

**ORDINANCE No. 2022-12**  
**FILE NO.: TLDC-1202226257**

**AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF ST. LUCIE COUNTY, FLORIDA, AMENDING THE TEXT OF THE LAND DEVELOPMENT CODE, SECTION 3.01.03. C. AG-5 AGRICULTURAL – 5., SUBSECTION 7. TO ALLOW RECREATIONAL VEHICLE AND BOAT STORAGE FACILITIES, SUBJECT TO SUPPLEMENTAL STANDARDS, AS A CONDITIONAL USE WITHIN THE AGRICULTURAL-5 ZONING DISTRICT; AND CREATING SUPPLEMENTAL STANDARDS BY CREATING SECTION 7.10.36 TO CONTAIN ACCESS, BUFFERING, DESIGN, AND ADDITIONAL NOTICE CRITERIA FOR PROPOSED CONDITIONAL USE PERMITS; PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR APPLICABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR ADOPTION; AND PROVIDING FOR CODIFICATION.**

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

1. On August 1, 1990, the Board of County Commissioners of St. Lucie County, Florida, adopted the St. Lucie County Land Development Code (“LDC”).
2. This Board is authorized by Section 125.01(1)(h), Florida Statutes, to establish, coordinate and enforce zoning and such business regulations as are necessary for the protection of the public; and,
3. This Board is authorized by Section 125.01(1)(t), Florida Statutes, to adopt ordinances and resolutions necessary for the exercise of its powers and to prescribe fines and penalties for the violations of ordinances in accordance with law.
4. On April 21, 2022, the Local Planning Agency/ Planning and Zoning Commission held a public hearing on the proposed ordinance after publishing due notice in the St. Lucie News Tribune and recommended that the proposed ordinance be forwarded with a recommendation for approval.
5. On May 17, 2022, this Board held the first public hearing on the proposed ordinance, after publishing due notice in the St. Lucie News Tribune.
6. On June 7, 2022, this Board held its second public hearing on the proposed ordinance, after publishing due notice in the St. Lucie News Tribune.

7. 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, are internally consistent with the remainder of the Land Development Code 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.** Section 3.01.03, Zoning Districts, of the LDC is amended to add Section 3.01.03(c)(7)(q) as follows:

**3.01.03. - Zoning Districts.**

\* \* \* \*

**C. AG-5 AGRICULTURAL - 5.**

\* \* \* \*

**7. Conditional Uses:**

\* \* \* \*

q. Recreational vehicle and boat storage facilities subject to the requirements of Section 7.10.36. (999)

\* \* \* \*

**PART B.** Section 7.10.00, Supplemental Standards, of the LDC is amended to add Section 7.10.36 as follows:

**Section 7.10.36. Recreational vehicle and boat storage facilities**

In the AG-5 (Agricultural-5) Zoning District, Recreational vehicle and boat storage facilities may be authorized as a conditional use, if located within 1.5 miles of State Roads 68 & 70 (Orange Avenue and Okeechobee Road), subject to the standards of review set out in Section 11.07.00 and the following supplemental criteria:

A. Design Criteria.

1. The Recreational vehicle and boat storage facilities are accessible via a roadway paved to the County's minimum specifications and is subject to the site plan submission requirements of Section 11.02.00.
2. The storage area(s) and all related activity areas shall be screened from all public rights-of-way and any adjoining properties, at minimum, as follows:

- (a) Public right-of-way: A Minimum 30ft. landscape buffer, containing a berm, and screening material consistent with Land Development Code Section 7.09.04.
- (b) Adjoining properties utilized for a residential use: A Minimum 15ft. landscape buffer, including an eight (8) tall opaque wall or fence, with landscaping, in accordance with Land Development Code Section 7.09.04.
3. All vehicular use areas shall be paved in accordance with Land Development Code Section 2.00.00, including but not limited to access driveways, interior drive-aisles, and storage spaces for motorized vehicles. An impervious surface may be required for areas offering boat storage to ensure oil drip capture.
4. The site plan shall identify all proposed utilities (water, wastewater, electric), stormwater, lighting, refuse collection, and similar improvements and provisions for service.
5. All on-site lighting shall be designed to prevent spillover to adjacent properties, including motion sensors, with no more than 0.25 footcandle of illumination projected onto the abutting right-of-way.
6. Any restricted gate access design shall adhere to Land Development Code Section 7.10.15.
7. In addition to the above mandatory standards and the standards of review set forth in Section 11.07.00 of this Code, in considering any application for Conditional Use the Board of County Commissioners may also consider reasonable limitations on the storage operations, including but not limited, the hours of business operation and the necessity for security provisions. If limitations are imposed on the hours of operation or if any other special limitation is imposed, the Board shall expressly include in any approval Resolution or other form of Final Development Order the specific reasons that such limitations have been determined to be necessary.

B. Public Notice. Public notice for conditional use permits shall be provided in accordance with Section 11.00.03, however in addition to the requirements set forth in Section 11.00.03, notice shall be provided by mail to all property owners who own real property within one thousand (1,000) feet of the property directly affected by the proposed action, whose address is known by reference to the latest ad valorem tax rolls. Notwithstanding the additional mailed notice requirement set forth in this section, in the case of a written protest the conditional use permit application, the provisions of section 11.07.01(C) shall apply.

## **PART C. 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 D. 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 E. APPLICABILITY OF ORDINANCE.**

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

**PART F. FILING WITH THE DEPARTMENT OF STATE.**

The Clerk 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 G. EFFECTIVE DATE.**

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

**PART H. ADOPTION.**

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

Sean Mitchell, Chair	AYE
Frannie Hutchinson, Vice-Chair	ABSENT
Cathy Townsend, Commissioner	AYE
Chris Dzadovsky, Commissioner	AYE
Linda Bartz, Commissioner	AYE

**PART I. CODIFICATION.**

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

**PASSED AND DULY ENACTED** this 7th day of June, 2022.

Attest: Board of County Commissioners St. Lucie County, Florida

Vera Smith  
Deputy Clerk



By: Si-Michele  
Chair

Approved As To Form and  
Correctness:

By: [Signature]  
County Attorney