

ORDINANCE 12-15

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF PORT ST. LUCIE, FLORIDA: AMENDING THE ZONING CODE SECTION 158.006 (A) AND 158.136 (B); TO DEFINE COMMERCIAL LAUNDRY FACILITIES AND TO PERMIT COMMERCIAL LAUNDRY FACILITIES AS A PERMITTED USE WITHIN THE INDUSTRIAL ZONING DISTRICT (IN), 158.006, AND 158.136 (B) (1) (m); PROVIDING AN EFFECTIVE DATE.

THE CITY OF PORT ST. LUCIE HEREBY ORDAINS:

Section 1. That Section 158.006-188, Zoning Code, Code of Ordinances of the City of Port St. Lucie, Florida, is hereby amended as provided in Exhibit 'A'.

§158.006 DEFINITIONS

COASTAL HIGH HAZARD AREA. The area subject to, but not limited to, Category I hurricane evacuation.

COMMON AREA AND FACILITIES. A parcel of land, together with improvements thereon, the use, enjoyment and maintenance thereof are shared by the owners of a development.

COMMERCIAL LAUNDRY FACILITY. A facility primarily engaged in laundering of items, including uniforms, gowns, and coats of the type used by doctors, nurses, barbers, beauticians, and waitresses; and table linens, bed linens, towels and toweling, and similar items for commercial establishments.

COMPREHENSIVE PLAN, CITY OF PORT ST. LUCIE. The City of Port St. Lucie Comprehensive Plan, adopted February 9, 1998 to meet the requirements of §§ 163.3177 and 163.3178, F.S. Contains the guidelines, principles, and standards for the orderly, coordinated and balanced future economic, social, physical, environmental, and fiscal development of the City.

CONGREGATE LIVING FACILITY. A facility providing housing and services for the elderly licensed by the State of Florida which may include meals, housekeeping and personal care assistance. A residential environment is maintained for the elderly who may be functionally impaired or socially isolated, but are otherwise in good health. The residents can maintain a semi-independent lifestyle and do not require more intensive care as provided in a nursing or convalescent home.

Additions to text are indicated by underline; deletions by ~~strikeout~~.

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§ 158.136 INDUSTRIAL ZONING DISTRICT (IN)

(A) Purpose. The purpose of the Industrial Zoning District (IN) shall be to locate and establish areas within the city which are deemed to be uniquely suited for the development and maintenance of industrial activities; to designate those uses and services deemed appropriate and proper for location and development within said zoning district; and to establish such development standards and provisions as are appropriate to ensure proper development and functioning of uses within the district. This district incorporates most of those uses formerly designated Heavy Industrial (HI), Flexible Industrial (FI), and Light Industrial (LI).

(B) Permitted Principal Uses and Structures.

(1) The following principal uses and structures are permitted provided that all businesses, services, manufacturing or processing of materials are confined within a fully-enclosed building with no exterior emission of odors, fumes, dust, smoke, vibration, waste liquids, or other substances:

- (a) Manufacturing, assembly, warehousing, storing, processing and packaging of goods and materials;
- (b) Research and development facility;
- (c) Public facility use;
- (d) Television, broadcasting station and telephone call centers;
- (e) Semi-public facility;
- (f) Analytical laboratory;
- (g) Warehouse;
- (h) Wholesale trade and distribution;
- (i) Office space as needed in conjunction with a use listed above;
- (j) Retail and business services primarily intended to serve the industrial facilities;
- (k) Adult Entertainment. The applicant must demonstrate consistency with the provisions and conditions of all other pertinent city code of ordinances which regulate this use.
- (l) Facility-based day treatment program.
- (m) Commercial Laundry Facilities.

Additions to text are indicated by underline; deletions by ~~strikeout~~.

ORDINANCE 12-15

(2) The following principal uses, which need not be fully enclosed in a building or structure are permitted;

(a) Public utility facility, including water pumping plant, reservoir, and electrical substation;

(b) Warehousing, open storage, provided that all open storage areas shall be completely enclosed by an opaque fence or wall having a minimum height of (8) eight feet with no material placed so as to exceed the height of said fence or wall.;

(c) Equipment rental business.

