



Chapter 158 - City Initiated Text Amendment - Section 158.177 and Section 158.192 Changes in Conceptual Plans.

P22-202 – Text Amendment Application

SUMMARY

Applicant's Request:	This is a City initiated Text amendment to provide a mechanism for minor changes to MPUDs and PUDs to be approved administratively.
Applicant:	City of Port St Lucie
Applicant Type:	Zoning Text Amendment to the City's Land Development Regulations
Project Planner:	Daniel Robinson, Planner III

Project Description

Staff has proposed language to Chapter 158 that provides a mechanism for administrative approval of minor changes to PUDs & MPUDs. The proposed language will provide the Planning Administrator to approve minor changes administratively.

Minor changes are defined as the following:

1. Minor changes which do not trigger the standards listed under Section 158.177 (A).
2. Reduction in the number of dwelling units or a decrease in floor area.
3. Reduction in the number of dwelling units or floor area in one phase of the project with a corresponding increase in the number of units or square footage in another portion of the project.
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 concept plan, and do not conflict with a specific provision of the adopted PUD approval.
5. Minor changes to maximum height limits that do not exceed thirty-six inches.

Analysis

The proposed text amendment will remedy a hardship for developments needing to make small changes and updates that would currently require the full process of an amendment to existing MPUDs and PUDs. Staff finds the proposed language provides efficient customer service.

Proposed Amendment

See attached Exhibit "A" and "B" Changes are shown in ~~strike through~~ and underline format.

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.