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RESOLUTION 2017-XXX

File Number: MJSP 620175146

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**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF
ST. LUCIE COUNTY GRANTING MAJOR SITE PLAN APPROVAL FOR
THE CONSTRUCTION OF TWENTY (20) MODULAR DWELLING UNITS
FOR AGRICULTURAL LABOR HOUSING ON APPROXIMATELY 20
ACRES OF PROPERTY LOCATED IN ST. LUCIE COUNTY.**

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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:

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1. Margiric Assett, LLC, presented a petition for a Major Site Plan to be known as Margiric Agricultural Labor Housing for the construction of twenty (20) modular dwelling units in the AG-1 (Agricultural -1) zoning district on approximately 20 acres of land as described in Part A.
 2. On September 5, 2017, this Board held a public meeting on the petition.
 3. The St. Lucie County Development Review Committee has reviewed the Major Site Plan for the project and found it to meet all technical requirements and to be consistent with the Future Land Use Map of the St. Lucie County Comprehensive Plan, subject to the conditions set forth in Part B of this Resolution.
 4. The proposed project is consistent with the general purpose, goals, objectives, and standards of the St. Lucie County Land Development Code, the St. Lucie County Comprehensive Plan and the Code of Ordinances of St. Lucie County.
 5. The proposed 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.
 6. All reasonable steps have been taken to minimize any adverse effect of the proposed project on the immediate vicinity through building design, site design, landscaping and screening.
 7. The proposed project will be constructed, arranged and operated so as not to interfere with the development and use of neighboring property, in accordance with applicable district regulations.

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

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4 A. The property on which the Major Site Plan is being granted is described as follows:

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6 A PARCEL OF LAND LYING AND BEING IN A PORTION OF THE
7 SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 34 SOUTH, RANGE 38
8 EAST, ST. LUCIE COUNTY, FLORIDA, SAID PARCEL BEING THE SOUTH
9 655.64 FEET OF THE NORTH 685.64 FEET OF THE WEST 1328.76 FEET
10 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 34 SOUTH,
11 RANGE 38 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE
12 PARTICULARLY DESCRIBED AS FOLLOWS:

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14 COMMENCING AT A FOUND 4"x4" CONCRETE MONUMENT WITH NO
15 IDENTIFICATION MARKING THE WEST 1/4 SECTION CORNER OF
16 SECTION 13, TOWNSHIP 34 SOUTH, RANGE 38 EAST, ST. LUCIE
17 COUNTY, FLORIDA, RUN SOUTH 00°13'57" WEST ALONG THE WEST
18 LINE OF SAID SECTION 13, A DISTANCE OF 30.00 FEET TO THE SOUTH
19 EASEMENT LINE FOR INGRESS AND EGRESS OF STATE ROAD
20 614\INDRIO ROAD EXTENSION, AS PER OFFICIAL RECORDS BOOK 933,
21 PAGE(S) 2984+ OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY,
22 FLORIDA AND POINT OF BEGINNING; FROM SAID POINT OF BEGINNING
23 RUN NORTH 89°57'27" EAST ALONG SAID SOUTH EASEMENT LINE FOR
24 INGRESS AND EGRESS OF STATE ROAD 614\INDRIO ROAD EXTENSION,
25 BEING 30.00 FEET SOUTH OF AND PARALLEL WITH THE EAST WEST
26 1/4 SECTION LINE OF SAID SECTION 13, A DISTANCE OF 1,328.78 FEET;
27 THENCE LEAVING SAID SOUTH EASEMENT LINE RUN SOUTH 00°13'57"
28 WEST, PARALLEL WITH AND 1,328.76 FEET EAST OF THE AFORESAID
29 WEST LINE OF SECTION 13, A DISTANCE OF 655.64 FEET TO THE
30 APPROXIMATE CENTER LINE OF AN EXISTING DRAINAGE DITCH;
31 THENCE RUN SOUTH 89°57'27" WEST, PARALLEL WITH AND 655.64
32 FEET SOUTH OF THE AFORESAID SOUTH EASEMENT LINE, ALONG
33 SAID APPROXIMATE CENTERLINE , A DISTANCE OF 1,328.78 FEET TO
34 THE AFORESAID WEST LINE OF SECTION 13; THENCE RUN NORTH 00°
35 13'57" EAST ALONG SAID WEST LINE OF SECTION 13, A DISTANCE OF
36 655.64 FEET TO THE POINT OF BEGINNING.

