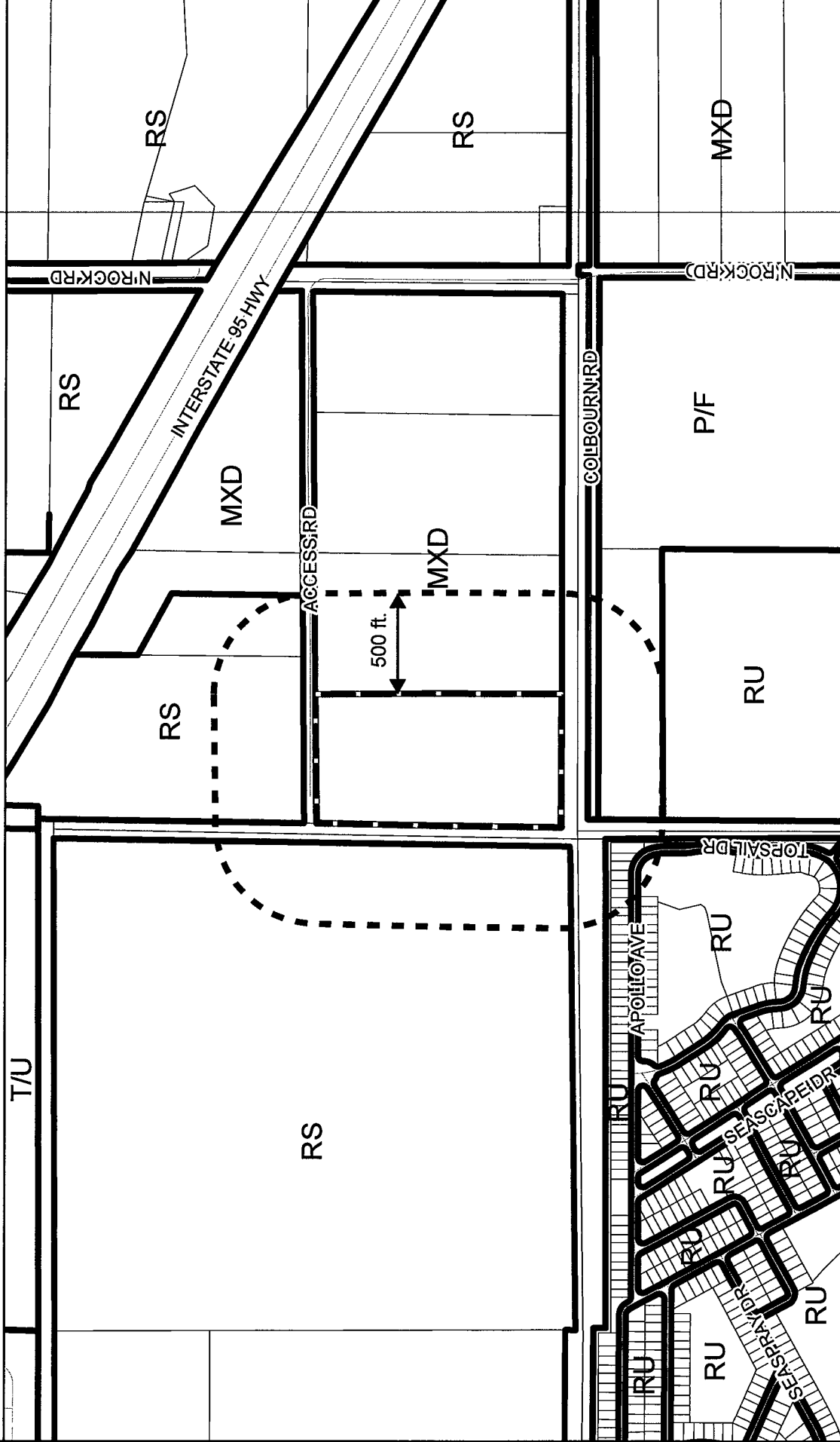


Map prepared June 3, 2010



RZ-120104035 Lucie Rock, LLC

Future Land Use

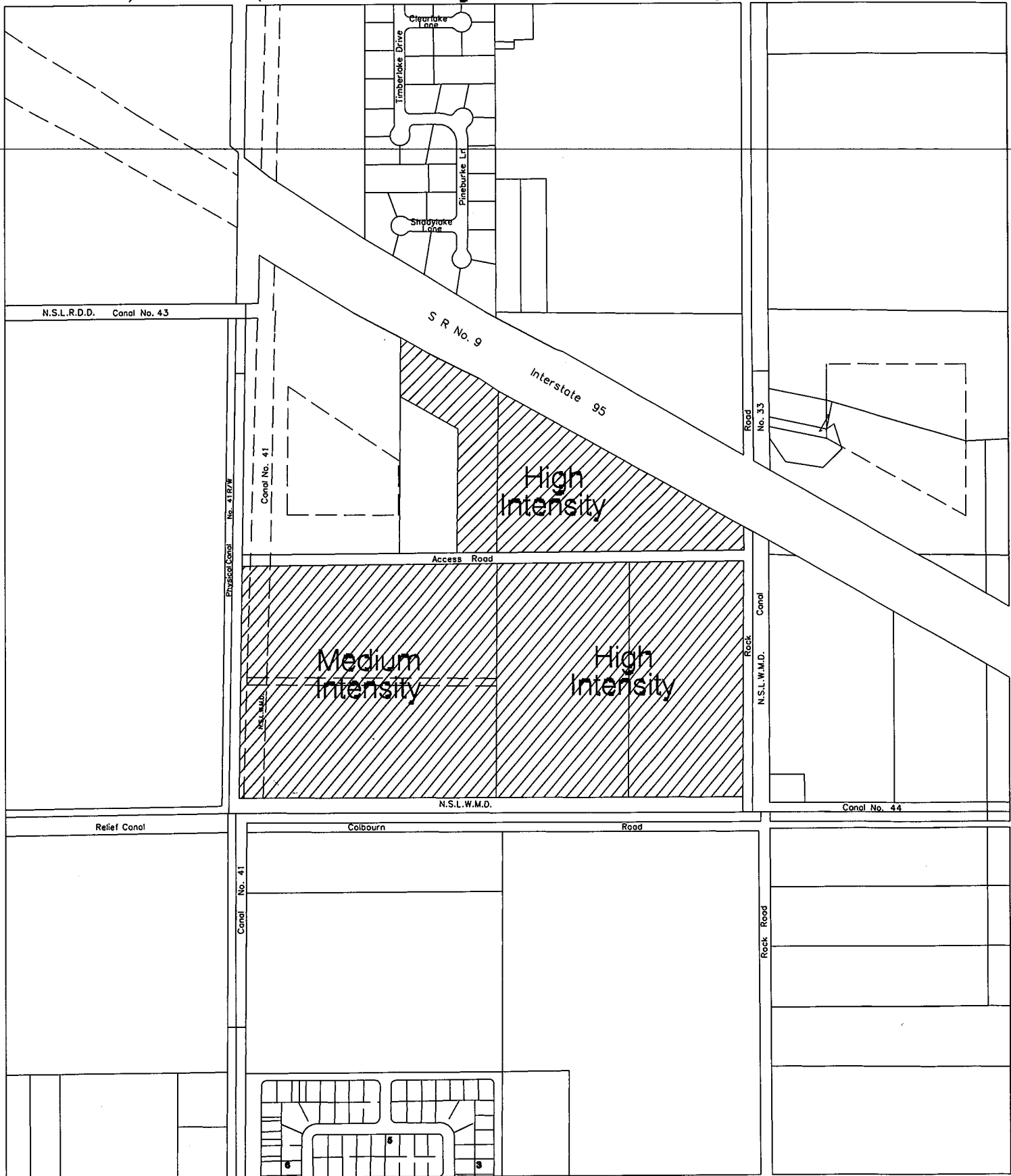


Map prepared June 3, 2010


MXD - Mixed Use Development
P/F - Public Facilities
RS - Residential Suburban (2 du/ac)
RU - Residential Urban (5 du/ac)
T/U - Transportation/Utilities

Subject property
500 ft. notification area

Exhibit A
 Lucie Rock, LLC change in Future Land Use Designation from RS (Residential,
 Suburban) to MXD (Mixed Use-Orange Avenue/95 Activity Area)



PA 03-006

 This pattern indicates subject parcel

*Note: Future development shall be limited to the following land uses and ratios: IND (Industrial) 60%, COM (Commercial) 10%, and RES (Residential) 30%. The height of all building and structures shall be no more than 60 feet.

Deanna Givens

From: Chris Newman
Sent: Thursday, June 03, 2010 3:41 PM
To: Deanna Givens; Katherine Smith
Subject: RE: Bankruptcy and foreclosures

Neither.

From: Deanna Givens
Sent: Thursday, June 03, 2010 3:29 PM
To: Katherine Smith; Chris Newman
Subject: Bankruptcy and foreclosures

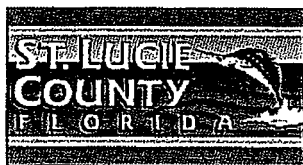
Can you please check for bankruptcy and foreclosures for tax ID # 230233100010007 Lucie Rock, LLC.

Thanks

Deanna Givens
Planning Technician
Planning & Development Services
Givensd@stlucicco.org
772-462-6426

Please Note: Florida has very broad public records laws. Most written communications to or from County officials regarding County business are public records available to the public and media upon request. It is the policy of St. Lucie County that all County records shall be open for personal inspection, examination and / or copying. Your e-mail communications will be subject to public disclosure unless an exemption applies to the communication. If you received this email in error, please notify the sender by reply e-mail and delete all materials from all computers.

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ST. LUCIE COUNTY

GROWTH MANAGEMENT

2300 Virginia Avenue, Ft. Pierce, FL 34982

Office: 772-462-2822 – Fax: 772-462-1581

www.stlucieco.gov/growth

DEVELOPMENT APPLICATION

Prior to submittal, all applications require a pre-application conference.
Please contact the Growth Management Department to schedule an appointment.

