

City of Port St. Lucie

Accelerated Site Plan Review Process

Article XII – Site Plan Review Requirements & Procedures (P19-137)

City Council Meetings of September 28 & October 12, 2020

CityofPSL.com



Request:

Staff initiated text amendment to shorten and streamline the time it takes for projects to receive approval.



Site plans are divided into minor and major.

Minor Site Plan Review Process

- Minor site plans
 - Site Plan Review Committee (SPRC) for a recommendation
 - City Council for final approval
 - Process of going to the City Council adds approximately three (3) weeks to the approval process.

Major Site Plan Review Process

- Major site plans
 - SPRC for a recommendation
 - Planning and Zoning Board for a recommendation
 - Final approval by the City Council
 - Process with the inclusion of the Planning and Zoning Board and the City Council adds approximately seven (7) weeks to the approval process.



Site Plan Review Process for Property within a Master Planned Unit Development

- New Community Development (NCD) district and approved Master Planned Unit Development (MPUD) zoning district are permitted by Section 158.237(E) to follow the approval process outlined for minor site plans.
- This streamlined process for these areas is governed by Policy 1.2.6.5 of the Comprehensive Plan's Future Land Use Element.
- The amendments that established the NCD district were established in 2002 to accommodate the developments of regional impact (DRIs) in the southwest area of the City.



Site Plan Review Process for Property within a Master Planned Unit Development

- As a part of the Evaluation and Appraisal Review (EAR), staff is recommending the deletion of Policy 1.2.6.5 of the Future Land Use Element.
- This policy should be deleted from the Comprehensive Plan so that projects with an approved MPUD are processed consistently with all other projects within the City.
- Deleting this policy does not adversely affect the approval process even if the Council does not recommend moving forward with the changes suggested by staff since this policy is currently codified in Section 158.237(E).



Effect of Modifications to Site Plan Review Processes

- will accelerate and streamline the development review process for all projects, including economic development projects
- shorten the approval time, depending on the size of the project by three (3) to seven (7) weeks
- does not change or alter any existing technical regulations. All projects will be required to meet all appropriate code sections, i.e., setbacks, parking, architectural design, ADA, storm drainage, etc.
- modifications to the process would also have no impact on the approval process for comprehensive plan amendments, rezonings, special exception uses, or variances

Comparative Analysis :

Jurisdictions	Thresholds	
	Staff Committee	Elected body or board approval
St. Lucie County	Projects < 50,000 SF and < 50 DUs	Projects > 50,000 SF and >50 DUs
Tallahassee	All projects that meet code regardless of size	
Orlando	Projects < 65,000 SF, < 100 DUs, less than 4 stories or 5 acres or less	Several DRCs, depending on the area
Fort Lauderdale	DRC or equivalent approves all projects	
Tampa	DRC or equivalent approves all projects	
West Palm Beach	DRC or equivalent approves all projects	
Hialeah	Departments review individually, no DRC/SPRC	
Miami	DRC or equivalent approves all projects (Projects over 200,000 SF go to Urban Development Review Board [appointed] – makes recommendation to the Director of P&Z)	

Legend:

- < = less than
- > = greater than
- SF = square feet
- DUs = dwelling units
- DRC = development/design review committee



Planning & Zoning Board's Recommendation:

The Planning and Zoning Board at their meeting on September 1, 2020, unanimously recommended approval of the text amendments.