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ORDINANCE NO. 05-013

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2
3 AN ORDINANCE AMENDING THE ST. LUCIE COUNTY LAND DEVELOPMENT
4 CODE BY CREATING SECTION 4.03.0300, RESEARCH AND EDUCATION
5 PARK OVERLAY ZONE; CREATING SECTION 4.03.01, PURPOSE AND
6 INTENT; CREATING SECTION 4.03.02, RESEARCH AND EDUCATION PARK
7 OVERLAY ZONE ESTABLISHED; CREATING SECTION 4.03.03, LIMITATIONS
8 ON LAND USE APPLICATIONS; CREATING SECTION 4.03.04,
9 PERFORMANCE STANDARDS; CREATING SECTION 4.03.05, USE
10 LIMITATIONS; PROVIDING CONFLICTING PROVISIONS; PROVIDING FOR
11 SEVERABILITY; PROVIDING FOR APPLICABILITY; PROVIDING FOR FILING
12 WITH THE DEPARTMENT OF STATE; PROVIDING FOR AN EFFECTIVE DATE;
13 PROVIDING FOR ADOPTION AND PROVIDING FOR CODIFICATION
14

15 WHEREAS, the Board of County Commissioners of St. Lucie County, Florida, has made
16 the following determination:
17

- 18 1. On August 1, 1990, the Board of County Commissioners of St. Lucie County,
19 Florida, adopted the St. Lucie County Land Development Code.
20
21 2. The Board of County Commissioners has adopted certain amendments to the St.
22 Lucie County Land Development Code, through the following Ordinances
23

24	91-03 -	March 14, 1991	91-09 -	May 14, 1991
25	91-21 -	November 7, 1991	92-17 -	June 2, 1992
26	93-01 -	February 16, 1993	93-03 -	February 16, 1993
27	93-05 -	May 25, 1993	93-06 -	May 25, 1993
28	93-07 -	May 25, 1993	94-07 -	June 22, 1994
29	94-18 -	August 16, 1994	94-21 -	August 16, 1994
30	95-01 -	January 10, 1995	96-10 -	August 6, 1996
31	97-01 -	March 4, 1997	97-09 -	October 7, 1997
32	97-03 -	September 2, 1997	99-01 -	February 2, 1999
33	99-02 -	April 6, 1999	99-03 -	August 17, 1999
34	99-04 -	August 17, 1999	99-05 -	July 20, 1999
35	99-15 -	July 20, 1999	99-16 -	July 02, 1999
36	99-17 -	September 7, 1999	99-18 -	November 2, 1999
37	00-10 -	June 13, 2000	00-11 -	June 13, 2000
38	00-12 -	June 13, 2000	00-13 -	June 13, 2000
39	01-03 -	December 18, 2001	02-05 -	June 24, 2002
40	02-09 -	March 5, 2002	02-20 -	October 15, 2002
41	02-29 -	October 15, 2002	03-05 -	October 7, 2003
42	04-02 -	January 20, 2004	04-07 -	April 20, 2004

- 43
44 3. On April 21, 2005, the Local Planning Agency/ Planning and Zoning Commission
45 held a public hearing on the proposed ordinance after publishing notice in the Port
46 St. Lucie News and the Tribune at least 10 days prior to the hearing and
47 recommended that the proposed ordinance be approved.
48
49

4. On May 17, 2005, this Board held its first public hearing on the proposed ordinance, after publishing a notice of such hearing in the Fort Pierce Tribune on May 2, 2005.
5. On October 4, 2005, this Board held its second public hearing on the proposed ordinance, after publishing a notice of such hearing in the Port St. Lucie News and the Tribune on September 23, 2005. At that the hearing was continued until November 8, 2005.
6. The proposed amendments to the St. Lucie County Land Development Code are consistent with the general purpose, goals, objectives and standards of the St. Lucie County Comprehensive Plan and are in the best interest of the health safety and public welfare of the citizens of St. Lucie County, Florida.

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

PART A.