(C) Special Exception Uses. The following uses may be permitted following the review and specific approval by the City Council and serve to implement heavy industrial land uses as contemplated in the Comprehensive Plan:

(1) Mobile home or apartment for use by custodian or night watchman;

(2) Disposal and recycling facility for construction and demolition debris, provided that all open storage areas shall be completely enclosed by an opaque fence or a wall having a minimum height of eight feet with no material placed so as to exceed the height of the fence or wall; minimum area required, ten acres;

(3) Wireless communication antennas and towers, as set forth in § 158.213;

(4) Recreational vehicle park;

(5) Airport or landing field;

(6) Commercial driving school;

(7) Kennel, with outdoor runs;

(8) Other heavy industrial development not listed above but that are considered to have high intensity use with potential impact on surrounding land uses and to be located within heavy industrial land use districts.

(9) Billboards as allowed under § 155.08(N).

(10) Solar generation station subject to the requirements of § 158.230.

(D) Accessory Uses. As set forth within § 158.217.

(E) Minimum Lot Requirements. 20,000 square feet and a minimum width of 160 feet. More than one permitted or special exception use may be located upon the lot as

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part of a totally-designed development to be maintained under single ownership. Properties located within conversion areas as defined by this chapter shall meet the requirements within the "City of Port St. Lucie Land Use Conversion Manual".

(F) Maximum Building Coverage. (50%) fifty percent, provided that the combined area coverage of all impervious surfaces shall not exceed (80%) eighty percent.

(G) Maximum Building Height. (35) thirty-five feet, except for transmission and broadcast towers. Exception to height limit may be considered through the variance application process.

(H) Minimum Living Area. Mobile home or apartment: 600 square feet.

(I) Setback Requirements and Buffering.

(1) Front setback. Each lot shall have a front yard with a building setback line of (25) twenty-five feet;

(2) Side setback. Each lot shall have two side yards, each of which shall have a building setback line of (10) ten feet. A building setback line of (25) twenty-five feet shall be maintained adjacent to any residential zoning district or to a public right-of-way;

(3) Rear setback. Each lot shall have a rear yard with a building setback line of (25) twenty-five feet from any residential land use, (10) ten feet from any other land use, provided that no setback is required from a railroad right-of-way;

(4) Buffering. All mechanical equipment shall be screened from property zoned residential. This screening shall be designed as both a visual barrier and a noise barrier. Buffering shall be provided in accordance with the landscaping requirements of § 153.04(G).

All open storage areas shall be screened from view from public rights-of-way and residentially zoned property. Said screening shall be an opaque fence or wall at least (8) eight feet tall, with no material placed so as to be visible beyond the height of said fence or wall.

(J) Off-Street Parking and Service Requirements. As set forth in § 158.221.

(K) Site Plan Review. All permitted and special exception uses shall be subject to the provisions of §§ 158.235 and 158.245.

Section 2. This ordinance shall become effective ten (10) days after its final adoption.

Additions to text are indicated by underline; deletions by ~~strikeout~~.

ORDINANCE 12-15

PASSED AND APPROVED by the City Council of the City of Port St. Lucie,
Florida, this _____ day of _____, 2012.

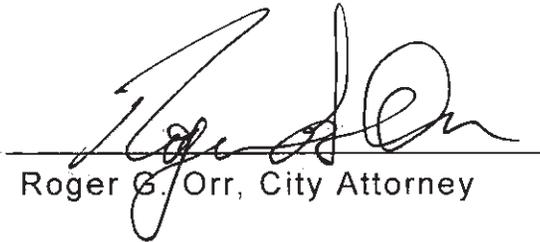
CITY COUNCIL
CITY OF PORT ST. LUCIE

ATTEST:

By: _____
JoAnn M. Faiella, Mayor

Karen A. Phillips, City Clerk

APPROVED AS TO FORM:



Roger G. Orr, City Attorney

Additions to text are indicated by underline; deletions by ~~strikeout~~.

CITY OF PORT ST. LUCIE, FL - CITY COUNCIL

AGENDA ITEM REQUEST

MEETING: REGULAR X SPECIAL

DATE: MARCH 26, 2012

ORDINANCE X RESOLUTION MOTION PUBLIC HEARING X

ITEM: P12-008 Riteway Linen Services
Zoning Text Amendment

RECOMMENDED ACTION:

On March 6, 2012, the Planning and Zoning Board unanimously voted to recommend approval of this zoning text amendment.

