



City of Port St. Lucie Text Amendment
Chapter 163 – Model Homes
Project No. P21-146

SUMMARY

Applicant's Request:	An amendment to Chapter 163 – Model Homes
Applicant:	Mattamy Palm Beach, LLC
Application Type:	Text Amendment to City's Land Development Regulations
Project Planner:	Stephen Mayer, Planner III

Background

This is a text amendment proposed by Mattamy Palm Beach, LLC to Chapter 163, Article XV Land Uses – Model Homes of the Land Development Regulations. The purpose and intent of this amendment is to clarify development standards for model homes within Master Planned Unit Developments (MPUD) and Planned Unit Developments (PUD) and allow the site plans for model homes within PUDs and MPUDs to be approved administratively.

Currently, model home site plans within PUDs are reviewed by the Site Plan Review Committee (SPRC) and must be approved by City Council as a minor site plan. The applicant identified a potential text change in Section 163.20(D), entitled Model Home Permit, Eligibility, which will enable the SPRC to review and approve model home site plans within PUDs.

In order to provide more flexibility for parking areas, the applicant identified potential text changes to Section 163.04(D), entitled Site Requirements and Accessibility. The proposed text change would allow only one separate parking lot is required for model homes, therefore alleviating the requirement to provide an additional parking area when model homes happen to be separated within the same development.

The amendment is necessary to allow the SPRC to review and approve Model Home site plans rather than requiring City Council approval, and to allow applicant's greater planning flexibility to consolidate parking areas to the main office location rather than requiring parking areas for each model home site within the same development.

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.