Submittal Type [check each that applies]**Site Plan**

- ☐ Major Site Plan
- ☐ Minor Site Plan
- ☐ Major Adjustment to Major Site Plan
- ☐ Major Adjustment to Minor Site Plan
- ☐ Major Adjustment to PUD/PNRD/PMUD
- ☐ Minor Adjustment to Major Site Plan
- ☐ Minor Adjustment to Minor Site Plan
- ☐ Minor Adjustment to PUD/PNRD/PMUD

Planned Development

- ☐ Planned Town or Village (PTV)
- ☐ Planned Country Subdivision (PCS)
- ☐ Planned Retail Workplace (PRW)
- ☐ Prelim. Planned Unit Develop. (PUD)
- ☐ Prelim. Planned Mixed Use Develop. (PMUD)
- ☐ Prelim. Planned Non-Res. Develop. (PNRD)
- ☐ Final Planned Unit Develop. (PUD)
- ☐ Final Planned Mixed Use Develop. (PMUD)
- ☐ Final Planned Non-Res. Develop. (PNRD)

Conditional Use¹

- ☐ Conditional Use
- ☐ Major Adjustment to a Conditional Use
- ☐ Minor Adjustment to a Conditional Use

Variance²

- ☐ Administrative Variance
- ☐ Variance
- ☐ Variance to Flood Damage Prevention
- ☐ Variance to Coastal Setback Line

Rezoning³

- ☒ Rezoning (straight rezoning)
- ☐ Rezoning (includes PUD/PNRD/PMUD)
- ☐ Rezoning with Plan Amendment

Comprehensive Plan Amendment⁴

- ☐ Future Land Use Map Change
- ☐ Comprehensive Plan Text Amendment

Other

- ☐ Administrative Relief
- ☐ Class A Mobile Home⁵
- ☐ Developer Agreement (Submit per LDC 11.08.03)
- ☐ Power Generation Plants
- ☐ Extension to Development Order
- ☐ Historical Designation/Change⁶
- ☐ Land Development Code Text Amendment⁷
- ☐ Plat
- ☐ Post Development Order Change
- ☐ Re-Submittal # _____⁸
- ☐ Stewardships – Sending/Receiving
- ☐ Telecom Tower (Submit per LDC 7.10.23)
- ☐ Transfer of Development Rights
- ☐ Waiver to LDC/Comp. Plan Requirements⁹

Application Supplement Packages

- | | | |
|-----------------------------------|----------------------------------|--|
| 1. Conditional Use | 4. Comp. Plan Amendments | 7. LDC Text Amendment |
| 2. Variance | 5. Class A Mobile Home | 8. Re- Submittal |
| 3. Rezoning / Zoning Atlas Amend. | 6. Historical Designation/Change | 9. Waiver to LDC/Comp. Plan Requirements |

Refer to Fee Schedule for applicable fees.

All required materials must be included at the time of submittal along with the appropriate non-refundable fee(s).

**FEE CALCULATION WORKSHEET
SITE DEVELOPMENT PLANS – GROWTH MANAGEMENT**

Application Type: Rezoning

Supplemental Application Package No.: 3

(Please provide separate fee calculation worksheet for each application type)

☐ BASE REVIEW FEE: \$ N/A (A)

☐ CONCURRENCY FEE: \$ N/A (B)

☐ ERD REVIEW FEE: \$ N/A (C)

☐ PER ACREAGE CHARGE: \$ N/A (D)

☐ RESUBMITTAL FEE: (if applicable) \$ N/A (E)

☐ OTHER: _____ \$ N/A

SUBTOTAL OF BASIC FEES: \$ N/A

☐ PRE-APPLICATION MEETING FEE: (F) \$(_____) deduction

Receipt No. of Payment: _____

Date of Pre App: _____

BALANCE OF FEES DUE: \$ _____

SEPARATE CHECK FOR TRAFFIC IMPACT STUDY – Ordinance No. 06-047; amending Chapter 5.11.01 of the St. Lucie County Land Development Code

☐ \$950.00 – Methodology Meeting (G) (If Applicable)

- Additional fees will be due if a 3rd party traffic study review is needed. These services will be invoiced to applicant upon receipt of quote of services from 3rd party.
- Please note: For all projects requiring public notice, you will be invoiced by St. Lucie County Growth Management. Refer to "Public Procedures".
- Other fees may be applicable by other external reviewing agencies; ie. Fire District and proof of payment will be required prior to project approval. Pre-Application Meeting Request

LUCIE ROCK, LLC - BY LEE S. GOLDMEIER

Applicant Name (Printed)

[Signature]
Signature of applicant

INTAKE REVIEWER - SIGNATURE

DATE

VERIFIED BY - SIGNATURE

DATE

File Number: _____

Receipt Number: _____

(For office use only)

Submittal Requirements

The following checklist is provided as a reminder.

Please see applicable code sections for more detailed submittal requirements.

All Submittals **MUST** be in complete folded and collated sets.

All applications must include the following:

- ☒ Application, completed in black ink, with property owner signature(s) and notary seal (1 original and 9 copies)
- ☒ Aerial Photograph – property outlined (available from Property Appraiser's office)
- ☒ Property Deed
- ☒ Legal description, in MS Word format, of subject property *
- ☒ Property Tax Map – property outlined (electronic copy not required)
- ☒ Survey
- ☒ 2 CDs of all documents submitted - with files named according to the Required Naming List. (attached)
- ☒ Concurrency Deferral Affidavit; or
- ☐ Description and analysis of the impact of the development on public facilities in accordance with the methodologies acceptable to the County (LDC Section 5.08.02). This will require a Transportation Assessment or a full Traffic Impact Report, if applicable.

Site Plan and Planned Development Applications must also include:

- ☐ Site Plan 24"x36" at a scale of 1"=50' (10 copies- folded, not rolled)
- ☐ Boundary Survey – Signed and Sealed (10 originals)
- ☐ Topographic Survey – Signed and Sealed (10 originals)
- ☐ Landscape Plan – Signed and Sealed (10 originals)
- ☐ Traffic Impact Report (TIR) (4 copies) if:
 - o 50+ residential units
 - o Development on N. or S. Hutchinson Island
 - o Non-residential (see LDC Section 11.02.09(4))
- ☐ Environmental Impact Report (4 copies) if: (See LDC Section 11.02.09(5))
 - o The property is ten acres or greater
 - o The property, regardless of size, contains a wetland;
 - o The property is identified on the "Native Habitat Inventory for SLC";
 - o The proposed development is located in whole, or part, within the One Hundred Year Flood Plain;
 - o Development on N. or S. Hutchinson Island

Development Order Extension Applications only require the following:

- ☐ Letter of justification – submitted at least 2 weeks prior to expiration. (LDC 11.02.06)
- ☐ Updated Traffic Analysis if applicable (4 copies)
- ☐ Approved Resolution or GM Order

***Please note:** Only a surveyor, attorney, or title agent is authorized to provide a legal description. The legal description provided on the property appraiser's website is not valid for our purposes. The legal description you provide us will be used in all future documentation. If it is incorrect, it will invalidate the results of any hearing(s).

Project Information

Project Name: St. Lucie Commerce Center West Rezone

Site address: SE Corner of Laid Back Way (aka Emerson Avenue) and Sunnyland Drive (aka Access Road)

Parcel ID Number(s): 2302-331-0001-000-7

Legal Description: (Attach additional sheets if necessary – also must be provided in MS Word format on CD)

A parcel of land being a portion of the Southwest one-quarter, of the Southwest one-quarter, of Section 2, Township 35 South, Range 39 East, St. Lucie County, Florida, less and except all rights of way of record, being more particularly described as follows:

Description:

Commence at the Southwest corner of said Section 2, thence North 89°50'20" East, a distance of 98.50 feet; thence North 00°12'39" East, a distance of 80.00 feet, to the intersection of the North right of way line, of the North St. Lucie Water Management District Canal No. 44, (a 80.00 foot wide right of way) and the East right of way line of Emerson Avenue (a 50.00 foot wide right of way) and the Point of Beginning of the following described parcel:

Thence North 00°12'39" East, a distance of 1241.03 feet; thence North 89°50'57" East, a distance of 574.94 feet; thence South 00°04'25" West, a distance of 1240.91 feet; thence South 89°50'20" West, a distance of 577.92 feet, to the Point of Beginning.

Said Parcel containing 16.422 acres, more or less.

Property location – Section/Township/Range: 2 / 35S / 39E

Property size – acres: 16.42 Square footage: 715,255.2

Future Land Use Designation: MXD – Orange Avenue/I-95-Medium Intensity

Zoning District: AG-1 (existing) (Agricultural – 1 du/acre)

Description of project:

The proposed application is to rezone the remaining 16.4 acres of the overall 94 acre St. Lucie Commerce Center MXD Land Use parcel to Light Industrial to facilitate the development of a job producing industrial, business, and commerce park.

(Attach additional sheets if necessary)

Type of construction (check all applicable boxes):

☐ Commercial Total Square Footage: Existing _____ Proposed: _____

☐ Industrial Total Square Footage: Existing _____ Proposed: _____

☐ Residential No. of residential units: Existing _____ Proposed: _____

No. of subdivided lots: Existing _____ Proposed: _____

☐ Other Please specify: _____

Number and size of out parcels (if applicable): _____

SPECIAL NOTICE

(PLEASE READ BEFORE SIGNING ACKNOWLEDGMENTS BELOW)

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

ACKNOWLEDGMENTS

Applicant Information (Property Developer): Name: <u>LUCIEROCK LLC</u> Address: <u>250 CATALONIA AVE. SUITE 702</u> <u>CORAL GABLES, FL 33134</u> Phone: <u>305-461-2330</u> Fax: <u>305-461-2346</u> Email: <u>barry@advancedhousing.com</u>	Agent Information: Name: <u>HOUSTON CUIZAO GROUP</u> Address: <u>2400 S.E. FEDERAL HWY. SUITE 310</u> <u>STUART, FL 34994</u> Phone: <u>772-221-2128</u> Fax: <u>772-221-0788</u> Email: <u>knotoli@hcgdesign.com</u>
Please indicate one individual to receive all official correspondence on this project.	
Name: <u>KEN NATOLI</u> Address: <u>2400 S.E. FEDERAL HWY. SUITE 310</u> <u>STUART, FL 34994</u>	Phone: <u>772-221-2128</u> Alternate Phone: <u>772-485-6711</u> Email Address: <u>knotoli@hcgdesign.com</u>
(Please use an address that can accept overnight packages)	

Property Owner Information

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

[Signature]
Property Owner Signature
Mailing Address: _____

Property Owner Name (Printed)
Phone: 305-984-3595
If more than one owner, please submit additional pages

STATE OF Florida, COUNTY OF Miami-Dade
The foregoing instrument was acknowledged before me this 8th day of January, 20 10
by Barry S. Goldmeier who is personally known to me or who has produced
_____ as identification.

