

AGENDA REQUEST

ITEM NO. III-B
 DATE: 09/27/12
 REGULAR ()
 PUBLIC HEARING (X)
 LEG. ()
 QUASI-JD (X)
 CONSENT ()

TO: PLANNING AND ZONING COMMISSION

PRESENTED BY:

SUBMITTED BY: Planning and Development Services
Department, Planning Division

Jeffrey Johnson
Senior Planner

SUBJECT: Rezoning Request – One Plan B, LLC located on the north side of Orange Avenue, approximately ¼ mile west of North Rock Road.

BACKGROUND: See attached memorandum.

FUNDS AVAILABLE: N/A

PREVIOUS ACTION: N/A

RECOMMENDATION: Forward a recommendation of approval to the Board of County Commissioners for Resolution No. 12-116 approving an Amendment to the Official Zoning Atlas from I (Institutional) to CG (Commercial, General).

Coordination/Signatures

County Attorney (X) 
Daniel S. McIntyre

County Surveyor (X) 
Ron Harris

County Engineer () _____
Michael Powley

ERD (X) 
Karen Smith

Originating Dept. (X) 
Mark Satterlee



PLANNING AND ZONING COMMISSION

Hearing Date:
Thursday
September 27, 2012

AGENDA ITEM III-B
One Plan B, LLC
Amendment to the Official Zoning Atlas

Applicant

One Plan B, LLC
 Jose Alanis
 8456 Orange Avenue
 Fort Pierce, FL 34954
 (772) 466-8090

Agent

Bradley Currie
 501 SE Port St. Lucie Blvd.
 Port St. Lucie, FL 34984
 (772) 924-2602

Future Land Use

COM (Commercial)

Existing Zoning

I (Institutional)

Request

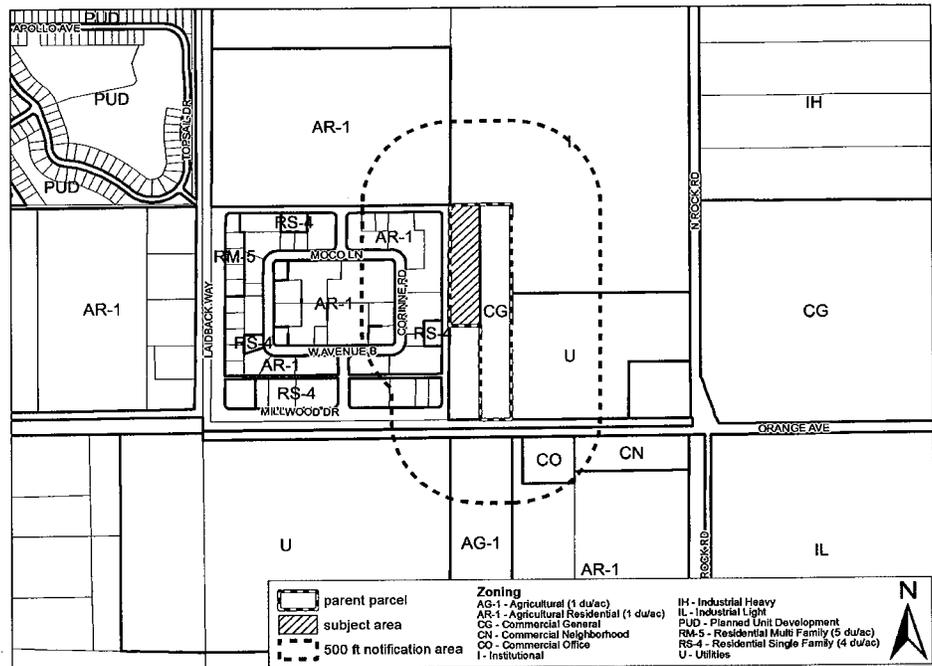
Proposed zoning change from I (Institutional) to CG (Commercial, General).

Staff

Jeffrey Johnson
 Senior Planner
 johnsonj@stlucieco.org
 (772) 462-1580

File Number

RZ 720124459



Location: North of Orange Avenue, 1/4 mile west of North Rock Road

Project Description

An Amendment to the Official Zoning Atlas from I (Institutional) to CG (Commercial, General) for 2.87 acres of land located on the north side of Orange Avenue, approximately 1/4 mile west of North Rock Road.

compliance with applicable Land Development Code requirements.

Notice Requirements

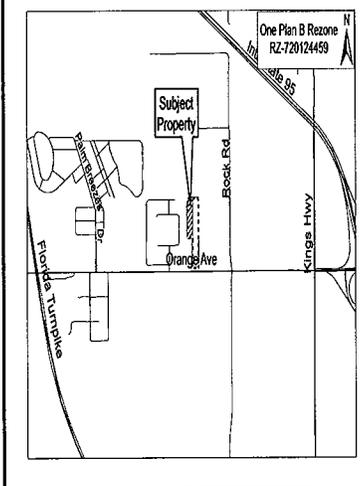
Public hearing notice in accordance with Section 11.00.03 of the Land Development Code was placed in the St. Lucie News Tribune on September 10, 2012, letters were mailed to property owners within a 500 foot radius and a sign placed on the property.

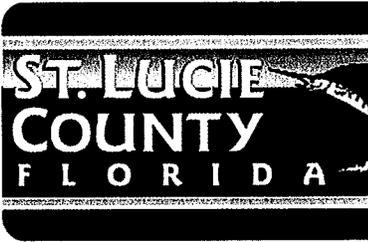
The subject 2.87 acres is a portion of an approximately 7.75 acre parcel that is currently being used for the storage of containers and office trailers.

Staff Recommendation

Staff recommends that the proposed Amendment to the Official Zoning Atlas (Resolution No. 12-116) be forwarded to the Board of County Commissioners with a recommendation for approval.

The easternmost 4.8 acres of the parcel is currently zoned CG, Commercial, General. The proposed zoning change is the first step that will be required to allow the existing use to remain on the property. A site plan will be needed to demonstrate





Planning and Development Services
Planning Division

MEMORANDUM



TO: Planning and Zoning Commission

THROUGH: Mark Satterlee, AICP, Planning and Development Services Director 
Kara Wood, Planning Manager 

FROM: Jeffrey Johnson, Senior Planner

DATE: September 27, 2012

SUBJECT: Re-Zoning Request – One Plan B, LLC located on the north side of Orange Avenue, approximately ¼ mile west of North Rock Road.

ITEM NO: III-B



General Information

Applicant/Property Owner: One Plan B, LLC

Agent for Applicant: Land Design South of Florida, Inc. – Bradley Currie

Location: North side of Orange Ave., ¼ mile west of North Rock Rd.

Parcel Size: 2.87 acres

Tax Identification Number: 2311-242-0000-000-5

Current Zoning: I (Institutional)

Proposed Zoning: CG (Commercial, General)

Future Land Use: COM (Commercial)

Wetlands: None

Utilities: Fort Pierce Utilities Authority Service Area

Urban Services Boundary: Inside

Surrounding Land Uses & Zoning:

Direction	Future Land Use	Zoning	Existing Land Use
North	P/F (Public Facilities)	I (Institutional)	St. Lucie County E.O.C.
South	COM (Commercial)	I (Institutional)	Place of Worship
East	COM (Commercial)	CG (Commercial, General)	Commercial Storage
West	RU (Residential Urban)	AR-1 (Agricultural Residential) and RS-4 (Residential, Single Family-4)	Single Family Residences

Background

The Planning and Development Services Department, Planning Division received a petition on July 12, 2012 from One Plan B, LLC to amend the Official Zoning Atlas from the current I (Institutional) District to the CG (Commercial, General) District. The subject property is approximately 2.87 acres in size and is located on the north side of Orange, approximately ¼ mile west of North Rock Road. The property is designated COM (Commercial) on the Future Land Use Map.

The subject property is a portion of an approximately 7.75-acre parcel that is currently being utilized for the storage of commercial containers and trailers. The St. Lucie County Emergency Operations Center lies to the north, and located to the south is a place of worship. Directly to the west of the subject property is an unimproved 40-foot wide private road right-of-way and the Jay Gardens of Fort Pierce single family residential subdivision.

The subject property is the north half of a five-acre parcel that was rezoned from CG (Commercial, General) to I (Institutional) on August 17, 1999 via a Resolution No. 99-134.

Standards of Review for an Amendment to the Official Zoning Atlas

Section 11.06.03 of the St. Lucie County Land Development Code establishes the standards for reviewing amendments to the Official Zoning Atlas. In reviewing the application of a proposed amendment to the Official Zoning Atlas, the Board of County Commissioners and the Planning and Zoning Commission shall consider:

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

The proposed zoning change is not in conflict with any provisions of the Land Development Code. A site plan will be required as the next step to bring the property into compliance with applicable Land Development Code requirements such as landscaping, buffering, traffic circulation, parking, etc.

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

The proposed change to Commercial General is consistent with the St Lucie County Comprehensive Plan. The Future Land Use for the subject property is COM (Commercial), which allows for general commercial uses. According to Section

11.09.02, Table 11-1, Land Use Category/Zoning District Compatibility Chart, the proposed CG (Commercial, General) zoning district is compatible with the Commercial land use designation.

The Comprehensive Plan supports the location of higher intensity commercial uses that are in close proximity to major intersections and at points of high transportation access. The subject property fronts Orange Avenue and is less than one mile from Interstate 95.

Policy 1.1.8.5. of the Comprehensive Plan requires that the Land Development Code be amended within one year of adoption to include the following specific standards in determining the suitability of new property(s) for designation as Commercial General (CG) under the County's Land Development Code.

1. *New Commercial General property should have available to it at the time of any zoning change central water services, or have an executed agreement for the provision of central water services necessary for both domestic and fire protection purposes.*

The subject property lies in the Fort Pierce Utility Authority service area. As part of the site plan process, the property owner will be required to provide an executed agreement for the provision of water and wastewater services for both domestic and fire protection purposes.

2. *New Commercial General (CG) property should not be located within 300 feet of any Aquatic Preserve or other specifically designated aquatic habitat or a Category I Wetland.*

There are no preserves, designated aquatic habitat or Category I Wetlands within 300 feet of the subject property.

3. *New Commercial General (CG) area should have immediate access to the regional transportation network.*

The subject property is part of a parcel that has direct access to Orange Avenue which serves as a major east/west corridor and hurricane evacuation route.

