

# St Lucie County Commissioners



- **Normandy Beach Swap**
- **Zoning Change**
- **High-Rises**

**Presidents' Council &  
Regency Island Dunes**

# Objective



- **Raise Awareness of Developer's Plans**
- **Ask you to "VOTE NO"**

# Agenda



## ■ Hutchinson Island, Today

- Overview

- Developer's Plans

- Potential Impacts

- Ask for Your Vote

# HIRD Zoning on Hutchinson Island

This is a special place with special zoning created almost 30 years ago.



## HIRD (Hutchinson Island Residential District)

- **Zone A** (125' H)
- **Zone B** (35' H)

HIRD: To provide a residential environment respectful of the natural resources & value of the barrier islands, that can be supported by available public/ private services.

# What makes sense on the Isthmus?



**Do we really want to build high-rises  
(hotel/ condos) on  
the most fragile part of HI?**

# Where is Regency?



**Regency – last condo before narrow isthmus**

# Where is Developer & Normandy Beach?



**Undeveloped Land**

# Are there other Developers?

45 single family homes (developer 1)

10 single family homes (developer 2)



**Other Developers Comply with Zoning Regs**



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# HI is our Home

## We ask for your help to...

### Preserve & Enhance our property values & life-style by...

- Preserving HIRD zoning regs as they currently exist
- Keeping Normandy Beach as it is, where it is. No swapping.



i.e. buildings up to 35' H north of Regency.  
No variances. No high-rises.

We are **not asking the Developer**  
not to develop his properties

Developer has every right to  
develop his properties...