THE SPECIFIC AMENDMENTS TO THE ST. LUCIE COUNTY LAND DEVELOPMENT CODE TO READ AS FOLLOWS:

CHAPTER IV SPECIAL DISTRICTS

4.03.00 RESEARCH AND EDUCATION PARK - OVERLAY ZONE

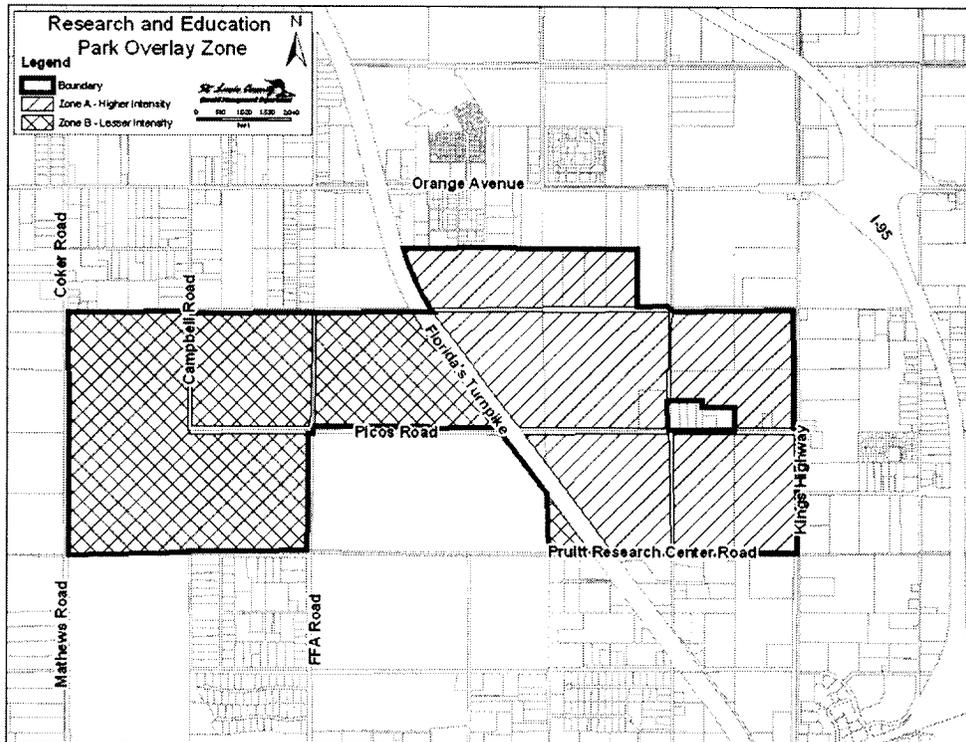
4.03.01 PURPOSE AND INTENT

- A. It is the purpose of this section to protect, promote and strengthen the research, education and development of agriculture and the life sciences in the area generally described as lying between Orange Avenue and State Route 70, on the and west side of Kings Highway to the North St. Lucie Water Control District Canal No. 52.
- B. It is the intent of this section to provide a district where established and new education, research and scientific institutions, technological entrepreneurial ventures, and support services for these uses can develop and prosper. The district sets forth uses and standards that will protect, create and promote a community of scientific excellence and innovative education and technology by providing an atmosphere conducive to these activities.

C. This Section indicates the permitted, conditional and accessory uses and performance standards that will be utilized when reviewing applications for a change in zoning, future land use designation, site plan or building permit in the area further described in this Section.

4.03.02 RESEARCH AND EDUCATION PARK OVERLAY ZONE ESTABLISHED

A. The Research and Education Park Overlay Zone shall consist of all those parcels of land lying in the boundaries of the Research and Education Overlay Zone Map as shown below and on the County's Official Zoning Atlas:



B. The Research and Education Park Overlay Zone, created in Part Paragraph A above is generally described as follows:

Lands dedicated to a Research and Education Park consisting of public and private research and education institutions and business support facilities that further the intent of the Research and Education Park Overlay Zone.

The area is intended to accommodate research institutions, low environmental impact manufacturing industries and commercial facilities that support or are associated with the research and education institutions within the Research and Education Park.

4.03.03

LIMITATIONS ON LAND USE APPLICATIONS

Any Future Land Use Map Change within the Overlay Zone shall be to Special District (SD - Research and Education Park). All applications for a change in zoning within the Research and Education Park Overlay Zone shall be to Planned Non-Residential Development (PNRD) or Planned Mixed Use Development (PMUD). All building permit applications shall be reviewed and approved by the Growth Management Department Director or their assigns prior to the issuance of construction authorizations within the Research and Education Park Overlay Zone.

The appropriate location and mix of uses will be determined through the planned development process in a manner that adheres to the guidelines and standards set forth in this overlay zone and the Research and Education Park Master Plan. Uses are to be segregated as to intensity and are to ensure compatibility with lands outside the overlay zone.