4. *New Commercial General (CG) property should have a minimum lot size of one acre, unless the property is being added to another existing commercially (general) zoned property.*

The subject 2.87 acre property is a portion of a 7.75 acre parcel. The easternmost portion 4.8 acres of this parcel is currently zoned CG (Commercial, General) with road frontage on Orange Avenue.

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

The intent of the CG zoning district is to provide and protect an environment suitable for a wide variety of uses intended to serve a population over a large market area. The

proposed CG zoning is compatible with the Commercial Future Land Use designation. Particular attention to buffering and landscaping will be needed to assure compatibility with the adjacent existing single family residential properties that lie to the west of the subject property.

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

Approval of the requested zoning will return the subject parcel to the previous CG (Commercial, General) zoning district that was designated on the property prior to 1999 and allows the applicant to have the same zoning district designated over the entire 7.75 acre parcel.

E. 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;

The intended use for this rezoning is not expected to create significant additional demands on any public facilities. Site development approval for the project will require a concurrency test to insure that any additional demands on public facilities in this area are met or mitigated accordingly. Availability of water, sewer, and other public facilities must also be confirmed prior to development approval.

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

The proposed amendment is not anticipated to create significant impacts on the natural environment. As part of the next step in the development process, the applicant would be required to assess existing environmental conditions on the subject property and comply with St. Lucie County Land Development Code and St. Lucie County Comprehensive Plan requirements.

G. Whether and the extent to which the proposed amendment would adversely affect property values in the area;

The proposed zoning change is not anticipated to have an adverse impact on property values in the area. The property to the north is owned by the County. The property to the east has the same zoning district designation as proposed. The subject property is separated by the single family homes to the west by a 40-foot wide private road right-of-way. In addition, during the site plan process, buffering consistent with Land Development Code requirements will be required on the subject property to minimize any noise and visual impacts to the west and south.

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

This proposed change in zoning will result in an orderly and logical development pattern because the property owner will now be able to pursue approval of a unified site plan encompassing the entire parcel that will bring the existing use into compliance with requirements of the Land Development Code.

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

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

- J. Any other matters that may be deemed appropriate by the Planning and Zoning Commission or the Board of County Commissioners, in review and consideration of the proposed amendment.*

The Planning and Zoning Commission and the Board of County Commissioners may raise other matters regarding this proposed amendment to the Official Zoning Atlas.

Recommendation

Forward a recommendation of approval to the Board of County Commissioners for Resolution No. 12-116 approving and Amendment to the Official Zoning Atlas from I (Institutional) to CG (Commercial, General).

Suggested motion to recommend approval/denial of this request:

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 OF THE 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 ADOPT A RESOLUTION GRANTING APPROVAL OF THE APPLICATION OF ONE PLAN B, LLC FOR AN AMENDMENT TO THE OFFICIAL ZONING ATLAS TO CHANGE THE ZONING FROM I (INSTITUTIONAL) TO CG, (COMMERCIAL, GENERAL) BECAUSE...

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 OF THE 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 ONE PLAN B, LLC FOR AN AMENDMENT TO THE OFFICIAL ZONING ATLAS TO CHANGE THE ZONING FROM I (INSTITUTIONAL) TO CG (COMMERCIAL, GENERAL) BECAUSE...

Resolution No. 12-116

File No.: RZ 720124459

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. LUCIE COUNTY FOR AN AMENDMENT TO THE OFFICIAL ZONING ATLAS FROM THE I (INSTITUTIONAL) ZONING DISTRICT TO THE CG (COMMERCIAL, GENERAL) ZONING DISTRICT FOR PROPERTY 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. One Plan B, LLC petitioned for an amendment to the Official Zoning Atlas to change the zoning from the I (Institutional) Zoning District to the CG (Commercial, General) Zoning District in St. Lucie County, Florida, for the property legally described in Paragraph "A" and depicted on the attached map as Exhibit "A".
2. On September 27, 2012 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 approval/denial to the Board of County Commissioners for the hereinafter described request for an amendment to the Official Zoning Atlas from the I (Institutional) Zoning District to the CG (Commercial, General) Zoning District in St. Lucie County, Florida, for the property legally described in Paragraph "A".
3. On _____, 2012 this Board held a public hearing on the petition after publishing a notice of such hearing and notifying by mail all owners of property within 500 feet of the subject property.
4. The proposed change in zoning is not in conflict with the goals, objectives, and policies of the St. Lucie County Comprehensive Plan and has satisfied the requirements of Section 11.06.03 of the St. Lucie County Land Development Code.
5. The proposed change in zoning is consistent with the existing and proposed uses in the surrounding area.
6. A Concurrency Deferral Affidavit, a copy which is attached to this Resolution as Exhibit "B" was signed by the applicant on May 9, 2012.

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

- A. The proposed amendment to the Official Zoning Atlas from the I (Institutional) Zoning District to the CG (Commercial, General) Zoning District for the property owned by One Plan B, LLC and described below is hereby approved/denied.

LEGAL DESCRIPTION: THE WEST 173.52 FEET, OF THE WEST ¼, OF THE SOUTH ½, OF THE EAST 1/2, OF THE NORTHWEST ¼, OF SECTION 11, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FL, LESS THE SOUTH 620 FEET, OF THE WEST 173.52 FEET, THEREOF.

SITE ACERAGE: 2.87 acres (more or less)

PARCEL ID NUMBER: 2311-242-0000-000-5

- B. The St. Lucie County Planning and Development Services Director is hereby authorized and directed to cause the notation of this resolution to be made on the Official Zoning Atlas of St. Lucie County, Florida, and to make notation of reference to the date of adoption of this Resolution.
- C. A copy of this Resolution shall be mailed, return receipt requested, to the owner and agent of record as identified on the application.
- D. This Resolution shall be recorded in the Public Records.

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

Chris Dzadoovsky, Chairman	XXX
Tod Mowery, Vice-Chair	XXX
Paula A. Lewis, Commissioner	XXX
Chris Craft, Commissioner	XXX
Frannie Hutchinson, Commissioner	XXX

PASSED AND DULY ADOPTED this ___ day of _____, 2012.

BOARD OF COUNTY COMMISSIONERS
ST. LUCIE COUNTY, FLOIRDA

BY _____
Chairman

ATTEST:

APPROVED AS TO FORM
AND CORRECTNESS:

DEPUTY CLERK

COUNTY ATTORNEY

Exhibit A

Site Location Map

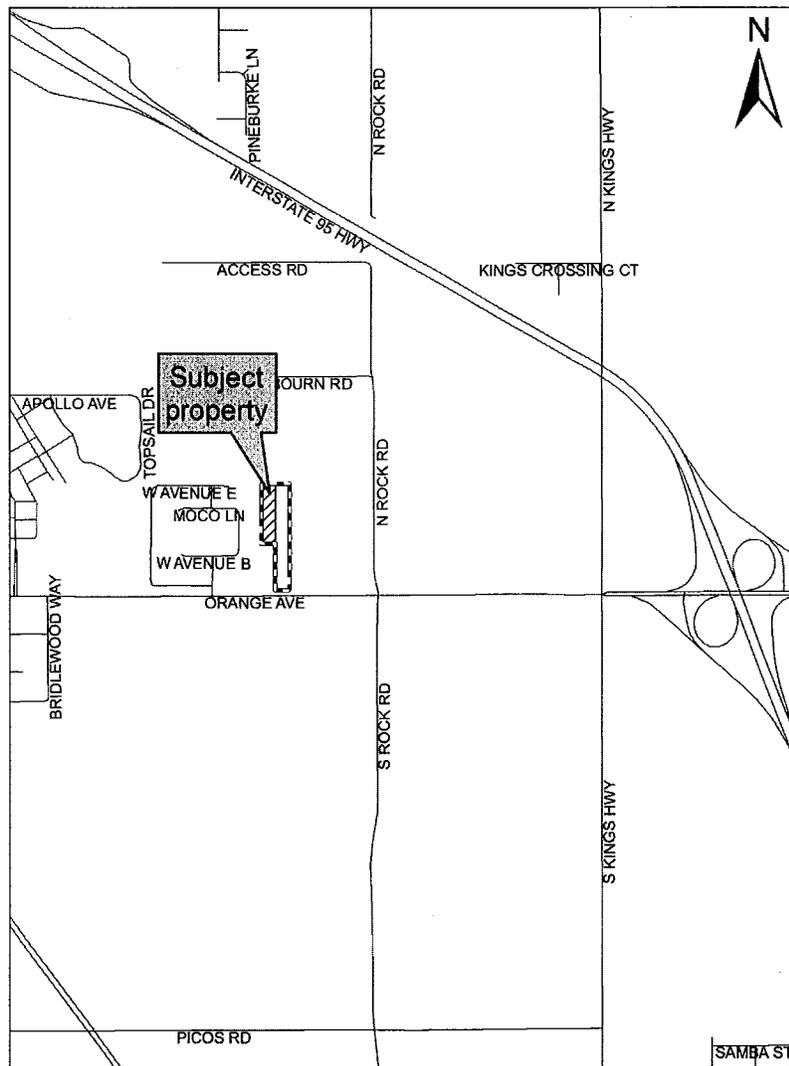


Exhibit B

Concurrency Deferral Affidavit

St. Lucie County

Concurrency Deferral Affidavit

I, Jose Alanis, residing or doing business at Fort Pierce, FL, 34945, 772-466-8090 have applied for a Rezoning from St. Lucie County, Florida, Type of Development Order

for the following project: 8456 Orange Ave. - Rezone Name of Proposed Development

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

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

I further acknowledge that according to Section 5.08.01 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: [Signature] Applicant

Date: 5-9-12

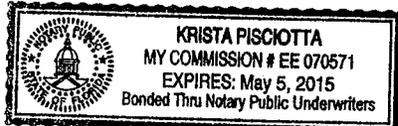
STATE OF FLORIDA COUNTY OF St. Lucie

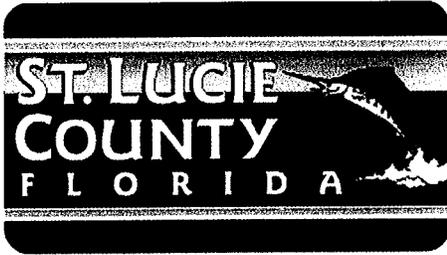
The foregoing instrument was acknowledged before me this 9 day of May, 2012, by Jose Alanis who is personally known to me or who has produced as identification.

