



Chapters 153 and 158

Text Amendments

(P25-030)

City Council Meetings of April 28, 2025 & May 12, 2025
Bethany Grubbs, AICP, Senior Planner/Public Art Program

Request Summary

Request:	This is a city-initiated Zoning Code amendment to define virtual auto sales dealers and establish regulations, revise rear setbacks in select districts, and correct a PUD conceptual plan submittal text error.
Applicant:	City of Port St. Lucie

Proposed Amendment

Exhibit “A”

Sec. 153.01. Definitions.

VIRTUAL AUTO SALES. A business that primarily sells new or used vehicles online, enabling customers to browse inventory, secure financing and complete their purchase remotely. The operation may include a physical office and display as required by the Florida Administrative Code (FAC) 15C-7.003.

Proposed Amendment

Exhibit “B”

Sec. 158.110. Institutional Zoning District (I).

- (3) Rear Yard. Each lot shall have a rear yard with a building setback line of ~~twenty-five~~ ten (25 10) feet. A building setback line of twenty-five (25) feet shall be required when the yard adjoins a residential future land use category or a public right-of-way.

Proposed Amendment

Exhibit “C”

Sec. 158.120. Neighborhood Convenience Commercial (CN).

- (3) **Rear Setback.** Each lot shall have a rear yard with a building setback line of ~~twenty-five~~ ten 10 (2510) feet. A building rear setback line of twenty-five (25) feet shall be required when it abuts a residential future land use category, public right-of-way.

Proposed Amendment

Exhibit “D”

Sec. 158.135. Warehouse Industrial Zoning District (WI).

Permitted Principal Uses and Structures.....

t. Virtual auto sales in accordance with Section 158.212.

Proposed Amendment

Exhibit “F”

Sec. 158.177. Changes in Conceptual Plans.

- (4) Minor changes to the configuration of uses, open space, stormwater, utility, and roadways to overcome a particular difficulty or to achieve a more functional and desirable use of the property than was originally anticipated provided the proposed changes do not alter the intent and purpose of the approved overall development plan, do not alter the intent and purpose of the associated ~~NCD District~~ PUD concept plan, and do not conflict with a specific provision of the adopted PUD approval.

Proposed Amendment

Exhibit “G”

Sec. 158.212. ~~Reserved.~~ – Virtual Auto Sales.

- (A) In General. Retail sales of motor vehicles are allowed only within enclosed buildings, subject to the following regulations.
- (B) Supplementary Use Regulations.
 - 1. Indoor Operations Only. All vehicle storage, sales transactions, and customer interactions must occur entirely within an enclosed structure. No exterior storage, parking, or advertising of vehicles is permitted.
 - 2. No Ancillary Sales or Services. The sale of vehicle parts, accessories, or related services, including repairs, maintenance, or washing, is prohibited.
 - 3. Test Drives. Test drives must be pre-scheduled and conducted off-site. Vehicles must remain enclosed until a customer appointment, with no exterior on-site browsing or staging.
 - 4. Compliance with Licensing Requirements. The business must maintain an office and display space in compliance with Florida Administrative Code R. 15C-7.003.

Recommendation

On April 1, 2025, the Planning and Zoning Board recommended approval of the proposed text amendments.