[Signature]
Signature of Notary

Type or Print Name of Notary

Commission Number

(Seal)

Required Document Naming List

* All electronically submitted documents must be formatted and named according to the list below. If your submittal includes a document not on the list, the document name shall clearly reflect the content of the submitted document. *

Document	Document Format	Required Name on CD
Aerial Photograph	PDF	Aerial.pdf
Application	PDF	Application.pdf
Approval Order	PDF	ApprovalOrder.pdf
Architectural Elevations	PDF	ArchElev.pdf
Boundary / Topographic Survey	PDF	BoundaryTopo.pdf
Drainage / Stormwater Plan	PDF	DrainagePin.pdf
Easements	PDF	Easements.pdf
Environmental Impact Report	PDF or Word	EIR.pdf or EIR.doc
Existing Condition Plan	PDF	ExistingCond.pdf
Flood Plain	PDF or Word	Flood.pdf or Flood. Doc
Landscape Plan	PDF	Landscape.pdf
Legal Description	Word	Legal.doc
Lighting Plan	PDF	Lighting.pdf
Mitigation Plan	PDF	Mitigation.pdf
Mobile Home Plans	PDF or Word	MobileHome.pdf or MobileHome.doc
Paving Plan	PDF	Paving.pdf
Permit (External)	PDF	Permit.pdf
Plat	PDF	Plat.pdf or Piat.doc
Property Deed	PDF	Deed.pdf
Site Plan	PDF	SitePlan.pdf
Traffic Impact Report	PDF or Word	TIR.pdf or TIR.doc
Tree Survey	PDF	Tree.pdf
Turtle Protection	PDF or Word	Turtle.pdf or Turtle.doc
Utility Plan	PDF	Utility.pdf
Vegetation Removal Application	PDF	Vegetation.pdf

Rezoning/Amendment to the Official Zoning Atlas Application Supplement

Refer to St Lucie County Land Development Code (LDC) Section 11.06.00 for details

Current Zoning: AG-1

Current Future Land Use: MXD

Proposed Zoning: IL

Acreage of the area to be rezoned: 16.42

1. If you are requesting an amendment to the Official Zoning Atlas of St. Lucie County, state whether the proposed amendment is in conflict with any portions of the LDC.

Response: The request is not in conflict with the LDC. On October 18, 2004, the Board of County Commissioners, via Ordinance 04-031, amended the Future Land Use Map designation of the subject property from RS (Residential Suburban) to MXD – Orange Avenue/I-95 Activity Area (Medium Intensity). The proposed rezoning is being requested to make the zoning classification compatible and consistent with the adopted MXD – Orange Avenue/I-95 Activity Area future land use designation. According to Section 11.09.02 (A), Table 11-1 and Table 1-3 of the Future Land Use Data and Analysis, the proposed IL (Industrial, Light) zoning is permitted within the MXD future land use designation. In addition, this parcel is part of the overall St. Lucie Commerce Center site, the rest of which has been recently rezoned to IH and IL (in December 2007), with IL zoning being more appropriate for the Medium Intensity MXD designation area, as a transition to residential land uses to the west.

2. Please give a statement describing any changed conditions that would justify a rezoning:

Response: As noted above the adjacent portion of the proposed Commerce Center (on the east boundary) has been recently rezoned to Industrial, consistent with its Future Land Use and this request is a logical extension of that Industrial zoning. To the south of the subject property is the St. Lucie County Correctional Facility. The surrounding parcel to the north is IX zoning (Industrial, Extraction) with an active mining operation. The subject property is located within an area under transition from rural agricultural into a more urban environment. In fact, within the vicinity of the subject property many of the surrounding properties are zoned for industrial, institutional, or commercial uses.

3. Please state why there is a need for the proposed rezoning:

Response: The need for the proposed zoning is to complete the Industrial zoning for the entire St. Lucie Commerce Center site which was the subject of the original approved MXD Land Use Amendment that will enable the applicant to develop a 94 acre business park that could provide much needed jobs and tax base diversification for St. Lucie County in an appropriate location. In fact, this property is shown in the County's Proposed Plan for Strategic Economic Development for Targeted Industries as a recommended location for industrial development. This property was previously designated as a Future Phase on the original Commerce Center rezoning and site plan applications, and was the subject of the Lago Del Sol site plan application. Staff has indicated they believe that industrial development of this property is more appropriate.

4. Please state whether and how the proposed rezoning is consistent with the St. Lucie County Comprehensive Plan:

Response: According to Table 1-3, of the St. Lucie County Comprehensive Plan, the IL (Industrial Light) zoning designation is compatible with the MXD (Mixed Use) land use designation. The subject property is also located adjacent to and within the I-95 interchange area, as well as adjacent to the St. Lucie County Correctional Facility, and as determined in the Land Use Amendment process, is suitable for industrial development.

5. Please give a statement outlining the extent to which the proposed amendment:

A) Is compatible with existing land uses;

Response: The subject property is adjacent to the St. Lucie County Correctional Facility to the south, is bordered by road right-of-way and a canal to the west, and a mining pit zoned IX (Industrial, Extraction) to the north. Also as noted it is adjacent to the St. Lucie Commerce Center Light Industrial zoning to the east. The uses permitted within the IX (Industrial Extraction) zoning district are industrial in nature and we are of the opinion that it is compatible with the industrial uses permitted in the IL (Industrial Light) zoning district. The medium intensity MXD land use and Light Industrial zoning are a lower intensity transition to currently vacant future residential land uses further to the west of the site, west of Emerson Avenue and NSLRWCD Canal #41. At our last DRC meeting, County staff recommended that industrial use would be more compatible with surrounding uses than the proposed Lago Del Sol apartments.

B) Affects the capacities of public facilities, including but not limited to transportation, sewage, water supply, parks, drainage, schools, solid waste, mass transit, and emergency medical service;

Response: As part of the Comprehensive Plan amendment process, the County determined that there would be no impacts from the overall St. Lucie Commerce Center site with the increased intensity/density associated with the MXD (Mixed Use – Orange Avenue/I-95 Activity Area). The established maximum thresholds of the St. Lucie Commerce Center are not increased by this parcels rezoning but are actually being reduced as no residential uses will be included. There are no negative public facilities impacts anticipated in this area. The public water and sewer services are available along Rock Road and are provided by FPUA (Fort Pierce Utilities Authority). The site is also situated within the NSLWCD (North St. Lucie Water Control District) and as such is serviced by the District. The project is also within the Urban Service Area.

C) Affects the natural environment; (If no adverse impacts expected, please state why.)

Response: No negative impacts are anticipated as a result of the requested change in zoning. The subject property is currently a vacant citrus grove, with no native vegetation located on the site.

D) Will result in an orderly and logical development pattern;

Response: The proposed rezoning will result in an orderly and logical development pattern. The Light Industrial designation is consistent with the step down intensity of the MXD Land Use designation with medium intensity uses transitioning from Heavy Industrial on the eastern end of the Commerce Center, toward residential future land uses west across the Emerson Ave. and Canal R.O.W.'s. The site is entirely bordered on the south by the existing St. Lucie County Correctional Facility. As noted above, several sites in the immediate vicinity are zoned for IX (Industrial Extraction) uses. The subject area east of Emerson Avenue and north of Orange Avenue is currently in transition from a rural/agricultural environment to a more intense urban environment. This pattern is consistent with the trend in the area towards non-residential and industrial uses. Furthermore, this property is shown on the County's Proposed Plan for Strategic Economic Development for Targeted Industries as a recommended location for industrial development.

E) Will adversely affect the property values in the area;

Response: The proposed rezoning should not adversely affect property values in the area. The St. Lucie County Correctional Facility encompasses a large percentage of the adjacent properties and it will not be affected by this proposal. The northern property is the mining operation site, which is almost entirely lake and therefore would also not be adversely affected. A successful, well-planned business park should not detract from adjacent property values, and actually may increase values of current and future commercial and mixed-use parcels in the area by promoting a positive business environment. The potential to live in proximity to employment, conserving time and energy cost will also have a positive affect on prospective residents of the residential properties to the west of the project.

6. Please explain the applicant's interest in the subject property;

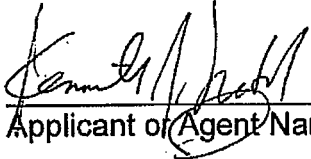
Response: The applicant is the owner of the subject property, as well as the owner of the adjacent St. Lucie Commerce Center property.

7. Please include such other information or documentation that may be deemed necessary or appropriate to a full and proper consideration and disposition of this particular application.

Response: As noted the proposed parcel is part of the overall 94 acre St. Lucie Commerce Center site. This 16.4-acre parcel was previously submitted for a Residential PUD – Lago Del Sol, but based on staff comments and discussions with all Commissioners it was determined to be better suited for Light Industrial use. The current St. Lucie Commerce Center site plan is being modified and will be resubmitted to include this parcel with a vegetative buffer and retention lake along the western boundary to further transition the Industrial uses from future residential uses west of the Emerson Avenue and NSLRWCD Canal #41 R.O.W.'s. Also, no increased intensity is proposed with this rezoning so the maximum square footages of non-residential uses for the Commerce Park will not change, only the residential potential will be deleted. Updated

Future Land Use and Zoning maps are also included to depict the latest Land Use and Zoning changes in the area.

