

CITYWIDE DESIGN STANDARDS

5th Edition
(P18-024)

City Council Special Meeting
May 17, 2021
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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, shop, and visit; a place that attracts, businesses, and visitors and makes residents proud to call home.

The Citywide Design Standards are an important tool in fostering the development of an attractive city.



REQUESTED APPLICATION

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Overview

- 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.



Master Planned Communities

List of Master Planned Communities that have their own design standards and are exempt:

- St. Lucie West (Agreement)
- Tradition (MPUD)
- Southern Grove (MPUD)
- Western Grove (MPUD)
- Riverland-Kennedy (MPUD)

Other Exempt Areas:

- City Center PUD
- Becker Road Overlay District

Partial Exemptions:

- Veranda PUD (multifamily)
- Verano PUD (SF amenities)



Master Planned Communities - Proposed Revised Code

1. **St. Lucie West, Tradition, Southern Grove, Western Grove, and Riverland-Kennedy are exempt from these standards since these Master Planned Areas adopted other design standards with their inception.**
2. **Other future Master Planned Areas with an NCD (New Community District) future land use designation may be exempt from CDS with the adoption of independent design standards.**
3. **All development that is exempt from the CDS is encouraged to meet or exceed the requirements of the Citywide Design Standards (CDS).**

If Council wishes to change this requirement to include all development within the City, staff requests that Council approve the proposed Citywide Design Standards with the condition that staff revise document as instructed by Council and resubmit for approval.



Design Relief - Proposed Revised Code

City Council indicated that administrative approvals for design relief should be for minor variances. Staff has removed two of the design reliefs previously listed as follows:

Section 2.3.5.7. Removed Design Relief for: 25% pitched roof requirement on the front and sides of commercial type buildings.

Section 2.3.5.3. Removed Design Relief for: Garage doors not allowed to face arterial or collector roads. However, staff kept design relief to allow garage doors on a corner street where it is not practicable to orient garage doors to the interior of the site.

(Applications for Such requests will need to go to the Planning and Zoning Board (PZB) as a variance. If denied by the PZB, the applicant may appeal to the Board of Zoning Appeals (City Council members). **Are there any other changes that Council would like to see?**



Gas Station Canopies - Proposed Revised Code

- **Roof Materials** - Added that in addition to standing seam metal roofing, other roofing materials may be used such as tile, concrete, asphalt wood (composite), metal shingles.
- **Stripe** - Allow a maximum 10” stripe to be located at the top or bottom of the canopy fascia.
- **Length** - Limit the maximum length of a single canopy to 140 feet. Two canopies could be substituted for one long canopy.
- **Signage** - The Sign Code will need to be updated to address proposed requirements. Logos are permitted on canopy fascia, business name not permitted.
- **Examples:** Added additional photos for examples. See following pages.

Gas Station Canopies - Examples



Flat Roof Mechanical Equipment – Proposed Code

Roof mechanical equipment must be screened on all sides of a building with a parapet wall or other integrated architectural element that is part of the overall building design from a perspective that is 6 feet above grade for a distance of at least 300 feet. Parapet walls shall be at least 24” in height. Individual screens for equipment are not acceptable.

Comment: Using a distance such as 300 feet makes the requirement consistent for all development.





Marketplace Shopping Center on Jennings and US-1.

No parapet wall hiding A/C units located on the roof.

This distance to building from this perspective is approximately 300 feet.