The following sub-zones are created to identify the type of permitted, conditional and accessory uses allowed within Zone A and Zone B. The specific uses are identified below and Section 4.03.05.

LAND USE OPTIONS

ZONE A	ZONE B
RESEARCH EDUCATION APPLICATION ZONE	RESEARCH AGRICULTURE AND EDUCATION ZONE
<p><u>PMUD & PNRD</u> <u>Allows agriculture, office, research and institutional, and light manufacturing (as identified under 4.03.05).uses and commercial when consistent with the Future Land Use Designation.</u></p>	<p><u>PMUD & PNRD</u> <u>Allows agriculture office and research (as identified under the permitted uses identified in Section 4.03.05). No conditional uses shall be allowed within the Research Zone without an amendment to this section. institutional uses and light manufacturing when consistent with the Future Land Use Designation.</u></p>

Research Education-Application Zone: The Research Education-Application Zone is established to provide sites for education and research activities facilities, related manufacturing, business and scientific activities that could benefit from location in or adjacent to Research and Education Park facilities. This sub-zone is intended to accommodate educational facilities that promote higher learning and; research facilities, prototype production facilities and other manufacturing operations that require the continual or recurrent application of research

knowledge and activity as an integral part of the manufacturing process. Professional office and commercial support facilities may also be located within this zone.

Research Agriculture and Education Zone: The Research Agriculture and Education Zone is established to provide an area of scientific research and development in the life sciences and agriculture for training and the production of prototype products, plans or designs. This sub-zone is intended to accommodate agriculture production and associated and research facilities, prototype production facilities and other manufacturing operations and pilot projects that require the continual or recurrent application of agriculture research knowledge and activity as an integral part of the manufacturing process.

4.03.04 PERFORMANCE STANDARDS

The following performance standards shall be maintained for approval of any planned development within the Research and Education Park Overlay Zone. The Research and Education Park Overlay standards shall supersede when more limiting than other provisions of this Code.

A. Building Height:

Zone A - Research Education Zone

Maximum height for any structure shall be 60 feet.

Zone B – Research Agriculture Zone

Maximum height for any structure shall be 35 feet.

B. Signs:

Signs for all uses within the Research and Education Center Overlay Zone shall conform to the requirements of Section 9.01.01(E), (Commercial, Neighborhood) of this Code.

Billboards that are specific to marketing or identification of the Research & Education Park are permitted along the Florida Turnpike and may be installed in accordance with Section 9.02.02 – OFF PREMISES SIGNS (page 9-20).

C. Lot Coverage by Buildings:

Zone A: 50% maximum lot coverage by buildings

Zone B: 25% maximum lot coverage by buildings

50% lot coverage by structures utilized for agricultural production purposes

D. Minimum Yard requirements:

Minimum yard and minimum lot size requirements will be determined through the

planned non-residential development process.

Buildings under the site plan threshold shall meet the minimum yard requirement of the property's underlining zoning district.

B. Landscaping Requirements:

Landscaping requirements related to screening uses outside the Research and Education Overlay Zone boundary, retention of native landscapes, drought-tolerate vegetation and exotic removal shall be subject to Section 7.09.00.

Landscape buffers along roadways and between uses within the Research and Education Overlay Zone shall be determined as part of the planned development process and in all cases shall be consistent with the intent of the Research and Education Overlay Zone and the Research and Education Park Master Plan.

C. Off-street Parking and Loading Requirements

Off-street parking and loading requirements are subject to Section 7.06.00. A 15% reduction may be applied if the Planned Development contains two or more uses. Agricultural production structures are not subject to the requirements of Section 7.06.00.

Parking garage structures may be proposed for individual or shared use within Zone A. The maximum height for a parking garage shall not exceed 80% of the building height performance standards as reflected within Section 4.03.04 (A) or two floor levels (which ever is greatest) of the maximum building height for the highest building adjacent to the proposed parking garage structure. A parking garage structure must be a minimum of two floor levels.

4.03.05 RESEARCH AND EDUCATION PARK OVERLAY ZONE USE LIMITATIONS REGULATIONS

The purpose of these regulations is to provide and protect an environment suitable for agriculture, education, and research with such other uses as may be necessary to and compatible with these primary uses. Uses are identified by their SIC (Standard Industrial Classification) Code (00). The identified use shall only be allowed when consistent with the properties Future Land Use Designation and the Zone A and B Land Use Options set forth in Section 4.03.03 and the Research and Education Park Master Plan.

