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City of Port St. Lucie Text Amendment  
Chapter 156: Subdivision Regulations, Section 156.038  
Project No. P23-041

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**SUMMARY**

Applicant's Request:	An amendment to Chapter 156 – Section 156.038 - Preliminary Plat
Applicant:	City of Port St. Lucie
Application Type:	Text Amendment to City's Land Development Regulations
Project Planner:	Anne Cox, Assistant Director of Planning and Zoning

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**Background**

This proposed amendment to Section 156.038 of the Zoning Code is a staff-initiated text amendment. The purpose and intent of this amendment is to provide an accelerated and streamlined approval process for major preliminary plats (3 or more lots or tracts) that are not located within a Master Planned Unit Development (MPUD) with a New Community Development (NCD) future land use designation.

**Plat Approval Process**

Section 156.038(F) of the Subdivision Regulations allows all minor preliminary plats (2 lots or tracts) and major preliminary plats in an MPUD with an NCD future land use designation to go to the Site Plan Review Committee (SPRC) for a recommendation and straight to the City Council for approval. All other major preliminary plats must go to the SPRC for a recommendation, then to the Planning and Zoning Board, who makes a recommendation to the City Council for final approval. The final plat goes back to SPRC for a recommendation to the City Council. Approval of the final plat allows the plat to be recorded so that permits for building construction can be issued.

**Who comprises the Site Plan Review Committee (SPRC)?**

The SPRC consists of the assistant planning and zoning director (chair), Public Works, Building and Utility Systems representatives, as well as a member of the Planning and Zoning Board. And representatives from the Police Department, Fire District, and School District are non-voting members. The SPRC is considered a technical committee that reviews each plan submitted against the regulations of that department or agency.

**Effects of Modifications to the Preliminary Plat Approval Process**

The proposed amendment is to modify Sections 156.038 (A), (F), (G) and (H). Per Sections 156.038 (F) and (G), the inclusion of Planning and Zoning Board recommendation adds approximately three (3) to four (4) weeks to the approval process for major preliminary plats not located within an MPUD and NCD future land use designation. Preliminary plats are generally requested to initiate the construction of infrastructure within a large project, as only final plats would allow for vertical construction. The proposed

modification will accelerate and streamline the development review process for all projects requiring preliminary plats within the City, not just those located within an MPUD with a NCD future land use designation. This modified approval process can potentially shorten the approval time for those projects by 3 -4 weeks. From May 2022 to April 2023, the Planning and Zoning Board reviewed four (4) preliminary plats on the consent agenda and there was no discussion.

Section 156.038(A) is proposed to be amended to clarify that the SPRC is reviewing the plat for technical standards compliance. The thirty (30) day timeframe for City Council to consider all submittals and the recommendation of the SPRC is proposed to be removed from Section 156.038 (H), since the applicant must address all technical comments from the SPRC before the plat can be forwarded to City Council.

**Proposed Amendment**

See attached Exhibit A. Changes are shown in ~~striketrough~~ and underline format.

**STAFF RECOMMENDATION**

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 of the proposed amendment based on the analysis and findings as noted in the staff report.

**PLANNING AND ZONING BOARD ACTION OPTIONS:** \*

- Motion to recommend approval to the City Council
- Motion to recommend approval to the City Council with changes
- Motion to recommend denial to the City Council

\* Should the Board need further clarification or information from staff it may exercise the right to table or continue the hearing or review to a future meeting.