37
38 THE ABOVE DESCRIBED PARCEL LYING AND BEING IN ST. LUCIE
39 COUNTY, FLORIDA.

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41 SU BJECT TO ALL EASEMENTS, RESERVATIONS, RESTRICTIONS AND
42 RIGHTS OF WAY OF RECORD.

43
44 CONTAINING 20.00 ACRES MORE OR LESS.

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2 PARCEL IDENTIFICATION NUMBER: 1213-321-0001-000-0
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4 B. Pursuant to Section 11.02.04 of the St. Lucie County Land Development Code, the
5 Major Site Plan for the project known as Margiric Agricultural Labor Housing is
6 hereby approved as shown on the site plan drawings for the project prepared by
7 McCarty and Associates Land Planning and Design dated _____, 2017 and date
8 stamped received by the St. Lucie County Planning & Development Services
9 Department on _____, 2017, subject to the following conditions:

10
11 Planning and Development Services Department – Planning Division
12

- 13 1. The housing provided shall be temporary and solely used for agricultural laborers
14 only. The property owner of such housing shall provide biannual inspection
15 reports from the Health Department that demonstrate compliance with Chapter
16 64E-14, Florida Administrative Code (Migrant Labor Camps) that provides
17 minimum requirements to protect the health, safety and welfare of the persons
18 residing in the dwelling units.
19
20 2. If the dwelling units are vacant for a continuous period of 12 months or more, the
21 use shall be considered abandoned, and the owner of such dwelling units shall
22 remove all dwellings within 90 days of receipt of notice from the County notifying
23 the owner of such abandonment. Failure to remove the dwelling units shall be
24 grounds for the County to remove them at the expense of the owner.
25
26 3. No children below the age of 16 years shall reside in the agricultural housing
27 dwelling units.
28
29 4. Prior to the issuance of the tenth (10th) certificate of occupancy for a dwelling
30 unit, all common area improvements (sidewalks, bus shelters, picnic tables, etc.)
31 shall be installed and completed.
32

33 Environmental Resources Department
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- 35 5. The issuance of County development permit does not in any way create any
36 rights on the part of the applicant to obtain a permit from a state or federal agency
37 and does not create any liability on the part of the County if the applicant fails to
38 obtain requisite approvals or fulfill the obligations imposed by a state or federal
39 agency or undertakes actions that result in a violation of state or federal law.
40
41 6. All other applicable state or federal permits must be obtained before
42 commencement of the development.
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44 7. Prior to the issuance of a Certificate of Occupancy, all Category I listed invasive
45 species shall be eradicated from the site.

1 Public Works Department – Engineering Division

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3 8. Prior to the issuance of any building permits and the construction of any on-site
4 development activities, the applicant shall submit civil engineering (construction)
5 plans to the Engineering Division for review and approval. Additional comments
6 may be provided from the review of these construction plans.
7

8 C. The approvals and authorizations granted by this Resolution shall expire on
9 September 5, 2019 unless a building permit is secured or a site plan extension is
10 granted in accordance with Section 11.02.06(B)(2), St. Lucie County Land
11 Development Code.
12

13 D. The property owner, including any successors in interest, shall obtain all applicable
14 development permits and construction authorizations from the appropriate State and
15 Federal and local regulatory agencies including, but not limited to, the United States
16 Army Corps of Engineers, the Florida Department of Environmental Protection,
17 Florida Department of Transportation, South Florida Water Management District,
18 and the St. Lucie County Environmental Resources and Building Departments prior
19 to the commencement of any development activities on the property described in
20 Part A. Issuance of this permit by the County does not in any way create any rights
21 on the part of the developer to obtain a permit from a state or federal agency and
22 does not create any liability on the part of the County for issuance of this permit if
23 the developer fails to obtain requisite approvals or fulfill the obligations imposed by a
24 state or federal agency or undertake actions that may result in a violation of state or
25 federal law.
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27 E. The conditions set forth in Part B are an integral non-severable part of the site plan
28 approval granted by this Resolution. If any condition set forth in Part B is
29 determined to be invalid or unenforceable for any reason and the developer declines
30 to comply voluntarily with that condition, the site plan approval granted by this
31 resolution shall become null and void.
32

