

CITYWIDE DESIGN STANDARDS

5th Edition
(P18-024)

City Council Special Meeting
April 19, 2021
Holly Price, AICP, Planner III



Request:

Amend the Citywide Design Standards
5th Edition

Applicant: City of Port St. Lucie
Planning and Zoning Department

A well-designed city is a rewarding place to live, work, and visit; a place that attracts, businesses and visitors and makes residents proud to call home. It provides a sense of place.



REQUESTED APPLICATION

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- The City first adopted the Citywide Design Standards in 1997.
- The design standards have been revised four (4) times.
- This 5th edition of the Citywide Design Standards modifies or removes some of the existing requirements and add new requirements.
- The proposed standards use the future land use designation of a property to indicate which design standards apply to a specific property.
- The proposed standards separate the City's various future land uses in to 3 categories: Commercial, Industrial, and Residential.



Why are Urban Design Standards Important?

- Urban design standards **help shape the image of the City.**
- **People care about the look, feel, and livability** of their communities.
- The way a city looks and is perceived has a significant **impact on a community's economic vitality.**
- **Communities that are perceived as having more aesthetic appeal are more often the same places that people like to live, work, visit, and shop.**



**Morningside Animal Hospital –
Port St. Lucie Boulevard**

Why are Urban Design Standards Important?

Example: Landscape Islands

By making the landscape islands a requirement for all developers –

it created a level playing field for all developers –

and helped create the more environmentally-friendly and attractive parking lots that we see today.



Parking Lot with No Trees.

Why are Urban Design Standards Important?

Example: Master Planned Communities St. Lucie West, Tradition

1. People want to live in an attractive community with various amenities and access to desirable commercial uses.
2. The various design reviews and HOA requirements and restrictions give greater assurance to homeowners and businesses – that the aesthetic appeal will be maintained and enforced.

Design regulations are important to the residents that choose to locate in these developments.



Tradition Entrance

Why are Urban Design Standards Important?

Example: Commercial Design Standards - Aesthetics and Value

Design standards help assure businesses that the quality and character of their area will be maintained.

Design standards help assure business that their investment and brand have some protection.



Promenade
on Veterans Memorial Parkway.

Why are Urban Design Standards Important?

Example: Franchises or Chain Stores

When the Citywide Design Standards were first approved in 1997, one of the big concerns among planners nationwide was franchises and chain stores.

Having Design Standards gives the City the authority to ask for development that better reflects a style more suitable to Port St. Lucie.



Popeyes on PSL Boulevard

PRIOR TO CITYWIDE DESIGN STANDARDS

FEATURES NOT DESIRABLE

Buildings Located on Port St. Lucie Boulevard



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AFTER CITYWIDE DESIGN STANDARDS



Pediatric Dentistry of the Treasure Coast – Port St. Lucie Boulevard

INTRODUCTION

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Morningside Animal Hospital – Port St. Lucie Boulevard





Martin Funeral Home – Port St. Lucie Boulevard and Floresta Drive



City Fountain Shopping Center – near corner of Port St. Lucie Boulevard and Westmoreland – across from Rivergate Shopping Center



The Promenade – Veterans Memorial Parkway

INTRODUCTION

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Popeyes Restaurant – Port St. Lucie Boulevard

INTRODUCTION

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Walgreens - Port St. Lucie Boulevard and Gatlin Boulevard



Thirsty Turtle Restaurant – Port St. Lucie Boulevard

CITYWIDE DESIGN STANDARDS

Regulatory Approach:

The Citywide Design Standards feature two approaches to foster good design:

- ***Development Standards*** articulate minimum building and site design requirements.
- ***Design Guidelines*** articulate design principles and offer specific building design suggestions.

Major changes to the Citywide Design Standards include the following:

