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February 14, 2025

Lorenza Thomas
117 Queens Road
Fort Pierce, FL 34949

RE: Zoning Verification

Address: 3214 Avenue D, Fort Pierce, FL 34947
Parcel ID No.: 2408-606-0002-000-2(9.5-acre site)

Ms. Thomas.:

In response to your request for Zoning Verification regarding the above-referenced properties, we have researched our files and present the following:

1. What is the current zoning designation is:

The property is zoned IL (Industrial, Light) and is regulated by St. Lucie County Land Development Code (LDC) Section 3.01.03.T. IL (Industrial, Light).

The purpose of this district is to provide and protect an environment suitable for light manufacturing, wholesale, and warehousing activities that do not impose undesirable noise, vibration, odor, dust, or other offensive effects on the surrounding are, together with such other uses as may be necessary to and compatible with light industrial surroundings.

The future land use designation is:

This land use designation IND (Industrial) is applied to specific areas of the County identified as suitable for industrial use. This land use designation is intended to be implemented through both the heavy and light industrial zoning districts, with the specific criteria for zoning application as provided for under the policies of the Future Land Use Element.

Areas designated for Industrial activities must have available all necessary services and facilities prior to development, supplied by either public or private sources as permitted. In addition, developments proposing to incorporate heavy industrial uses will be required to be adequately buffered from any adjacent use that would be incompatible.

Limited nonresidential uses may be appropriate, in accordance with applicable standards and restrictions as set forth in the Land Development Code.



2. **General Warehousing and Storage Standard Industrial Classification (SIC 4225):**

In accordance with the IL (Industrial, Light) Zoning District per the LDC Section 3.01.03.T., self-storage is listed as a **Permitted Use** under Motor freight transportation and warehousing (42) within the zoning district.

3. **Multi-Family:**

The IL (Industrial Light) Zoning District and IND (Industrial) Future Land Use designation do not identified multi-family residential development as a permitted use, or provide for density eligibility.

Pursuant to LDC Section 11.09.02, the current Future Land Use designation of Industrial is incompatible with the Residential Zoning Districts referenced. Therefore, in order to rezone the property to a residential, multi-family zoning district, a Future Land Use Map Amendment would also be required. A Future Land Use Map Amendment involves at least two (2) public hearings: one before the Planning and Zoning Commission, and at least one hearing before the Board of County Commissioners.

A rezone is subject to two (2) public hearings: one before the Planning and Zoning Commission, and a second before the Board of County Commissioners for final authorization to change the zoning from Industrial Light to a residential zoning designation.

Alternative Consideration:

The subject property is located west of land within the City of Fort Pierce jurisdiction. The property may be eligible for annexation into the city limits due to its proximity to the City of Fort Pierce and the multi-family zoning along Avenue D (east). For more information, please email planning@cityoffortpierce.com or call 772-467-3737 to schedule an appointment with the City of Fort Pierce.

2024 Aerial Map

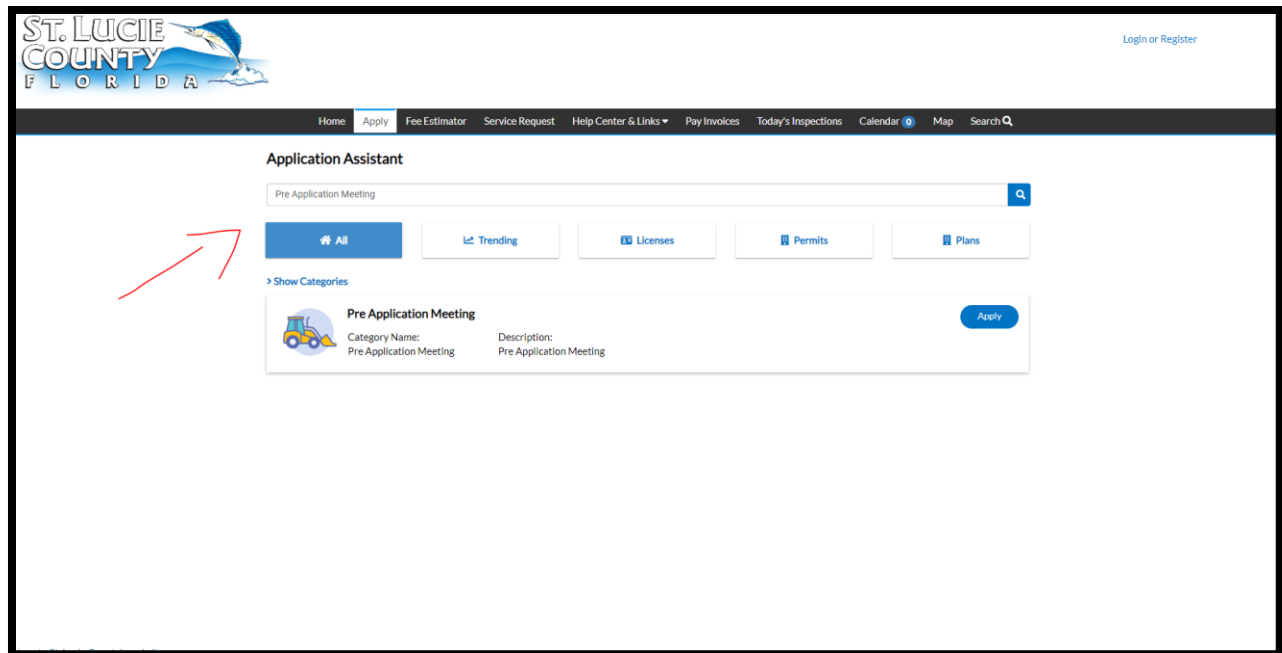


4. **Pre-Application Meeting Request:**

For future development on the subject parcel, a Pre-application Meeting is recommended to review the St. Lucie County Development Code requirements for the subject parcel. The meeting with staff would assist you with the required application documents for your proposal. Please see the information below on how to apply for the meeting. Please contact me if you have any questions.

St. Lucie County EnerGov Link:

<https://stluciecountyfl-energovpub.tylerhost.net/Apps/SelfService#/applicationAssistant?sectionName=All&showTemplates=false>



If you have any questions regarding this Zoning Verification Letter, please contact me at (772) 462-2515 or the St. Lucie County Planning Division at 772-462-2822. Thank you for your interest in St. Lucie County. I hope you find this information helpful.

Sincerely,

Tahir Curry, Planner I