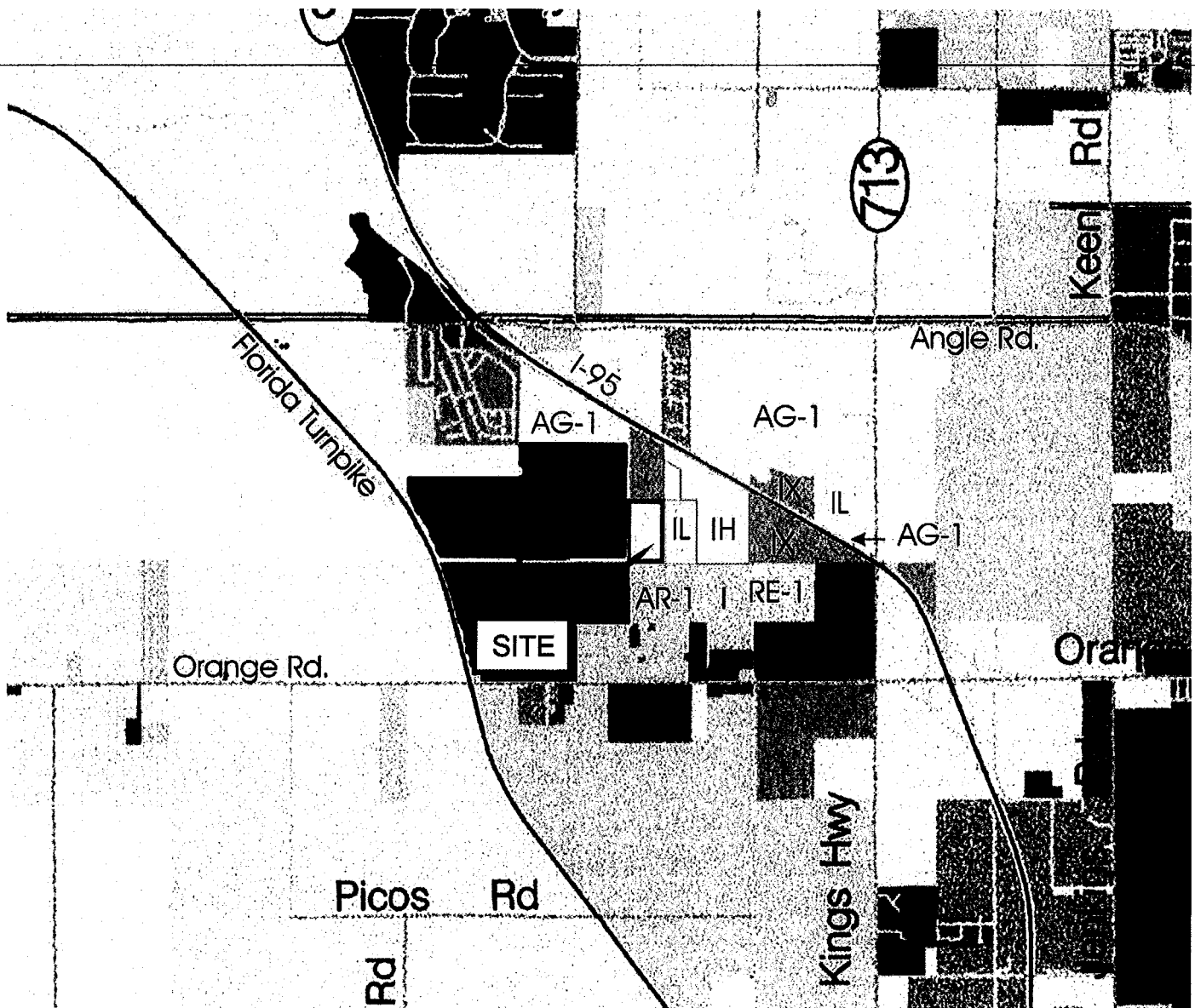
Please Note: This Rezoning Application Supplement will not be considered complete without the Development Application, complete with notarized signatures of all landowners, giving their consent to the filing of this application and supplement.


Applicant or Agent Name

KENNETH J. NATOLI
(Printed) Signature

Page 1 of 2 Revised: June 19, 2008 Supplement 3 Page 2 of 2 Revised: June 19, 2008



























Existing Zoning Map



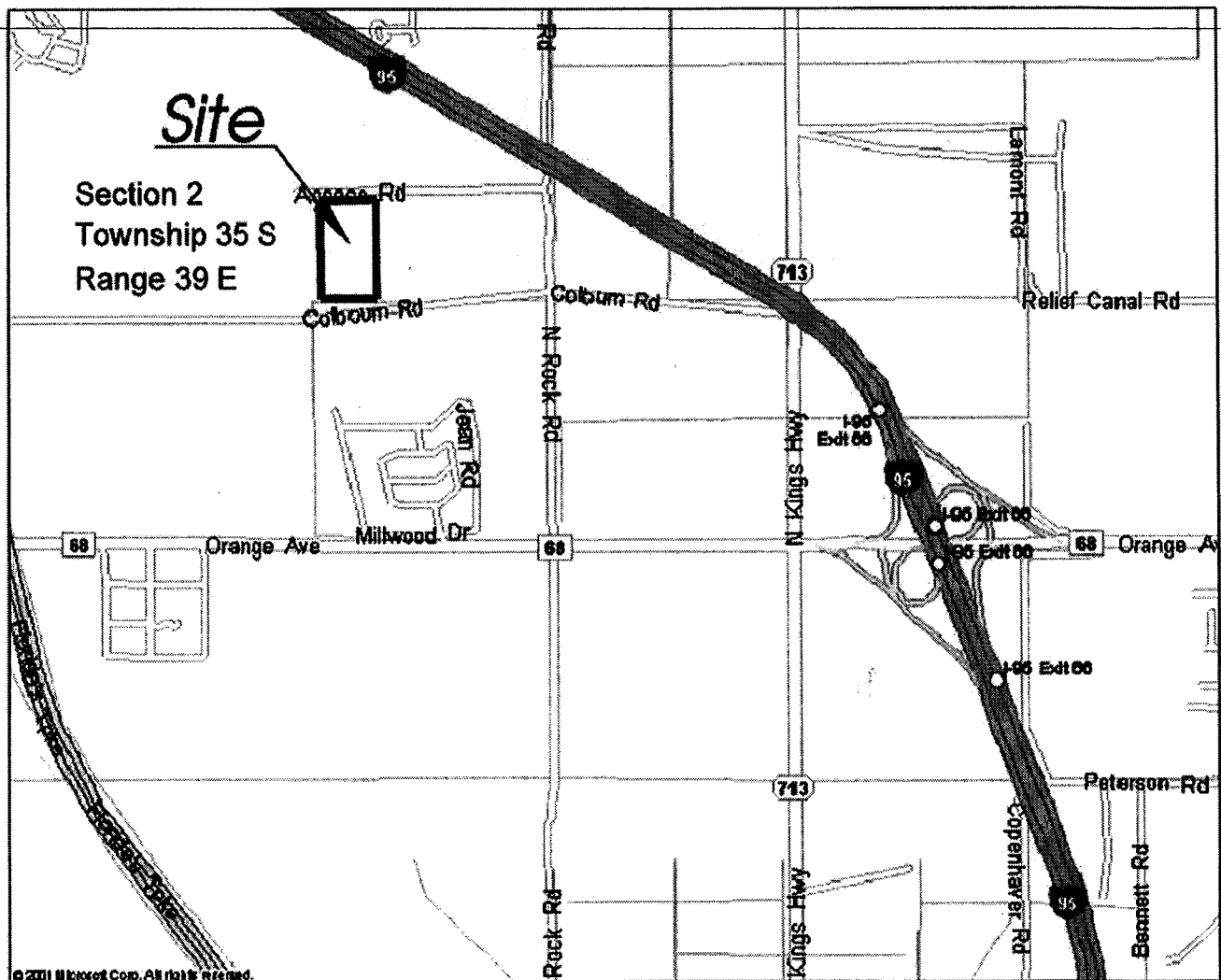
Prepared by:



Legend

	AR-1		RM-9		AG-1
	RE-1		RM-11		AG-2.5
	RE-2		CN		AG-5
	RS-2		CO		RC
	RS-3		C3		RVP
	RS-4		IL		RF
	RM-4.5		IH		PLD
	RM-5		OX		PMD
	I		U		

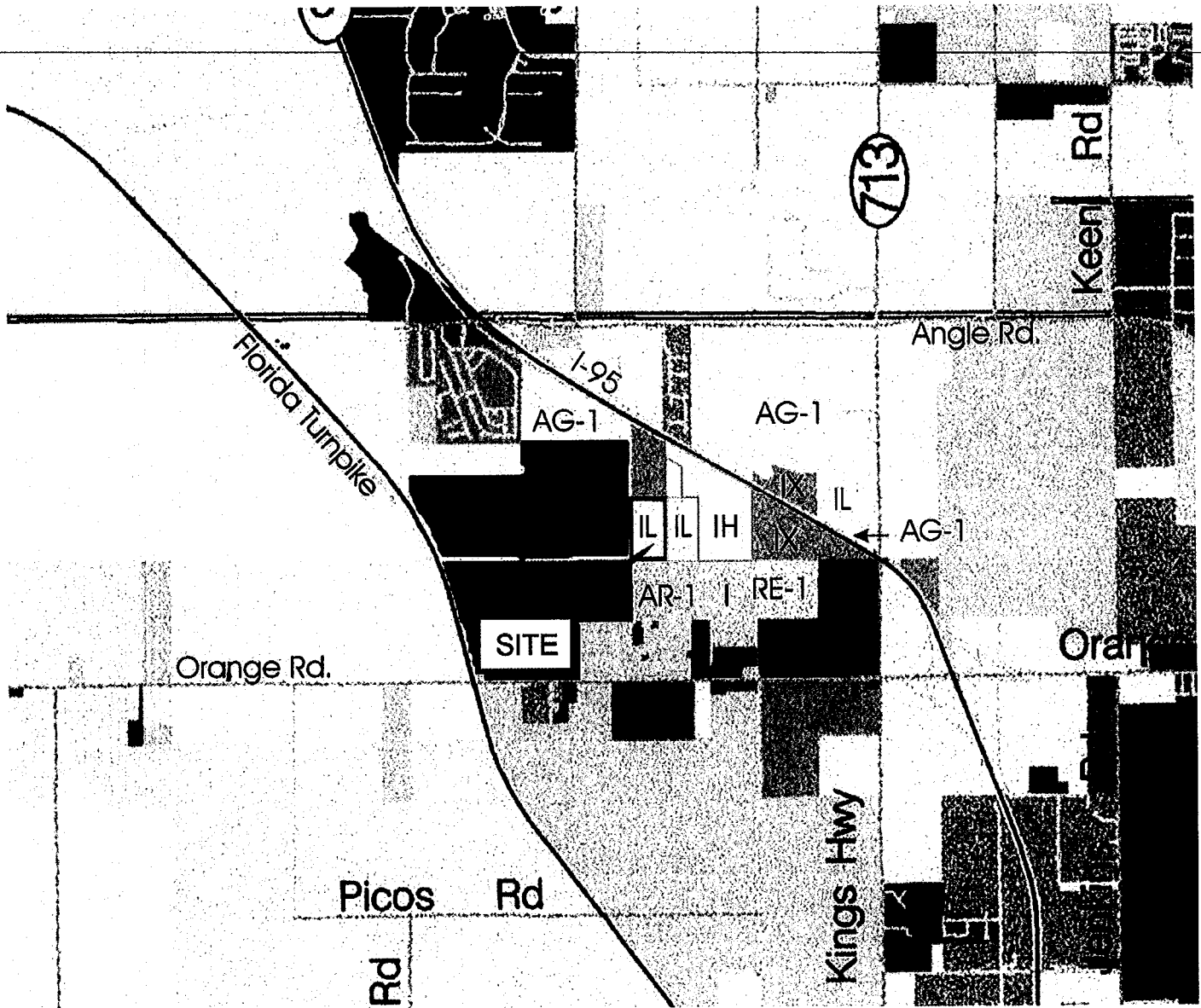
Location Map



Prepared by:



