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Comprehensive Plan Large Text Amendment  
Future Land Use Element – Policy 1.1.4.10  
Project No. P23-216

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**SUMMARY**

Applicant's Request:	A large scale comprehensive plan text amendment to the Future Land Use Element of the City's Comprehensive Plan.
Applicant:	The City of Port St. Lucie
Application Type:	Small Scale Comprehensive Plan Text Amendment
Project Planner:	Bethany Grubbs, Planner III

**Project Description**

This is a city-initiated text amendment to Policy 1.1.4.10 of the Future Land Use Element of the Comprehensive Plan. This revision is being proposed to increase the maximum building height for publicly owned or operated buildings or uses in the Institutional Future Land Use designation from thirty-five (35) feet to sixty-five (65) feet.

**Analysis**

Currently, Policy 1.1.4.10 of the Comprehensive Plan allows for a maximum building height for all development in the Institutional (I) Future Land Use designation of thirty-five (35) feet. The purpose of this amendment is to increase the maximum building height for only publicly owned or operated buildings or uses to sixty-five (65) feet.

The increasing population requires a proactive approach to urban development, by investing in building space and supporting city vital projects. As our city experiences a significant increase in population, it is imperative to address the growing demands of our citizens and enhance our public building space accordingly. One crucial aspect of meeting these needs is a proposed increase in permitted building height.

The ongoing plans for a police training facility at the City Hall campus exemplify the necessity for taller structures. This proposed three-story building, exceeding the current 35-foot height limit, is designed to provide essential office space and facilities for the department. Furthermore, inadequate parking facilities at the City Hall complex present a challenge for both existing employees and visitors. The City Hall Master Plan recognizes this issue and proposes the construction of a vertical parking garage. Given the anticipated height of this garage, it is likely to exceed the 35-foot height limit. This comprehensive plan text amendment is proposed to facilitate these projects.

**Proposed Amendment**

The proposed revisions to the Goals, Objectives, and Policies of the Future Land Use Element are provided as Exhibit "A" with additions shown as underlined and deletions shown as ~~strikethrough~~.

## **RELATED PROJECTS**

P23 -216 – Institutional Height Zoning Text Amendment

## **STAFF RECOMMENDATION**

The Planning and Zoning Department staff finds the petition to be consistent with the intent and direction of the City's comprehensive plan and recommends approval as provided for in Exhibit "A" with additions shown as underlined and deletions shown as ~~striketrough~~.

### Planning and Zoning Board Action Options:

- Motion to recommend approval to the City Council
- 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.