*according to HIRD zoning regs  
in place for decades*

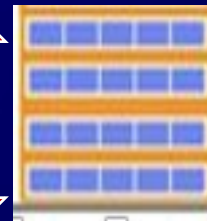
Zone B

\*Our attorneys are monitoring

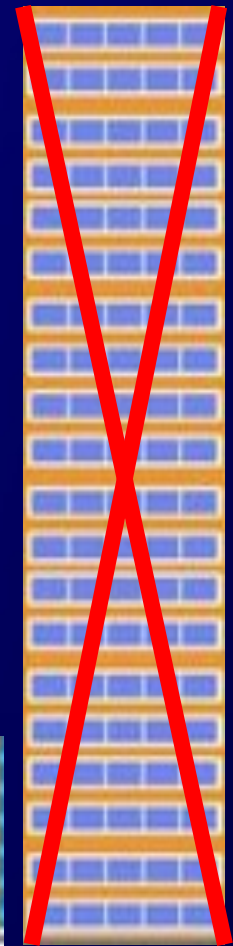
35'H



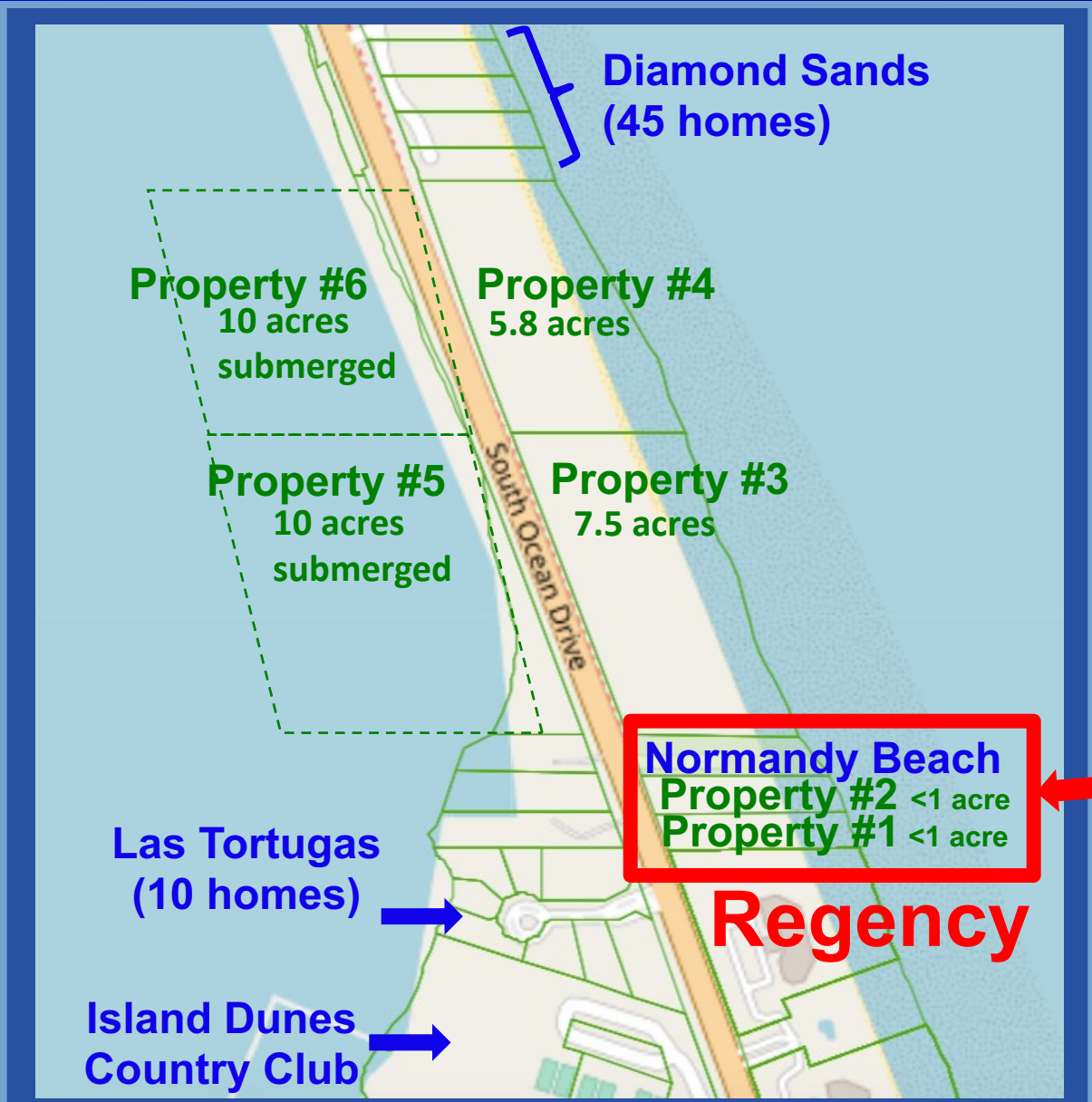
Zone B



Zone A



# Developer's Properties 1 - 6



**Properties  
1 - 6 and  
Normandy Beach  
All Zone B**

**Developer claims  
Properties  
1 & 2 and  
Normandy Beach  
are Zone A**

# Developer's Properties are Zone B

Developer's Properties  
1 – 6 and Normandy Beach are  
**Zone B**

as indicated by the following...

# **County Maps are Official Zoning Record** **per St Lucie County Code of Ordinances**

“The board of county commissioners is authorized to adopt an official zoning map for the county. Such map, together with all explanatory matter thereon, shall be adopted by reference and shall be a part of the zoning resolution of said county.

**Changes in the official zoning map shall be made promptly** following any resolution of the board of county commissioners altering or changing the boundaries of any zoning district. The amending resolution shall provide that such **changes or alterations shall not become effective until they have been duly entered upon the official zoning map.**”

**All Maps show Zone B**  
**for Properties 1 & 2 and Normandy Beach**

- 1. County GIS Electronic Maps**
- 2. Hutchinson Island Building Height Overlay Zone Maps (4.01.00) (within County's land development code)**
- 3. County Ordinance Zoning Maps (95-001 - effective since 1995)**

