

ORDINANCE NO. 07-008  
File Number PA-06-004

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF ST. LUCIE COUNTY, FLORIDA, CHANGING THE FUTURE LAND USE MAP DESIGNATION OF THE ST. LUCIE COUNTY COMPREHENSIVE PLAN FROM COMMERCIAL (COM) TO MIXED USE DEVELOPMENT (MXD-GRANDE BEACH, MEDIUM INTENSITY) FOR CERTAIN PROPERTY ON NORTH HUTCHINSON ISLAND IN THE UNINCORPORATED AREA OF ST. LUCIE COUNTY, FLORIDA; AUTHORIZING TEXT AMENDMENTS TO THE FUTURE LAND USE ELEMENT OF THE ST. LUCIE COUNTY COMPREHENSIVE PLAN WHICH PROVIDE SUB-AREA POLICIES RELATING TO RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT OF THE GRANDE BEACH MEDIUM INTENSITY MIXED USE AREA; AMENDING POLICY 1.1.7.3 OF THE ST. LUCIE COUNTY COMPREHENSIVE PLAN TO ADD FIGURE 1-7K, GRANDE BEACH MEDIUM INTENSITY MIXED USE AREA; PROVIDING FOR FINDINGS OF CONSISTENCY; AUTHORIZING AMENDMENTS TO THE FUTURE LAND USE MAP OF THE ST. LUCIE COUNTY COMPREHENSIVE PLAN; PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR APPLICABILITY; PROVIDING FOR FILING WITH THE FLORIDA DEPARTMENT OF STATE; PROVIDING FOR FILING WITH THE FLORIDA DEPARTMENT OF COMMUNITY AFFAIRS; PROVIDING FOR AN EFFECTIVE DATE; AND PROVIDING FOR ADOPTION

WHEREAS, the Board of County Commissioners of St. Lucie County, Florida, has made the following determinations:

1. Grande Beach North Hutchinson Island, LLC., presented a petition which was amended for a change in Future Land Use Designation from COM (Commercial) to Mixed Use Development (MXD-Grande Beach, Medium Intensity) with included Sub-area Policies as listed below:

- Residential land uses will be limited to a maximum of 70 dwelling (multifamily) units.
- The maximum 40% residential threshold set forth in Section 07.03.03.A of the St. Lucie County Land Development Code will not be applicable to development on this site.
- The minimum commercial square footage permitted is 16,000 square feet and the maximum commercial square footage permitted is 20,000 square feet.
- At fifty percent (50%) of residential build-out (35 dwelling units), fifty percent (50%) of the commercial square footage (8,000 square feet) must be constructed.
- The commercial component of the project shall be integrated into the overall site design through architecture, vertical/horizontal integration of uses, building materials, color and street orientation.
- A designated transit stop shall be provided within the development.
- No industrial use will be permitted within the development.

2. On August 17, 2006, the St. Lucie County Local Planning Agency held a public hearing on the petition, after publishing notice in the Fort Pierce Tribune at least 10 days prior to the hearing and notifying by mail all owners of property within 500 feet of the subject property, and has recommended

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April 11, 2007

Page 1

EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT  
SAINT LUCIE COUNTY  
FILE # 3052514 05/09/2007 at 09:05 AM  
OR BOOK 2813 PAGE 2709 - 2715 Doc Type: ORDINANCE  
RECORDING: \$61.00

Ordinance No. 07-008

that this Board approve the change in Future Land Use Designation as modified from Commercial (COM) to Mixed Use Development (MXD-Grande Beach, Low Intensity) instead of Medium Intensity for the property described in Part A below:

3. On September 19, 2006, this Board held a public hearing for transmittal of the Comprehensive Plan Amendment to the Department of Community Affairs, after publishing a notice in the Fort Pierce Tribune at least 10 days prior to the hearing and notifying by mail all owners of property within 500 feet of the subject property.

4. On September 19, 2006, this Board authorized the transmittal of this petition to the Florida Department of Community Affairs for further agency review in accordance with the provisions of Chapter 163, Florida Statutes.

5. On December 1, 2006, the Department of Community Affairs advised the Board that it had no objections to the proposed amendment package; and

6. On March 5, 2007, this Board held a public hearing on the adoption, after publishing a notice in the Fort Pierce Tribune of such hearing 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 to March 27, 2007.

7. On March 27, 2007, this Board held a public hearing on the adoption, after publishing a notice in the Fort Pierce Tribune of such hearing at least 10 days prior to the hearing and notifying by mail all owners of property within 500 feet of the subject property.

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

**A. CHANGE IN FUTURE LAND USE DESIGNATION**

The Future Land Use Designation set forth in the St. Lucie County Comprehensive Plan for the property described as follows:

Tract "E-1", Blocks 8 and 9 and alleys abutting thereto, Tract "F-1" and Tract "A" and the portion of Coral Avenue (n/k/a Flotilla Terrace) lying north of Marina Drive, according to the plat of Coral Cove Beach, Section One, as recorded in Plat Book 11 at Pages 30A and 30B of the Public Records of St. Lucie County, Florida. (As shown in Exhibit "A")

Containing 9.444 acres more or less.