[Signature] Signature of Notary

Krista Pisciotta Type or Print Name of Notary

EE 070571 Commission Number (Seal)





Environmental Resources Department

Final Report

TO: Kristin Tetsworth, Planning & Development Services Department

THROUGH: Karen L. Smith, Environmental Resources Department Director

FROM: Benjamin Balcer, Senior Environmental Planner *BB*
Amy Griffin, Environmental Regulations and Lands Division Manager *AG*

DATE: August 2, 2012

SUBJECT: One Plan B Rezoning
RZ 720124459

Background

The Environmental Resources Department (ERD) is in receipt of the July 12, 2012 Planning and Development Services' date-stamped submittal. The applicant requests approval to rezone the subject property from Institutional (I) to Commercial General (CG) to allow the applicant to have the same zoning district over his entire property. Environmental Resources staff has completed a site visit and review. The 2.87 acre project site is located on the north side of Orange Avenue. The subject parcel ground cover is 100% disturbed and currently being used to store multiple storage containers and office trailers.

Findings

The proposed rezoning is not anticipated to result in adverse environmental impacts. If in the future, subdivision or other site development activities are proposed, the Environmental Resources Department will conduct further review through the site plan or building permit review process.

Recommendation

ERD staff supports the recommendation of approval of the One Plan B Rezoning application. Please contact Benjamin Balcer at 772-462-2866 if you have any questions.

- b. Day care - adult. (8322)
 - child. (8351)
 - c. Postal services. (4311)
 - d. Retail trade:
 - (1) Gasoline services - accessory to retail food stores under SIC-5411. (999)
 - (2) Undistilled alcoholic beverages accessory to retail sale of food. (5921 - Except for liquor)
 - e. 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 (undistilled alcoholic beverages) accessory to an eating place. (999)
 - b. One dwelling unit contained within the commercial building, for on-site security purposes. (999)
 - c. Solar energy systems, subject to the requirements of Section 7.10.28.

R. *CO COMMERCIAL, OFFICE.*

1. *Purpose.* The purpose of this district is to provide and protect an environment suitable for selected office and commercial uses, together with such other uses as may be necessary to and compatible with commercial office 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. Adjustment/collection and credit reporting services. (732)
 - b. Advertising. (731)
 - c. Communications - except towers. (48)
 - d. Computer programming, data processing and other computer related services. (737)
 - e. Contract construction services - office only. (15, 16, 17)
 - f. Duplicating, mailing, commercial art/photography and stenographic services. (733)
 - g. Engineering, accounting, research, management and related services. (87)
 - h. Executive, legislative, and judicial functions. (91, 92, 93, 94, 95, 96, 97)
 - i. Finance, insurance, and real estate services. (60, 61, 62, 63, 64, 65, 67)
 - j. Health services - except nursing homes and hospitals. (80)
 - k. Membership organizations, except religious organizations. (86)

- l. Miscellaneous business services:
 - (1) Detective, guard and armored car services. (7381)
 - (2) Security system services. (7382)
 - (3) News syndicate. (7383)
 - (4) Photofinishing laboratories. (7384)
 - (5) Business services - misc. (7389)
 - m. Personnel supply services. (736)
 - n. Social services:
 - (1) Individual and family social services. (832/839)
 - (2) Job training and vocational rehabilitation services. (833)
 - o. Travel agencies. (4724)
3. *Lot Size Requirements.* Lot size requirements shall be in accordance with Section 7.04.00.
 4. *Dimensional Regulations.* Dimensional requirements shall be in accordance with Section 7.04.00.
 5. *Off-Street Parking and Loading Requirements.* Off-street parking and loading requirements are subject to Section 7.06.00.
 6. *Landscaping Requirements.* Landscaping requirements are subject to Section 7.09.00.
 7. *Conditional Uses:*
 - a. Child care services. (835)
 - b. Television and radio transmitting towers. (999)
 - c. Telecommunication towers - subject to the standards of Section 7.10.23. (999)
 8. *Accessory Uses.* Accessory use are subject to the requirements of Section 8.00.00 and include the following:
 - a. Eating and drinking places (undistilled alcoholic beverages as an accessory to a restaurant).
 - b. Postal services. (43)
 - c. Solar energy systems, subject to the requirements of Section 7.10.28.

S. CG COMMERCIAL, GENERAL.

1. *Purpose.* The purpose of this district is to provide and protect an environment suitable for a wide variety of commercial uses intended to serve a population over a large market area, which do not impose undesirable noise, vibration, odor, dust, or offensive effects on the surrounding area, together with such other uses as may be necessary to and compatible with general commercial 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. Adjustment/collection and credit reporting services. (732)
- b. Advertising. (731)
- c. Amphitheaters. (999)
- d. Amusements and recreation services - except stadiums, arenas, race tracks, amusement parks and bingo parlors. (79)
- e. Apparel and accessory stores. (56)
- f. Automobile dealers. (55)
- g. Automotive rental, repairs and serv. (except body repairs). (751, 753, 754)
- h. Beauty and barber services. (723/724)
- i. Building materials, hardware and garden supply. (52)
- j. Cleaning services. (7349)
- k. Commercial printing. (999)
- l. Communications - except towers. (48)
- m. Computer programming, data processing and other computer serv. (737)
- n. Contract construction serv. (office and interior storage only). (15/16/17)
- o. Cultural activities and nature exhibitions. (999)
- p. Duplicating, mailing, commercial art/photo. and stenog. serv. (733)
- q. Eating places. (581)
- r. Educational services - except public schools. (82)
- s. Engineering, accounting, research, management and related services. (87)
- t. Equipment rental and leasing services. (735)
- u. Executive, legislative, and judicial functions. (91/92/93/94/95/96/97)
- v. Farm labor and management services. (076)
- w. Financial, insurance, and real estate. (60/61/62/63/64/65/67)
- x. Food stores. (54)
- y. Funeral and crematory services. (726)
- z. Gasoline service stations. (5541)
- aa. General merchandise stores. (53)
- bb. Health services. (80)
- cc. Home furniture and furnishings. (57)

- dd. Landscape and horticultural services. (078)
- ee. Laundry, cleaning and garment services. (721)
- ff. Membership organizations - except for religious organizations as provided in Section 8.02.01(H) of this Code. (86)
- gg. Miscellaneous retail (see SIC Code Major Group 59):
 - (1) Drug stores. (591)
 - (2) Used merchandise stores. (593)
 - (3) Sporting goods. (5941)
 - (4) Book and stationary. (5942/5943)
 - (5) Jewelry. (5944)
 - (6) Hobby, toy and games. (5945)
 - (7) Camera and photographic supplies. (5946)
 - (8) Gifts, novelty and souvenir. (5947)
 - (9) Luggage and leather goods. (5948)
 - (10) Fabric and mill products. (5949)
 - (11) Catalog, mail order and direct selling. (5961/5963)
 - (12) Liquefied petroleum gas. (propane). (5984)
 - (13) Florists. (5992)
 - (14) Tobacco. (5993)
 - (15) News dealers/newsstands. (5994)
 - (16) Optical goods. (5995)
 - (17) Misc. retail (See SIC Code for specific uses). (5999)
- hh. Miscellaneous personal services (see SIC Code Major Group 72):
 - (1) Tax return services. (7291)
 - (2) Misc. retail (See SIC Code for specific uses). (7299)
- ii. Miscellaneous business services (see SIC Code Major Group 73):
 - (1) Detective, guard and armored car services. (7381)
 - (2) Security system services. (7382)
 - (3) News syndicate. (7383)
 - (4) Photofinishing laboratories. (7384)
 - (5) Business services - misc. (7389)
- jj. Mobile home dealers. (527)
- kk. Mobile food vendors (eating places, fruits and vegetables-retail). (999)
- ll. Motion pictures. (78)
- mm. Motor vehicle parking - commercial parking and vehicle storage. (752)

- nn. Museums, galleries and gardens. (84)
 - oo. Personnel supply services. (736)
 - pp. Photo finishing services. (7384)
 - qq. Photographic services. (722)
 - rr. Postal services. (43)
 - ss. Recreation facilities. (999)
 - tt. Repair services. (76)
 - uu. Retail trade-indoor display and sales only, except as provided in Section 7.00.00. (999)
 - vv. Social services:
 - (1) Individual and family social services. (832/839)
 - (2) Child care services. (835)
 - (3) Job training and vocational rehabilitation services. (833)
 - ww. Travel agencies. (4724)
 - xx. Veterinary services. (074)
3. *Lot Size Requirements.* Lot size requirements shall be in accordance with Section 7.04.00.
 4. *Dimensional Regulations.* Dimensional requirements shall be in accordance with Section 7.04.00.
 5. *Off-Street Parking and Loading Requirements.* Off-street parking and loading requirements are subject to Section 7.06.00.
 6. *Landscaping Requirements.* Landscaping requirements are subject to Section 7.09.00.
 7. *Conditional Uses:*
 - a. Adult establishments subject to requirements of Section 7.10.10. (999)
 - b. Drinking places (alcoholic beverages) - free-standing. (5813)
 - 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).
 - d. Solar energy systems, subject to the requirements of Section 7.10.28.

