ORDINANCE 11-80

COUNCIL ITEM 10C
DATE 10/24/11

AN ORDINANCE AMENDING THE CITY OF PORT ST. LUCIE CODE OF ORDINANCES, AMENDING CHAPTER 153.03(C) INDUSTRIAL AREAS OF THE LANDSCAPE CODE OF THE CITY OF PORT ST. LUCIE LAND DEVELOPMENT REGULATIONS; PROVIDING AN EFFECTIVE DATE.

THE CITY OF PORT ST. LUCIE HEREBY ORDAINS:

Section 1. All remaining provisions of Chapters 153 shall remain in full force and effect. Underlined text is new language. The amendment to the code shall read as follows:

§153.03 USE OF LANDSCAPING FOR SITE DEVELOPMENT AREA

The use of landscaping shall be required for all site development as follows:

(A) **Commercial Areas**. For site development in commercial areas, landscaping shall be placed as described in §153.04 herein, except §153.04 (M).

(B) **Multi-family Residential/Institutional Areas.** Sites developed for multi-family, institutional, and public buildings shall have landscaping installed in accordance with the requirements described in §153.04 herein, except §153.04(H) and §153.04(M). Note: Platted townhouse lots shall be subject to the requirements of §153.04(M). A landscape strip that is at least 10 feet in depth shall be provided between buildings and parking lots, sidewalks, and vehicular use areas. This area is to be planted with grass, ground cover, shrubs, and trees. See §153.04(N) for minimum required quantity.

(C) **Industrial Areas**. Sites developed in industrial areas shall have landscaping installed in accordance with the requirements of §153.04 herein, except §153.04(M), 153.04(I)3, 153.04(J), and 153.04(N):

(1) **Inner Courtyards**. Warehouse and/or industrial complexes erected with an inner court enclosed by walls or buildings shall not be required to landscape the inner court storage area.

(2) **Site Perimeter Landscaping**. A landscape strip at least ten feet in depth shall be located adjacent to all rights-of-way and abutting properties, unless indicated otherwise. Along a street right-of-way, one tree shall be provided for each 30 linear feet of frontage, or fractional part thereof. Trees may be placed in any arrangement within the landscape strip provided that the spacing between tree trunks is no greater than 50 feet. A continuous hedge shall extend the length of the landscape strip. One shrub shall be required for each 2 linear feet and the shrubs

shall be at least 24 inches in height at the time of planting. The remainder of the landscape strip shall be planted with grass, ground cover, shrubs, and other landscape treatment, excluding paving. Landscape strips not located adjacent to a street right-of-way shall have at least one tree for every 60 linear feet, or fractional part thereof, unless indicated otherwise. A landscape strip located around an Open Lot Storage Area shall provide one tree for every 30 linear feet, or fractional part thereof. Where an industrial use is located next to a commercial, office, or institutional use, a continuous hedge shall also be provided within the side and rear perimeter landscape strip, unless there is an existing hedge located along the perimeter of the adjacent property. Parking lot perimeter landscape strip requirements shall take precedence where a parking lot is located adjacent to a perimeter landscape strip.

(3) **Parking Lot Interior Landscape Islands.** Parking lot interior landscape islands are to be provided unless the required shade trees are mitigated on site and are depicted on the landscape plan.

(D) **Planned Unit Development (PUD).** If a landscape plan is approved for a PUD project, then the PUD landscape plan will be enforced in lieu of the requirements of this subchapter.

(E) **Single-Family Residential Areas**. For site development in single-family residential areas, landscaping shall be installed in accordance with §153.04(M), §153.04(B)(3). See Chapter 97, Appendix A, for minimum sod area requirements.

(F) Administrative amendments to approved Site Plans pursuant to §158.237(K) shall not be required to provide a landscape plan unless the proposed amendment would substantially affect the approved landscape plan.

The remainder of this page is intentionally left blank.

Section 2. This ordinance shall become effective ten (10) days after its final adoption.

PASSED AND APPROVED by the City Council of the City of Port St. Lucie, Florida, this _____ day of _____, 2011.

CITY COUNCIL
CITY OF PORT ST. LUCIE, FLORIDA

BY:_____
JoAnn M. Faiella, Mayor

ATTEST:

_____
Karen A. Phillips, City Clerk

APPROVED AS TO FORM:

BY:_____
Roger G. Orr, City Attorney

CITY OF PORT ST. LUCIE, FL - CITY COUNCIL

AGENDA ITEM REQUEST

MEETING: *REGULAR* __X__ *SPECIAL* ____

DATE: October 24, 2011 and November 14, 2011

ORDINANCE __X__ *RESOLUTION* ____ *MOTION* ___ *PUBLIC HEARING* __X__

ITEM: P11-117 CITY OF PORT ST. LUCIE
CHAPTER 153.03(C) INDUSTRIAL AREAS OF THE LANDSCAPE CODE
ZONING TEXT AMENDMENT

RECOMMENDED ACTION: The Planning and Zoning Board reviewed the request on October 4, 2011 and unanimously recommended approval.