EXISTING

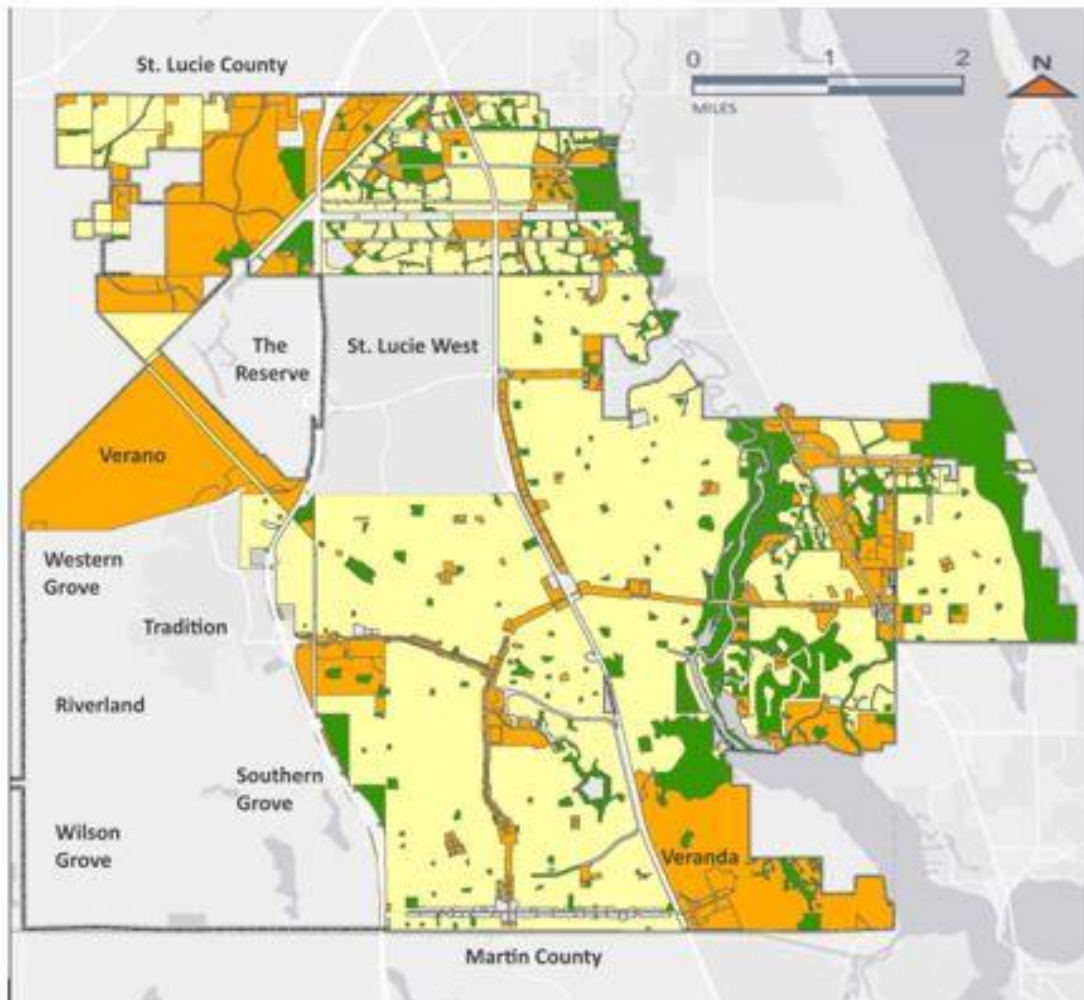


1. Columns are out of scale
2. Parapet height out of scale
3. Canopies are out of scale
4. Avoid incongruous design shapes

PREFERRED ALTERNATIVE



1. Add cover to the entryway
2. Roof with vaulted ceilings
3. Simple roof design in scale with the structure
4. Exterior waiting area with cover
5. Add planters to accentuate design



- Low Density Residential (RL) - Applicable, except for Single-Family Dwelling Units
- Other Future Land Uses as per Table 2-1 - Applicable, See Exceptions Sec. 2.1.1.
- Open Space (OSC, OSR, OSP) - Not Applicable

Section 2.1 - Applicable Future Land Use and Zoning Districts:

Expanded to include:

- Low Density Residential (RL),
- Residential Golf Course (RGC),
- Mixed Use (MU),
- Office (O),
- Planned Industrial Park (PIP).

NOTE: The (I) Institutional zoning district is in the process of being removed as a compatible zoning district with the ROI (Residential, Office, Institutional) future land use designation.

Sections 2.1.5, 2.1.6, 2.1.7, 2.1.8 – Renovation and Rehabilitation:

This section has been revised to require that **any renovation or repair to an existing building must be in compliance** with the Citywide Design Standards (CDS).