EXHIBITS:

- A. Ordinance
- B. Staff Report
- C. Support Materials

SUMMARY EXPLANATION/BACKGROUND INFORMATION:

Amend Section 158.006 (A) of the City's Zoning Code to define Commercial Laundry Facilities, and 158.136 (B) (1) of the City's Zoning Code to include Commercial Laundry Facilities in the Industrial (IN) Zoning District as Permitted Use.

IF PRESENTATION IS TO BE MADE, HOW MUCH TIME WILL BE REQUIRED?

None.

SUBMITTING DEPARTMENT: PLANNING and ZONING

DATE: 03/13/12



City of Port St. Lucie

Planning and Zoning Department Memorandum

TO: PLANNING AND ZONING BOARD - MEETING OF MARCH 6, 2012

FROM: JOHN FINIZIO, PLANNER *HF*

RE: ZONING TEXT AMENDMENT
(PROJECT NO. P12-008)
SECTION 158.006 DEFINITIONS AND SECTION 158.136 INDUSTRIAL
ZONING DISTRICT

DATE: FEBRUARY 22, 2012

BACKGROUND

Joseph T. Friscia of Friscia Engineering, acting as agent for Riteway Linen Services, LLC has submitted a zoning text amendment to allow commercial laundry facilities in the Industrial (IN) Zoning District.

Currently, Section 158.136, Industrial Zoning District, of the City's Zoning Code does not allow laundries as a permitted or special exception use. Laundries or dry-cleaning establishments are only permitted in the CS (Service Commercial) Zoning District, while Laundromats are permitted in the CG (General Commercial) Zoning District.

To put into perspective how much this change will affect the city, it is important to know how much land is currently zoned Industrial. Currently, the Industrial Zoning District encompasses less than 1% of total City area (± 211 acres) (Exhibit A). The bulk of the Industrial Zoning District is located primarily in two locations; the Reserve Industrial Park, and the industrial area in northwest St. Lucie West.

The Reserve Industrial Park is located off of Commerce Center Dr., north of the Reserve and east of Glades Cut-Off Rd. In St. Lucie West, you will find the Industrial zoned area north of Courtyard Circle, west of Peacock Blvd., mainly running along Enterprise Dr. There are less significant Industrial Zoned Areas spread throughout the City; almost all in the Biltmore/Macedo area between Prima Vista Blvd. and Thornhill Dr., west of Bayshore Blvd. In all cases (with the exception of the Reserve Industrial Park which abuts the Reserve, a St. Lucie County PUD which is essentially a golf community with some associated commercial areas), it is important to note that all Industrial zoned property is

surrounded by other intense uses such as commercial, or industrial/warehouse property. With all work conducted within an enclosed building, and meeting all current codes, a commercial laundry facility should not have any negative effects on the surrounding uses or properties.

PROPOSED TEXT AMENDMENT

The Planning and Zoning Department is proposing that the text of Section 158.136 (B) of the City's Zoning Code be amended to allow commercial laundry facilities as a permitted use. Additions to text are indicated by underlined; deletions by ~~strike through~~.

§ 158.136 INDUSTRIAL ZONING DISTRICT (IN)

(A) Purpose. The purpose of the Industrial Zoning District (IN) shall be to locate and establish areas within the city which are deemed to be uniquely suited for the development and maintenance of industrial activities; to designate those uses and services deemed appropriate and proper for location and development within said zoning district; and to establish such development standards and provisions as are appropriate to ensure proper development and functioning of uses within the district. This district incorporates most of those uses formerly designated Heavy Industrial (HI), Flexible Industrial (FI), and Light Industrial (LI).

(B) Permitted Principal Uses and Structures.

(1) The following principal uses and structures are permitted provided that all businesses, services, manufacturing or processing of materials are confined within a fully-enclosed building with no exterior emission of odors, fumes, dust, smoke, vibration, waste liquids, or other substances:

- (a) Manufacturing, assembly, warehousing, storing, processing and packaging of goods and materials;
- (b) Research and development facility;
- (c) ~~Public facility use~~;
- (d) Television, broadcasting station and telephone call centers;
- (e) Semi-public facility;
- (f) Analytical laboratory;
- (g) Warehouse;
- (h) Wholesale trade and distribution;
- (i) Office space as needed in conjunction with a use listed above;

(j) Retail and business services primarily intended to serve the industrial facilities;

(k) Adult Entertainment. The applicant must demonstrate consistency with the provisions and conditions of all other pertinent city code of ordinances which regulate this use.