Proposed Zoning Map



Prepared by:

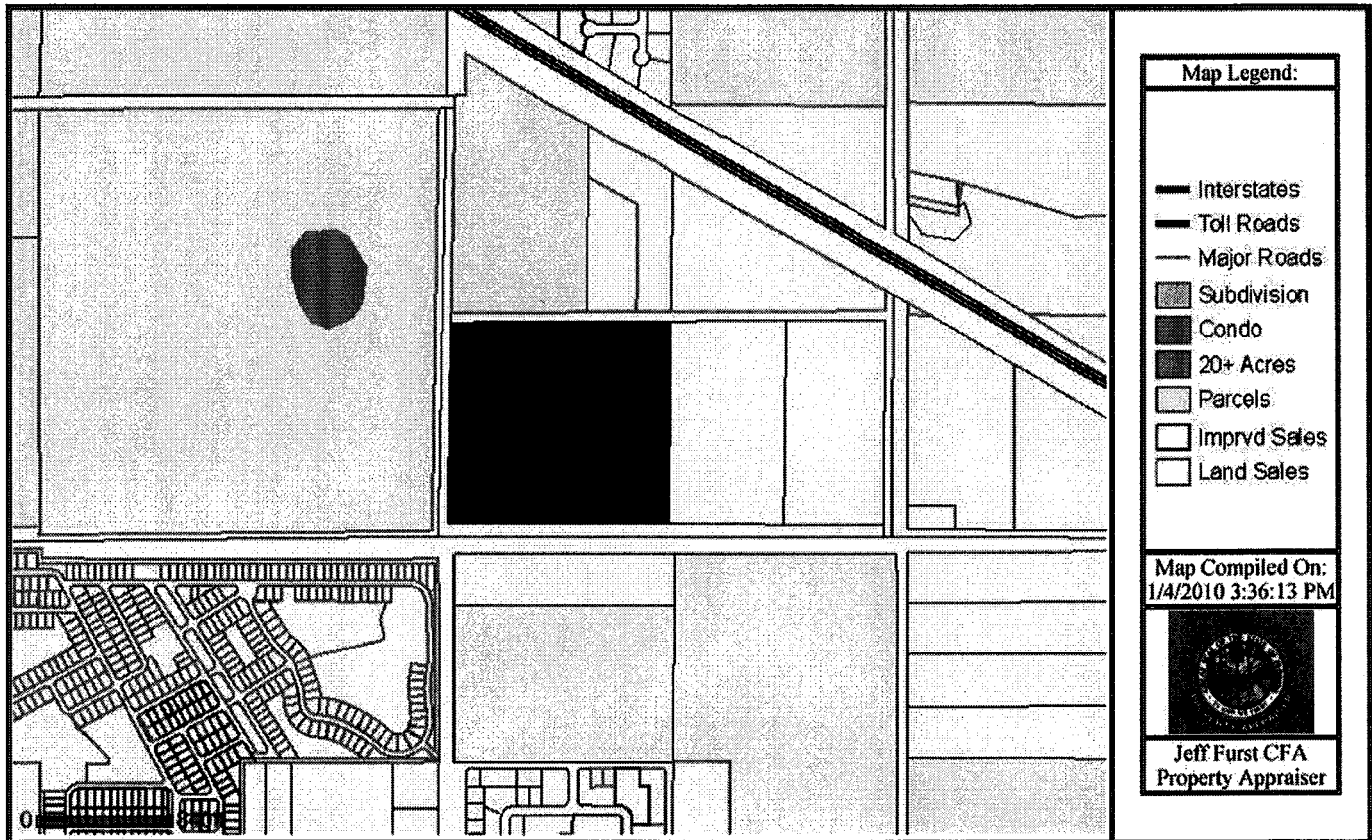


Legend		
AR-1	RM-9	AG-1
RE-1	RM-11	AG-2S
RE-2	CN	AG-5
RS-2	CO	RC
RS-3	CG	RYP
RS-4	IL	RF
RM-5	IH	PUO
RM-6	IX	PNRD
I	U	PMUD

Property Appraiser Map

Saint Lucie County, Florida

Property Appraiser's - Internet Mapping Print Service



230233100010007

Lucie Rock LLC

TBD - 6000

Purchased: \$166100 - Nov 14 2002

Prepared by:



B. *Conditional Uses.* No structure or land shall be constructed, built, remodeled, reconstructed, used, or occupied as a conditional use under this Code except as approved under the procedures and requirements of Section 11.07.00, and the standards of Section 11.07.03.

C. *Accessory Uses and Structures.* Accessory structures and uses are permitted in any zoning district in connection with any principal lawfully existing permitted use within such district, or in connection with any existing conditional use within such district, subject to the requirements of Section 11.07.00, provided that all accessory structures or uses shall meet the requirements for the zoning district in which the structure or use is located, as provided in Section 3.01.01, and all other requirements of this section.

D. *Transportation and Utility Rights-of-Way.* Transportation and utility rights-of-way and the linear portion of transportation facilities, e.g., pipes, poles lines, wires, cables, conduits, pavement rails, drainage and other similar equipment and accessories in connection herewith, shall be permitted in all zoning districts and shall comply, as applicable, with the resource protection and development standards for vegetation protection, protection of environmentally sensitive lands, protection of habitat for endangered and threatened species, flood damage prevention and stormwater management.

Prior to any local certification of consistency for those utility rights-of-way subject to review and approval under F.S. Ch. 403, Part II, a conditional use review, in accordance with the provisions of Section 11.07.03, shall be required.

3.01.02. Administrative Use Regulations for Permitted and Conditional Uses.

A. For the purposes of clarifying and detailing the intent and purpose of the uses of the Zoning Districts in F.S. §§ 3.01.03(A) through 3.01.03(HH), the Growth Management Director shall utilize the Standard Industrial Classification (SIC) Manual (1987 ed.), prepared by the Executive Office of the President, Office of Management and Budget.

B. Whenever a use is not specifically listed in Sections 3.01.03(A) through 3.01.03(HH) the Growth Management Director shall make a determination as to whether the proposed use is of the same general type as identified in the Standard Industrial Classification Manual (1987 ed.), prepared by the Executive Office of the President, Office of Management and Budget. However, this Section does not authorize including a use in a zoning district in which such use is not listed when such use is specifically listed in another zoning district.

3.01.03. Zoning Districts.

A. AG-1 AGRICULTURAL - 1.

1. *Purpose.* The purpose of this district is to provide and protect an environment suitable for productive commercial agriculture, together with such other uses as may be necessary to and compatible with productive agricultural surroundings. Residential densities are restricted to a maximum of one (1) dwelling unit per gross acre. 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. Agricultural production - crops. (01)
 - b. Agricultural production - livestock and animal specialties. (02)
 - c. Agricultural services. (07)
 - d. Family day care homes. (999)
 - e. Family residential homes provided that such homes shall not be located within a radius of one thousand (1,000) 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)
 - f. Fishing, hunting and trapping. (09)
 - g. Forestry. (08)
 - h. Kennels. (0752)
 - i. Research Facilities, Non-commercial. (8733)
 - j. Riding stables. (7999)
 - k. Single-family detached dwellings. (999)
3. *Lot Size Requirements.* Lot size requirements shall be in accordance with Table 1 in Section 7.04.00.
4. *Dimensional Regulations.* Dimensional requirements shall be in accordance with Table 1 in Section 7.04.00.
5. *Off-Street Parking 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. Agricultural labor housing. (999)
 - b. Aircraft storage and equipment maintenance. (4581)
 - c. Airports and flying, landing, and takeoff fields. (4581)
 - d. Family residential homes located within a radius of one thousand (1,000) feet of another such family residential home. (999)
 - e. Farm products warehousing and storage. (4221/4222)
 - f. Gasoline service stations. (5541)
 - g. Industrial wastewater disposal. (999)

- h. Manufacturing:
 - (1) Agricultural chemicals. (287)
 - (2) Food and kindred products. (20)
 - (3) Lumber and wood products, except furniture. (24)
- i. Mining and quarrying of nonmetallic minerals, except fuels. (14)
- j. Retail trade:
 - (1) Farm equipment and related accessories. (999)
 - (2) Apparel and accessory stores. (56)
- k. Sewage disposal subject to the requirements of Section 7.10.13. (999)
- l. Telecommunication Towers - subject to the standards of Section 7.10.23. (999)
- m. Camps - sporting and recreational. (7032)
- 8. *Accessory Uses.* Accessory uses are subject to the requirements of Section 8.00.00, and include the following:
 - a. Mobile homes subject to the requirements of Section 7.10.05.
 - b. Retail trade and wholesale trade - subordinate to the primary authorized use or activity.
 - c. Guest house subject to the requirements of Section 7.10.04. (999)

B. *AG-2.5 AGRICULTURAL - 2.5.*

- 1. *Purpose.* The purpose of this district is to provide and protect an environment suitable for productive commercial agriculture, together with such other uses as may be necessary to and compatible with productive agricultural surroundings. Residential densities are restricted to a maximum of one (1) dwelling unit per two and one-half (2.5) gross acres. 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. Agricultural production - crops. (01)
 - b. Agricultural production - livestock and animal specialties. (02)
 - c. Agricultural services. (07)
 - d. Family day care homes. (999)
 - e. Family residential homes provided that such homes shall not be located within a radius of one thousand (1,000) 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. Disinfecting and pest control services. (7342)
- d. Amusement parks. (7996)
- e. Go-cart tracks. (7999)
- f. Hotels and motels. (701)
- g. Household goods warehousing and storage-mini-warehouses. (999)
- h. Marina - recreational boats only. (4493)
- i. Motor vehicle repair services - body repair. (753)
- j. Sporting and recreational camps. (7032)
- k. Retail trade:
 - (1) Liquor stores. (592)
- l. Stadiums, arenas, and race tracks. (794)
- m. 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. Drinking places (alcoholic beverages as an accessory use to a restaurant and/or civic, social, and fraternal organizations).
 - b. One (1) single-family dwelling unit contained within the commercial building, or a detached single-family dwelling or mobile home, (for on-site security purposes).
 - c. Retail trade:
 - (1) Undistilled alcoholic beverages (accessory to retail sale of food).