# County GIS Electronic Maps

**Land Use Viewer St Lucie GIS** All Find address or Parcel ID Search

- Parcels
- SLC Address Locator
- ArcGIS World Geocoding Service

LAND - 1.93 Ac  
SUB LAND - 9.85 Ac  
TOTAL - 16.16 Ac

**Normandy Beach**  
**Zone B**

**Properties**  
**1&2**  
**Zone B**

**Legend**

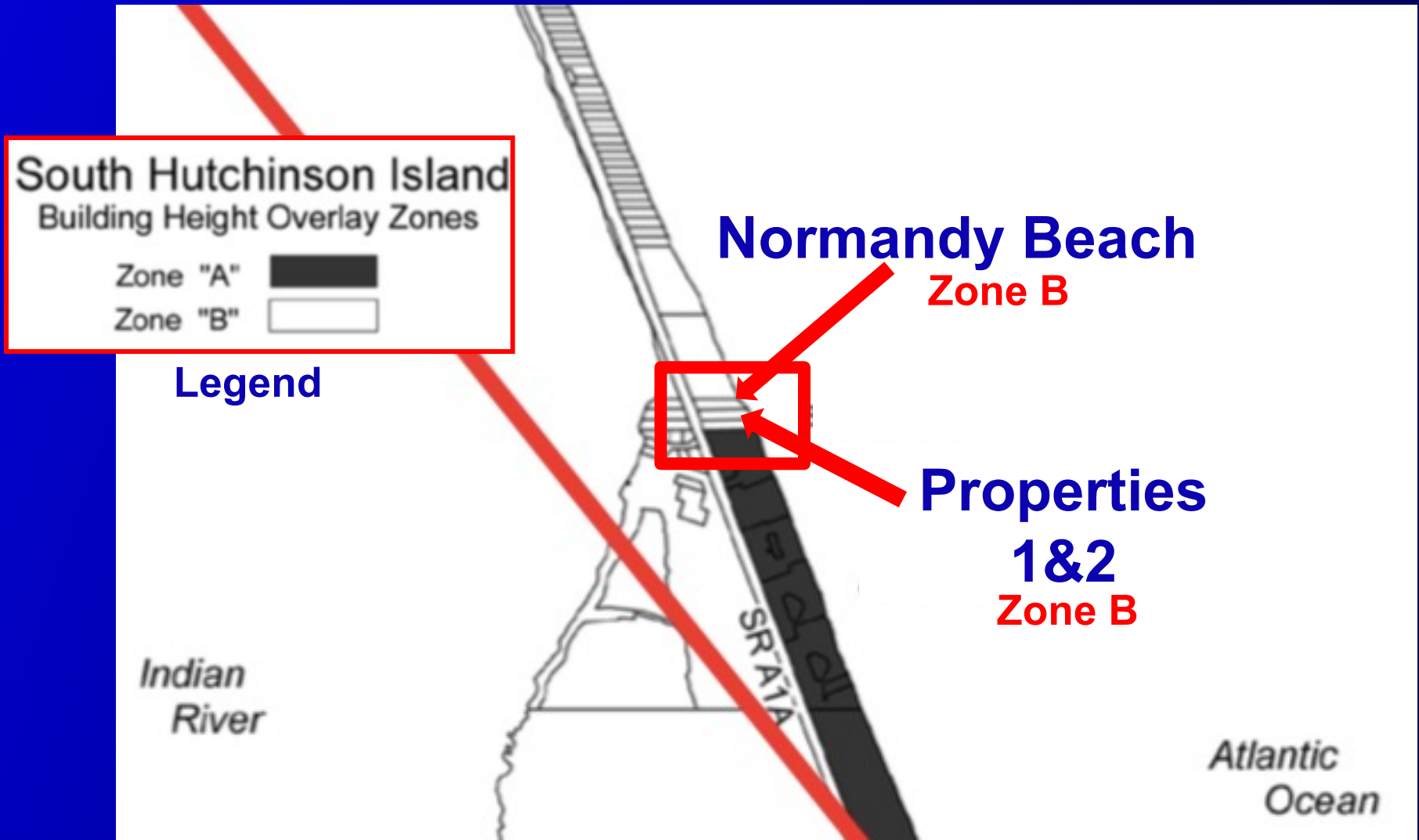
**Overlay Zones**

- TVC (Towns Villages and Countryside), <Null>
- Airport,
- Jenkins Road Area Plan SD,
- North Hutchinson Island, Zone A
- Research and Education Park, Zone A
- Research and Education Park, Zone B
- River Park, See LDC
- South Hutchinson Island, Zone A**
- South Hutchinson Island, Zone B**
- North Hutchinson Island, B

**Parcels**



# Hutchinson Island Building Height Overlay Zone Maps



# County Ordinance Zoning Maps (95-001)

OR BOOK 0944 F E 1768

## Legend

### SOUTH HUTCHINSON ISLAND

BUILDING HEIGHT OVERLAY ZONE

ZONE "A "



ZONE "B "



FIGURE 4.5

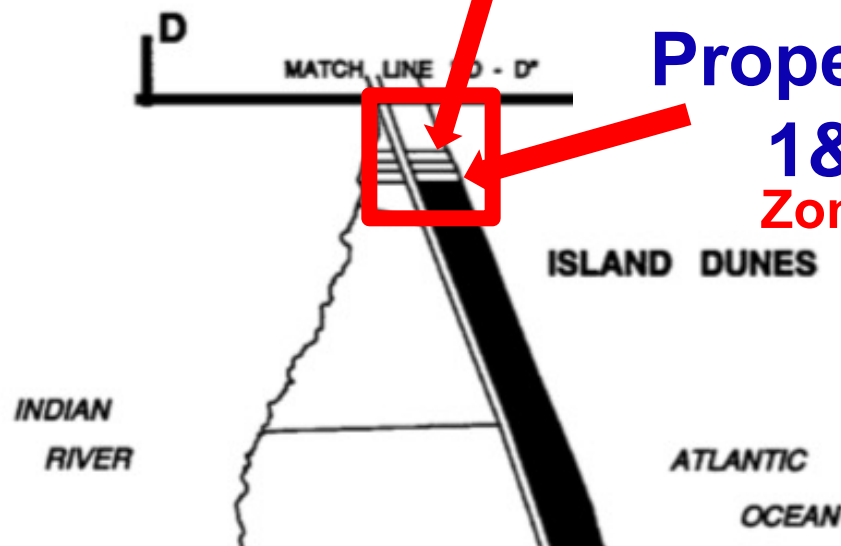
Normandy Beach

Zone B

Properties

1&2

Zone B



Discrepancy  
See next slide

# SLC Ordinance NO. 95-001

## \*\*\*Discrepancy\*\*\*

In the same document, Properties 1 & 2 and Normandy Beach are classified as...