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)

- b. Restaurants. (Including the sale of alcoholic beverages for on premises consumption only). (999)
- c. Solar energy system subject to the requirements of Section 7.10.28 (999)

X. *I INSTITUTIONAL.*

1. *Purpose.* The purpose of this district is to provide and protect an environment suitable for institutional, public, and quasi-public uses, together with such other uses as may be compatible with institutional, public, and quasi-public surroundings. The number in "()" following each identified use corresponds to the SIC Code reference described in Section 3.01.02(B). The number 999 applies to a use not defined under the SIC Code but may be further defined in Section 2.00.00 of this Code.
2. *Permitted Uses.*
 - a. Community residential homes subject to the provisions of Section 7.10.07. (999)
 - b. Family day care homes. (999)
 - c. Family residential homes provided that such homes shall not be located within a radius of one thousand (1,000) feet of another existing such family residential home and provided that the sponsoring agency or the Department of Health and Rehabilitative Services (HRS) notifies the Board of County Commissioners at the time of home occupancy that the home is licensed by HRS. (999)
 - d. Institutional residential homes. (999)
 - e. Parks. (999)
 - f. Police and fire protection. (9221,9224)
 - g. Recreational activities. (999)
 - h. Religious organizations. (866)
3. *Lot Size Requirements.* Lot size requirements shall be in accordance with Section 7.04.00.
4. *Dimensional Regulations.* Dimensional requirements shall be in accordance with Section 7.04.00.
5. *Off-Street Parking and Loading Requirements.* Off-street parking and loading requirements are subject to Section 7.06.00.
6. *Landscaping Requirements.* Landscaping requirements are subject to Section 7.09.00.
7. *Conditional Uses:*
 - a. Amphitheaters. (999)
 - b. Cemeteries. (6553)
 - c. Membership organizations. (86)
 - d. Correctional institutions. (9223)
 - e. Cultural activities and nature exhibitions. (999)

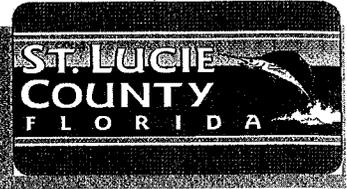
- f. Educational services and facilities. (82)
 - g. Executive, legislative, and judicial functions. (91, 92, 93, 94, 95, 96, 97)
 - h. Fairgrounds. (999)
 - i. Funeral and crematory services. (726)
 - j. Theaters. (999)
 - k. Medical and other health services. (80)
 - l. Postal service. (43)
 - m. Residential care facilities for serious or habitual juvenile offenders. (999)
 - n. Social services. (83)
 - o. Sporting and recreational camps. (7032)
 - p. Stadiums, arenas, race tracks. (794)
 - q. 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 related to civic, social, and fraternal uses). (999)
 - b. Restaurants. (Including the sale of alcoholic beverages for on-premises consumption only.) (999)
 - c. Funeral and crematory services. (726)
 - d. Heliport landing/takeoff pads. (999)
 - e. Detached single-family dwelling unit or mobile home, for on-site security purposes. (999)
 - f. Residence halls or dormitories. (999)
 - g. Solar energy systems, subject to the requirements of Section 7.10.28.

Y. *RF RELIGIOUS FACILITIES.*

1. *Purpose.* The purpose of this District is to provide and protect an environment suitable for the establishment and operation of churches, synagogues, temples, and similar uses. The number in "()" following each identified use corresponds to the SIC Code reference described in Section 3.01.02(B). The number 999 applies to a use not defined under the SIC Code but may be further defined in Section 2.00.00 of this Code.
2. *Permitted Uses:*
 - a. Churches, synagogues, temples, and similar uses. (999)
3. *Lot Size Requirements.* Lot size requirements shall be in accordance with Section 7.04.00.

**TABLE 7-10
LOT SIZE AND DIMENSIONAL REQUIREMENTS**

Zoning District	Maximum Gross Density (Du / Ac) (a)	Minimum Lot Size (sf)	Minimum Lot Width	Minimum Road Frontage	Minimum Yard				Max. Hht.	Max. Lot Coverage by Buildings	
					Front	Rear	Side	Side @ corner			
RM-15	15	10,000	100	60	25(b)(l)	15(b)(l)	10(b)(l)	20(b)(l)	35(b,i)	40%	
		10,000	75	30	25(l)	15(g)(l)	7.5(l)	20(l)	35	30%	
		8,000(f)	75	30	25(l)	15(g)(l)	7.5(l)	20(l)	35	30%	
CN		10,000	75	60	25	20	10	20	35	50%	
CO		10,000	75	60	25	20	10	20	35	50%	
CG	(d)	20,000	100	60	25(b)	20(b)	10(b)	20(b)	60(b,i)	50%	
IL		20,000	100	60	25	20	10	20	50(i)	50%	
IH		43,560	200	60	50	40	30	50	80(i)	50%	
IX		435,600	(c)	(c)	(c)	(c)	(c)	(c)	(c,i)	(c)	
U		43,560	200	60	40	30	20	20	40	30%	
AG-1	1	43,560	150	60	50	30	20	30	80(i)	10% (j)	
AG-2.5	.4	108,900	150	60	50	30	20	30	80(i)	15% (j)	
AG-5	.2	217,800	150	60	50	30	20	30	80(i)	10% (j)	
R/C	.2	217,800	150	60	50	30	20	30	80(i)	2%	
Cpub		(k)	(k)	(k)	50	30	20	30	(k)	(k)	
I		20,000	100	60	25	20	20	20	40(e,i)	30%	
RF		20,000	100	60	25	20	20	20	40(i)	30%	
PUD					SEE SECTION 7.01.01						
PNRD		20,000	100	60	25	20	10	20	60(i)	30%	
		10,000(h)									
PMUD					SEE SECTION 7.03.03						
HIRD					SEE SECTION 3.01.03(AA) (b), (d), (i)						



PLANNING AND ZONING COMMISSION

PUBLIC HEARING NOTICE
THURSDAY, SEPTEMBER 27, 2012
Amendment to the Official Zoning Atlas

50
 2012, P

Public Hearing Date:
September 27, 2012

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

Time:
6:00 PM

Applicant
 One Plan B, LLC
 8456 Orange Avenue
 Fort Pierce, FL 34954

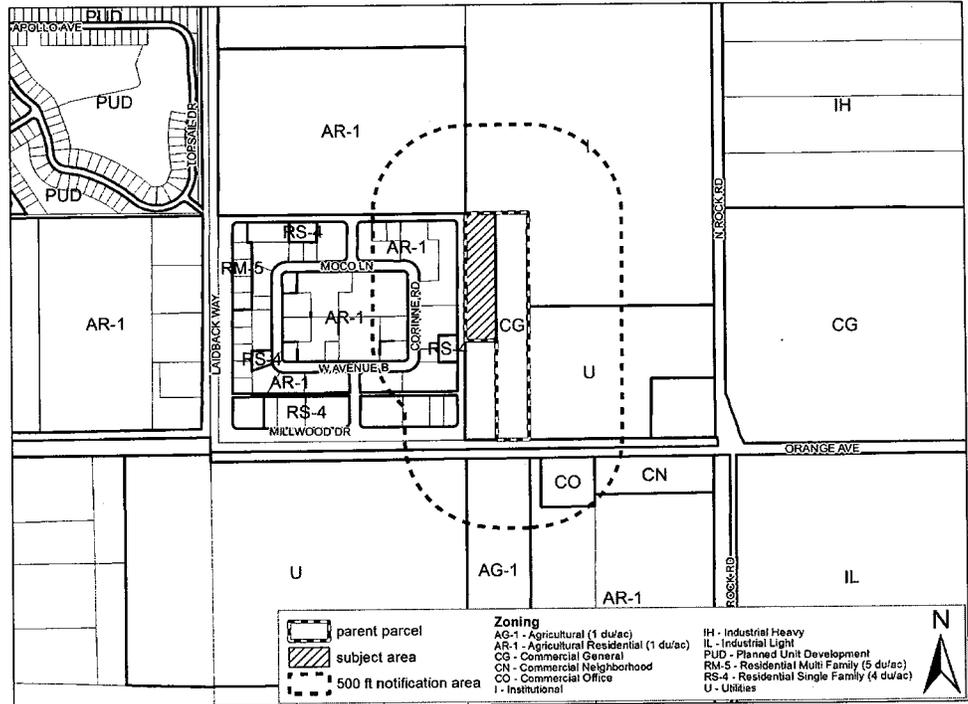
Agent
 Bradley Currie
 501 SE Port St. Lucie Blvd.
 Port St. Lucie, FL 34984

Property Location
 North of Orange Avenue, 1/4 mile west of North Rock Road.

Existing Zoning
 I (Institutional)

Future Land Use
 COM (Commercial)

Staff Recommendation
 Forward a recommendation of approval to the Board of County Commissioners for Resolution No. 12-116 approving an Amendment to the Official Zoning Atlas from I to CG.



Public Hearing Description

The applicant, One Plan B, LLC is requesting an Amendment to the Official Zoning Atlas from I (Institutional) to CG (Commercial, General) for 2.87 acres of land located on the north side of Orange Avenue, approximately 1/4 mile west of North Rock Road.

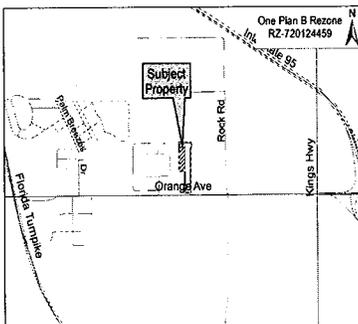
The subject property is part of a 7.75 parcel that is currently being used for the storage of containers and trailers. The easternmost most 4.8 acre portion on the parcel is currently zoned CG (Commercial, General).

The proposed zoning change is the first step that will be required to allow the existing use to remain on the property. A site plan will be necessary to demonstrate compliance with applicable Land Development Code requirements.