33 F. A Certificate of Capacity, a copy of which is attached hereto as Exhibit B and made
34 a part hereof the Resolution, was granted by the Planning & Development Services
35 Department Director on _____, 2017.
36

37 G. A recorded copy of this Resolution shall be attached to the site plan drawings
38 described in Part A, which plan shall be placed on file with the St. Lucie County
39 Planning & Development Services Department Director.
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H. ADOPTION

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, FLORIDA

BY _____
Chairman

ATTEST:

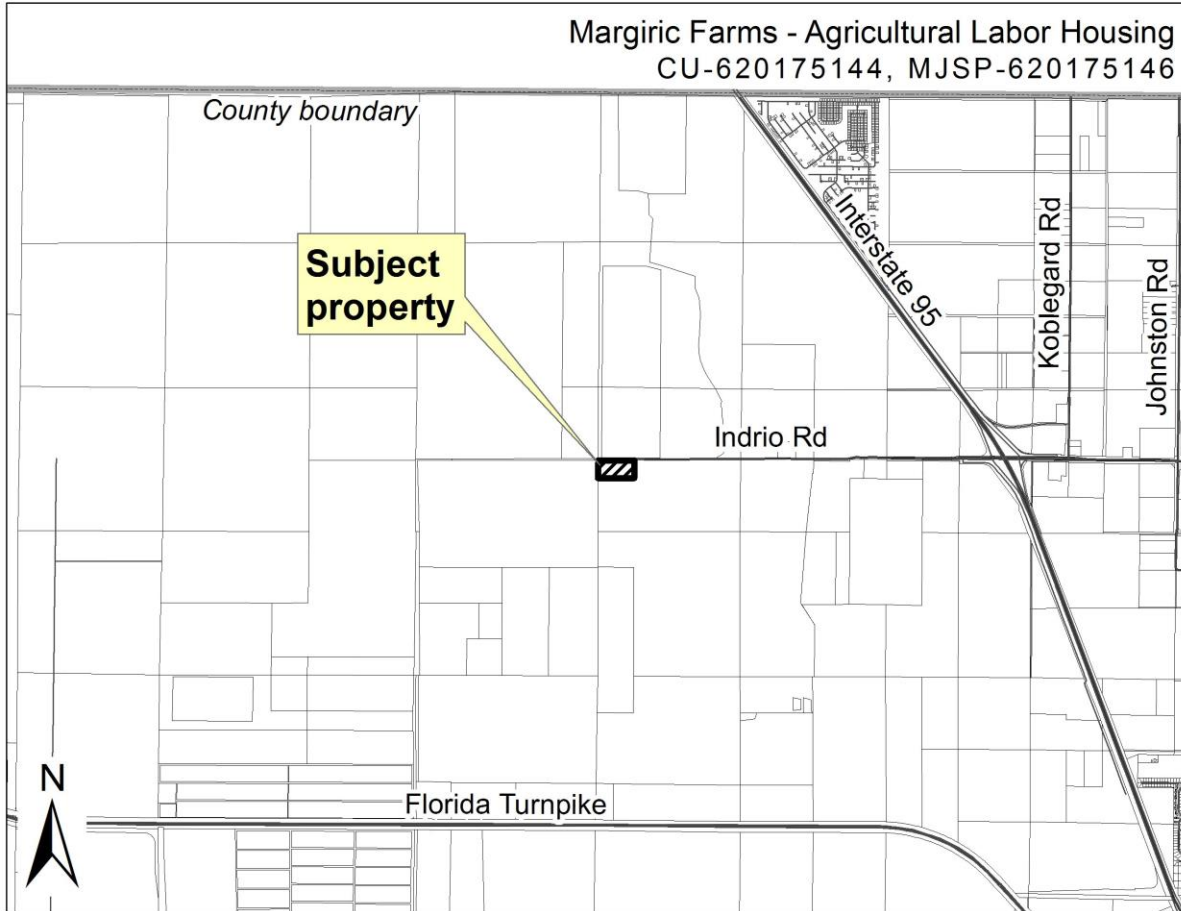
APPROVED AS TO FORM AND
CORRECTNESS:

DEPUTY CLERK

COUNTY ATTORNEY

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EXHIBIT "A"
LOCATION MAP



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EXHIBIT "B"
CERTIFICATE OF CAPACITY