- **Zone B on the maps (figure 4.5)**
- **Zone A in the text (page 7)**

**How can we rely on a document  
in conflict with itself?**

# **Decades of Hutchinson Island Decisions, were made based on maps**

- **Since 1996, homeowners made property decisions based on County GIS maps**
- **Real Estate Co's have made claims based on County zoning maps**
- **Thomas Lucido & Assoc completed design work based on County GIS maps, referencing 35' max allowable building heights for properties 1 & 2 (2005 per SLC)**
- **Cay Partners, who sold Properties 1 & 2 to Greene (2021), likely made decisions based on County GIS maps**

The Developer wants to  
construct  
high-rises (hotel /condos)  
(Zone A)

on Zone B properties

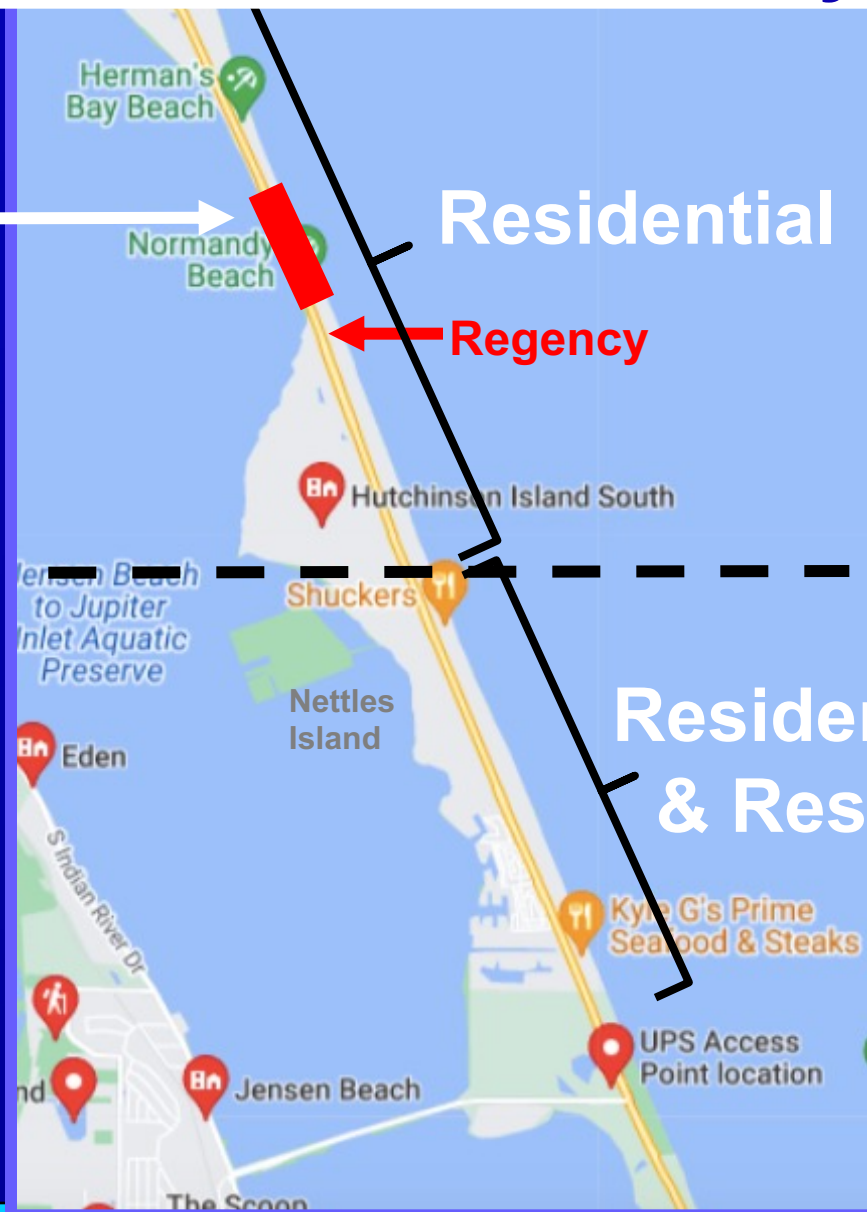


# And a Hotel Resort in a Residential Community

and...

