



City of Port St. Lucie

Planning and Zoning Department Memorandum

TO: PLANNING AND ZONING BOARD - MEETING OF AUGUST 6, 2019

FROM: PATRICIA A. TOBIN, AICP, LONG RANGE PLANNING ADMINISTRATOR

RE: CITY OF PORT ST. LUCIE
SECTION 158.174(G) – MODIFYING THE PROVISIONS FOR OFF-STREET
PARKING AND OFF-STREET LOADING REQUIREMENTS IN PLANNED UNIT
DEVELOPMENTS (PUDS)
ZONING CODE TEXT AMENDMENT
PROJECT #19-117

DATE: JULY 29, 2019

BACKGROUND:

This is a City staff-initiated text amendment to Section 158.174(G) of the Zoning Code. This section addresses off-street parking and loading requirements for planned unit developments. The section reads as follows:

(G) Off-street Parking and Off-Street Loading Requirements. Off-street parking and loading facilities shall be provided as set forth within section 158.221. Compact parking space standards may be used for up to thirty (30%) percent of the total required spaces. A compact parking space shall have a minimum of seven and one-half-foot width and length of fifteen (15) feet.

By referencing the parking section of the Zoning Code, specifically, Section 158.221, there is no opportunity to deviate from the standard parking requirements without obtaining a variance. The purpose of planned unit developments, according to Section 158.170(B), specifically states in the second sentence, "However, it is essential that the regulations and requirements applying to planned unit developments be sufficiently flexible in structure so as to encourage creative and imaginative design in planning and development."

The requirement of a professional parking analysis will provide the opportunity to tailor the required parking to the needs of a specific planned unit development project. That analysis will look at the uses and the size of a project, among other factors, to more accurately meet the parking demands of each planned unit development. By allowing a professional analysis of a specific development to more accurately determine what is needed, the project will have the flexibility, as mentioned in the purpose of the PUD zoning district mentioned above.

The provision for compact parking spaces can also be addressed through a professional parking analysis. As a result, staff is recommending that the provisions allowing thirty (30) percent of the parking spaces be compact be deleted.

PROPOSED AMENDMENT:

The proposed changes to Section 158.174(G) are provided below in underline and ~~strikethrough~~ format.

(G) Off-street Parking and Off-Street Loading Requirements. Off-street parking and loading facilities shall be provided as set forth within section 158.221~~7~~, unless otherwise provided within the PUD document. Proposed modifications to the parking requirements of Section 158.221 shall be accompanied with a professional parking analysis justifying such modifications. ~~Compact parking space standards may be used for up to thirty (30%) percent of the total required spaces. A compact parking space shall have a minimum of seven and one-half foot width and length of fifteen (15) feet.~~

STAFF RECOMMENDATION:

The Planning and Zoning Department staff finds this modification to be consistent with the intent and direction of the City's Comprehensive Plan and 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 conditions
- Motion to recommend denial to the City Council

*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.