



City of Port St. Lucie Text Amendment
Chapter 158– Zoning Code, Article VII- Institutional Districts, Amending Section 158.110
Project No. P23-216

SUMMARY

Applicant’s Request:	A Zoning Text Amendment to Chapter 158, Section 158.110
Applicant:	City of Port St. Lucie
Application Type:	Text Amendment to City’s Land Development Regulations
Project Planner:	Bethany Grubbs, Planner III

Background

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 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 uses only.

Analysis

The increasing population requires a proactive approach to urban development. By investing in building space and supporting vital projects such as the police training facility and the parking garage, we not only address immediate needs but also future demands. 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. Once crucial aspect of meeting these needs is a proposed increase in permitted building height. An increase in building heights will accommodate the expanding workforce needed to serve the citizens. This text amendment facilitates these critical projects.

The ongoing plans for a police training facility at the City Hall campus exemplifies 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. With an expanding population, the demand for law enforcement services rises to maintain the appropriate officer to citizen ratio. It is vital to equip our officers with the facilities they need to efficiently fulfill their duties. Considering the nature of police work, employees cannot operate remotely, underscoring the significance of quality office spaces.

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, which is likely to exceed the 35-foot height limit, a text amendment becomes necessary to facilitate this expansion.

Proposed Amendment

See attached Exhibit A. Changes are shown in ~~striketrough~~ and underline format.

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.