

City of Port St. Lucie Zoning Text Amendment
Chapter 158 – Zoning Code, Article VII -Institutional Zoning District, Amending Section 168.110
Project No. P25-199

SUMMARY

Applicant's Request:	A City initiated zoning text amendment to Chapter 158, Section 158.110
Applicant:	City of Port St. Lucie
Project Planner:	Bridget Kean, AICP, Deputy Director

Project Description and Analysis

This application is a city-initiated text amendment to Chapter 158-Zoning Code, Article VII- Institutional Districts, Section 158.110 of the City of Port St. Lucie Code of Ordinances. The amendment is to subsection 158.110 (G) to provide for a maximum building height of sixty-five (65) feet for publicly owned or operated buildings or uses in an Institutional Zoning District. The Institutional Zoning District establishes a maximum building height of thirty-five (35) feet for all development. On February 12, 2024, the City Council approved a large scale comprehensive plan text amendment to amend Policy 1.4.4.10 of the Future Land Use Element (P23-215) to allow for an increase in building height up to sixty-five (65) feet for public buildings or uses for the Institutional Land Use Designation (OR 23-73). This amendment updates the Zoning Code to be consistent with the City's comprehensive plan for the Institutional Zoning District. Per Policy 1.1.4.13 of the Future Land Use Element, the Institutional Zoning District is a compatible zoning district with the Institutional Future Land Use Designation.

Proposed Amendment

The proposed changes are shown below and in Exhibit "A" of the associated ordinance with additions shown as underlined and deletion shown as ~~striketrough~~.

Sec. 158.110. Institutional Zoning District (I)

(G) Maximum Building Height. Thirty-five (35) feet, except for the ROI (residential, office and institutional) conversion area as identified in the "City of Port St. Lucie Land Use Conversion Manual," lying between Airoso Boulevard and U.S. #1 where the maximum building height shall be one (1) story. The maximum building height may be increased to 65 feet for publicly owned or operated buildings or uses.

Staff Analysis

The proposed text amendment is consistent with Policy 1.4.4.10 of the Future Land Use Element which allows a maximum height of sixty-five (65) feet for public buildings or uses for the Institutional Future Land Use Designation.

STAFF RECOMMENDATION

The Planning and Zoning Department finds the proposed text amendment as depicted in Exhibit “A” to be consistent with the intent and direction 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

Please note: 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.