(l) Facility-based day treatment program.

(m) Commercial laundry facilities

(2) The following principal uses which need not be fully enclosed in a building or structure are permitted;

(a) Public utility facility, including water pumping plant, reservoir, and electrical substation;

(b) Warehousing, open storage, provided that all open storage areas shall be completely enclosed by an opaque fence or wall having a minimum height of (8) eight feet with no material placed so as to exceed the height of said fence or wall.;

(c) Equipment rental business.

(C) Special Exception Uses. The following uses may be permitted following the review and specific approval by the City Council and serve to implement heavy industrial land uses as contemplated in the Comprehensive Plan:

(1) Mobile home or apartment for use by custodian or night watchman;

(2) Disposal and recycling facility for construction and demolition debris, provided that all open storage areas shall be completely enclosed by an opaque fence or a wall having a minimum height of eight feet with no material placed so as to exceed the height of the fence or wall; minimum area required, ten acres;

(3) Wireless communication antennas and towers, as set forth in § 158.213;

(4) Recreational vehicle park;

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(E) Minimum Lot Requirements. 20,000 square feet and a minimum width of 160 feet. More than one permitted or special exception use may be located upon the lot as part of a totally-designed development to be maintained under single ownership. Properties located within conversion areas as defined by this chapter shall meet the requirements within the "City of Port St. Lucie Land Use Conversion Manual".

(F) Maximum Building Coverage. (50%) fifty percent, provided that the combined area coverage of all impervious surfaces shall not exceed (80%) eighty percent.

(G) Maximum Building Height. (35) thirty-five feet, except for transmission and broadcast towers. Exception to height limit may be considered through the variance application process.

(H) Minimum Living Area. Mobile home or apartment: 600 square feet.

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(J) Off-Street Parking and Service Requirements. As set forth in § 158.221.

(K) Site Plan Review. All permitted and special exception uses shall be subject to the provisions of §§ 158.235 and 158.245.

DEFINITION

Currently, the City of Port St. Lucie Zoning Code (Chapter 158) does not define commercial laundry facilities. Therefore, to ensure consistency, the following definition is being proposed to be added to the City's Zoning Code:

- **Commercial Laundry Facility.** A facility primarily engaged in laundering of items, including uniforms, gowns, and coats of the type used by doctors, nurses, barbers, beauticians, and waitresses; and table linens, bed linens, towels and toweling, and similar items for commercial establishments.

The addition of commercial laundry facilities in the Industrial Zoning District allows for more flexibility in this Zoning District. The Standard Industrial Classification Manual (1987) classifies all laundry facilities as personal service uses, and as such are not currently permitted in the Industrial Zoning District. However, such a facility, focusing on the commercial aspect of laundry services, could be a good fit in the Industrial Zoning District.

A commercial laundry facility would not have a negative effect on traffic for the site, because typically there will be no customers utilizing the site. The only traffic being generated would be in the picking up and delivering the laundry which would be expected for a standard manufacturing facility. Also, as one would expect, a commercial laundry facility will be conducted wholly within an enclosed building, thereby negating the necessity of amending an existing site plan in including any exterior/outdoor changes.

Please note: There is no dry cleaning being proposed in these facilities; therefore dry cleaning will still be restricted to the CS (Service Commercial) Zoning District (where it is identified as a permitted use).

STAFF RECOMMENDATION:

The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the policies of the City's Comprehensive Plan and recommends approval.

Planning and Zoning Board Action Options:

- Motion to recommend approval to the City Council
- Motion to recommend approval to the City Council with conditions
- Motion to recommend denial to the City Council

* Should the Board need further clarification or information from either the applicant and/or staff, it may exercise the right to *table* or *continue* the hearing or review to a future meeting.

FRISCIA ENGINEERING

459 N.W. Prima Vista Blvd. • Port St. Lucie, FL 34983 • (772) 340-4990 • Fax (772) 340-7996
Email: frisciaeng@comcast.net

January 30, 2012.

