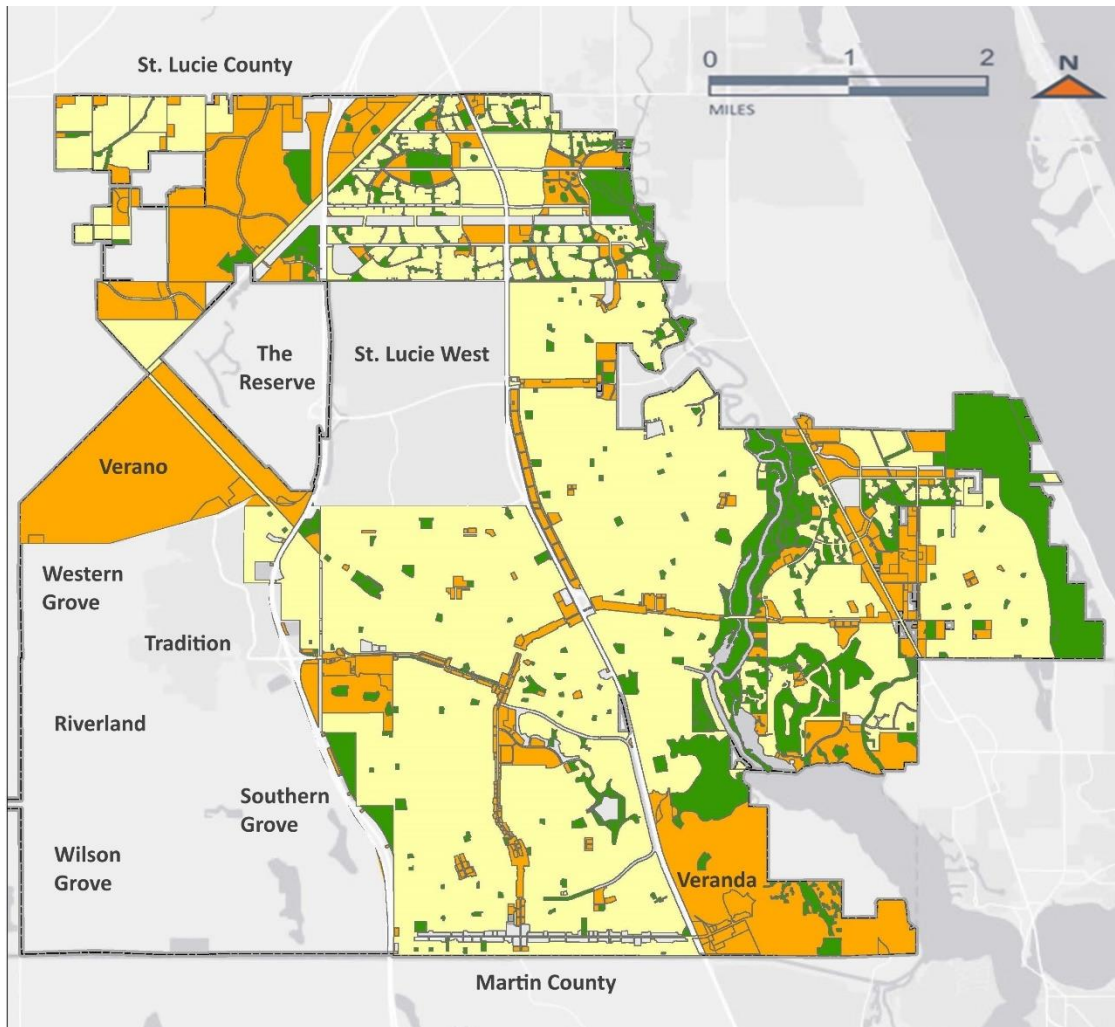




CITYWIDE DESIGN STANDARDS
5th Edition
P18-024



- Low Density Residential (RL) - Applicable, except for Single-Family Dwelling Units
- Other Future Land Uses as per Table 2-1 - Applicable, See Exceptions Sec. 2.1.1.
- Open Space (OSC, OSR, OSP) - Not Applicable

Location Map - Land Use Map

SUMMARY

Applicant's Request:	Request to amend the Citywide Design Standards.
Applicant:	City of Port St. Lucie, Planning and Zoning Department
Project Planner:	Holly F. Price, AICP, Planner III

Project Description

A well-designed city is a rewarding place to live, work, and visit; a place that attracts businesses and visitors and makes residents proud to call home. It provides a sense of place. To facilitate the development of aesthetically appealing building and site design, the City first adopted the Citywide Design Standards in 1997. Since that time, the design standards have been amended three times. The Planning and Zoning Department is proposing a fifth edition to the Citywide Design Standards. The design standards are intended to enhance building and site design to make the city a more attractive place to live.