**Developer** wants to construct a Hotel Resort...

in a mostly Residential Community



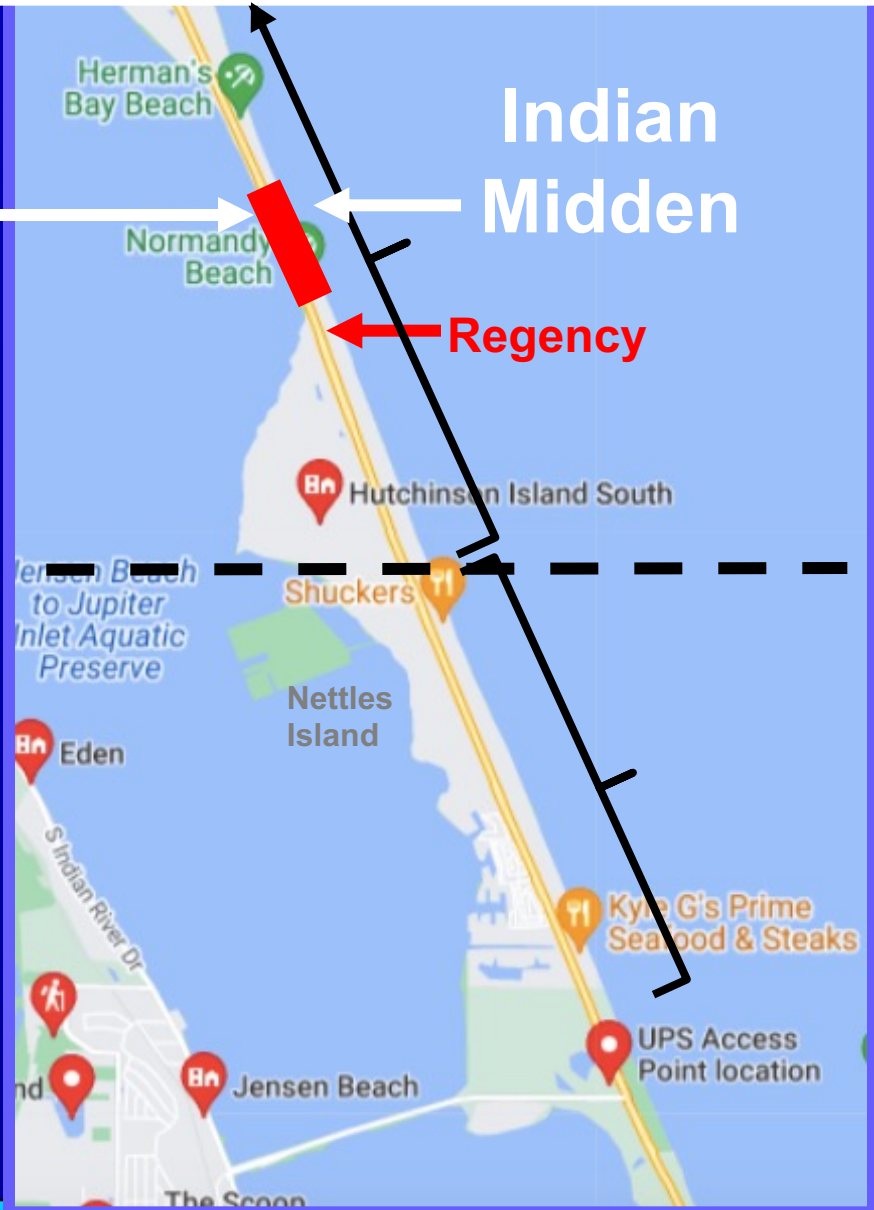
# On an Indian Midden

and...

