



City of Port St. Lucie
Zoning Text Amendment
(P25 -199)

City Council Public Hearings December 8, 2025 and January 12, 2026

Request Summary

- This application is a city-initiated text amendment to Chapter 158-Zoning Code, Section 158.110, Institutional Zoning District.
- Section 158.110 establishes the allowed uses and development standards for the Institutional Zoning District.
- At present, the Institutional Zoning District sets a maximum height of 35 feet for all development.
- This application amends Subsection 158.110 (G) to provide for a maximum height of sixty-five feet for publicly owned or operated buildings or uses in an Institutional (I) Zoning District.
- A maximum height of 35 feet will remain for all other uses.

Background

- In 2024, the City Council approved an amendment to Policy 1.4.4.10 of the City's Comprehensive Plan to allow for an increase in building height up to sixty-five (65) feet for public buildings or uses for the Institutional Land Use Designation.
- This application amends the City's Zoning Code to provide for the increase in height for public buildings and uses in an Institutional Zoning District.

Proposed Amendment

Sec. 158.110. Institutional Zoning District (I)

(G) Maximum Building Height. Thirty-five (35) feet, except for the ROI (residential, office and institutional) conversion area as identified in the "City of Port St. Lucie Land Use Conversion Manual," lying between Airoso Boulevard and U.S. #1 where the maximum building height shall be one (1) story. The maximum building height may be increased to 65 feet for publicly owned or operated buildings or uses.

Analysis

- The proposed text amendment is consistent with Policy 1.4.4.10 of City's Comprehensive Plan.
- Policy 1.4.4.10 establishes the densities and intensities that apply to all the future land use categories
- It allows a maximum height of sixty-five (65) feet for public buildings or uses for the Institutional Future Land Use Designation.

Recommendation

- The Planning and Zoning Board recommended approval of the text amendment at the December 2, 2025, Planning and Zoning Board meeting.
- 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.