Daniel Holbrook
City of Port St. Lucie Planning Director
121 SW Port St. Lucie Boulevard
Port St. Lucie, FL 34984

Re: Riteway Linen Services, LLC
Zoning Text Amendment

RECEIVED

JAN 30 2012

PLANNING DEPARTMENT
CITY OF PORT ST. LUCIE

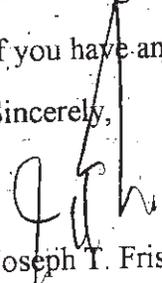
Dear Mr. Holbrook:

The applicant operates a commercial laundry at Club Med. He is planning to move the operation to 679 NW Enterprise Drive, Port St. Lucie, FL 34986. The zoning is IN and does not specifically allow a commercial laundry. We request a zoning text amendment to allow this as a permitted use. The following are attached:

1. Application fee (\$3,980.00)
2. Zoning Text Amendment Request

If you have any questions, please call.

Sincerely,


Joseph T. Friscia, P.E.

cc: File 11-1287 psp.doc (w/att)

RECEIVED

JAN 30 2012

CITY OF PORT ST. LUCIE
Planning & Zoning Department

PLANNING DEPARTMENT
CITY OF PORT ST. LUCIE, FL

ZONING TEXT AMENDMENT REQUEST

P&Z File No. **P12-008**
Non-Refundable Fee: **\$ 3,980.00**
Receipt No. **11532**

Primary Contact Email Address: frisciaeng@comcast.net

Applicant's Name: Bakul Patel

Business Name: Riteway Linen Services, LLC

Mailing Address: 1585 SE Sunshine Ave.
Port St. Lucie, FL 34953

Phone No. 772 370-7401

FAX No.: 772 343-0323

INSTRUCTIONS: LIST CHAPTER, SECTION AND PAGE OF TEXT TO BE CHANGED/ADDED:

Sec. 158.136. - Industrial Zoning District (IN).

- (A) **Purpose.** The purpose of the industrial zoning district (IN) shall be to locate and establish areas within the City which are deemed to be uniquely suited for the development and maintenance of industrial activities; to designate those uses and services deemed appropriate and proper for location and development within said zoning district; and to establish such development standards and provisions as are appropriate to ensure proper development and functioning of uses within the district. This district incorporates most of those uses formerly designated heavy industrial (HI), flexible industrial (FI), and light industrial (LI).
- (B) **Permitted Principal Uses and Structures.**
- (1) The following principal uses and structures are permitted provided that all businesses, services, manufacturing or processing of materials are confined within a fully-enclosed building with no exterior emission of odors, fumes, dust, smoke, vibration, waste liquids, or other substances:
- a. Manufacturing, assembly, warehousing, storing, processing and packaging of goods and materials;
 - b. Research and development facility;
 - c. Public facility use;
 - d. Television broadcasting station and telephone call centers;
 - e. Semi-public facility;

- f. Analytical laboratory;
- g. Warehouse;
- h. Wholesale trade and distribution;
- i. Office space as needed in conjunction with a use listed above;
- j. Retail and business services primarily intended to serve the industrial facilities;
- k. Adult entertainment. The applicant must demonstrate consistency with the provisions and conditions of all other pertinent City Code of Ordinances which regulate this use.
- l. Facility-based day treatment program.

STATEMENT OF THE REQUESTED CHANGE:

Sec. 158.136. - Industrial Zoning District (IN).

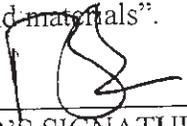
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 - f. Analytical laboratory;
 - g. Warehouse;
 - h. Wholesale trade and distribution;
 - i. Office space as needed in conjunction with a use listed above;
 - j. Retail and business services primarily intended to serve the industrial facilities;
 - k. Adult entertainment. The applicant must demonstrate consistency with the provisions and conditions of all other pertinent City Code of Ordinances which regulate this use.
 - l. Facility-based day treatment program.
 - m. Commercial laundry not open to the general public

JUSTIFICATION OF THE PROPOSED CHANGE:

A commercial laundry business wishes to locate in the IN Zoning District. The property is located at 679 NW Enterprise Drive, Port St. Lucie FL 34986. This type of operation is consistent with the general purpose as specified in Section A and B (1) (d) "processing of ... goods and materials".