**Developer** wants to construct this Hotel Resort...

**on an Indian Midden**

\*Our attorneys are monitoring

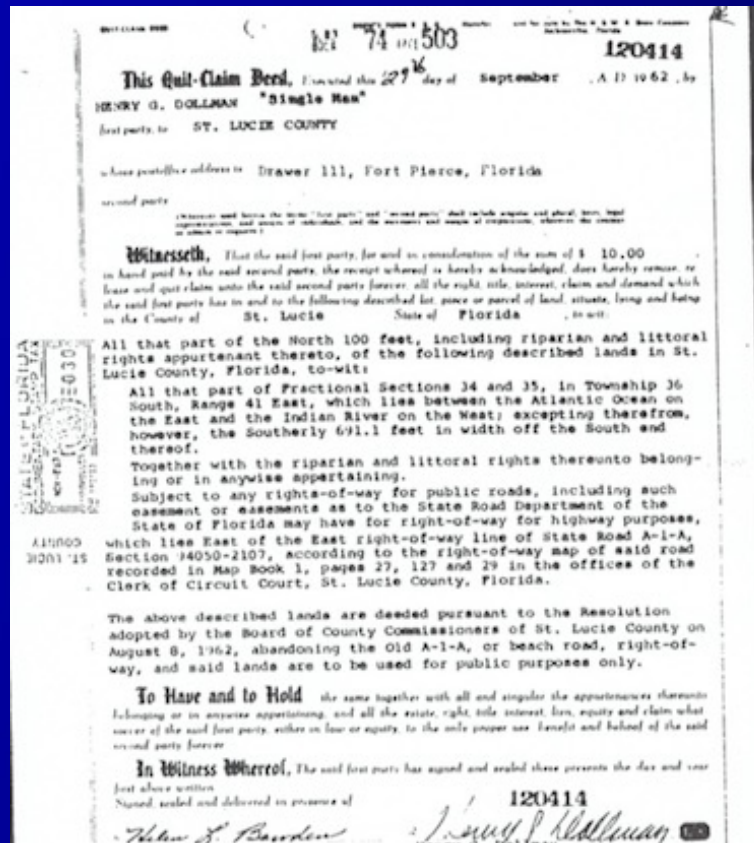


# On Land Deeded for Public Use, only

and...

**Developer**  
wants to  
construct this  
Hotel Resort...

**on a public beach,**  
deeded "for public  
purposes, only"



**Normandy  
Beach  
Deed\***

\*Henry Dollman sold  
Normandy Beach to  
St Lucie County in  
1962 for \$10 for public  
purposes, only

The above described lands are deeded pursuant to the Resolution adopted by the Board of County Commissioners of St. Lucie County on August 8, 1962, abandoning the Old A-1-A, or beach road, right-of-way, and said **lands are to be used for public purposes only.**

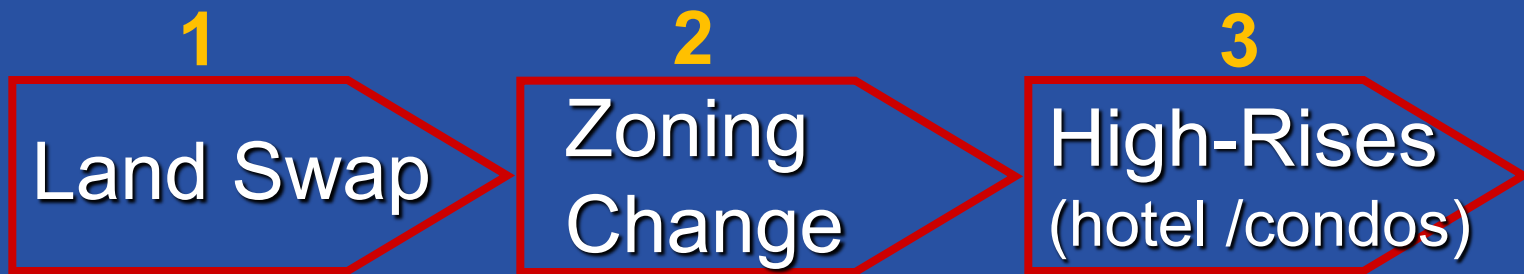




# Normandy Beach Land Swap



Normandy Beach Land Swap...  
the 1st step in Developer's plan to construct  
high-rises

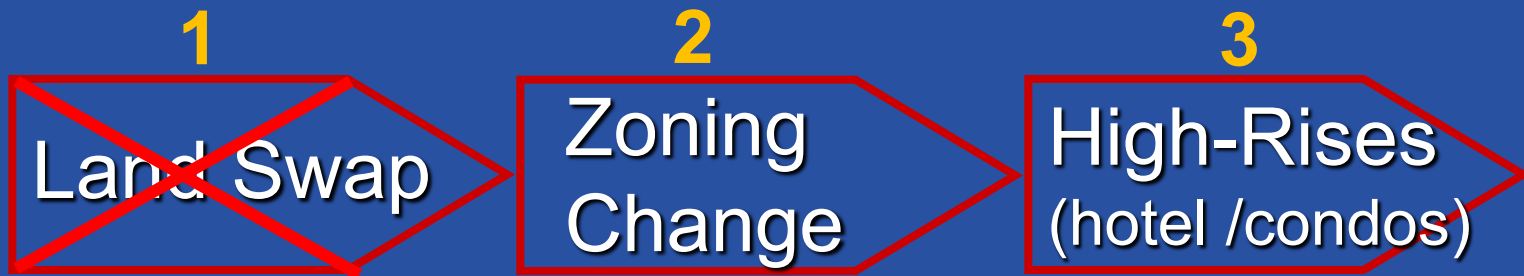




# Normandy Beach Land Swap



**Normandy Beach Land Swap...  
the 1st step in Developer's plan to construct  
high-rises**



**Initial Informal  
Proposal -  
Rejected!**





# St. Lucie County County Commissioners



Presidents' Council & Regency ask you to please

# VOTE NO!

1



**VOTE NO**  
to moving  
Normandy Beach

2



**VOTE NO**  
to Zoning height  
changes/ variances  
North of Regency

3



**VOTE NO**  
to more high-rises &  
resorts  
North of Regency

# Agenda

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- ➔ ■ Developer's Plans
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# Developer Jeff Greene (Sand & Sea Development Group) Developer's Properties – Aerial View