Location: Northwest corner of the intersection of Marina Drive and SR A-1-A owned by Grande Beach North Hutchinson Island, LLC.

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April 11, 2007

Page 2

Ordinance No. 07-008

Owned by Grande Beach North Hutchinson Island, LLC., is hereby changed from COM (Commercial) to Mixed Use Development (MXD-Grande Beach, Medium Intensity).

**B. AUTHORIZING TEXT AMENDMENTS TO THE FUTURE LAND USE ELEMENT OF THE ST. LUCIE COUNTY COMPREHENSIVE PLAN WHICH PROVIDE SUB-AREA POLICIES RELATING TO RESIDENTIAL AND COMMERCIAL DEVELOPMENT OF THE GRANDE BEACH MEDIUM INTENSITY MIXED USE AREA**

The Sub-Area Policies as listed below and depicted on Exhibit "A" shall be incorporated into the Future Land Use Element Figure 1-7k and shall govern residential and commercial development of the Grande Beach Medium Intensity Mixed Use Area:

- Residential land uses will be limited to a maximum of 70 dwelling (multifamily) units.
- The maximum 40% residential threshold set forth in Section 07.03.03.A of the St. Lucie County Land Development Code will not be applicable to development on this site.
- The minimum commercial square footage permitted is 16,000 square feet and the maximum commercial square footage permitted is 20,000 square feet.
- At fifty percent (50%) of residential build-out (35 dwelling units), fifty percent (50%) of the commercial square footage (8,000 square feet) must be constructed.
- The commercial component of the project shall be integrated into the overall site design through architecture, vertical/horizontal integration of uses, building materials, color and street orientation.
- A designated transit stop shall be provided within the development.
- No industrial use will be permitted within the development.

**C. AMENDING POLICY 1.1.7.3 OF THE ST. LUCIE COUNTY COMPREHENSIVE PLAN TO ADD FIGURE 1-7k**

Policy 1.1.7.3 of the St. Lucie County Future Land Use Element shall be amended as follows:

"Continue to support the mixed use activity areas as indicated in the following Sub-area Mixed Use Activity Area Plans as depicted in Figure 1-7a thru 1-7k

**D. FINDING OF CONSISTENCY**

This Board specifically determines that the approval of this change in the Future Land Use Element, with the included Sub-Area Policies, is internally consistent with the policies and objectives contained in the St. Lucie County Comprehensive Plan, specifically Policies 11.1.3.6 and 11.1.3.7 of the Capital Improvement Element, which identify this approval as a Preliminary Development Order and provide for the recognition that impacts of this approval on the public facilities of St. Lucie County will not occur until such time as a Final Development Order is issued.

{00006619.2}

April 11, 2007

Page 3

Ordinance No. 07-008

**E. CHANGES TO THE FUTURE LAND USE MAPS**

The St. Lucie County Growth Management Director is hereby authorized and directed to cause these changes to be made in the Future Land Use map of the Future Land Use Element of the St. Lucie County Comprehensive Plan and to make notation of reference to the date of adoption of this Ordinance.

**F. 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.

**G. 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 circumstances, such holding shall not affect its applicability to any other person, property or circumstance.

**H. APPLICABILITY OF ORDINANCE**

This ordinance shall be applicable as stated in Paragraphs A, B and C.

**I. FILING WITH THE DEPARTMENT OF STATE**

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

**J. FILING WITH THE DEPARTMENT OF COMMUNITY AFFAIRS**

The Growth Management Director shall send a certified copy of this Ordinance to the Department of Community Affairs, 2555 Shumard Oak Boulevard, Tallahassee, Florida 32399-2100.

**K. EFFECTIVE DATE**

This Ordinance shall take effect upon the issuance by the State Land Planning Agency of a Notice of Intent to find the adopted amendment in compliance in accordance with Section 163.3184(9), or Section

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April 11, 2007

Page 4

Ordinance No. 07-008

125.66(4)(a), Florida Statutes, or upon the Administration Commission issuing a final order finding the adopted amendment in compliance in accordance with Section 163.3184(10).

L. ADOPTION

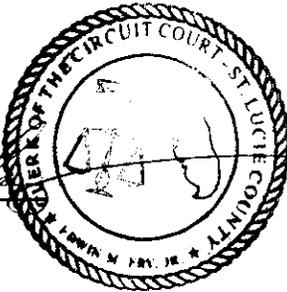
After motion and second, the vote on this Ordinance was as follows:

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

PASSED AND DULY ADOPTED THIS 27th day of March, 2007.

