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RESOLUTION NO. 88-365

FILE NO: RZ-88-056

A RESOLUTION GRANTING PRELIMINARY AND FINAL DEVELOPMENT PLAN APPROVAL FOR THE PROJECT KNOWN AS ST. LUCIE COMMERCE PARK - PNRD, AND CHANGING THE ZONING CLASSIFICATION OF CERTAIN PROPERTY LOCATED IN ST. LUCIE COUNTY, FLORIDA.

WHEREAS, the Board of County Commissioners of St. Lucie County, Florida, has made the following determinations:

1. St. Lucie Investment Corp., presented a petition for a change in zoning from CG (Commercial General) to PNRD (Planned Non-Residential District) for the property described in Section A below.
2. St. Lucie Investment, Corp., presented a petition for Preliminary and Final Planned Unit Development approval for the St. Lucie Commerce Park - PNRD located on that property described in Section A below.
3. The Site Plan Technical Review Committee has reviewed the site plan for the proposed Planned Unit Development project and has found it to meet all technical requirements, and to be consistent with the future land use maps from the St. Lucie County Growth Management Policy Plan.
4. The proposed project is consistent with the general purpose, goals, objectives, and standards of the St. Lucie County Zoning Ordinance, the St. Lucie County Growth Management Policy 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.

8. The proposed project will be served by adequate public facilities and services.

9. The applicant has obtained from the St. Lucie County - Fort Pierce Fire Prevention Bureau, written confirmation that water supply, evacuation facilities, and emergency accesses are satisfactory to provide adequate fire protection.

10. The St. Lucie County Planning and Zoning Commission, held a public hearing on the petition for a change in zoning and Preliminary Plan approval, after publishing notice at least fifteen (15) days prior to the hearing and notifying by mail owners of property within five hundred feet (500') of the subject property, and has recommended that the Board approve the hereinafter described request for change in zoning classification from CG (Commercial General) to PNRD (Planned Non-Residential

District) and grant Preliminary Plan approval for the property described in Section A below.

11. On December 14, 1988, this Board held a public hearing on the petition, after publishing a notice of such hearing in the Fort Pierce News Tribune on November 22, 1988, and notifying by mail, all owners of property within 500 feet of the subject property.

12. The proposed zoning change is consistent with the St. Lucie County Growth Management Policy Plan and has satisfied the standards of review set out in Section 5.3.300 of the St. Lucie County Zoning Ordinance.

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

A. The Zoning Classification for that property described as follows:

SEE ATTACHED EXHIBIT A

owned by St. Lucie Investment Corp. be and the same is hereby, changed from CG (Commercial General) to PNRD (Planned Non-Residential District)

B. Pursuant to Section 3.3.124 and 5.1.300 of the St. Lucie County Zoning Ordinance, the Planned Unit Development/Site Plan for the proposed project to be known as St. Lucie Commerce

Park, be, and the same is hereby, approved as shown on the site plan, drawings for the project prepared by Culpepper & Terpening, Inc., dated September 29, 1988, (three sheets), date stamped received by the St. Lucie County Community Development Director on December 14, 1988, subject to the following limiting conditions:

1. Prior to the issuance of any Certificate of Occupancy for the initial primary structure, the developer of the property, St. Lucie Investment Corp., including any successor thereof, shall install all required perimeter landscaping. It shall be the responsibility of the developer, or any successor thereto, to maintain this landscape buffer in a healthy and clean manner, in perpetuity.
2. All development within the area described in Part A of this resolution is subject to site plan approval prior to the issuance of any building permits, regardless of principal structure size.

C. Pursuant to Section 3.3.124(3)(b)(i) of the St. Lucie County Zoning Ordinance, only those uses/activities in the attached EXHIBIT B are to be permitted in this development project. Prior the issuance of any zoning compliance or other form of business authorizations, for any use identified as "Conditional," all provisions of Section 5.4.000 of the St. Lucie County Zoning Ordinance shall be complied with.