The St. Lucie County Planning and Zoning Commission has the power to review and recommend to the 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 to the Planning and Zoning Commission should be received by the Planning and Development Services Department (PDS), Planning Division at least 3 days prior to the scheduled hearing. Further details are available in the PDS Department, Planning Division - please contact:

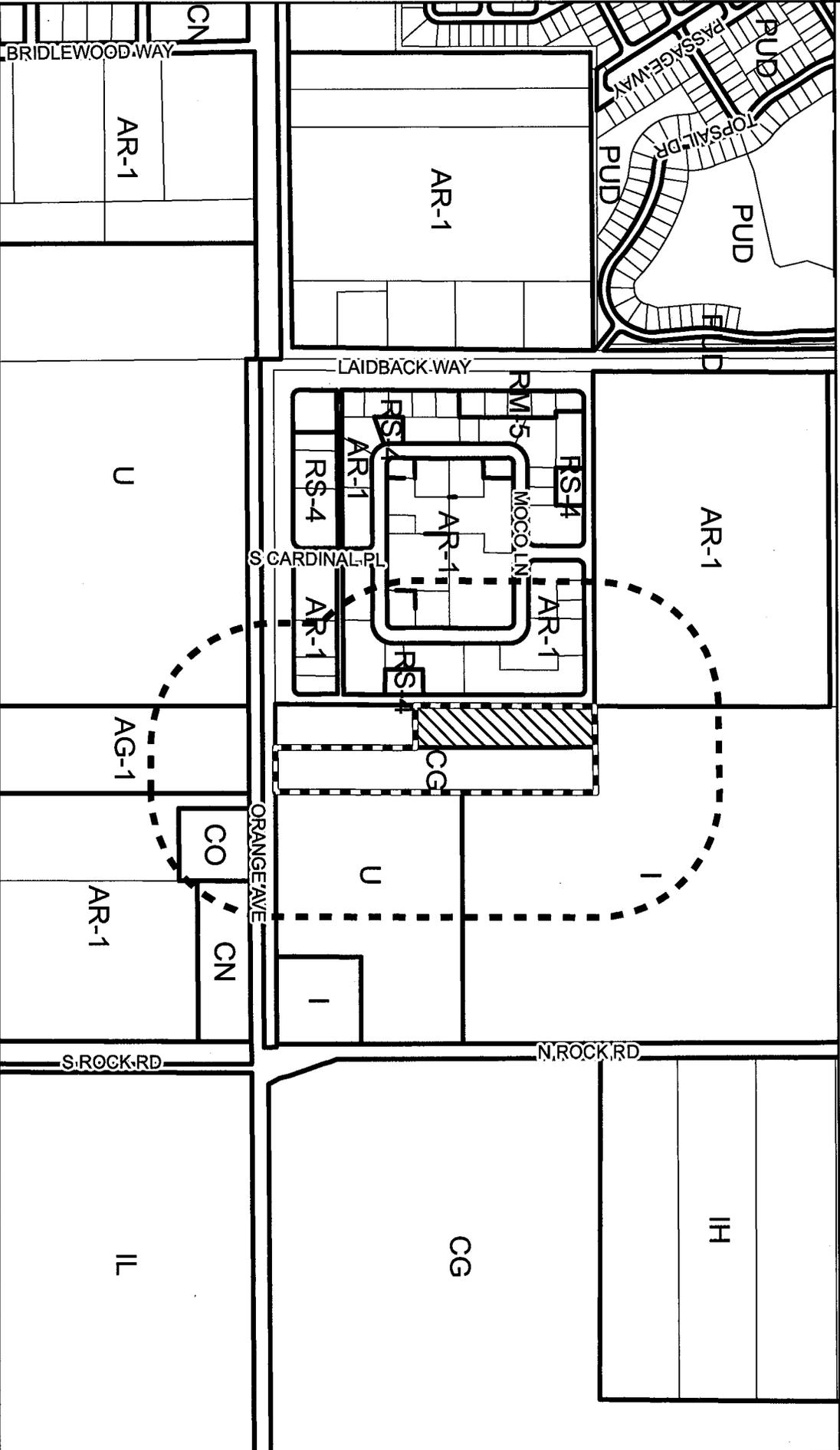
Staff Jeffrey Johnson, Senior Planner
 Phone 772-462-1580
 Email johnsonj@stlucieco.org
 Mail 2300 Virginia Avenue
 Fort Pierce, Florida 34982



Parcel ID	Owner1 Lname	Fname	Lname	Owner2 F. Address	City	State	ZIP
Applicant	Alanis	Jose	One Plan B LLC	8456 Orange Ave	Fort Pierce	FL	34954
231160100330006	Cameron	Glenn	Cameron	900 Easter Ave	Fort Pierce	FL	34950-8563
231160100290005	Cameron	Glen	Cameron	900 Easter Ave	Fort Pierce	FL	34950-8563
231160100150004	Chellis	Jeffrey	Chellis	106 S Cardinal Pl	Fort Pierce	FL	34945
231160100180005	Chellis	Robert		100 Corinne Rd	Fort Pierce	FL	34945-3471
231131200010006	Collins	Carroll	Collins	PO Box 4114	Fort Pierce	FL	34948-4114
231160100080002	Cunningham	Stuart		100 S Cardinal Pl	Fort Pierce	FL	34945
Agent	Currie	Bradley	Land Design So	501 SE Port St Lucie Blvd	Port St Lucie	FL	34984
231131200020003	Dones & Krissell Mgmt Inc			9400 S Dadeland Blvd Ste 110	Miami	FL	33156-2811
231132000000004	Fia Gas Transmission Co		Property Tax Dept	PO Box 4967	Houston	TX	77210-4967
231160100200002	Jones Jr	John		212 Corinne Rd	Fort Pierce	FL	34945
231160100730008	Logsdon	Tommy	Logsdon	215 Corinne Rd	Fort Pierce	FL	34945
231131100000006	Nelson-York (LF EST)	Patsy		933 S Rock Rd	Fort Pierce	FL	34945-3006
100000000000000	NSLRWMD			14666 Orange Ave	Fort Pierce	FL	34945-4511
231160100260004	O'Bryant	Parichad		212 Corinne Rd	Fort Pierce	FL	34945
231160100190105	Oakey	Ralph	Owens	124 Corinne Rd	Fort Pierce	FL	34945-3471
231124200000005	One Plan B LLC			8400 Orange Av	Fort Pierce	FL	34945-3429
231160100140007	Ramlow Jr	William	Ramlow	20 Ramlow Rd	Chester	NY	10918-4401
231160100110006	Resident/Owner			8602 Millwood Dr	Fort Pierce	FL	34945
231160100660006	Revels	Jenna	Revels	8670 W Ave B	Fort Pierce	FL	34945
231124200010002	River Ridge Office Pk Inc			1903 Bay Rd #206	Vero Beach	FL	32963
231160100130000	Sharp	Robert		PO Box 5893	Bellingham	WA	98227-5893
231122000020001	SHER-BRT LLC		%Robert Benjamin	P O Box 110217	Stamford	CT	06902
231160100540009	Williams	Robert	Williams	8690 West Ave B	Fort Pierce	FL	34945

RZ-720124459 One Plan B Rezone

Zoning



parent parcel

subject area

500 ft notification area

- AG-1 - Agricultural (1 du/ac)
- AR-1 - Agricultural Residential (1 du/ac)
- CG - Commercial General
- CN - Commercial Neighborhood
- CO - Commercial Office
- I - Institutional
- IH - Industrial Heavy
- IL - Industrial Light
- PUD - Planned Unit Development
- RM-5 - Residential Multi Family (5 du/ac)
- RS-4 - Residential Single Family (4 du/ac)
- U - Utilities