ATTEST:

*[Signature]*  
Deputy Clerk



BOARD OF COUNTY COMMISSIONERS  
ST. LUCIE COUNTY, FLORIDA

BY: *[Signature]*  
Chairman

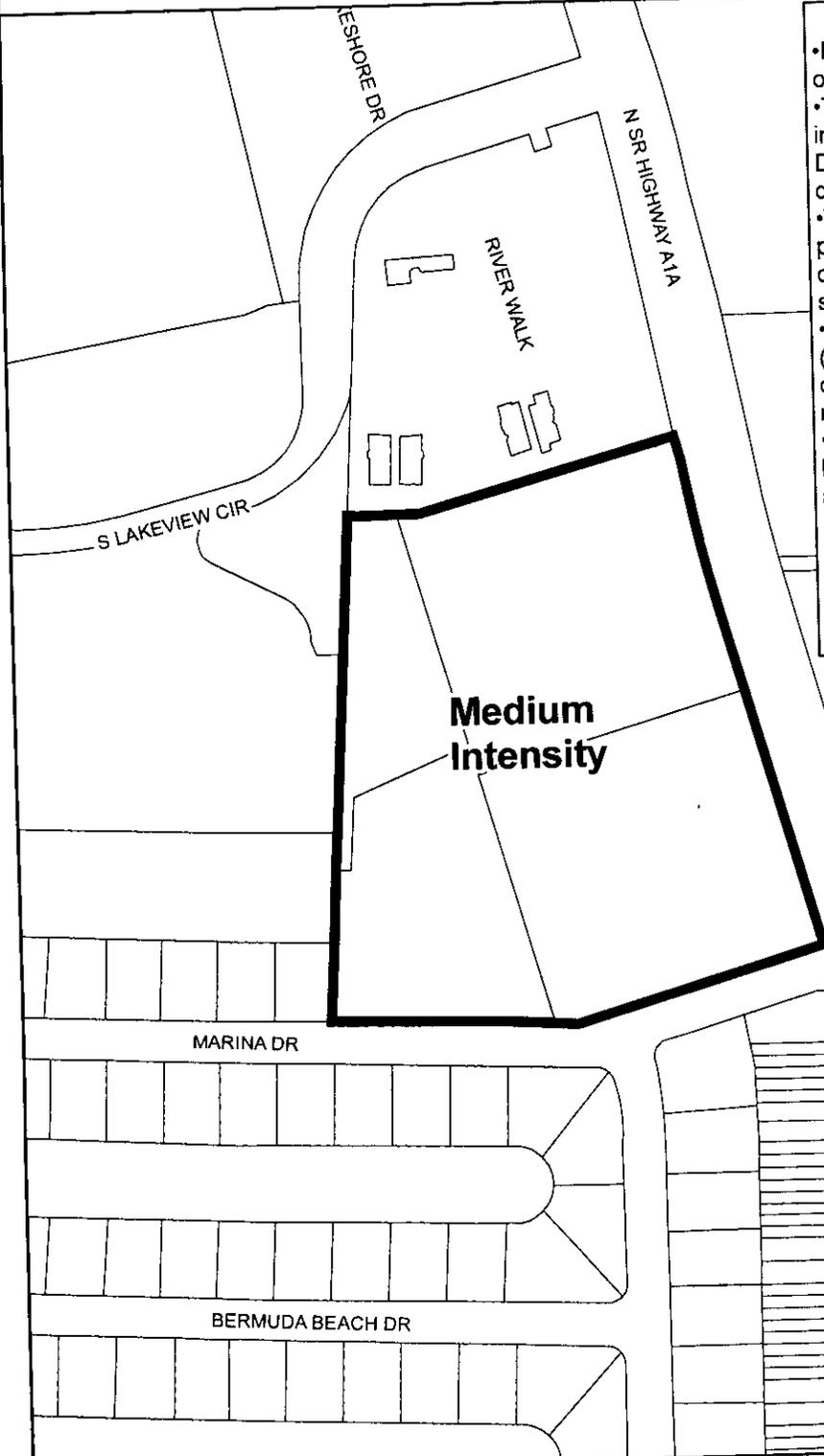
APPROVED AS TO FORM AND  
CORRECTNESS:

BY: *[Signature]*  
County Attorney

## **EXHIBIT A**

Figure 1-7K Grande Beach Future Land Use Map  
With MXD Sub Area Policies

**MXD - Grande Beach, Medium Intensity  
Mixed Use Activity Area  
Large Scale Comprehensive Plan Amendment Cycle 2 of 2007  
Ordinance 07-008**



- SUB AREA POLICIES**
- Residential land uses will be limited to a maximum of 70 dwelling (multifamily) units.
  - The maximum 40% residential threshold set forth in Section 07.03.03.A of the St. Lucie County Land Development Code will not be applicable to development on this site.
  - The minimum commercial square footage permitted is 16,000 square feet and the maximum commercial square footage permitted is 20,000 square feet.
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  - A designated transit stop shall be provided within the development.
  - No industrial use will be permitted within the development.

**Figure 1-7k**



Map revised May 4, 2007