D. The St. Lucie County Community Development Director is hereby authorized and directed to cause the changes to be made on the Official Zoning Map of St. Lucie County, Florida, and to make notation of reference to the date of adoption of this resolution.

E. This Planned Non-Residential Development/Site Plan approval shall expire on December 14, 1990, unless a building permit is issued, or an extension granted in accordance with the provisions of Section 3.3.121(11), of the St. Lucie County Zoning Ordinance.

F. The conditions set forth in Section B are an integral and nonseverable part of the Planned Non-Residential Development/Site Plan approval granted by this resolution. If any condition set forth in Section B is determined to be invalid or unenforceable for any reason and the developer declines to comply voluntarily with that condition, the Planned Non-Residential Development/Site Plan approval granted by this resolution shall become null and void.

G. A copy of this resolution shall be attached to the Planned Non-Residential Development/Site Plan drawings described in Section B, which the plan shall be placed on file with the St. Lucie County Community Development Director.

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

Chairperson	Judy Culpepper	ABSENT
Vice-Chairperson	Havert L. Fenn	AYE
Commissioner	Jack Krieger	AYE
Commissioner	R. Dale Trefelner	AYE
Commissioner	Jim Minix	AYE

PASSED AND DULY ADOPTED this 14th day of December, 1988.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
ST. LUCIE COUNTY, FLORIDA

Jane C. Marshall
Deputy CLERK

BY: *[Signature]*
CHAIRMAN

APPROVED AS TO FORM AND
CORRECTNESS:

[Signature]
COUNTY ATTORNEY

EXHIBIT "A"

DESCRIPTION

A parcel of land comprised of Lot 8 and a portion of Lots 5, 6, and 7, all in Block 3 in Section 26, Township 36 South, Range 40 East, of Subdivision entitled PLAT NO. 1 SAINT LUCIE GARDENS as recorded in Plat Book 1 at Page 35 of the Public Records of St. Lucie County, Florida, TOGETHER WITH all that portion of the Northwest 1/4 of the Southwest 1/4 of said Section 26, if any, lying adjacent to and West of said Lots 7 and 8 and adjacent to and North of that portion of said Lot 7 as contained within the total parcel as hereinafter described; the total parcel being geometrically described as follows:

From the POINT OF BEGINNING (P.O.B.), being the Northwest corner of the Southwest 1/4 of said Section 26, run thence S 89° 40' 29" E along the North line of the Southwest 1/4 of said Section 26, a distance of 532.85 feet to a point, said point being located N 89° 40' 29" W of and 418.77 feet distant from the intersection of the Westerly right-of-way line of a 200 foot wide right-of-way for U.S. Highway No. 1 and the North line of the Southwest 1/4 of said Section 26; thence run S 00° 00' 33" E, a distance of 401.04 feet; thence run S 62° 28' 23" W, a distance of 20.82 feet to the Easterly line of a 33 foot wide A.T. & T. easement; thence run along the Easterly line of said A.T. & T. easement as follows: S 47° 18' 25" E, a distance of 16.77 feet; thence run S 31° 09' 08" E, a distance of 622.74 feet; thence run S 28° 20' 08" E, a distance of 281.78 feet; thence run S 27° 26' 47" E, a distance of 138.89 feet to the intersection of the Easterly line of said A.T. & T. easement and the South line of the Northwest 1/4 of the Southwest 1/4 of said Section 26, said intersection point being N 89° 41' 14" W of and 271.72 feet distant from the Southeast corner of said Lot 5; thence departing from the Easterly line of said A.T. & T. easement, run N 89° 41' 14" W along the South line of the Northwest 1/4 of the Southwest 1/4 of said Section 26, being the South line of said Lots 5, 6 and 8, a distance of 1047.50 feet to the West line of said Section 26; thence run N 00° 02' 06" E along the West line of said Section 26, a distance of 1323.55 feet to the POINT OF BEGINNING. The herein described parcel contains 21.621 acres by calculation of this description.