Flat Roof Mechanical Equipment – Example

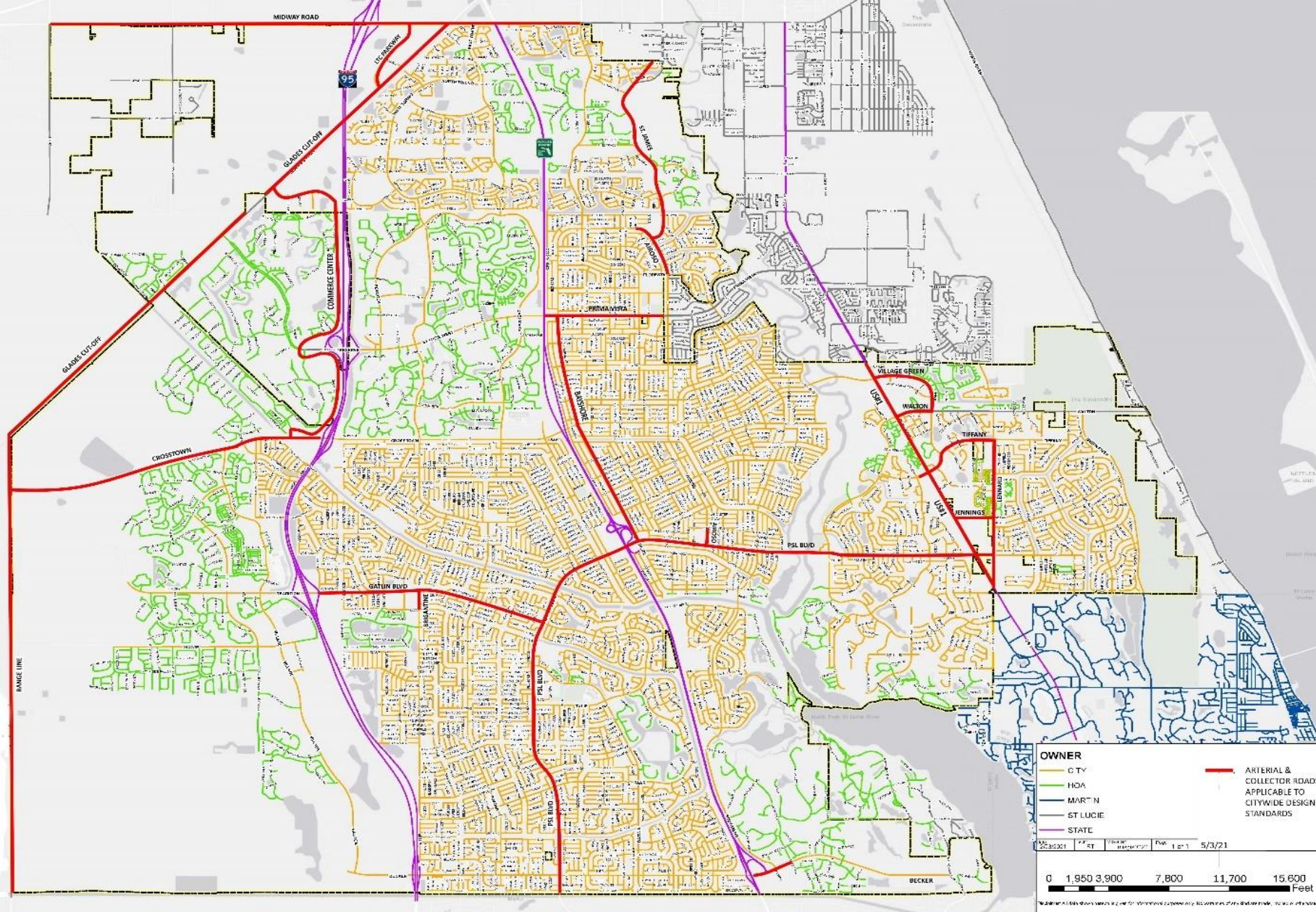


Marketplace Shopping Center on Jennings and US-1. No parapet wall hiding A/C units located on the roof. This distance to building from this location is approximately 300 feet.



Arterial and Collector Roads Map

- Added a map.
- Reduced the number of roads.



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Arterial and Collector Roads Table

Road Name	From	To	City
Airoso Blvd	Floresta	Viscaya St	Principal Arterial
Airoso Blvd	Port St Lucie Blvd	Thanksgiving	Minor Arterial
Bayshore Blvd	Port St Lucie Blvd	Prima Vista Blvd	Principal Arterial
Becker Road	Turnpike	SE Waterfallin	Minor Arterial
Cane Slough Rd	US-1	Lennard Rd	Minor Arterial
Commerce Centre Dr	Crosstown Pkwy	Glades Cut-off Rd	Collector
Crosstown Pkwy	Range Line Road	I-95	Principal Arterial
Gatlin Blvd	I-95	Port St Lucie Blvd	Principal Arterial
Glades Cut-Off Road	Range Line Rd	Midway Rd	Minor Arterial
Jennings Rd	US-1	Lennard Rd	Collector
Lennard Rd	US-1	Tiffany Ave	Minor Arterial
LTC Parkway	Midway Rd	Glades Cut Off Rd	Collector
Lyngate Dr	SE Morningside Blvd	US-1	Collector
Midway Rd	Western City Limits	Eastern City Limits	Principal Arterial
Port St Lucie Blvd	Martin County Line	Becker Rd	Minor Arterial
Port St Lucie Blvd	Becker Rd	US 1	Principal Arterial
Prima Vista Blvd	Bayshore Blvd	Airoso Blvd	Principal Arterial
Range Line Road	Glades Cut-Off Road	Southern City Limits	Minor Arterial
St James Dr	Airoso Blvd	Northern City Limits	Principal Arterial
US-1	South City Limits	North City Limits	Principal Arterial
Village Green Dr	Walton Road	US-1	Collector
Walton Rd	US-1	Village Green Dr	Minor Arterial



Topic	Existing	Proposed
Applicability to Master Planned Communities	Exempt from Design Standards	Encourage existing Master Communities to meet or exceed the Citywide Design Standards.
Design Relief - Removal	Zoning Administrator may grant or deny design relief.	Removed 1) pitched roof on 25% of front and sides and 2) garage doors / open bays facing street requirements from the design relief section. In order to obtain relief from these requirements, the applicant will need to obtain a variance from the Planning and Zoning Board (PZB). If the PZB denies the variance, the applicant may appeal to the Board of Zoning Appeals.
Gas Station Canopies	Only standing seam metal allowed for roof.	Roof Materials - Added that in addition to standing seam metal roofing, other roofing materials may be used such as tile, concrete, asphalt wood (composite), metal shingles.
	No stripes or graphics permitted on canopy.	Striping - Allow a maximum 10" stripe to be located at the top or bottom of the canopy fascia.
	Length of canopy unlimited.	Length - Limit the maximum length of a single canopy to 140 feet. Two canopies could be substituted for one long canopy.
	No signs or logos on canopy	Signage - The Sign Code will need to be updated to address proposed requirements. Logos are permitted on canopy fascia, business name not permitted.
	Show some examples	Examples - Added additional photos and text for examples.
Parapet Wall and Mechanical Equipment		Revised the criteria to determine the height of a parapet wall. The parapet wall height is determined by measuring from 6 feet above ground level for a distance of 300 feet to the top of an A/C unit or other mechanical equipment located on the roof rather than from a line horizontal to the mechanical equipment. The minimum parapet height is 24". The intent is to make the criteria the same for all buildings.
Arterial and Collector Roads	A table listed most all of the arterial and collector roads in the city.	The number of collector and arterial road was reduced. A map was created showing arterial and collector roads.

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

If Council wishes to change the applicability to include all development within the City, staff requests that Council approve the proposed Citywide Design Standards with the condition that staff revise the document and resubmit for approval.

Questions or Comments?

RECOMMENDATION

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END