- 6 properties
- Just North of Regency
- Both sides of A1A

# Developer's Properties – Schematic View

## Developer's Plans

**1** Swap Normandy Beach with Property #1

**2** Change zoning & land use for high-rise resort. Obtain variances.

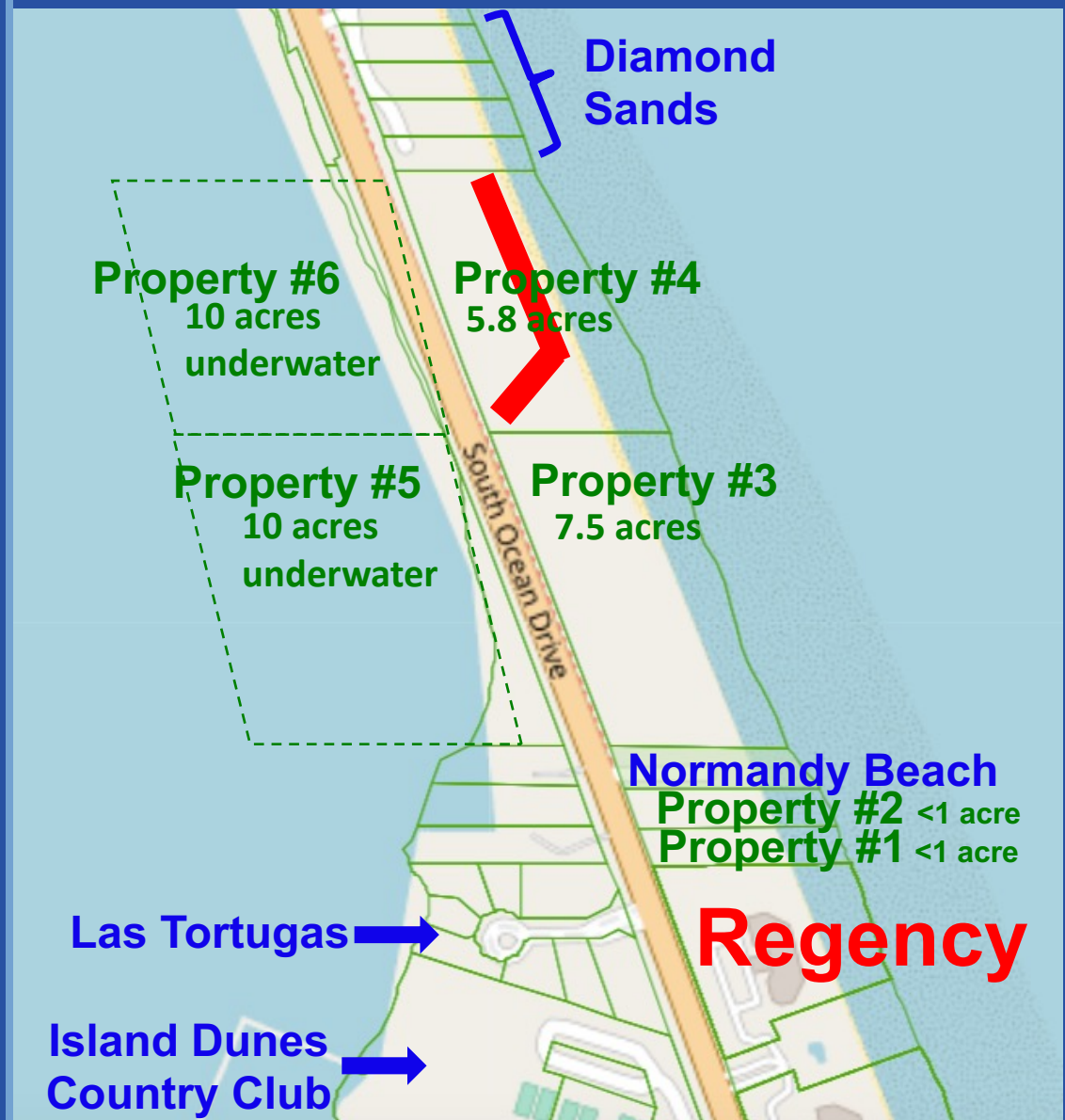
**3** Build high-rises (hotel /condos)

Plans discussed with Regency, Presidents' Council &/or County



# Developer's Properties – on Indian Midden

- Indian Midden exists on .86 acres of Property #4 (red area)
  - Human remains
  - National Register eligible archeological site
  - Needs to be respected & part of his plan
- \*Our attorneys are monitoring



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# Potential Impacts to our Community...