Subject to existing easements, rights-of-way, restrictions, reservations, and recorded plats of record.

- ~~(a) Electricity regulating substations.~~
- (b) Electric transmission rights-of-way.
- (c) Gas pipeline rights-of-way.
- (d) Gas pressure control stations.
- (e) Irrigation distribution channels.
- (f) Pipeline rights-of-way and pressure control stations.
- (g) Postal services.
- (h) Protective functions and their related activities.
- (i) Radio transmitting stations and towers.
- (j) Railroad rights-of-way (excluding switching and marshalling yards).
- (k) Rapid rail transit and street railway rights-of-way.
- (l) Telephone relay towers (microwave).
- (m) Television transmitting stations and relay towers.

(8) Accessory uses:

- (a) Drainage rights-of-way.
- (b) Eating places.
- (c) Motor vehicle parking.
- (d) Sewage pressure control stations.
- (e) Sewage treatment plants.
- (f) Swimming pools.
- (g) Water pipeline rights-of-way.
- (h) Water pressure control stations.
- (i) Water storage.
- (j) Water treatment plants (purification).

~~(Ord. No. 85-45, Pt. A, 6-25-86; Ord. No. 85-53, Pt. A, 10-9-86)~~

Section 3.3.112. CG Commercial, General.

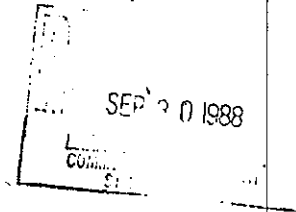
~~(1) Purpose: The purpose of this district is to provide an environment suitable for a wide variety of commercial uses intended to serve a population over a large market area, which do not impose undesirable noise, vibration, odor, dust, or offensive effects on the surrounding area, together with such other uses as may be necessary to and compatible with general commercial surroundings.~~

(2) Permitted uses:

- (a) Accounting, auditing and bookkeeping services.
- (b) Advertising services.
- ~~(c) Amphitheaters.~~
- (d) Animal hospital services.
- (e) Apparel repair, alteration and cleaning pick-up services; shoe repair services.
- (f) Arcades (video and mechanical).
- (g) Armature rewinding services.
- (h) Automobile and truck rental services.
- (i) Beauty and barber services.

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- (j) Business associations.
- (k) Business and management consulting services.
- (l) Bowling.
- (m) Civic, social and fraternal associations.
- (n) Commercial printing.
- (o) Consumer and mercantile credit reporting services; adjustment and collection services.
- (p) Contract construction services (office and interior storage only).
- (q) Cultural activities and nature exhibitions.
- (r) Dental laboratory services.
- (s) Dental services.
- (t) Detective and protective services.
- ~~(u) Docks and boathouses (private).~~
- ~~(v) Drive-in movies.~~
- (w) Duplicating, mailing and stenographic services.
- (x) Eating places.
- (y) Educational and scientific research services.
- (z) Electrical repair services.
- (aa) Employment services.
- (bb) Engineering and architectural services.
- (cc) Equipment rental and leasing services.
- (dd) Executive legislative and judicial functions.
- (ee) Financial, insurance and real estate services.
- (ff) Funeral and crematory services.
- (gg) Gasoline service stations.
- ~~(hh) Golf driving ranges.~~
- (ii) Highway and street rights-of-way.
- (jj) Household goods warehousing and storage, mini-warehouses.
- (kk) Ice skating.
- (ll) Labor unions and similar labor organizations.
- ~~(mm) Laundering, dry-cleaning and dyeing services.~~
- (nn) Legal services.
- (oo) Legitimate theaters.
- (pp) Medical clinic, outpatient services.
- (qq) Medical laboratory services.
- (rr) Miniature golf.
- (ss) Mobile food vendors (eating places, fruits and vegetables—retail).
- (tt) Motion picture theaters.
- (uu) Motor vehicle repair services (excluding body repair).
- (vv) Motor vehicle parking.
- (ww) Motor vehicle wash services.
- (xx) News syndicate services.
- ~~(yy) Parks.~~

