



Chapters 153 and 158

Zoning Text Amendment

(P25-030)

Planning and Zoning Board April 1, 2025
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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 (~~25~~ 10) 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 “E”

Sec. 158.137. Utility Zoning District (U).

(I) Setback Requirements and Landscaping.

- (1) **Front, and Side, ~~and Rear~~ Setbacks.** Each lot shall have front, and side ~~and rear~~ building setback of ten (10) feet provided that no setback is required from a railroad or limited access highway right-of-way.
- (2) **Rear Setback.** Each lot shall have a rear yard with a building setback line of ten (10) 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.
- (~~2~~3) Setbacks shall not apply to stormwater facilities including lakes, canal, and control structures which may have a zero (0) setback.
- (~~3~~4) **Landscaping Requirements.** Landscaping and buffering requirements are subject to Chapter 154. All mechanical equipment shall be screened from property zoned residential. This screening shall be designed as both a visual barrier and a noise barrier. All open storage areas shall be screened from view from public rights-of-way and residentially zoned property. Said screening shall be an opaque fence or wall at least eight (8) feet tall, with no material placed so as to be visible beyond the height of said fence or wall.

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~~ PUD District 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 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.

Planning & Zoning Staff Recommendation

The Planning and Zoning Department finds the proposed text amendment to be consistent with the intent and direction of the City's comprehensive plan and recommends approval.