EXHIBITS:

A. Ordinance
B. Staff Report
C. Support Materials

SUMMARY EXPLANATION/BACKGROUND INFORMATION: The City of Port St. Lucie is proposing to amend Chapter 153.03(C) Industrial Areas of the Landscape Code of the City of Port St. Lucie Land Development Regulations to address landscape island requirements for industrial areas.

IF PRESENTATION IS TO BE MADE, HOW MUCH TIME WILL BE REQUIRED?

None.

SUBMITTING DEPARTMENT: PLANNING and ZONING *DATE: October 12, 2011*

City of Port St. Lucie
Planning and Zoning Department
A City for All Ages

TO: CITY COUNCIL – MEETINGS OF OCTOBER 24 AND NOVEMBER 14, 2011

FROM: KATHERINE H. HUNTRESS, PLANNER

RE: ZONING TEXT AMENDMENT
CITY OF PORT ST. LUCIE CHAPTER 153.03(C)
INDUSTRIAL AREAS OF THE LANDSCAPE CODE
PROJECT NO. P11-117

DATE: OCTOBER 11, 2011

The City of Port St. Lucie is proposing to amend Chapter 153.03(C) Industrial Areas of the Landscape Code of the City of Port St. Lucie Land Development Regulations to address landscape island requirements for industrial areas.

The purpose of this amendment is to provide a mitigation option for the requirement for landscape islands on industrial site plans to allow trucks to maneuver freely without obstructions, provided that the required landscaping is located elsewhere on the site (see attached letters of support from various local businesses). This zoning text amendment proposes to add the following item to Chapter 153.03(C) Industrial Areas and related cross reference:

> (3) **Parking Lot Interior Landscape Islands.** Parking lot interior landscape islands are to be provided unless the required shade trees are mitigated on site and are depicted on the landscape plan.

All remaining provisions of Chapter 153 shall remain in full force and effect. Underlined text is new language. The amendment to the code is proposed as follows:

§153.03 USE OF LANDSCAPING FOR SITE DEVELOPMENT AREA

The use of landscaping shall be required for all site development as follows:

(A) **Commercial Areas**. For site development in commercial areas, landscaping shall be placed as described in §153.04 herein, except §153.04 (M).

(B) **Multi-family Residential/Institutional Areas.** Sites developed for multi-family, institutional, and public buildings shall have landscaping installed in accordance with the requirements described in §153.04 herein, except §153.04(H) and §153.04(M). Note: Platted townhouse lots shall be subject to the requirements of § 153.04(M). A landscape strip that is at least 10 feet in depth shall be provided between buildings and parking lots, sidewalks, and vehicular use areas. This area is to be planted with grass, ground cover, shrubs, and trees. See §153.04(N) for minimum required quantity.

(C) **Industrial Areas**. Sites developed in industrial areas shall have landscaping installed in accordance with the requirements of §153.04 herein, except §153.04(M), 153.04(I)3, 153.04(J)(2), and 153.04(N):

(1) **Inner Courtyards**. Warehouse and/or industrial complexes erected with an inner court enclosed by walls or buildings shall not be required to landscape the inner court storage area.

(2) **Site Perimeter Landscaping**. A landscape strip at least ten feet in depth shall be located adjacent to all rights-of-way and abutting properties, unless indicated otherwise. Along a street right-of-way, one tree shall be provided for each 30 linear feet of frontage, or fractional part thereof. Trees may be placed in any arrangement within the landscape strip provided that the spacing between tree trunks is no greater than 50 feet. A continuous hedge shall extend the length of the landscape strip. One shrub shall be required for each 2 linear feet and the shrubs shall be at least 24 inches in height at the time of planting. The remainder of the landscape strip shall be planted with grass, ground cover, shrubs, and other landscape treatment, excluding paving. Landscape strips not located adjacent to a street right-of-way shall have at least one tree for every 60 linear feet, or fractional part thereof, unless indicated otherwise. A landscape strip located around an Open Lot Storage Area shall provide one tree for every 30 linear feet, or fractional part thereof. Where an industrial use is located next to a commercial, office, or institutional use, a continuous hedge shall also be provided within the side and rear perimeter landscape strip, unless there is an existing hedge located along the perimeter of the adjacent property. Parking lot perimeter landscape strip requirements shall take precedence where a parking lot is located adjacent to a perimeter landscape strip.

(3) **Parking Lot Interior Landscape Islands.** Parking lot interior landscape islands are to be provided unless the required shade trees are mitigated on site and are depicted on the landscape plan.

(D) **Planned Unit Development (PUD).** If a landscape plan is approved for a PUD project, then the PUD landscape plan will be enforced in lieu of the requirements of this subchapter.

(E) **Single-Family Residential Areas**. For site development in single-family residential areas, landscaping shall be installed in accordance with §153.04(M), §153.04(B)(3). See Chapter 97, Appendix A, for minimum sod area requirements.

(F) Administrative amendments to approved Site Plans pursuant to §158.237(K) shall not be required to provide a landscape plan unless the proposed amendment would substantially affect the approved landscape plan.

STAFF RECOMMENDATION

The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the City's policies of the Comprehensive Plan and recommends approval. The Planning and Zoning Board reviewed the request on October 4, 2011 and unanimously recommended approval.