✓ 
OWNER'S SIGNATURE

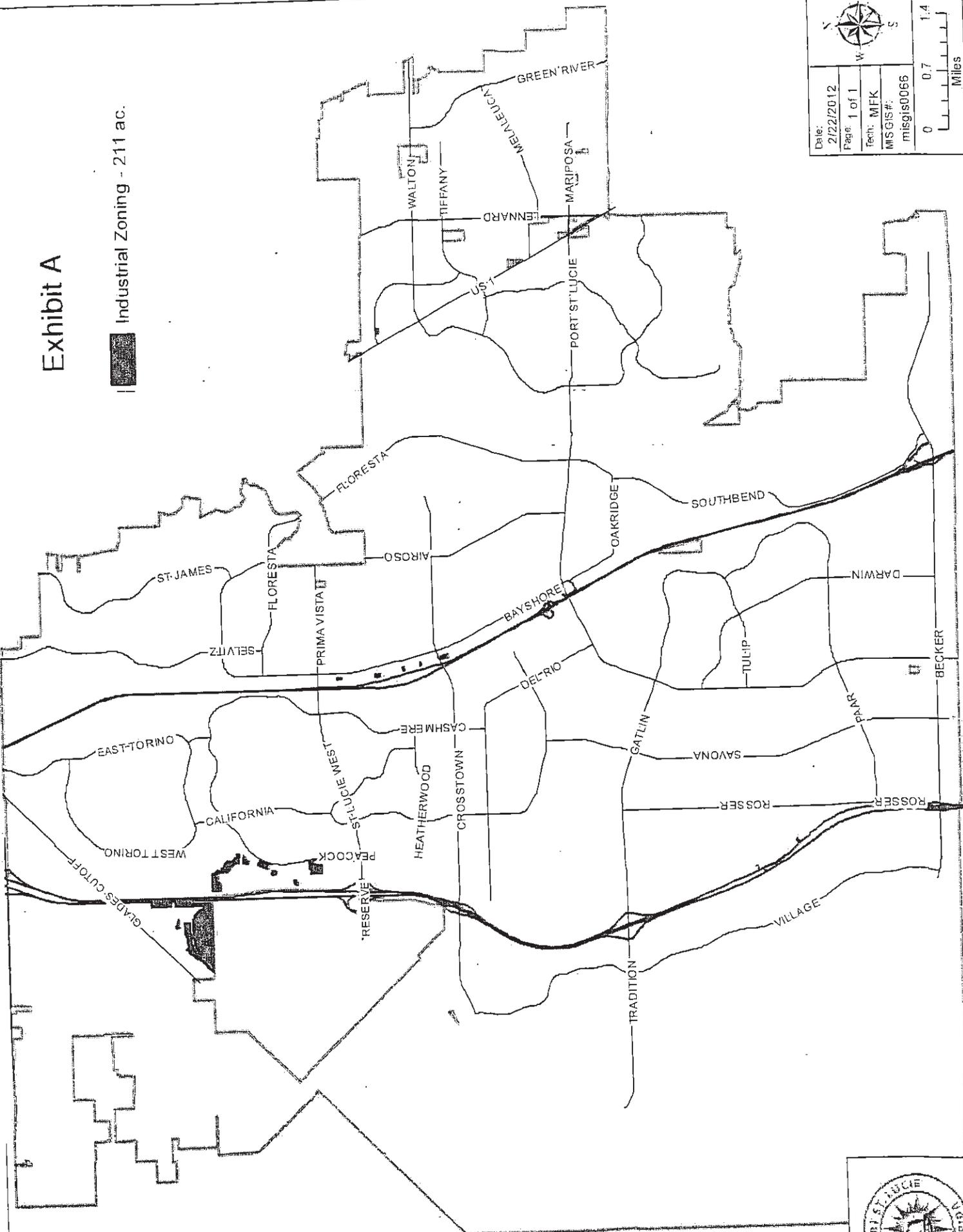
Bakul Patel - Member
NAME/TITLE

1/26/12
DATE

cc: File 11-1287 ZTA.doc

Exhibit A

Industrial Zoning - 211 ac.



Date: 2/22/2012
Page: 1 of 1
Tech: MFK
MS GIS#: misgis0066

Miles