T. IL INDUSTRIAL, LIGHT.

- 1. *Purpose.* The purpose of this district is to provide and protect an environment suitable for light manufacturing, wholesale, and warehousing activities that do not impose undesirable noise, vibration, odor, dust, or other offensive effects on the surrounding are, together with such other uses as may be necessary to and compatible with light industrial 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. Business services. (73)
 - b. Communications - including telecommunication towers - subject to the standards of Section 7.10.23. (48)
 - c. Construction services:
 - (1) Building construction - general contractors. (15)
 - (2) Other construction - general contractors. (16)

- (3) Construction - special trade contractors. (17)
- d. Engineering, architectural and surveying services. (871)
- e. Commercial fishing. (091)
- f. Laundry, cleaning and garment services. (721)
- g. Local and suburban transit. (41)
- h. Manufacturing:
 - (1) Food and kindred products. (20)
 - (2) Tobacco products. (21)
 - (3) Textile mill products. (22)
 - (4) Apparel and other finished products. (23)
 - (5) Furniture and fixtures. (25)
 - (6) Printing, publishing and allied industries. (27)
 - (7) Drugs. (283)
 - (8) Leather and leather products. (31)
 - (9) Glass:
 - (a) Flat glass. (321)
 - (b) Glass and glassware - pressed or blown. (322)
 - (c) Glass products - made of purchased glass. (323)
 - (10) Fabricated metal prod. - except machinery and transport. equip.:
 - (a) Metal cans and shipping containers. (341)
 - (b) Cutlery, handtools and general hardware. (342)
 - (c) Heating equipment, except electric and warm air, and plumbing fixtures. (343)
 - (d) Fabricated structural metal products. (344)
 - (e) Coating, engraving and allied services. (347)
 - (f) Miscellaneous fabricated metal products:
 - (1) Wire products. (3495)
 - (2) Misc. fabricated wire products. (3496)
 - (3) Metal foil and leaf. (3497)
 - (4) Fabricated metal products - NEC. (3499)
 - (11) Industrial/commercial machinery and computer equipment:
 - (a) Metalworking machinery and equipment. (354)
 - (b) Special industry machinery, except metalworking machinery. (355)
 - (c) General industrial machinery and equipment. (356)
 - (d) Computers and office equipment. (357)

- (12) Electronic and other electrical equipment and components, except computer equipment:
 - (a) Household appliances. (363)
 - (b) Electric lighting and wiring equipment. (364)
 - (c) Household audio and video equipment. (365)
 - (d) Communications equipment. (366)
 - (e) Electronic components and accessories. (367)
 - (f) Misc. electrical machinery equipment and supplies. (369)
- (13) Measuring, analyzing and controlling instruments. (38)
- (14) Photographic, medical and optical goods. (38)
- (15) Watches and clocks. (38)
- (16) Misc. manufacturing industries:
 - (a) Jewelry, silverware, and platedware. (391)
 - (b) Musical instruments and parts. (393)
 - (c) Dolls, toys, games and sporting goods. (394)
 - (d) Pens, pencils, and other office and artists' materials. (395)
 - (e) Costume jewelry, costume novelties, and notions. (396)
 - (f) Brooms and brushes. (3991)
 - (g) Signs and advertising displays. (3993)
 - (h) Morticians goods. (3995)
 - (i) Manufacturing industries, NEC. (3999)
- (17) Plastic products - fabrication, molding, cutting, extrusion, and injection processing. (308)
- i. Marinas. (4493)
- j. Millwork and structural wood members. (243)
- k. Motion pictures. (78)
- l. Motor freight transportation and warehousing. (42)
- m. Repair services:
 - (1) Automotive and automotive parking. (75)
 - (2) Electrical. (762)
 - (3) Watch, clock and jewelry repair. (763)
 - (4) Reupholstery and furniture repair. (764)
 - (5) Misc. repairs and services. (769)
- n. Retail trade:
 - (1) Lumber and other building materials. (521)
 - (2) Paint, glass and wallpaper. (523)

- (3) Hardware. (525)
- (4) Nurseries, lawn and garden supplies. (526)
- (5) ~~Mobile home dealers. (527)~~
- (6) Automotive/boat/RV/motorcycle dealers. (55)
- (7) Gasoline service. (55)
- (8) Furniture and furnishings. (57)
- o. Research, development, and testing services. (873)
- p. Ship, boat building and repairing - less than forty-five (45) ft. (373)
- q. Sorting, grading and packaging services - citrus/vegetables. (0723)
- r. Vocational Schools. (824)
- s. Wholesale trade - durable goods:
 - (1) Motor vehicle and automotive equipment. (501)
 - (2) Furniture and home furnishings. (502)
 - (3) Lumber and other building materials. (503)
 - (4) Professional and commercial equipment/supplies. (504)
 - (5) Metals and minerals except petroleum. (505)
 - (6) Electrical goods. (506)
 - (7) Hardware, plumbing and heating equipment, and supplies. (507)
 - (8) Machinery, equipment, and supplies. (508)
 - (9) Misc. durable goods:
 - (a) Sporting and recreational goods. (5091)
 - (b) Toys and hobby goods. (5092)
 - (c) Jewelry, watches, precious stones and metals. (5094)
 - (d) Durable goods NEC. (5099)
- t. Wholesale trade - nondurable goods:
 - (1) Paper and paper products. (511)
 - (2) Drugs. (512)
 - (3) Dry goods and apparel. (513)
 - (4) Groceries and related products. (514)
 - (5) Farm products - raw materials. (515)
 - (6) Chemicals, and allied products. (516)
 - (7) Beer, wine, and distilled alcoholic beverages. (518)
 - (8) Misc. nondurable goods:
 - (a) Farm supplies. (5191)
 - (b) Books, periodicals and newspapers. (5192)

- (c) Flowers, nursery stock and florists' supplies. (5193)
 - (d) Tobacco/tobacco products. (5194)
 - (e) ~~Paints, varnishes and supplies. (5198)~~
 - (f) Nondurable goods, NEC. (5199)
- u. Mobile food vendors. (999)
 - v. Single family detached dwelling units provided that the single family dwelling unit is located on an existing lot or parcel or record, as further defined in this Code, that was existing on or before August 1, 1990. (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. *Offstreet Parking and Loading Requirements.* Offstreet 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. Airports, landing and takeoff fields - general aviation. (4581)
 - b. Manufacturing:
 - (1) Cut stone and stone products. (328)
 - (2) Motorcycles, bicycles, and parts. (375)
 - (3) Wood containers, wood buildings and mobile homes. (244/245)
 - c. Ship, boat building and repairing (excluding ship or boat salvaging) - forty-five (45) to one hundred fifty (150) ft. (373)
 - d. Wholesale:
 - (1) Petroleum bulk stations and terminals.
 - e. Scrap and waste materials - subject to the provisions of Section 7.10.12.A.
 8. *Accessory Uses.* Accessory uses are subject to the requirements of Section 8.00.00 and include the following:
 - a. Co-generation facilities. (999)
 - b. Fueling facilities. (999)
 - c. Industrial wastewater disposal. (999)
 - d. One detached single-family dwelling or mobile home for on-site security purposes per property. (999)
 - e. Retail trade accessory to the primary manufacturing or wholesaling use. (999)

**AFFIDAVIT
COMPLIANCE WITH POSTING OF NOTICE REQUIREMENTS**

STATE OF Florida)
COUNTY OF St Lucie)

Don Cuozzo, being first duly sworn deposes and states:

1. I am the owner or the agent for Lucie Rock, LLC (insert owner's name) for the following petition: RZ 120104035 (insert petition number).
2. I hereby certify that I have complied with the notice requirements set forth in Section 11.00.03.E of the St. Lucie County Land Development Code for the 6/17/10, 6/20/10 (insert date) public hearing to be conducted by the Planning + Zoning Commission, BCC (insert entity name) on the above-referenced petition. The required sign was printed and posted to the specifications listed on the Sign Content and Sign Requirements forms provided by St Lucie County Planning Division on 5/26/10 (date). The following required documentation is attached:

A. Dated Photo (Close up) ✓

B. Dated Photo (Distant) ✓

~~(on disk)~~
(email)

Further affiant sayeth not.

(Signature)
(Name of Affiant)

STATE OF Florida)
COUNTY OF manatee)

The foregoing instrument was acknowledged before me this 27 day of May 2010, by Don Cuozzo. Said person (Check one) ✓ is personally known to me, _____ produced a driver's license (issued by a state of the United States within the last five (5) years as identification, or _____ produced other identification, to wit _____.

NOTARY PUBLIC-STATE OF FLORIDA
Sarah Baker
Commission # DD587287
Expires: SEP 18, 2010
BONDED THRU ATLANTIC BONDING CO., INC.

S. Baker
Notary Public, State of _____

Typed or Printed Name of Notary
Commission No.: _____
My Commission expires: _____

NOTICE OF PUBLIC HEARING

Petition of Lucie Rock, LLC for a Change in Zoning from the AG-1 (Agricultural-1 du/acre) Zoning District to the IL (Industrial, Light) Zoning District.

The meeting is to be held in the Commission Chambers, Roger Poitras Annex, 3rd Floor, St. Lucie County Administration Building, 2300 Virginia Avenue, Fort Pierce, Florida on June 17, 2010 @ 6:00 PM or as soon thereafter as possible before the Planning and Zoning Commission and on July 20, 2010 @ 6:00 PM or as soon thereafter as possible before the Board of County Commissioners.

Copies of the petition are available at the front desk in the Planning Division, County Administration Building, 2300 Virginia Avenue, Fort Pierce.

If you have any questions please call the Planning Division at 772-462-2822.

NOTICE OF PUBLIC HEARING

Petition of Lucie Rock LLC for a Change in Zoning from the AG-1 (Agricultural-1
duelles) Zoning District to the IL (Industrial Light) Zoning District.

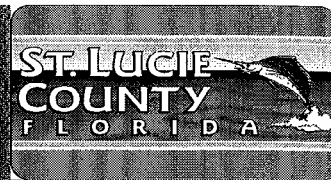
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Copies of the petition are available at the front desk in the Planning Division, County
Administration Building, 2300 Virginia Avenue, Fort Pierce.

If you have any questions please call the Planning Division at 772-462-2822.

APO mailing list for St. Lucie Commerce Center West, RZ-120104035,
Queried from Property Appraiser data as of April 4, 2010. List prepared May 13, 2010.