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- (zz) Photofinishing services.
- (aaa) Photographic services (including commercial).
- (bbb) Physicians' services.
- ~~(ccc) Playgrounds and athletic areas.~~
- (ddd) Postal services.
- (eee) Professional membership organizations.
- (fff) Protective functions and their related activities.
- (ggg) Racquet sports.
- (hhh) Radio and television repair services.
- (iii) Radio and television broadcasting studios, (only combined systems).
- (jjj) Radio broadcasting studios (only).
- (kkk) Research, development and testing services.
- (lll) Retail trade:
 - (i) Antiques.
 - (ii) Apparel and accessories.
 - (iii) Automotive, marine craft, and accessories.
 - (iv) Bakeries.
 - (v) Books and stationery.
 - (vi) Building materials, hardware and farm equipment.
 - (vii) Cameras and photographic supplies.
 - (viii) Candy, nuts and confectionery.
 - (ix) Ceramics and pottery.
 - (x) Dairy products.
 - (xi) Department stores.
 - (xii) Direct selling organizations.
 - (xiii) Drugs and proprietary.
 - (xiv) Dry goods and general merchandise.
 - (xv) Eggs and poultry.
 - (xvi) Farm and garden supplies.
 - (xvii) Fish and seafoods.
 - (xviii) Florists.
 - (xix) Fruits and vegetables.
 - (xx) Furniture, home furnishings and equipment.
 - (xxi) General stores.
 - (xxii) Gifts, novelties and souvenirs.
 - (xxiii) Groceries (with or without meat).
 - (xxiv) Jewelry.
 - (xxv) Limited price variety stores.
 - (xxvi) Mail order houses.
 - (xxvii) Meats.
 - (xxviii) Newspapers and magazines.
 - (xxix) Optical goods.

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- (xxx) Secondhand merchandise.
- (xxxi) Sporting goods and bicycles.
- (xxxii) Tobacco products.
- (mmm) Reupholstery and furniture repair service.
- (nnn) Roller skating.
- (ooo) Special training and schooling.
- (ppp) Swimming areas.
- (qqq) Taxicab transportation.
- (rrr) Telegraph message centers.
- (sss) Telegraph transmitting and receiving stations (only).
- (ttt) Telephone exchange stations.
- (uuu) Telephone relay towers (microwave).
- (vvv) Television broadcasting studios (only).
- (www) Trading stamp services.
- (xxx) Transportation ticket services.
- (yyy) Travel arranging services.
- (zzz) Urban planning services.
- (aaaa) Veterinarian services.
- (bbbb) Watch, clock and jewelry repair services.
- (cccc) Welfare and charitable services.

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- ~~(3) *Lot size requirements.* Lot size requirements shall be in accordance with Table 1 in Section 3.2.400.~~
- ~~(4) *Dimensional regulations.* Dimensional requirements shall be in accordance with Table 1 in Section 3.2.400.~~
- ~~(5) *Off-street parking and loading requirements.* Off-street parking and loading requirements are subject to Section 3.2.500.~~
- ~~(6) *Landscaping requirements.* Landscaping requirements are subject to Section 3.2.600.~~
- ~~(7) *Conditional uses.* The following uses shall require site plan approval if the proposed use would otherwise require the same in accordance with Section 6.1.300:~~
- ~~(a) *Adult establishments subject to the following requirements:*~~
- ~~(i) *An adult establishment shall be at least one thousand (1,000) feet from any other adult establishment, established religious facility, public or private school, public playground, public park, or any area in zoning district AR-1, RE-2, RS-2, RS-3, RS-4, RMH-5, RM-5, RM-11, RM-18, RVP, PUD, or HIRD.*~~
- ~~(ii) *For purposes of the distance limitations set forth in subparagraph (i) above, the measurement shall be made by extending a straight line from the main entrance of the building of the adult establishment to:*~~
- ~~a. *The main entrance of the building occupied by any other adult establishment or any established religious facility, or*~~
- ~~b. *The nearest property line of any school, playground, park, or residential zoning district.*~~