Currently, buildings that were built prior to the adoption of the Citywide Design standards are not required to address any of the design standards unless the changes are equal to or exceed 50% of the building replacement cost. **This threshold has never been triggered.**



Section 2.1.1 Applicability and Exemptions to the Citywide Design Standards (CDS)

This section has been updated. The Citywide Design Standards (CDS) apply to all new buildings and undeveloped properties located within the city as identified on Map 2-1 and Table 2-1, except:

1. Properties with **single-family homes, model homes, and model home sales centers.**
2. Properties located within the Becker Road Corridor as set for in the **Becker Road Overlay District (BROD)** Design Standards manual. See Section 158.228 of the Zoning Code.
3. **St. Lucie West, Tradition, Southern Grove, Western Grove, and City Center PUD** are exempt from these standards since these master planned areas adopted other design standards with their inception.
4. Planned Units Developments (**PUDs**) where **exemption from CDS is approved by a PUD ordinance.**
5. **Historic buildings** as identified on a Historic Properties Survey.



Section 2.1.1. Applicability and Exemptions to the Citywide Design Standards (CDS)

ISSUE: Scope of Applicability of Citywide Design Standards

Reason of Issue: CDS requirements are not included in the design standards of the other master planned communities – The City may consider the design standards important for all development located in the City.

Direction from Council:

- 1) Should master planned communities or other communities such as SLW be required to adhere, or not, in the CDS?
- 2) Should the City continue, or not, to allow exemptions to the CDS through MPUDs, PUDs, other development approvals/agreements, etc.?



Section 2.3.5 - Design Relief: This is new.

- Similar to a Variance, but done administratively.
- **The intent of Design Relief is to provide shorter review time for minor variance requests to the design standards.**
- The Zoning Administrator may grant or deny approval for Design Relief,
- Or, the Zoning Administrator may recommend sending the Design Relief request to the Planning and Zoning Board for a Variance.



Section 3.0.8
Garage Doors or Open Bays Facing Street: This is a new requirement.

Commercial buildings may not have garage doors or open bays facing an arterial or collector road.

This would minimize the impact of auto-oriented uses along the road.



Section 3.0.10 - Exterior Garbage Cans: This is a new.

Commercial, office, institutional, and civic uses are required to provide exterior garbage cans **to discourage littering.**



Chapters 5,6,7- Façade Articulation:

This section revises the existing Citywide Design Standards regarding building wall articulation:

The current five-foot wall offset requirement on the front and sides of commercial buildings has been replaced.

Requires various architectural elements every 20 or 30 linear feet.



Chapters 5 and 6

- Minimum Building Height

This is a new requirement.

- Foster spatial definition along major streets
- Establish a minimum building height.

The façade of a building that faces an arterial or collector road or Interstate highway is to have a minimum wall height of 22 feet for at least 60% of the length of the building.



Chapters 5 and 6

Window and Door Transparency:

This is a new requirement.

- Window and door area transparency area refers to the area of glass windows or doors on the face of a building.
- Buildings with a higher ratio of glass area transparency typically evoke a more inviting appearance.
- In a pedestrian-oriented environment, a higher degree of transparency This gives visual interest to a street or pathway.



WINDOW & DOOR
TRANSPARENCY

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Chapter 8 - Fueling Station Canopies: This is a new requirement.

- The fueling station canopy is a prevalent and often a dominant feature located along major roads today.
- In the proposed standards, canopies are required to have a pitched standing seam metal roof or a thin flat roof similar to Wawa.
- The canopy shown at top would not be permitted because it is flat, thick, and a deep color.
- The canopy at the bottom would be permitted since it has a pitched standing seam metal roof.

Not Allowed



Allowed



Chapter 8 - Fueling Station Canopies:



Wawa – Corner of Prima Vista and Floresta Blvd - Permitted – Thin Roof – This thin structure and white color makes the canopy less visible – does not compete with building.

Chapter 8 - Fueling Station Canopies:



Location Unknown - **Permitted** – Gable Standing Seam Metal Roof.

FUELING STATION CANOPIES

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Chapter 8 - Fueling Station Canopies:



Cumberland Farms – Corner of Del Rio and California Blvd - **Not Permitted – Over 24”
Thick Roof – **Should this be allowed?** The white color makes the canopy less intrusive into
the neighborhood. The length of this canopy is approximately 125’.**

Chapter 8 - Fueling Station Canopies:



FUELING STATION CANOPIES

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Chapter 8 - Fueling Station Canopies:



BP Station – Corner of Del Rio and Cashmere Blvd - **Not Permitted – Over 24” Thick Roof.**
Should this be allowed? The white color makes the canopy less intrusive into the neighborhood.