Parcel ID	Owner1 Lname	Owner1 Fname	Owner2 Lname	Owner2 Fname	Address	City	State	ZIP
230233100010007	Lucie Rock LLC				PO Box 279	Key Biscayne	FL	33149
230223300250000	Prime Realty Capital LLC				790 Hillbrath Dr	Lantana	FL	33462
230232100100002	Lucie Rock LLC				PO Box 279	Key Biscayne	FL	33149
230211100030005	NSLWCD				14666 Orange Ave	Fort Pierce	FL	34945-4511
230232100200005	Prime Realty Capital LLC				790 Hillbrath Dr	Lantana	FL	33462
231122000010004	St Lucie County				2300 Virginia Ave	Fort Pierce	FL	34982-5632
230231300250005	State Of Florida Dot				3400 W Commercial Blvd	Fort Lauderdale	FL	33309-3421
231122000020001	SHER-BRT LLC		%Robert Benjamin		P O Box 110217	Stamford	CT	06902
231050103620001	Centex Homes				3301 Quantum Blvd 1st Floor	Boynton Beach	FL	33426
231050103630008	Centex Homes				3301 Quantum Blvd 1st Floor	Boynton Beach	FL	33426
231050103640005	Centex Homes				3301 Quantum Blvd 1st Floor	Boynton Beach	FL	33426
231050103650002	Centex Homes				3301 Quantum Blvd 1st Floor	Boynton Beach	FL	33426
230341100100001	Sunnyland Farms Llc				10989 State Rd A1A	N Palm Beach	FL	33408-3441
230311100020001	NSLWCD				14666 Orange Ave	Fort Pierce	FL	34945-4511
100000000000000	NSLWCD				14666 Orange Ave	Fort Pierce	FL	34945-4511
231050103690000	Centex Homes				3301 Quantum Blvd 1st Floor	Boynton Beach	FL	33426
231050103680003	Centex Homes				3301 Quantum Blvd 1st Floor	Boynton Beach	FL	33426
231050103670006	Centex Homes				3301 Quantum Blvd 1st Floor	Boynton Beach	FL	33426
231050103660009	Centex Homes				3301 Quantum Blvd 1st Floor	Boynton Beach	FL	33426
231050100200002	Palm Breezes POA Inc				3301 Quantum Blvd 1st FL	Boynton Beach	FL	33426
231050100290005	Palm Breezes POA Inc				3301 Quantum Blvd 1st FL	Boynton Beach	FL	33426
231050100040004	Palm Breezes POA Inc				3301 Quantum Blvd 1st FL	Boynton Beach	FL	33426
231050100010003	Palm Breezes POA Inc				3301 Quantum Blvd 1st floor	Boynton Beach	FL	33426
100000000000000	NSLWCD				14666 Orange Ave	Fort Pierce	FL	34945-4511
100000000000000	NSLWCD				14666 Orange Ave	Fort Pierce	FL	34945-4511
Applicant	Lucie Rock, LLC				250 Catalonia Ave Ste 702	Coral Gables	FL	33134
Agent	Houston Cuozzo Group		Ken Natoli		2400 SE Federal Hwy Ste 310	Stuart	FL	34994



PLANNING AND ZONING COMMISSION

PUBLIC HEARING NOTICE

Lucie Rock, LLC

RZ 120104035

John Doe
2300 Virginia Avenue
Fort Pierce, FL 34982

Public Hearing Date:
June 17, 2010

Location:
BOCC Chambers
SLC Administration Annex,
2300 Virginia Avenue
Ft Pierce, Florida 34982

Time:
6:00 PM

Applicant

Lucie Rock, LLC

Property Location

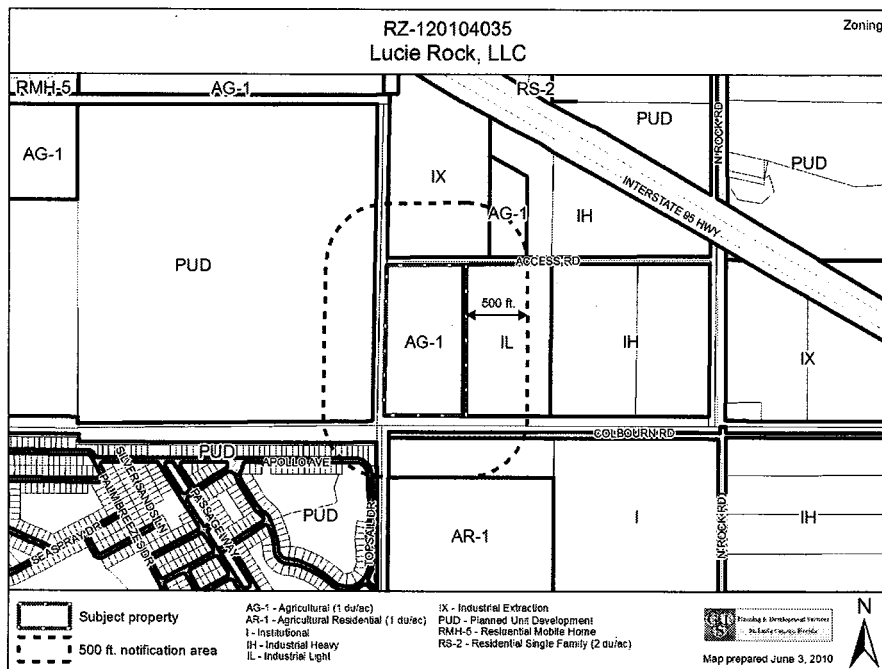
Approximately 1/2 mile north of Orange Avenue, on the south-east corner of the FDOT Access Road and the Laidback Way rights-of-way.

Zoning

AG-1 (Agricultural—1 du/acre)

Future Land Use

MXD (Mixed Use Development)



Public Hearing Description

Petition of Lucie Rock, LLC for a Change in Zoning from the AG-1 (Agricultural—1 du/acre) Zoning District to the IL (Industrial, Light) Zoning District.

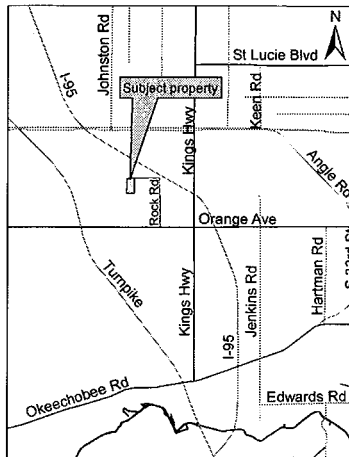
Staff Recommendation

Forward to the Board of County Commissioners with a recommendation for Board adoption of Resolution No. 10-103 granting approval.

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.

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 Planning and Development Services Department - Planning Division at least 3 days prior to the scheduled hearing. Further details are available in the Planning Division—please contact:

Staff Diana Waite, AICP
Tel. 772-462-1577
Email waited@stlucieco.org
Mail 2300 Virginia Avenue
Fort Pierce, Florida
34982



Legal Description:

A parcel of land being a portion of the Southwest one-quarter, of the Southwest one-quarter, of Section 2, Township 35 South, Range 39 East, St. Lucie Couth, Florida, less and except all rights of way of record, being more particularly described as follows:

Commence at the Southwest corner of said Section 2, thence North $89^{\circ}50'20''$ East, a distance of 98.50 feet; thence North $00^{\circ}12'39''$ East, a distance of 80.00 feet, to the intersection of the North right of way line, of the North St. Lucie Water Management District Canal No. 44, (a 80.00 foot wide right of way) and the East right of way line of Emerson Avenue (a 50.00 foot wide right of way) and the Point of Beginning of the following described parcel:

Thence North $00^{\circ}12'39''$ East, a distance of 1241.03 feet; thence North $89^{\circ}50'57''$ East, a distance of 574.94 feet; thence South $00^{\circ}04'25''$ West, a distance of 1240.91 feet; thence South $89^{\circ}50'20''$ West, a distance of 577.92 feet, to the Point of Beginning.

Said Parcel containing 16.422 acres, more or less.

Client Name: 2413372
 Advertiser: 2 x 10
 Section/Page/Zone: Local/B05/St Lucie News Tribune
 Description: 46/pnz
 Insertion Number: B&W
 Size: B&W
 Color Type:

Obituary

FORT PIERCE

William Zeedyk

William Zeedyk, 96, died May 31, 2010, at Royal Palm Skilled Nursing in Vero Beach.

He was a resident of the Treasure Coast for 54 years, coming from Paterson, N.J.

Before retirement, he was a quality controller for Curtis Wright Aircraft in Woodbridge, N.J.

He was an owner of

orange groves in Florida. Survivors include his wife, Mary Hays Zeedyk of Vero Beach; stepdaughter, Patricia Hays of Fort Pierce; and stepson, Phillip Hays of Kankakee, Ill.

He was preceded in death by his sisters, Violet Hoffman and Myrtle Hocking, and brothers, Everett and Russell Zeedyk.

SERVICES: Funeral services will be private. Arrangements are by Aycock Funeral Home, Fort Pierce. A guest book may be signed at aycock-hillcrest.com.



He was an owner of

Snyder: Support grows for immigration law

BY JIM TURNER

Jim.turner@scripps.com

STUART — State Rep. William Snyder, R-Stuart, says e-mails and calls to his legislative office have been "strongly to overwhelming" in support of his proposal for Florida to mirror certain aspects of a controversial immigration law enacted earlier this year in Arizona.

"They're saying what the average law-abiding American says, we're a nation of law, no other developed nation would allow something like this to occur," said Snyder, who chairs the House Criminal and Civil Justice Committee.

An unofficial poll on TCPalm.com showed 84 percent of the more than 1,300 respondents backed Snyder. A similar Sun-Sentinel online poll attracted 83 percent support.

But not everyone has been supportive. A poll conducted by Naplesnews.com had 62 percent of the more than 6,000 votes opposed to Florida enacting an immigration bill similar to the one in Arizona.

Also, blogger and South Florida political commentator Joy-Ann Reid listed Snyder as her No. 1 ("jerks) of the week" for his comments last week.

"If the rep has his way, our already overworked cops will have little time to do anything other than play ICE agents on the side, harassing brown tourists and business travelers all day long," Reid wrote in her Reid Report.

The Arizona law, signed in April, makes it a state crime to be in the United States without proper documentation and directs local police to detain or arrest individuals they suspect of being illegal immigrants.

Civil rights groups have filed lawsuits and calls have been made for economic boycotts of the state.

"The bill also targets those who hire illegal immigrant laborers or knowingly

transport them.

Snyder would prefer a bill that is focused on law enforcement rather than the human smuggling aspects of Arizona's law. And he wouldn't want the state to require officers to ask people for identification without cause, nor for the state to focus on any single group.

"We have Constitutional rights in this country that we must be careful not to trample on," Snyder said.