- **Owners**
- **Renters**
- **Beach users**

# Community Impacts



1. High-rise construction (Zone A hotels and/or condos in Zone B) would change the character of Hutchinson Island



# Community Impacts



## 2. High-rise construction would result in... (cont)

### a. Higher island density

- Increased traffic – A1A can't be widened
- Increased demand on rotaries & bridges
- Increased pressure to build another bridge

### b. Increased demand on infrastructure (ie sewer, water)

### c. Increased demand on shared services (ie ambulance, fire, police)



# Community Impacts



## 3. High-rise construction would result in increased County maintenance, infrastructure & service costs...

- Roads & bridges
- Rotaries upgraded to traffic lights
- Sewer, water & infrastructure
- Ambulance, fire, police
- More high-rise condo services
- High-rise hotel services

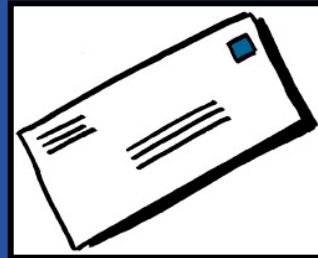
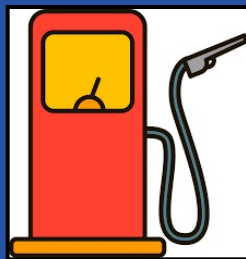


# Community Impacts



## 4. High-rise construction would result in... (cont)

a. Increased demand on retail services (ie restaurants, gas station, post office)



b. Increased demand on County emergency services if a hurricane cuts through narrow isthmus of land



# Community Impacts



## 5. High-rise construction would result in... (cont)

Greater risk of flood damage.

Isthmus is **extremely** vulnerable to flooding. Developer's high-density development exacerbates this risk.



## Cat 1 Hurricane Nicole - Nov 2022



- Sailfish Point cut off
- Intercoastal waters flooded A1A at Herman's Bay Beach, seriously threatening Diamond Sands

Imagine a Cat 4 Hurricane, like Ian (Sep 2022)

# Community Impacts

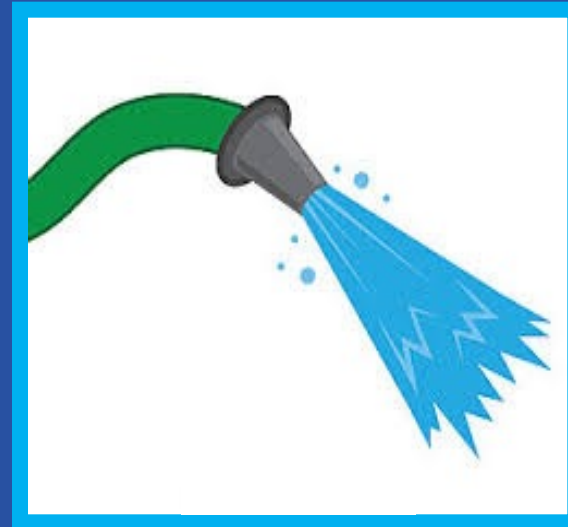


6. Construction on isthmus would result in greater risk of property & isthmus destruction

Water Velocity vs Force - example



Lower velocity  
Lesser force



Higher velocity  
Greater force

# Community Impacts

## Hurricanes

High-rises

Water constricted between buildings yields  
Higher Velocity & Greater Force

...which yields  
Greater risk of Destruction to Property & Isthmus  
and to a  
Greater Number of Residents





# Community Impacts



## 7. High-rise construction would be unfair to HI Residents

- ❑ Many residents were attracted to HI based on building height restrictions (35 ft) preventing high-rises
- ❑ Real Estate companies marketed HI based on height restrictions



Changing the rules, now, would not be fair to current residents

# Normandy Beach Land Swap Impacts to St Lucie County



8. Moving Normandy Beach between 2 high rises **would** change the character of Normandy beach...

It would be  
**“sandwiched”** between 2 high-rises

Do Normandy Beach users  
and fishermen want the  
beach moved?

Our survey indicates, a  
resounding **NO!**



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# Please help us...

- **Respect HIRD.**
- **Preserve HIRD zoning regs as...**
  - ✓ they have existed since 1995
  - ✓ they still exist today  
(no height variances)
- **Keep Normandy Beach as it is, where it is.**



**We are not asking for developers to stop building.  
Just asking developers to follow the HIRD rules.**

**Please help us...**

**There is an entire island...  
thousands of people**

- **Owners**
- **Renters**
- **Beach Users**
- **Fishermen**

**That ask you to please...**





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# Handout





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Just asking developers to follow the same rules.**