Chapter 8 - Fueling Station Canopies:



RaceTrac – Not Permitted – Over 24” Thick Roof –

This canopy has bold red and white stripes and neon lighting that gives a more aggressive impact.

FUELING STATION CANOPIES

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Chapter 6 - Fueling Station Canopies:



BP Station – PSL Blvd - Not Permitted – Over 24” Thick Roof

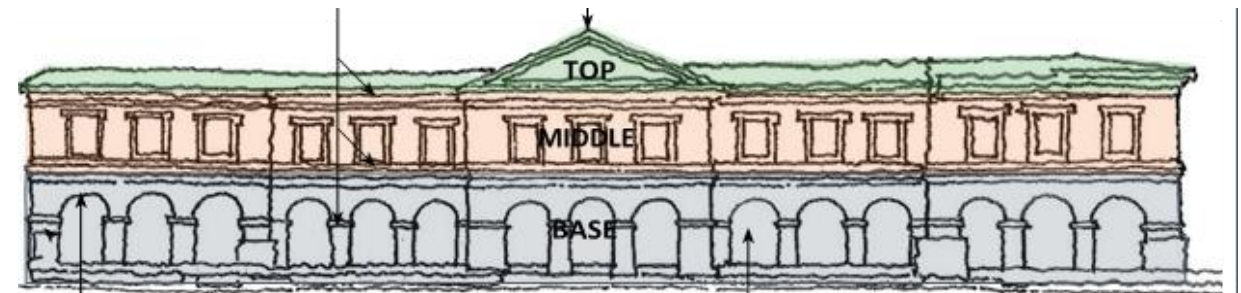
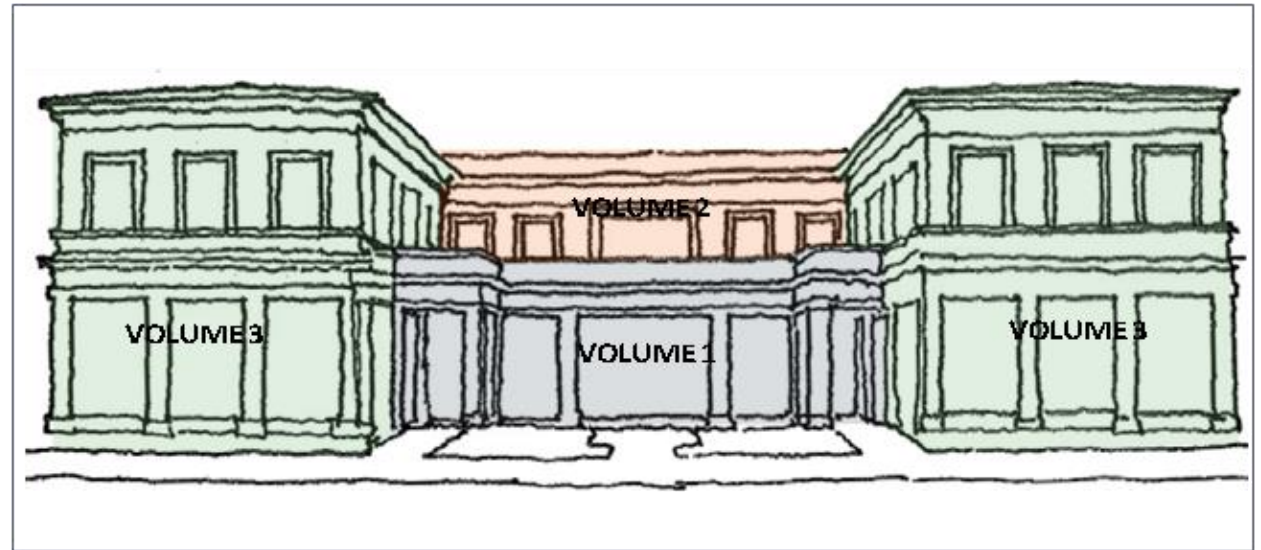
This canopy has bold green and white stripes that gives a more aggressive impact.

The length of this canopy is approximately 135’.

Design Guidelines

Chapter 12 - Design Principles: This is new.

- The Design Guidelines should play an active role in the design of building. However, they are not code requirements.
- Great buildings are designed by applying the proven principles of proportion, scale, harmony, and detail, resulting in an overall balanced composition.
- This chapter gives an overview of these principles.