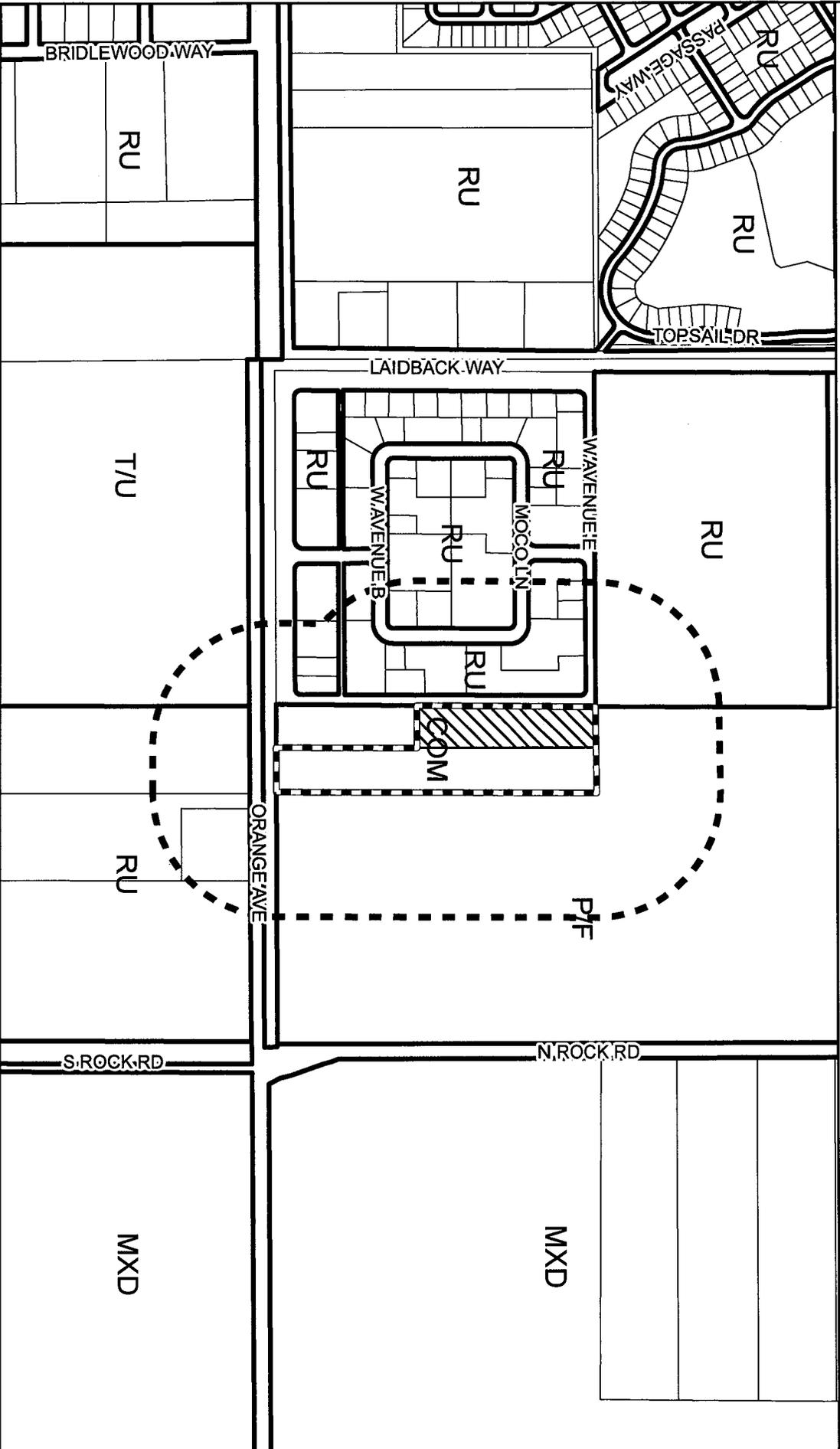


Map prepared July 18, 2012



RZ-720124459
 One Plan B Rezone

Future Land Use



- parent parcel
- subject area
- 500 ft notification area

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



Map prepared July 18, 2012



RZ-720124459
One Plan B Rezone



parent parcel
subject area
500 ft notification area

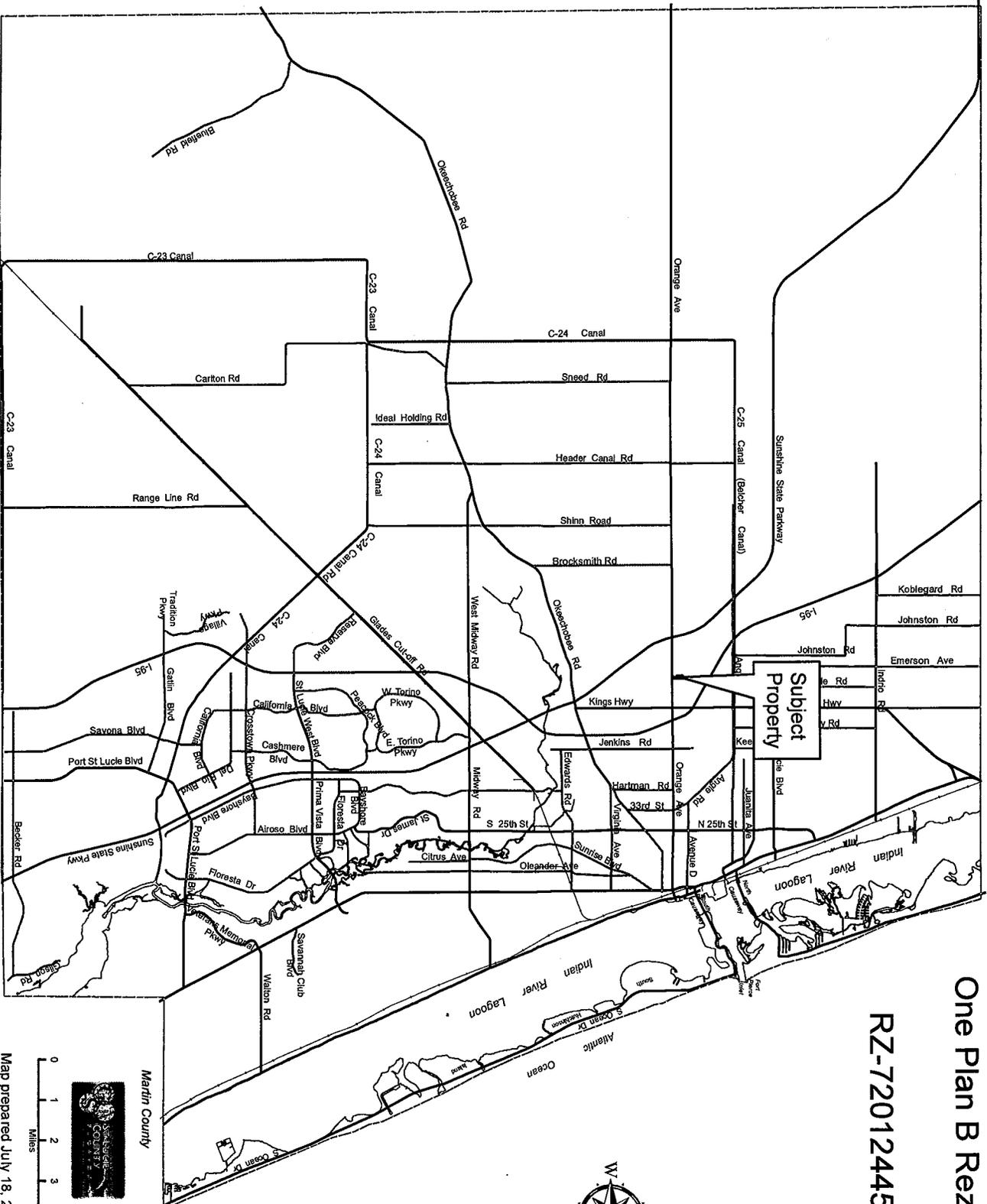
Aerial date: 2010

Map prepared July 18, 2012

Okeechobee County

Indian River County

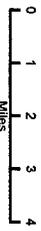
Martin County



Subject Property

One Plan B Rezone

RZ-720124459



Map prepared July 18, 2012



Martin County

1644

RESOLUTION 99-134
FILE NO.: RZ-99-017/CU-99-003

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**A RESOLUTION GRANTING A CHANGE IN ZONING
FROM THE CG (COMMERCIAL, GENERAL) ZONING
DISTRICT TO THE I (INSTITUTIONAL) ZONING
DISTRICT OF CERTAIN PROPERTY 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. Eckerd Youth Alternatives, Inc., presented a petition for a change in zoning from the CG (Commercial, General) Zoning District to the I (Institutional) Zoning District for the property described below.
2. On June 17, 1999, the St. Lucie County Planning and Zoning Commission held a public hearing on the petition, after publishing notice at least 10 days prior to the hearing and notifying by mail all owners of property within 500 feet of the subject property, and recommended that the Board of County Commissioners approve the hereafter described request for a change in zoning from the CG (Commercial, General) Zoning District to the I (Institutional) Zoning District for the property described below.
3. On July 20, 1999, this Board held public hearings 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 continued the public hearing on this matter until August 17, 1999.
4. On August 17, 1999, the Board reconvened the public hearing on this petition and accepted additional public comment and testimony.
5. The proposed change in zoning is consistent with the goals, objectives, and policies of the St. Lucie County Comprehensive Plan and has satisfied the requirements of Section 11.06.03 of the St. Lucie County Land Development Code.
6. The proposed change in zoning is consistent with the existing and proposed use of property in the surrounding area.

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

Ret: County Attorney

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A. The proposed change in the Zoning District Classification for that property described as follows:

The West five (5) acres of the West 1/4 of the South 1/2 of the East 1/2 of the Northwest 1/4 of Section 11, Township 35 South, Range 39 East, St. Lucie County, Florida, less the south 54 feet.

CONTAINING 5.00± ACRES.

(Tax ID#: Part of 2311-242-0000-000/5).

(Location: North side of Orange Avenue, approximately 1,000 feet west of Rock Road.)

owned by Dudley Inc., is hereby changed from the CG (Commercial, General) Zoning District to the I (Institutional) Zoning District.

B. The St. Lucie County Community Development Director is hereby authorized and directed to cause the change to be made on the Official Zoning Map of St. Lucie County, Florida, and to make notation of reference to the date of adoption of this resolution.

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

Chairman Paula A. Lewis	AYE
Vice-Chairman John D. Bruhn	NAY
Commissioner Frances Hutchinson	NAY
Commissioner Doug Coward	AYE
Commissioner Cliff Barnes	AYE

PASSED AND DULY ADOPTED This 17th Day of August 1999.

BOARD OF COUNTY COMMISSIONERS
ST. LUCIE COUNTY, FLORIDA

BY

Paula A. Lewis
Chairman



Michael J. ...
...

File No. 99-017
August 17, 1999

Resolution 99-134
Page 2

THE WEST 173.52 FEET, OF THE WEST 1/4, OF THE SOUTH 1/2, OF THE EAST 1/2, OF THE NORTHWEST 1/4, OF SECTION 11, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, LESS THE SOUTH 620 FEET, OF THE WEST 173.52 FEET, THEREOF.

CONTAINING 2.87 ACRES, MORE OR LESS.

PROPERTY RECORD CARD

One Plan B LLC Record: 1 of 1
 Property Identification

<<Prev Next >> Spec.Assmnt Taxes Exemptions Permits Home Print

Site Address: 8456 ORANGE AV
 Sec/Town/Range: 11:35S:39E
 Map ID: 23/11N
 Zoning: CG

ParcelID: 2311-242-0000-000-5
 Account #: 165446
 Land Use: Vac Comm
 City/Cnty: St Lucie County



Ownership and Mailing

Owner: One Plan B LLC
 Address: 8400 Orange Av
 Fort Pierce FL 34945-3429

Legal Description

11 35 39 W 1/4 OF SE 1/4 OF NW 1/4-LESS N 566 FT OF S 620 FT
 OF W 173.52 FT AND LESS S 54 FT FOR RD
More...

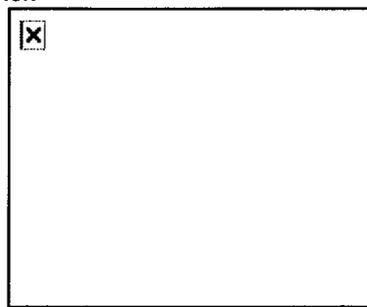
Sales Information

Date	Price	Code	Deed
2/16/2011	100	0111	WD
9/16/2005	310000	03	WD
9/16/2005	620000	00	WD
12/14/1995	135000	01	MS

Assessment 2011 Final	Total Land and Building
2011 Final: 435600	Land Value: 435600 Acres: 8
Assessed: 435600	Building Value: 0
Ag.Credit: 0	Finished Area: 0 SqFt
Exempt:	
Taxable: 8862.59	
Taxes:	

BUILDING INFORMATION

No Sketch
 Available



Exterior Features

View:	-	RoofCover:	-	RoofStruct:	-
ExtType:	-	YearBlt:	-	Frame:	-
Grade:	-	EffYrBlt:	-	PrimeWall:	-
StoryHght:	-	No.Units:	-	SecWall:	-

Interior Features

BedRooms:	0	Electric:	-	PrmIntWall:	-
FullBath:	0	HeatType:	-	AvgHt/Ft:	-
1/2Bath:	0	HeatFuel:	-	Prm.Flors:	-
%A/C:	0	%Heated:	0	%Sprinkled:	0

Special Features and Yard Items

Type	Y/S	Qty.	Units	Qual.	Cond.	YrBlt.	No.	Land Use	Type	Measure	Depth
							1	1000-Vac Comm	540 -Sq Feet	348480	