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- ~~(b) Drinking places (alcoholic beverages), freestanding.~~
- (c) Dwelling and other building services.
- (d) Electricity regulating substations.
- (e) Electric transmission rights-of-way.
- ~~(f) Fairgrounds and amusement parks.~~
- (g) Gas pipeline rights-of-way.
- (h) Gas pressure control stations.
- ~~(i) Go-cart tracks.~~
- (j) Irrigation distribution channels.
- (k) Motor vehicle repair services (including body repair).
- (l) Pipeline rights-of-way and pressure control stations.
- (m) Public assembly, miscellaneous purposes.
- (n) Radio transmitting stations ~~and towers.~~
- ~~(o) Railroad rights of way (including switching and marshalling yards).~~
- ~~(p) Rapid rail transit and street railway rights of way.~~
- (q) Retail trade:
 - ~~(i) Liquor.~~
 - ~~(ii) Reserved.~~
 - (r) Sports assembly.
 - (s) Television transmitting stations ~~and relay towers.~~

(8) Accessory uses:

- (a) Drainage rights-of-way.
- (b) Drinking places (alcoholic beverages), accessory to an eating place and civic, social and fraternal organizations.
- (c) Detached single-family dwelling (for security purposes).
- (d) Horticultural services.
- (e) Manufacturing:
 - (i) Bakery products.
 - (ii) Candy and other confectionery products.
 - (iii) Chocolate and cocoa products.
- (f) Retail trade:
 - (i) Fuel and ice.
 - (ii) Undistilled alcoholic beverages (accessory to retail sale of food).
- (g) Sewage pressure control stations.
- (h) Sewage treatment plants.
- (i) Water pipeline rights-of-way.
- (j) Water pressure control stations.
- (k) Water storage.
- (l) Water treatment plants (purification).

(Ord. No. 86-45, Pt. A, 6-25-86; Ord. No. 86-53, Pt. A, 10-7-86; Ord. No. 87-14, Pt. A, 1-27-87)

- ~~(ii) Tires, batteries and accessories.~~
 - ~~(iii) Undistilled alcoholic beverages (accessory to retail sale of food).~~
 - (f) Sewage pressure control stations.
 - (g) Sewage treatment plants.
 - (h) Water pipeline rights of way.
 - (i) Water pressure control stations.
 - (j) Water storage.
 - (k) Water treatment plants (purification).
- ~~(Ord. No. 86-45, Pt. A, 6-25-86; Ord. No. 86-53, Pt. A, 10-7-86)~~

Section 3.3.114. 1L Industrial Light.

~~(1) Purpose. 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~~

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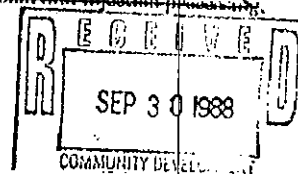
~~surrounding area, together with such other uses as may be necessary to and compatible with light industrial surroundings.~~