Correct application of arches and piers carrying structural load and reinforcing building structural stability.

Correct human scale proportions in piers and openings making it comfortable for people walking by.

Design Guidelines

Chapter 10 - Building Typologies: This is new.

- Encourage and guide developers to produce well-designed buildings.
- The Building Typologies illustrate examples of poor and unattractive design features.
- Illustrate how positive changes could be made to the existing design to make the buildings more attractive and consistent with the Citywide Design Standards (CDS).

EXISTING



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PREFERRED ALTERNATIVE



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APPROVED COLORS CHART




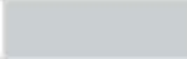
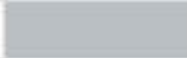
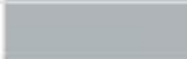
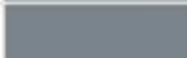
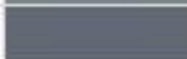
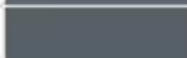
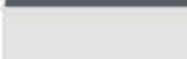
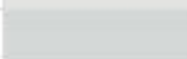
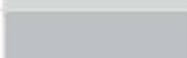
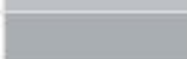
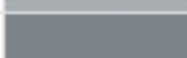


Appendix A, Approved Colors:

The Approved Colors table has been revised to include most all of the Sherwin Williams paint colors.

Soft pastels and muted earth tone colors are still encouraged

A greater number of darker shades of gray and browns are permitted.

Bright and intense colors are allowed, but limited to 2%, 5%, or 20% of the wall area as accent or trim colors.

COLOR #	LOCATOR #	HEX	COLOR	MAX %
SW6243	224-C6	5D6F7F		5%
SW6244	253-C6	2F3D4C		5%
SW6245	273-C2	DDE2E0		100%
SW6246	225-C1	CAD0D2		100%
SW6247	225-C2	B8C0C3		100%
SW6248	225-C3	ADB5B9		100%
SW6249	225-C5	7A848D		100%
SW6250	225-C6	606B75		5%
SW6251	225-C7	586168		5%
SW6252	257-C3	E3E4E1		100%
SW6253	234-C1	D4D8D7		100%
SW6254	234-C2	BEC1C3		100%
SW6255	234-C3	A8AEB1		100%
SW6256	234-C5	7D848B		20%
SW6257	234-C6	626970		5%
SW6258	251-C1	2F2F30		5%



TEMPORARILY REMOVED

Existing Chapter 8, Green Building Incentives:

- This chapter has been temporarily removed from the Citywide Design Standards.
- The incentives for reduced setbacks have never been used by an applicant.
- There may be better ways to promote LEED certified building development.
- Staff proposes to come back to this issue later.

MOVED

Existing Section 4.A.9, Usable Open Space:

- “Usable open space” has been added to Chapter 10, Architectural Elements as an option.
- Applicants are required to choose between 3 and 6 Architectural Elements from the CDS for site plan approval.
- Most often, the “usable open space” requirement was not incorporated very well by applicants and sometimes not relevant to the type of use.



- Staff sent preliminary drafts of the Citywide Design Standards (CDS) to the **Planning and Zoning Board** for review prior to this meeting.
- Staff sent draft copies of the design standards to the **Chamber of Commerce, the Treasure Coast Builders Association (TCBA)**, and various other stakeholders. The Chamber indicated that they did not support the inclusion of the Master Planned Communities in the CDS.
- Staff held a **Workshop** with stakeholders on November 4, 2020 which included representatives from the Chamber of Commerce, TCBA, architects, and other development professionals.
- Staff presented a preliminary draft to the City's **Development Review Taskforce stakeholders' group** on February 19.
- Staff presented a preliminary draft to the City's **Commercial and Residential Stakeholders Group** on March 5, 2021.



- 1) The Planning and Zoning Board recommended approval of the Citywide Design Standards on April 6, 2021.**

- 2) The Planning and Zoning Department recommends that proposed changes, if any, related to the inclusion of master planned communities and other PUD developments be addressed in a future revision to the CDS. Staff requests direction from the City Council as to the following:**
 - 1. Does the City want properties located in the NCD future land use districts and other development such as St. Lucie West to be included as part of Citywide Design Standards (CDS)?**

 - 2. Does City want to allow proposed or existing PUD development to propose design standards that vary from the current CDS or to allow proposed or existing PUD development to exempt itself from the CDS?**