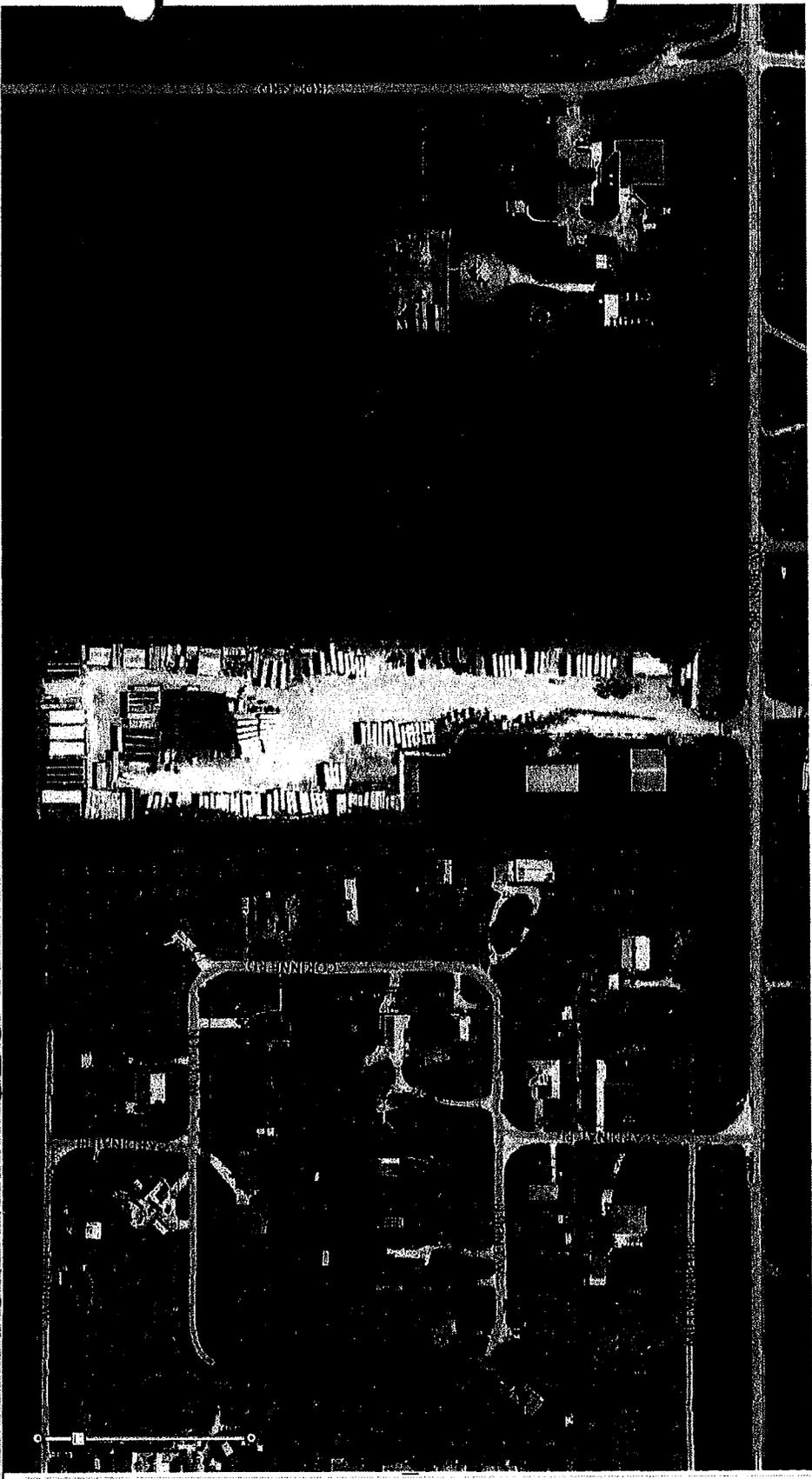
Land Information

THIS INFORMATION IS BELIEVED TO BE CORRECT AT THIS TIME BUT IT IS SUBJECT TO CHANGE AND IS NOT WARRANTED.



Criteria Results

Save Detail
Mail Labels
Records Selected: 1





ST. LUCIE COUNTY

**Planning & Development Services Department
Planning Division**
2300 Virginia Avenue, Ft. Pierce, FL 34982
Office: 772-462-2822 – Fax: 772-462-1581
<http://www.stlucieco.org/planning/planning.htm>

DEVELOPMENT APPLICATION

Prior to submittal, all applications require a pre-application conference.
Please contact the Planning Division 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 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
- Shoreline Variance
- Stewardships – Sending/Receiving
- Telecom Tower (Submit per LDC 7.10.23)
- Transfer of Development Rights
- Waiver to LDC/Comp. Plan Requirements⁹
- Appeal of Decision by Administrative Official¹⁰

Application Supplement Packages

- | | | |
|-----------------------------------|----------------------------------|---|
| 1. Conditional Use | 5. Class A Mobile Home | 9. Waiver to LDC/Comp. Plan Requirements |
| 2. Variance | 6. Historical Designation/Change | 10. Appeal of Decision by Administrative Official |
| 3. Rezoning / Zoning Atlas Amend. | 7. LDC Text Amendment | |
| 4. Comp. Plan Amendments | 8. Re- Submittal | |

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 – Planning Division**

Application Type: Rezone

Supplemental Application Package No.: 3

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

- BASE REVIEW FEE: \$ 2,250.00 (A)
- CONCURRENCY FEE: \$ 50.00 (B)
- ERD REVIEW FEE: \$ 150.00 (C)
- UTILITIES \$ 50.00
- ~~PER AGREEMENT CHARGE:~~ ^{Ad + Postage} \$ 27.50 (D)
- RESUBMITTAL FEE: (if applicable) \$ _____ (E)
- OTHER _____ \$ _____

SUBTOTAL OF BASIC FEES: \$ 2,527.50

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

Receipt No. of Payment: _____

Date of Pre App: _____

BALANCE OF FEES DUE: \$ 2,527.50

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 (H) (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 Planning Division. 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

JOSE ALVARO
Applicant Name (Printed)

[Signature]
Signature of applicant

(For office use only)

<u>[Signature]</u> INTAKE REVIEWER - SIGNATURE	DATE <u>7/12/12</u>
<u>[Signature]</u> VERIFIED BY - SIGNATURE	DATE <u>7/12/12</u>
File Number: <u>BZ 720124459</u>	Receipt Number: _____

8/2 - TRC
8/9 - Comment
8/23 - DRC

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 11 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' (12 copies- folded, not rolled)
- Boundary Survey – Signed and Sealed (12 originals)
- Topographic Survey – Signed and Sealed (12 originals)
- Landscape Plan – Signed and Sealed (12 originals)
- Traffic Impact Report (TIR) (4 copies) if:
 - 50+ residential units
 - Development on N. or S. Hutchinson Island
 - Non-residential (see LDC Section 11.02.09(4))
- Environmental Impact Report (4 copies) if: (See LDC Section 11.02.09(5))
 - The property is ten acres or greater
 - The property, regardless of size, contains a wetland;
 - The property is identified on the "Native Habitat Inventory for SLC";
 - The proposed development is located in whole, or part, within the One Hundred Year Flood Plain;
 - 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: One Plan B Rezone

Site address: 8456 Orange Avenue

Parcel ID Number(s): 2311-242-000-000-5

2311-242-0000-000-5

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

The west 173.52 feet, of the west 1/4, of the south 1/2, of the east 1/2, of the northwest 1/4, of Section 11, Township 35 South, Range 39 East, St. Lucie County, Florida, less the south 620 feet, of the west 173.52 feet, thereof. Containing 2.87 acres, more or less.

Property location – Section/Township/Range: 11/35/39

Property size – acres: 2.87 Square footage: 125,017

Future Land Use Designation: Commercial (COM)

Zoning District: Institutional (I)

Description of project: (Attach additional sheets if necessary)

The applicant is requesting to rezone a 2.87 acre portion of his property from Institutional (I) to Commercial General (CG). The purpose of this rezone is to allow the applicant to have the same zoning district over his entire property.

Type of construction (check all applicable boxes):

Commercial Total Square Footage: Existing 0 Proposed: 0

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

<p>Applicant Information (Property Developer):</p> <p>Business Name: <u>Jose Alanis</u></p> <p>Name: <u>One Plan B, LLC</u></p> <p>Address: <u>8456 Orange Avenue</u> <u>Fort Pierce, FL 34954</u></p> <p>(Please use an address that can accept overnight packages)</p> <p>Phone: <u>772-466-8090</u></p> <p>Fax: <u>772-466-8093</u></p> <p>Email: <u>atlasrentals@aol.com</u></p>	<p>Agent Information: Land Design South of Florida, Inc.</p> <p>Business Name: <u>Florida, Inc.</u></p> <p>Name: <u>Bradley J. Currie</u></p> <p>Address: <u>501 SE Port St. Lucie Blvd.</u> <u>Port St. Lucie, FL 34984</u></p> <p>(Please use an address that can accept overnight packages)</p> <p>Phone: <u>772-924-2602</u></p> <p>Fax: <u>561-478-8501</u></p> <p>Email: <u>bcurrie@landdesignsouth.com</u></p>
<p>Please note: both applicant and agent will receive <u>all</u> official correspondence on this project.</p>	

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

Property Owner Name (Printed) _____

Mailing Address: 8400 OCEANO BLVD
Fort P FL 34945

Phone: _____
If more than one owner, please submit additional pages

STATE OF FL, COUNTY OF St. Lucie

The foregoing instrument was acknowledged before me this 9th day of May, 2012
by Jose Alanis who is personally known to me or who has produced
as identification.

[Signature]
Signature of Notary

Krista Pisciotta
Type or Print Name of Notary

EE 070571 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	DrainagePln.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 Plat.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: Institutional

Current Future Land Use: Commercial

Proposed Zoning: General Commercial

Acreage of the area to be rezoned: 2.87 Ac.

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.

The proposed amendment is not in conflict with any portion of the LDC. The General Commercial (GC) zoning district is allowed in the Commercial (COM) Future Land Use. The subject property meets all the standards to be rezoned to GC.

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

In the past, the subject property was rezoned to allow the expansion of the use to the south on the adjacent property. That owner did not proceed with the expansion of the use on the property to the south, so therefore, the applicant is asking to rezone back to CG.

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

The applicant is attempting to obtain approval for his property. In order to use his entire property for the intended use, rezoning the 2.87 acres is required.

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

The proposed change to CG is consistent with the SLC Comprehensive Plan. The CG zoning is allowed in the Commercial Future Land Use.

