

# Institutional Zoning Height City-initiated Text Amendment P23-216

Planning and Zoning Board  
December 5, 2023  
Bethany Grubbs, Planner III



# Background

- ❖ Police training facility
  - Proposed at three stories to exceed 35 feet
- ❖ City Hall parking garage
  - Most likely will exceed 35 feet

# Request

- The proposed amendment to Chapter 158-Zoning Code, Article VII-Institutional Districts, Section 158.110 of the City of Port St. Lucie Code of Ordinances is a staff-initiated text amendment.

## **The following revisions are proposed:**

The purpose of this amendment is to increase the maximum building height for publicly owned or operated buildings or uses in the Institutional (I) zoning district. The current height restriction is 35 feet. Through this amendment, the height would be increased to 65 feet for the above referenced used only.

INCORPORATED

CityofPSL.com



# Proposed Text

**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; and except for publicly owned or operated buildings or uses which may be sixty-five (65) feet.

INCORPORATED

CityofPSL.com



# Staff Recommendation

The Planning and Zoning Department staff recommends approval of the proposed amendment based on the analysis and findings, as noted in the staff report.

## **PLANNING AND ZONING BOARD ACTION OPTIONS: \***

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

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

INCORPORATED

CityofPSL.com

