



City of Port St. Lucie
Large Scale Comprehensive Plan Text Amendment
(P23-215)

City Council Adoption Hearing - February 12, 2024
Bethany Grubbs, Planner III

Request Summary

- 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 (I) future land use designation from thirty-five (35) to sixty-five (65) feet.

Proposed Amendment

The proposal will add an increased height provision applicable to publicly owned or operated buildings or uses in the Institutional (I) future land use designation under Policy 1.1.4.10 of the Future Land Use Element of the Comprehensive Plan.

Analysis

- Our city is experiencing significant population growth.
- It is imperative to address the growing demands of our citizens and enhance our public building space.
- One crucial aspect of meeting these needs is a proposed increase in permitted building height.
- The ongoing plans for a three-story police training facility at the City Hall campus exemplifies the necessity for taller structures.
- Inadequate parking facilities at the City Hall complex present a challenge for both existing employees and visitors. The proposed construction of a vertical parking garage, will likely exceed the current 35-foot height limit.

Recommendation

- The Planning and Zoning Board recommended approval of the proposed amendment at the December 5, 2023 Planning and Zoning Board meeting.
- The City Council held a transmittal hearing on December 11, 2023.
- The Department of Commerce (DOC) completed their review and issued a no comment letter on January 12, 2024.
- 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.