

Resolution 2017- XXX

File No.: CU 620175148

A RESOLUTION GRANTING A CONDITIONAL USE PERMIT APPROVAL FOR EDUCATIONAL SERVICES (GRADES K-12) IN THE I, (INSTITUTIONAL) ZONING DISTRICT FOR CERTAIN 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 findings in the staff report, has made the following determinations:

1. Northside Worship Center, Inc., presented a petition for a Conditional Use Permit for educational services (a day school grades K-12) in the I (Institutional) Zoning District for the property depicted on the attached map in Exhibit "A" and described in Part B below.
2. On July 20, 2017 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 hereinafter described Conditional Use Permit in the I, (Institutional) Zoning District for the property described in Part B.
3. On September 5, 2017, 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 Conditional Use Permit, with the conditions therein, is consistent with the goals, objectives and policies of the St. Lucie County Comprehensive Plan and has satisfied the requirements of Section 11.07.03 of the St. Lucie County Land Development Code.
5. With conditions therein, the project will not have an undue adverse effect on adjacent property, the character of the neighborhood, traffic conditions, parking, utility facilities, or other matters affecting the public health, safety and general welfare.

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

- A. Pursuant to Section 11.07.03 of the St. Lucie County Land Development Code, a Conditional Use Permit that allows for educational services on the property described below is hereby approved subject to the following conditions:

Planning and Development Services Department – Planning Division

1. The number of students at any given time shall not exceed forty (40).
2. The hours of operation shall be Monday through Friday, 7 a.m. to 6 p.m.
3. Prior to the occupancy, the applicant shall designate a total of six (6) paved parking stalls, which include two (2) handicapped or ADA accessible spaces.

Environmental Resources Department

4. Within 90 days of Conditional Use approval, the applicant shall install a native hedge, within the 15-foot landscape buffer along the St. Lucie Boulevard right-of-way, in order to bring the site into compliance with Land Development Code 7.09.04.A.
5. Within 180 days of Conditional Use approval, all Category I listed invasive species, including but not limited to Brazilian pepper trees, shall be eradicated from the parcel. Removal of Vegetation shall not occur within scrub jay nesting season, which runs from March through June.
6. The issuance of a County development permit does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.
7. All other applicable state or federal permits must be obtained before commencement of the development.

- B. The subject property is described as follows:

LEGAL DESCRIPTION

Lots 1-9 and Lots 28-36, Block 62, San Lucie Plaza Unit One, according to the Plat thereof recorded in Plat Book 5. Page 57, Public Records of St. Lucie County, Florida. Containing +/- 2.90 acres.

.PARCEL IDENTIFICATION NUMBER

1428-702-1420-000-9

- C. The approvals and authorizations granted by this Resolution are for the purpose of obtaining a Building Permit or Zoning Compliance from St. Lucie County, and are not assigned to any other party or institution. Should the petitioners choose or decide to assign this business to another entity or individual, a minor adjustment to the Conditional Use Permit shall be required.
- D. The approvals and authorizations granted by this Resolution shall expire on September 5, 2018, unless a Building Permit or Certificate of Zoning Compliance for is obtained for the uses described in Part A above, or an extension has been granted in accordance with Section 11.07.05(F), St. Lucie County Land Development Code.

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

Chairman Chris Dzadoovsky	XXX
Vice-Chairman Tod Mowery	XXX
Commissioner Frannie Hutchinson	XXX
Commissioner Linda Bartz	XXX
Commissioner Cathy Townsend	XXX

PASSED AND DULY ADOPTED this 5th day of September, 2017.

BOARD OF COUNTY COMMISSIONERS
ST. LUCIE COUNTY, FLOIRDA

BY _____
Chairman

ATTEST:

APPROVED AS TO FORM
AND CORRECTNESS:

DEPUTY CLERK

COUNTY ATTORNEY

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September 5, 2017

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**Exhibit A
Location Map**

