

City of Port St. Lucie

Modifying Section 158.174(G) for Parking in Planned Unit Development (PUD) (P19-117)

City Council Meetings of September 23, 2019 and October 14, 2019



Request:

- ☐ This is a City staff initiated text amendment to Section 158.174(G)
- ☐ Section 158.174(G) addressed off-street parking and loading requirements for Planned Unit Developments (PUDs)

BACKGROUND:

- Currently, the Zoning Code, provides no opportunity to deviate from the standard parking requirements without obtaining a variance.
- PUDs should be “sufficiently flexible in structure so as to encourage creative and imaginative design in planning and development.” Section 158.170(B)
- The proposed amendment will require a professional parking analysis to determine the appropriate number of spaces for the development as well as the appropriate use of compact spaces.

CURRENT CODE LANGUAGE:

Section 158.174(G) currently 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 on-half-foot width and length of fifteen (15) feet.

PROPOSED CODE LANGUAGE:

In order to allow for more flexibility with planned unit developments, the Planning and Zoning staff recommends the following amendments to Section 158.174(G) (shown 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, unless otherwise provided with in 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 spaces standard 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.~~

Planning & Zoning Board Recommendation:

The Planning and Zoning Board at their August 6, 2019 meeting unanimously recommended approval of the text amendment.