(2) *Permitted uses:*

- (a) Automobile and truck rental services.
- (b) Contract construction services.
- ~~(c) Decks and bathhouses (private).~~
- (d) Electric transmission rights-of-way.
- ~~(e) Electric regulation substations.~~
- (f) Equipment rental and leasing services.
- (g) Fishing activities and related activities.
- (h) Freight forwarding services.
- (i) Gas pipeline rights-of-way.
- (j) Gas pressure control stations.
- (k) Gasoline service stations.
- (l) Gas utility pipelines, rights-of-way and substations.
- (m) Highway and street rights-of-way.
- (n) Historic and monument sites.
- ~~(o) Laundering, dry cleaning and dyeing services.~~
- ~~(p) Manufacturing:~~
 - ~~(i) Apparel and other finished products, except leather and furs.~~
 - (ii) Bakery products.
 - (iii) Beverages.
 - (iv) Brooms and brushes.
 - (v) Communication equipment.
 - (vi) Confectionery and related products.
 - (vii) Costume jewelry, costume novelties and notions.
 - (viii) Dairy products.
 - (ix) Electrical lighting and wiring equipment.
 - (x) Electronic components and accessories.
 - (xi) Fabricated structural metal products.
 - (xii) Household appliances.
 - (xiii) Ice.
 - (xiv) Jewelry, silverware and plated ware.
 - (xv) Lamp shades.
 - (xvi) Miscellaneous plastic products.
 - (xvii) Mobile homes and accessories.
 - (xviii) Morticians' goods.
 - (xix) Musical instruments and parts.
 - (xx) Office computing and accounting machines.
 - (xxi) Pens, pencils and other office and artists materials.
 - ~~(xxii) Plastic products, fabrication, molding, cutting, extrusion and injection processing.~~
 - ~~(xxiii) Prefabricated structural wood products.~~

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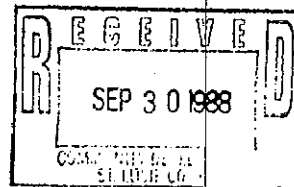
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- ~~(xiv) Professional, scientific, and controlling instruments, photographic equipment and supplies, watches and clocks.~~
- (xxv) Radio and television receiving sets, except communication types.
- (xxvi) Sighting and fire control equipment.
- (xxvii) Signs and advertising displays.
- (xviii) Small arms.
- (xxix) Toys, amusements, sporting and athletic goods.
- ~~(xxx) Umbrellas, parasols and canes.~~
- ~~(p) Marine terminals (passenger).~~
- (r) Merchandise and vending machine operators.
- (s) Millwork.
- (t) Motion picture production and distribution services.
- (u) Motor freight transportation.
- (v) Motor vehicle repair and services.
- (w) Motor vehicle parking.
- (x) News syndicate services.
- (y) Other business service.
- (z) Other electric utilities.
- (aa) Other gas utilities.
- (bb) Other pipeline and transmission rights-of-way and pressure control stations.
- (cc) Other transportation and services and arrangements.
- (dd) Other utilities.
- (ee) Packing and crating services.
- (ff) Photo finishing services.
- (gg) Printing and publishing.
- (hh) Radio and television broadcasting studios, only (combined systems).
- (ii) Radio broadcasting studios (only).
- (jj) Railroad rights-of-way.
- (kk) Rapid rail transit and street rail rights-of-way.
- (ll) Repair services.
- (mm) Research and development, and testing services.
- (nn) Ship, boat building and repairing; less than forty-five (45) feet.
- (oo) Sorting, grading and packaging services.
- (pp) Taxicab transportation.
- (qq) Telegraph message centers.
- (rr) Television broadcasting studios (only).
- (ss) Warehousing and storage, excluding stockyards.
- (tt) Water utilities and irrigation.
- (uu) Wholesale trade:
 - (i) Motor vehicle and automotive equipment.
 - (ii) Beer, wine, and distilled alcoholic beverages.
 - (iii) Cotton.
 - (iv) Drugs, chemicals and allied products.
 - (v) Dry goods and apparel.

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- (vi) Electrical goods.
- (vii) Furniture and home furnishings.
- (viii) Grain.
- (ix) Groceries and related products.
- (x) Hardware, plumbing and heating equipment, and supplies.
- (xi) Hides, skins and raw furs.
- (xii) Leaf tobacco.
- (xiii) Lumber and other building materials.
- (xiv) Machinery, equipment, and supplies.
- (xv) Paper and paper products.
- (xvi) Tobacco and tobacco products.
- (xvii) Wool and mohair.