The Citywide Design Standards encompass two approaches as a means to foster good design: *Development Standards* and *Design Guidelines*.

In Chapters 3 through 11, the *Design Standards* provide specific code requirements that must be met. Like the current Citywide Design Standards (CDS), the proposed standards use the future land use designation of a property to indicate which design standards apply to a specific property. Like the current Citywide Design Standards (CDS), the proposed CDS separate the City's various future land uses in to 3 categories: Commercial, Industrial, and Residential in Chapters 5, 6, and 7.

In Chapters 12 and 13, the *Design Guidelines* provide illustrations of existing buildings that have design deficiencies and provide illustrations showing proposed changes to the existing buildings that would create a better result. The *Design Guidelines* provide suggestions – and are not code requirements.

The yellow highlighting in the Citywide Design Standards indicates proposed new language.

Why are Urban Design Standards Important?

Urban design standards help shape the image of the City. Urban design addresses the sensory environment and how people perceive and use their environment. People care about the look, feel, and livability of their communities, and urban design standards are one of the City's most effective tools to address this need. In addition, the way a city looks and is perceived has a big impact on a community's economic vitality. Communities that are perceived as having more aesthetic appeal are often the same places that people like to live, work, shop, and visit.

- **Major changes to the Citywide Design Standards (CDS) include the following:**

Pages 3 - 2.1. Applicability and Exemptions to the Citywide Design Standards (CDS)

The content in this section is similar to the existing CDS, except that a map has been added and some future land uses have been added.

NOTE: The (I) Institutional zoning district is in the process of being removed as a compatible zoning district with the ROI (Residential, Office, Institutional) future land use designation. This revision needs to go to the State for review. The CDS will need to be revised after this is complete.

Page 4 - Section 2.1 - Applicable Future Land Use and Zoning Districts: Expanded the applicable future land use districts to include Low Density Residential (RL), Residential Golf Course (RGC), Mixed Use (MU), Office (O), and Planned Industrial Park (PIP).

Previously, RL and RGC land uses were not included in the Citywide Design Standards (CDS). In the RL future land use districts, the proposed design standards do not apply to single-family development but would apply to multifamily development and public buildings. In the RGC districts, the proposed standards do not apply to single-family development, but they do apply to other development, unless otherwise exempted in a PUD.

MU, O, and PIP are relatively new future land use districts that were added to the City's Future Land Use Element since the last amendment to the Citywide Design Standards in 2009.

Page 5 - Section 2.1.1. Applicability and Exemptions to the Citywide Design Standards (CDS)

This section has been updated. The Citywide Design Standards (CDS) apply to all new buildings and undeveloped properties located within the city as identified on Map 2-1 and Table 2-1, except:

1. Properties with single-family homes, model homes, and model home sales centers.
2. Properties located within the Becker Road Corridor as set for in the Becker Road Overlay District (BROD) Design Standards manual. See Section 158.228 of the Zoning Code.
3. St. Lucie West, Tradition, Southern Grove, Western Grove, and City Center PUD are exempt from these standards since these master planned areas adopted other design standards with their inception. Other master planned areas with a NCD future land use designation may be exempt with the adoption of independent design standards.
4. Planned Units Developments (PUDs) where exemption from CDS is approved by PUD ordinance.
5. Historic buildings as identified on a Historic Properties Survey.

ISSUE: Scope of Applicability of Citywide Design Standards

One of the issues raised during the discussion of proposed changes to the Citywide Design Standards (CDS) was whether master planned communities such as Tradition, Western Grove, Southern Grove, and St. Lucie West should be required to be part of the CDS and whether existing or proposed Planned Unit Developments (PUDs) or Master Planned Unit Developments (MPUDs) should be allowed to be exempt from the CDS. Currently these Master Planned Communities and some of the Planned Unit Developments (PUDs) are exempt from the CDS requirements.

The reason why the issue to include all development located within the City in the CDS has arisen is because there are CDS requirements that are not included in the design standards of the other master planned communities – that the City may consider important for all development located in the City.

Staff is requesting direction from the Planning and Zoning Board as to whether the aforementioned master planned communities should be included, or not, in the CDS and if the City should continue, or not, to allow other exemptions to the CDS through MPUDs, PUDs, other development approvals/agreements, etc.

1. Does the City want properties located in the NCD future land use districts to be included? (Example: Tradition, Southern Grove, Western Grove). All developments with New Community District (NCD) future land use designations all have Master Planned Unit Development (MPUD) zoning designations - and have their own design standards. Those standards are different than the CDS.

As indicated in Policy 1.2.6.1, the Future Land Use Element indicates that where the zoning in a MPUD (Master Planned Unit Development) zoning district conflicts with City code, the MPUD zoning shall prevail. Where the MPUD is silent, the City code might be expected to apply, unless there is another document or agreement that prohibits compliance.