Bobby Rodriguez, Chief Executive Officer of the Latin Chamber of Commerce of the Treasure Coast, said members are split on how the law affects them. He said the law appears to be focused primarily on the Mexican community.

"I think it's unfair that they're focusing on that community. I think that has racial overtones and they should be looking at illegal immigration as a whole," said Rodriguez, who added that he backs efforts to halt and deport illegal immigrants.

"I feel that everybody that is illegal in this country should definitely go back to their country and do it the right way," he said.

Martin Sweet, assistant professor of political science at Florida Atlantic University's Honors College in Jupiter, isn't sure the bill will have as much traction in Florida as in Arizona due to its potential impact on local enforcement duties.

"The face of illegal immigration in Florida is different than in Arizona, and we have not been plagued with the violent crime that has swept over Arizona," Sweet said. "It's a sound bite for the stump — and almost everyone is against illegal immigration."

Civil rights groups have filed lawsuits and calls have been made for economic boycotts of the state. "The bill also targets those who hire illegal immigrant laborers or knowingly

Reset 'scale' option if page doesn't print at proper size

Q. Occasionally when I am printing Web pages, the resulting document image is reduced in size so much so that I can barely read it.

The entire image is small, not just the font. I've tried various things to avoid this issue, but none has been successful. I've called my printer manufacturer's support line to no avail. I've searched forums, blogs and other Web pages but haven't found anyone else who has experienced this problem.

It does not happen consistently and I am unable to identify any common factors that may be connected with the problem. My printer operates perfectly aside from this. Have you any idea how I can fix this problem?

Tom Voigt, Stuart

A. It sounds like your printer's "scale to fit" option may be locked.

This happens sometimes



than the confines of your letter paper; the "scale" option remains fixed at that.

As a result, the next item you print also uses that scale option and the item you've printed appears smaller than normal.

If you print a Web page that requires 35 percent scaling to fit a letter-sized sheet of paper, and then you print something soon after that requires no scaling, the scaling option still will be fixed at 35 percent because it has not been reset.

To fix, manually reset or adjust the "scale to fit" option in your Print Properties before printing that next item.

Click File, then Print, and look for the "scale" option in the window that appears.

Congressional delegation at odds over federal stimulus job creation

BY JIM TURNER

Jim.turner@scripps.com



With the \$787 billion federal stimulus effort more than a year old, the two House Republicans who represent the Treasure Coast say the government has done little to nothing to create new jobs for Americans.

Democrats' efforts through the stimulus, along with the Cap and Trade National Energy Tax and health care reform, have been job killers, said U.S. Rep. Bill Posey, R-Rockledge, whose district includes Indian River County.

U.S. Rep. Tom Rooney, R-Tequesta, added that "we can't tax, borrow or spend our way out (of) this recession."

The region's lone Democrat in the House, U.S. Rep. Alcee Hastings, D-Miramar, disagreed, saying that at the least, the stimulus has saved essential teaching, law enforcement and fire-rescue jobs, as have small business tax relief programs, the expansion of the first-time homebuyer tax credit, and Cash for Clunkers.

"Amidst the noise of the grumbling media machine, you don't often hear about Congress' positive efforts in job creation and economic development," said Hastings, whose district includes portions of Martin and St. Lucie counties.

Either way, Hastings joins Posey and Rooney — along with their congressional challengers — in saying the government can do better. And they know how it should be done.

As House Republican leaders recently enacted a ban on all earmarks for the remainder of the current

Congress, Hastings boasts of having requested federal funding for almost 200 local projects, from water treatment plants to law enforcement facilities to street repairs and school construction.

Meanwhile, Rooney is pushing the Economic Freedom Act that would eliminate the capital gains tax and inheritance tax, repeal the stimulus, cut payroll taxes and reduce the federal corporate income tax rate — which currently ranges from 15 percent to 35 percent — to 12.5 percent.

"The federal government needs to get off the backs and out of the wallets of small business owners, so they can grow and create jobs," Rooney said.

The two Democrats hoping to unseat Rooney in the 18th Congressional District say the government should be encouraging small businesses to grow through tax credits and breaks.

Ed Tautiva, a civics teacher from Greenacres, would call for a summit to rebuild the manufacturing base of the United States, would end tax breaks for companies that send jobs overseas, and says that any future deal such as the North American Free Trade Agreement should only be approved if each country has equal standards for employment.

"I will challenge any trade deal that does not include language that supports fair wages, workers' rights and environmental standards," Tautiva said.

STIMULUS JOB CREATION

Economists have been estimating the impact of the stimulus on jobs by comparing two numbers: current employment statistics and an estimate of what those employment numbers would have looked like had there been no stimulus.

In a report released on Jan. 13, 2010, the president's Council of Economic Advisers estimated that between 1.77 million jobs and 2.07 million jobs were created or saved by the stimulus through the fourth quarter of 2009.

These estimates were by the nonpartisan Congressional Budget Office, as well by three private-sector economic-analysis firms. Here's what those groups found:

- CBO: Between 800,000 jobs (low estimate) and 2.4 million jobs (high estimate) saved or created.
- IHS Global Insight: 1.25 million jobs saved or created.
- Macroeconomic Advisers: 1.06 million jobs saved or created.
- Moody's Economy.com: 1.59 million jobs saved or created.

A couple of caveats: These estimates are based on economic models that vary somewhat from study to study, and not everyone buys the idea that it's possible to measure how the economy would have fared in the absence of a stimulus. According to a chart prepared by the White House, there had been positive job growth in only one month during that period — November 2009.

Politifact

UNTANGLING THE WEB

— A weekly visit to an interesting site

vook.com

Where is the publishing world headed? This site may have the answer. At it, you can download "vooks" (or virtual books), which let you read text, watch video that enhances the story of that text, and chat with authors and friends about the story — all within a single interface. Titles available here (most for about \$5 per download) range from detective fiction to historical fiction to self-help books, among other things. Click on the title of your choice to download the file and start "reading." Many vooks also are available for smart phones and other portable devices.

Eyal Goldshmid

Sometimes, if the "scale" option is not available in the first window that appears, you will have to click the Properties button to find it. Each printer has a different interface so I can't be more specific than this in terms of instruction.

Once you find it, either

deselect the "scale to fit" checkbox or radial, or increase the percentage value there so the scaling is set to 100 percent. This should make the contents of most Web pages fit your paper better.

egoldshmid@yahoo.com

Meanwhile Jim Horn, a Palm City businessman, said that to slow company outsourcing to foreign countries, he would impose a 30 percent tax on the money that goes overseas. Also, the nation should offer long-term investment tax credit.

"Long-term planning is what our world competitors are doing, where our politicians vote to their short-term campaign contributors' best interest," Horn said.

"Foreign countries laugh at how foolish our politicians are and how they have given their own nation's best interest away for campaign contributions."

Posey, like Rooney, favors eliminating the inheritance tax and cuts to the capital gains tax rate, payroll taxes, taxes on dividends and the corporate tax rate.

"We need to restore an environment where businesses are encouraged to expand, retool, and hire new workers," Posey said. "We

do that by lowering taxes on businesses and rejecting costly new regulations that put American businesses at a disadvantage to foreign competitors."

He would also want the nation to keep NASA's manned flight program operational by closing the down time between the end of the Shuttle program and start of the Constellation program.

His Democrat challenger Shannon Roberts, a Cape Canaveral city commissioner, health care lobbyist and backer of NASA, wants to hear first from those businesses, entrepreneurs, and professional and nonprofit organizations.

Conditions for job growth should be created, as well as specific job opportunities provided, in such areas as: aerospace, aviation, agriculture, defense, education, energy, entertainment, environment, health care, homeland security, research and development, new technologies, tourism, and transportation," she said.

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ST. LUCIE COUNTY PLANNING AND ZONING COMMISSION PUBLIC HEARING AGENDA June 17, 2010

NOTICE OF PROPOSED ZONING DISTRICT CHANGE

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

RESOLUTION NO. 10-106
 A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. LUCIE COUNTY GRANTING A CHANGE IN ZONING FROM THE AG-1 (AGRICULTURAL-1 DUACRE) ZONING DISTRICT TO THE IL (INDUSTRIAL, LIGHT ZONING DISTRICT) FOR A PARCEL LOCATED IN ST. LUCIE COUNTY, FLORIDA.

APPLICANT: Lucie Rock, LLC
FILE NUMBER: RZ 120104035

LEGAL DESCRIPTION: A parcel of land being a portion of the Southwest quarter, of the Southwest one-quarter, of Section 2, Township 33 South, Range 30 East, St. Lucie County, Florida, less and except all rights of way of record, being more particularly described as follows:
 Commence at the Southwest corner of said Section 2, thence North 89°50'20" East, a distance of 98.50 feet; thence North 00°12'30" East, a distance of 80.00 feet to the intersection of the North right of way line, of the North St. Lucie Water Management District Canal No. 44, (a 80.00 foot wide right of way) and the East right of way line of Emerson Avenue (a 50.00 foot wide right of way) and the Point of Beginning, of the following described corner:
 Thence North 00°12'30" East, a distance of 124.01 feet; thence North 89°50'20" East, a distance of 574.94 feet; thence North 00°04'25" East, a distance of 124.91 feet; thence South 89°50'20" West, a distance of 577.92 feet, to the Point of Beginning.

Said Parcel contained 16.422 acres, more or less.

LOCATION: Approximately 1/2 mile north of Orange Avenue, on the southeast corner of the FDOT Access Road and the Laidback Way right-of-way intersection.

PURPOSE: For a change in zoning from the AG-1 (Agricultural-1 duacre) Zoning District to the IL (Industrial, Light) Zoning District.

The Planning and Zoning Commission PUBLIC HEARING on this item will be held at the Commission Chambers, Roger P. Palmer, 3rd Floor, St. Lucie County Administration Building, 2500 Virginia Avenue, Fort Pierce, Florida, on Thursday, June 17, 2010 beginning at 5:00 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 Planning and Development Services Department - Planning Division at least 5 days prior to the scheduled hearing. The petition file is available for review at the Planning and Development Services Department offices located at 2500 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 218.016, Florida Statutes, if a person desires 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 purposes, 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 Risk Manager at least forty-eight (48) hours prior to the meeting at (772)462-1546 or TDD: (772)462-1428. Any questions about this agenda may be referred to St. Lucie County Planning Division at (772) 462-2822.

PLANNING AND ZONING COMMISSION/ LOCAL PLANNING AGENCY
 ST. LUCIE COUNTY, FLORIDA
 (CITIZIAN MINUT) CHAIRMAN
 PUBLISH DATE: June 2, 2010