A. **PERMITTED USES** *(Notes: The uses below include the life sciences with a focus on agriculture and education)*

The permitted uses in Zone A and Zone B shall be:

The permitted uses shall be:

- 1.) Agriculture Production – crops (SIC 01)
- 2.) Animal Aquaculture (SIC 0273)
- 3.) Education Services and Facilities (SIC 82)

(Notes: Includes establishments engaged in non-commercial agriculture and biological research

and development; such as, agriculture, food and medicine)

The permitted uses in Zone A only shall include:

1.) Research, Development, and Testing Services (SIC 873)

(Notes: Includes establishments engaged in commercial and manufacturing physical and biological research and development; such as, agriculture, food and medical research, and x-ray machine inspection services)

- A. **CONDITIONAL USES** *(Notes: The uses below primarily include those associated with the manufacturing and support of the life sciences or the Park in general, such as ~~hotels and~~ financial institutions and business services.)*

The conditional uses within Zone A shall be:

The conditional uses shall be:

- 1.) Manufacturing:
 - a. Food & kindred products (SIC 20)
 - b. Drugs (SIC 283)
 - c. Soap, Detergents, and Cleaning Preparations; Perfumes, Cosmetics, and other Toilet Preparations (SIC 284)
 - d. Agricultural chemicals (SIC 287)
 - e. Measuring, Analyzing, and Controlling Instruments; Photographic, Medical and Optical Goods; Watches and Clocks (SIC 38)
- 2.) ~~Telecommunication towers — subject to the standards of Section 7.10.23.~~
- 3.) ~~Hotels (SIC 701)~~
- 4.) Financial Institutions (SIC 60 and SIC 61)
- 5.) Business Services (SIC 73)
- 6.) ~~Health Services (SIC 80)~~
- 7.) ~~Restaurants (5812)~~

No conditional uses shall be allowed within Zone B.

B. **ACCESSORY USES**

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

- 1.) Residential units may be permitted as accessory uses to educational facilities, when approved through the Planned Development process.
- 2.) ~~Retail and wholesale trade — subordinate to the primary authorized use or activity.~~
- 3.) ~~Agriculture uses, when compatible with the intent of this Section and approved through the Planned Development process.~~

C. **USE LIMITATIONS**

The following uses shall be specifically prohibited within the Research and Education

Park Overlay Zone boundary.

- 1.) Residential Subdivisions
- 2.) Heavy, Industrial
- 3.) Industrial Extraction

PART B. CONFLICTING PROVISIONS.

Special acts of the Florida legislature applicable only to unincorporated areas of St. Lucie County, County ordinances and County resolutions, or parts thereof, in conflict with this ordinance are hereby superseded by this ordinance to the extent of such conflict.

PART C. SEVERABILITY.

If any portion of this ordinance is for any reason held or declared to be unconstitutional, inoperative, or void, such holding shall not affect the remaining portions of this ordinance. If this ordinance or any provision thereof shall be held to be inapplicable to any person, property, or circumstance, such holding shall not affect its applicability to any other person, property, or circumstance.

PART D. APPLICABILITY OF ORDINANCE.

This ordinance shall be applicable in the unincorporated area of St. Lucie County.

PART E. FILING WITH THE DEPARTMENT OF STATE.

The Clerk be and is hereby directed forthwith to send a certified copy of this ordinance to the Bureau of Administrative Code and Laws, Department of State, The Capitol, Tallahassee, Florida 32304.

PART F. EFFECTIVE DATE.

This ordinance shall take effect upon filing with the Department of State.

PART G. ADOPTION.

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

Chairman Frannie Hutchinson	Aye
Vice Chairman Doug Coward	Aye
Commissioner Joseph E. Smith	Aye
Commissioner Paula A. Lewis	Aye
Commissioner Chris Craft	Aye

PART H. CODIFICATION.

Provisions of this ordinance shall be incorporated in the St. Lucie County Code and Compiled Laws, and the word "ordinance" may be changed to "section", "article", or other appropriate word, and the sections of this ordinance may be renumbered or relettered to accomplish such intention; provided, however, that parts B through H shall not be codified.

PASSED AND DUEY ENACTED this 8 day of November, 2005.

ATTEST:



Melissa K. Fisher
Deputy Clerk

**BOARD OF COUNTY COMMISSIONERS
ST. LUCIE COUNTY, FLORIDA**

BY: *Chris Ziff*
Vice Chairman

APPROVED AS TO FORM AND

BY: *Paul Smith*
County Attorney