2. Does City want to allow proposed or existing PUD development to propose design standards that vary from the current CDS or to allow proposed or existing PUD development to exempt itself from the CDS?

For example, should a PUD be allowed to modify the requirements of the CDS through the PUD approval process? Or, should proposed changes to the CDS in a PUD be executed by a different process?

There are two developments with RGC future land uses that have approved Planned Unit Development (PUD) zoning that allows exemptions to the CDS, Verano and Veranda. Should the City continue to allow these exemptions to continue? Should the PUDs be allowed to be exempt in the future through the PUD approval process, or another process?

3. If Planning and Zoning Board direction is to require developments with MPUD, PUD, or other approvals or agreements such as St. Lucie West that are in conflict with the with the CDS to abide by the proposed CDS, there will need to be further analysis on how to achieve this result by both the Planning and Legal Departments.

It is important for staff to understand Planning and Zoning Department's intent in order to thoroughly analyze the ramifications of proposed changes, if any. Staff is recommending at this time that the City proceed with the proposed CDS and come back at a later date and make modifications, as needed, based on the above issues listed in this section.

Page 5 - Section 2.1.5 through 2.1.7 – Existing Building Modifications: This section has been revised to require that any renovation or repair to a building must be in compliance with the CDS. For example, if an applicant wants to change the materials or paint colors, those changes need to be in compliance with the design standards.

Currently, buildings that were built prior to the adoption of the Citywide Design Standards (CDS) are not required to address any of the design standards unless the proposed changes are equal to or exceed 50% of the building replacement cost. The 50% threshold has never been triggered.

Staff is proposing to make the CDS applicable to all buildings in the City (excluding NCD future land uses, SLW, exempted PUDs, etc.) including buildings that were approved prior to the adoption of the CDS in 1997. The proposed threshold that triggers compliance with all the building and site design requirements has been changed to be based on the percentage of proposed wall area that is being repaired or modified rather than based on the percentage of building cost. If less than 50% of the wall area is proposed to be changed, then the design requirements would apply only to the specific feature/s proposed to be changed by the applicant. If 50% or more of the wall area is changed, then the CDS would apply to the entire building face and site.

Page 6 – Section 2.1.8 - Destruction of Structures Due to Casualty: This section of the code is similar to the existing code and is based on the percentage of building replacement cost. When 50% or more of the replacement cost is triggered as a result of a casualty such as wind, fire, flood, both the site and the building need to meet all of the requirements of the CDS, not just the parts of the building that are being repaired or renovated. If replacement cost is less than 50%, the only the specific proposed repair or renovation needs to conform with the Citywide Design Standards (CDS).

A threshold based on a 50% replacement cost threshold is likely a more difficult threshold to trigger than a 50% wall area threshold. This threshold is used since the proposed repairs or modifications are a result of a casualty and not an intended renovation.

Page 8 - Section 2.3.3 - Design Relief: Design Relief is similar to a variance except that rather than going to the Planning and Zoning Board for variance approval, the Design Relief application is reviewed by the Planning and Zoning Department’s Zoning Administrator for administrative approval. The intent of Design Relief is to provide shorter review time and less expense for minor variance requests to the design standards. The Zoning Administrator may grant or deny approval for Design Relief. Or, the Zoning Administrator may recommend sending the Design Relief request to the Planning and Zoning Board for a Variance. This design relief application includes a set of criteria to assist with the determination by the Zoning Administrator.

DESIGN STANDARDS – Chapters 3 through 11

Page 12 - Section 3.0.8 - Garage Doors or Open Bays Facing Street: This is a new requirement. Commercial buildings may not have garage doors or open bays facing an arterial or collector road. For corner lots that face an arterial or collector road, garage doors or open bays must be oriented to a side of the property not facing an arterial, collector, or local road corner. This requirement would minimize the visual impact of vehicular repair and service uses located along major corridors.

Page 12 - Section 3.0.10. - Exterior Garbage Cans: This is a new requirement. Commercial, office, institutional, and civic uses are required to provide exterior garbage cans as a means to discourage littering.

Page 16, 18 - Sections 5.1, 6.1 - Façade Articulation: This section revises the existing Citywide Design Standards regarding building wall articulation: The current five-foot wall offset requirement on the front and sides of commercial buildings has been replaced with other articulation requirements such as providing an architectural elements every linear 20 or 30 linear feet on the face of the building. Staff has also added that solar panels may not be located on the front and/or sides of buildings.

Page 17, 19 - Chapter 5.2, 6.2 - Window and Door Transparency: This is a new requirement. Window and door area transparency area refers to the area of glass windows or doors on the face of a building. Buildings with a higher ratio of glass area transparency typically evoke a more inviting appearance. In a pedestrian-oriented environment, a higher degree of transparency on the ground floor is necessary to provide a visual connection between the outside and inside. This gives visual interest to a street or pathway.