~~(3) Lot size requirements. Lot size requirements shall be in accordance with Table 1 in Section 3.2.400.~~

~~(4) Dimensional regulations. Dimensional requirements shall be in accordance with Table 1 in Section 3.2.400.~~

~~(5) Off-street parking and loading requirements. Off-street parking and loading requirements are subject to Section 3.2.500.~~

~~(6) Landscaping requirements. Landscaping requirements are subject to Section 3.2.600.~~

(7) Conditional uses:

~~(a) Airport and flying, landing and takeoff fields.~~

(b) Canning and preserving of fruits, vegetables, and seafood.

(c) Dyeing and finishing of textiles (except wool fabrics and knit goods).

(d) Heliport landing/takeoff pads.

(e) Manufacturing:

(i) Hat and shoe cut stock and findings.

(ii) Broad and narrow woven fabrics and other small wares (cotton, man-made fibers, silk and wool).

(iii) Cut stone and stone products.

(iv) Felt goods (except woven felts and hats).

(v) Footwear (except rubber).

(vi) Furniture and fixtures.

(vii) Grain mill products.

(viii) Handbags and other personal leather goods.

(ix) Industrial leather belting and packing.

(x) Knit goods.

(xi) Lace goods.

(xii) Leather and sheep-lined (sic) clothing.

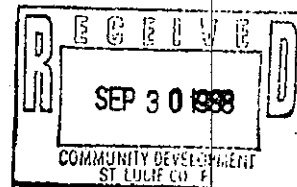
(xiii) Leather gloves and mittens.

(xiv) Luggage.

~~(xv) Motorcycles, bicycles and parts.~~

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- ~~(xvii) Other electrical machinery equipment and supplies, NEC.~~
- (xvii) Other fabricated metal products, manufacturing, NEC.
- (xviii) Other food preparations and kindred products, NEC.
- (xix) Other leather products, NEC.
- (xx) Other lumber and wood products, except furniture.
- (xxi) Other ordinance and accessories.
- (xxii) Other textile goods.
- (xxiii) Other transportation equipment.
- (xxiv) Padding and upholstery filling.
- (xxv) Processing waste and recovering fibers and flock.
- (xxvi) Tire cord and fabric.
- (xxvii) Tobacco products manufacturing.
- (xxviii) Wood containers.
- (xxix) Yarns and threads.
- (f) Marine terminals (freight).
- ~~(g) Marine terminals (passengers and freight).~~
- (h) Other combined radio and television communication, NEC.
- (i) Other communication, NEC.
- (j) Other marine craft transportation, NEC.
- ~~(k) Other marine terminals, NEC.~~
- ~~(l) Other miscellaneous manufacturing, NEC.~~
- ~~(m) Other sewage disposal.~~
- (n) Other transportation, communication and utilities.
- ~~(o) Processing waste and recovering fibers and flock.~~
- (p) Radio transmitting stations and towers.
- (q) Telephone relay towers (microwave).
- (r) Television transmitting stations and relay towers.
- (s) Wholesale:
 - (i) Other farm products, NEC.
 - (ii) Other wholesale trade, NEC.
 - ~~(iii) Petroleum bulk stations and terminals.~~

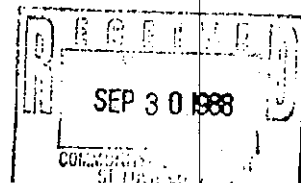
(8) Accessory uses subject to the requirements of Section 3.2.100, including:

- (a) Co-generation facilities.
- (b) Fueling facilities.
- ~~(c) Industrial wastewater disposal.~~
- (d) One detached single-family dwelling for security purposes per property.
- (e) One mobile home for security purposes per property.
- (f) Retail trade accessory to the primary manufacturing or wholesaling use.
- (g) Sewage treatment plants.
- (h) Sewage sludge drying beds.
- (i) Sewage pressure control stations.

(Ord. No. 86-45, Pt. A, 6-25-86)

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