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

A) Is compatible with existing land uses;

The property originally had the CG designation. Appropriate buffers will be established to buffer the proposed use from the residential uses to the west.

Received By
Planning Division

JUL 12 2012

St. Lucie County

Supplement 3

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;

The rezone is not expected to negatively affect the capacities of public facilities.

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

There is currently no natural environmental habitats on-site.

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

The rezone will allow the property owner to develop his property as one project.

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

The proposed rezone will not adversely affect the surrounding property values.

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

The subject property is a portion of the applicant's property.

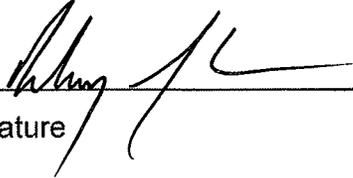
7. Please include such other information or documentation that may be deemed necessary or appropriate to a full and proper consideration and disposition of this particular application.

Please see attached Justification Statement.

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

Bradley J. Currie

Applicant or Agent Name (Printed)


Signature

JUSTIFICATION STATEMENT

Request for Rezoning
+/- 2.87 Acre 8456 Orange Avenue
June 29, 2012

Request

The purpose of this request is for a change in zoning from I (Institutional) to CG (Commercial, General).

On behalf of the Petitioner, Land Design South of Florida, Inc. is requesting a change in zoning from I (Institutional) to CG (Commercial, General) for a 2.87 acre property. The subject property is comprised of a portion of one parcel. The subject property is located on the north side of Orange Avenue, approximately 1,200 feet west of Rock Road. The subject property is a portion of a property with the address of 8456 Orange Avenue. The subject property can be identified by the following Parcel ID: 2311-242-000-000-5. The entire property is approximately 7.75 acres. The subject property is a 2.87 acre portion of the large piece which is in the northwest section of the larger piece. The property has an underlying Future Land Use of COM (Commercial) and a zoning designation of I (Institutional).

Property History & Site Characteristics

The 2.87 acre parcel is a portion of a larger approximately 7.75 acre parcel. The larger piece is a L-shaped parcel with the subject property being the leg of the "L." The property is currently being used to store storage containers and office trailers. This has been the use on the property for the last several years. To the south of the subject property is a +/- 2.5 acre property that has a future land use designation of COM and is located in the Institutional (I) zoning district. In the past, the owner of the parcel to the south had plans to expand the institutional use that was located on the property. He was going to expand onto the subject property. As a part of the expansion, the County required him to rezone the property from CG to I. The owner of the property to the south obtained authorization for the subject property owner and proceeded with the rezone. After obtaining the rezone, the plans for expansion stalled. The applicant is now requesting to rezone the property back to CG.

To the east of the subject property is the remaining portion of the applicant's property. The property to the east has a future land use designation of COM and is located in the CG zoning district. The proposed rezoning will be compatible with the property to the east. To the north of the subject property is the old St. Lucie County emergency operations center. The property to the north has a future land use designation of Public Facility (P/F) and is located in the I zoning district. The proposed rezone will be compatible with the uses to the north. To the west of the subject property is 40-foot right-of-way (ROW) for Jean Drive. This is an unimproved ROW. To the west of the ROW are properties with a future land use designation of RU and zoning designation of AR-1. It appears the majority of the parcels to the west are owned by a single land owner. Along with the ROW and the required buffering on the subject property, the rezone to CG will be compatible with the uses to the west.

Rezoning Standards

This proposal meets the following requirements set forth in Section 11.06.00 of the St. Lucie County, Land Development Code, for Rezoning Approval. In addition the proposed amendment is consistent for the following requirements from the Rezoning Supplemental Application 3.

- 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;**

The proposed CG (Commercial General) is compatible with the underlying COM (Commercial) Future Land Use designation. Any development will comply with the St. Lucie County Land Development Code, CG.

2. **Please give a statement describing any changed conditions that would justify a rezoning;**
The proposed expansion of the institutional use on the property to the south of the subject property did not move forward. The applicant is now prepared to move forward with an approval on his property which requires the CG zoning.

3. **Please state why there is a need for the proposed rezoning;**
The applicant is seeking to move forward with approval on his property. Currently the subject property is zoned differently then the remaining portion of his property. The rezone will allow the applicant to move forward with a single development proposal for his entire property.

4. **Please state whether the proposed amendment is consistent with the St. Lucie County Comprehensive Plan;**
The proposed amendment is consistent with the St. Lucie County Comprehensive Plan. The proposed zoning of CG is allowed within the Commercial Future Land Use designation and is therefore consistent with the Comprehensive plan.

5. **Please give a statement outlining the extent to which the proposed amendment:**
 - A) **Is compatible with existing**
The proposed zoning is not inconsistent with the proposed and existing land uses in the immediate area. The CG zoning exists directly to the east and southeast of the subject property.

	Existing Use	FLU	Zoning
North	SLC Emergency Operations Center	P/F	I
South	Church	I	I
East	Commercial Storage	COM	CG
West	Single Family Residential	RU	AR-1

- 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;**
The proposed rezoning will not create an increased demand on public facilities.

- C) **Affects the natural environment; (If no adverse impacts expected, please state why)**
The proposed change to a commercial use will have no adverse impacts on the environment. The subject property has the ability to be developed under its existing zoning classification.

The act of rezoning will not create an environmental impact. The exact impacts will be determined at the time of site plan approval.

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

The proposed rezone will allow the development of the property in a single development. The property previously had the CG designation and this application will bring it back to its original designation.

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

The proposed rezoning will not have an impact on property values in the immediate area. The property to the north is owned by the County. The property to the east has the same designation as the one being south for the subject property. The subject property is separated from the residential properties to the east by a 40-ROW. In addition, sufficient buffering will be required on the subject property to minimize the impact on the residents to the west.

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

The applicant is the owner of the subject property. He is seeking the rezone in order to obtain approval for use of his entire property.

7. Any other matters that may be deemed appropriate by the Planning and Zoning Commission or the Board of County Commissioners, in review and consideration of the proposed amendment.

There are no additional matters that may be deemed appropriate to the Planning and Zoning Commissioner or the Board of County Commissioners.

Based on the above information, the applicant requests for approval of the proposed rezoning to CG, located in St. Lucie County. Based on the above and attached information, the Petitioner respectfully requests approval of the proposed rezoning.

\\WPB-DC1\ProjectFiles\1612\1612.1 - Rezone\LDS Documents\Submittal Documents\Justification Statement\2012-06-29_Rezoning Justification Statement_1612.1.doc

Prepared by
Angela Bragg, an employee of
First American Title Insurance Company
109 North Second St.
Fort Pierce, Florida 34950
(772)464-7837

Return to: Grantee

File No.: 1083-962838

WARRANTY DEED

This indenture made on **September 16, 2005** A.D., by
Jose Alanis, as to an undivided 50% interest

whose address is: **8455 Orange Ave, Fort Pierce, FL 34945**
hereinafter called the "grantor", to

One Plan B, LLC

whose address is: **8455 Orange Ave, Fort Pierce, FL 34945**
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **St. Lucie County, Florida**, to-wit:

The West Quarter of the South Half of the East Half of the Northwest Quarter of Section 11, Township 35/South, Range 39 East, St. Lucie County, Florida, less the North 566 feet of the South 620 feet of the West 173.52 feet thereof, and also less and except right of way of drainage canal and public road.

Parcel Identification Number: **2311-242-0000-000/5**

The land is not the homestead of the Grantor under the laws and constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

COPY

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2004.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

Jose Alanis
Jose Alanis

Signed, sealed and delivered in our presence:

Lyda Babcock
Witness Signature

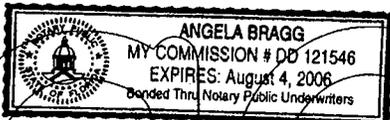
Print Name: Lyda Babcock

Angela Bragg
Witness Signature
Print Name: Angela Bragg

State of FL

County of St. Lucie

The Foregoing Instrument Was Acknowledged before me on September 16, 2005, by Jose Alanis who is/are personally known to me or who has/have produced a valid driver's license as identification.



Angela Bragg
NOTARY PUBLIC

Notary Print Name
My Commission Expires:

Prepared by
Angela Bragg, an employee of
First American Title Insurance Company
109 North Second St.
Fort Pierce, Florida 34950
(772)464-7837

Return to: Grantee

File No.: 1083-962838

CORRECTIVE WARRANTY DEED

This deed is being recorded to correct the spelling of the Grantee's name on the deed recorded in the Public Records of St. Lucie County on 9/23/2005, Book 2371, Page 1111.

This indenture made on **September 16, 2005 A.D.**, by

River Ridge Office Park, Inc., a Florida Corporation, formerly Dudley, Inc., a Florida Corporation

whose address is: ,
hereinafter called the "grantor", to

Jose Alanis, as to and undivided 50% Interest and One Plan B, LLC, as to an undivided 50% interest

whose address is: **8455 Orange Ave, Fort Pierce, FL 34945**
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, renises, releases, conveys and confirms unto the grantee, all that certain land situate in **St. Lucie County, Florida**, to-wit:

The West Quarter of the South Half of the East Half of the Northwest Quarter of Section 11, Township 35 South, Range 39 East, St. Lucie County, Florida, less the North 566 feet of the South 620 feet of the West 173.52 feet thereof, and also less and except right of way of drainage canal and public road.

Parcel Identification Number: **2311-242-0000-000/5**

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

COPY

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2004.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

River Ridge Office Park, Inc., a Florida corporation

[Handwritten Signature]

By: John Moran, President

Signed, sealed and delivered in our presence:

[Handwritten Signature]
Witness Signature

Print Name: *William Durden*

State of **FL**

County of **St. Lucie**

The Foregoing Instrument Was Acknowledged before me on 2-16-11, by **River Ridge Office Park, Inc., John Moran, President, a Florida Corporation, formerly Dudley, Inc., a Florida Corporation**, who is/are personally known to me or who has/have produced a valid driver's license as identification.

[Handwritten Signature]
Witness Signature

Print Name: *Richard Moran*

[Handwritten Signature]
NOTARY PUBLIC

Julianne Coello
Notary Print Name

My Commission Expires: 7-21-14



JULIANNE COELLO
MY COMMISSION # DD 996522
EXPIRES: July 21, 2014
Bonded Thru Budget Notary Services