Page 18, 20 - Section 5.3, 6.3 - Minimum Building Height: This is a new requirement. To promote the development of a sense of place by creating spatial definition along major streets by establishing a minimum building height. The façade of a building that faces an arterial or collector road or Interstate highway is to have a minimum wall height of 22 feet for at least 60% of the length of the building.

Page 22 - Chapter 8 - Fueling Station Canopies: This is a new requirement. Over the decades gas stations have transformed from being located on relatively small sites with one or two fueling stations to much larger sites with many fueling stations and larger fueling station canopies. The fueling station canopy is a prevalent and often a dominant feature located along major roads today. The architecture and design of gas stations has a significant impact on the appearance of the city. The objective of the CDS is to facilitate the development of fueling station canopies that are compatible with the surrounding environment and more aesthetically appealing.

Page 24- Chapter 9 - Building Face and Roof Colors: Expanded the range of color for applicants to choose from. Also see, Appendix A. Approved Colors Chart. This is a separate document. Most all colors from the Sherwin Williams paint collection are allowed. However, very bright or very dark colors are limited to 2%, 5%, or 20%. Light to medium pastels and earth tone colors are still encouraged and reflect the type of colors historically associated with Port St. Lucie. A greater number of darker shades of gray and browns are proposed.

DESIGN GUIDELINES – Chapters 12 and 13

These are suggestions, not code requirements.

Page 29 - Chapter 9 - Design Principles: This is new. Great buildings are designed by applying the proven principles of proportion, scale, harmony, and detail, resulting in an overall balanced composition. This chapter gives an overview of these principles.

Page 37 - Chapter 10 - Building Typologies: This is new. The Design Guidelines for various Building Typologies are intended to encourage and guide developers to produce well-designed buildings that will enhance the overall community image and economic viability of the city. The Building Typologies illustrate examples of poor and unattractive design features. They also illustrate how positive changes could be made to the existing design to make the buildings more attractive and consistent with the Citywide Design Standards (CDS).

TEMPORARILY REMOVED or MOVED

Existing Chapter 11, Page 28 - Green Building Incentives: This chapter has been temporarily removed and added as a placeholder. The current design standards provide incentives that allow reduced building setbacks. However, these incentives have never been used by an applicant. Staff is proposing to research this issue further and add new incentives to the CDS later. There are other ways to promote LEED certified building development.

Existing Section 4.A.9. - Usable Open Space: Most often, the “usable open space” requirement was not easily accepted by applicants and sometimes not relevant to the use of the site. Staff has removed the requirement from the CDS. Instead, “usable open space” has been added to Chapter 10, Architectural

Elements as an option. Applicants are required to choose between 3 and 5 Architectural Elements from page 27 of the CDS for site plan approval, as previously required.

Background

Staff sent preliminary drafts of the Citywide Design Standards to the Planning and Zoning Board and the City Council for review prior to this meeting. In addition, staff sent draft copies of the design standards to the Chamber of Commerce, the Treasure Coast Builders Association (TCBA), and various other stakeholders. Staff held a Workshop with stakeholders on November 4, 2020 which included representatives from the Chamber of Commerce, TCBA, architects, and other development professionals. Staff presented a draft to the Development Task Force on February 19, 2021 and to the Commercial and Residential Stakeholders Group on March 5, 2021.

The Chamber of Commerce indicated that they did not wish to see master planned communities (NCD future land use areas, St. Lucie West) be required to also address the Citywide Design Standards (CDS).

The City hired Canin Associates, urban design consultants, located in Orlando Florida to assist the Planning and Zoning Department in amending the Citywide Design Standards.

Over the past 6 months, staff has had contact with many stakeholders and revised the design standards several times. Staff has proposed many changes to the existing design standards and expects additional changes will be desirable in the future as the City further refines the type of aesthetic features desired for the community.

STAFF RECOMMENDATION

- 1) **The Planning and Zoning Department recommends approval of the Citywide Design Standards (CDS).**
- 2) The Planning and Zoning Department recommends proposed changes, if any, related to the inclusion of master planned communities and other PUD developments be addressed in a future revision to the CDS. Staff requests direction from the Planning and Zoning Board as to the following:
 1. Does the City want properties located in the NCD future land use districts to be included? (Example: Tradition, Southern Grove, Western Grove). All developments with New Community District (NCD) future land use designations all have Master Planned Unit Development (MPUD) zoning designations - and have their own design standards. Those standards are different than the CDS.
 2. Does City want to allow proposed or existing PUD development to propose design standards that vary from the current CDS or to allow proposed or existing PUD development to exempt itself from the CDS? For example, should a PUD be allowed to modify the requirements of the CDS through the PUD approval process? Or, should proposed changes to the CDS in a PUD be executed by a different process?