



**Chapter 156 - City Initiated Text Amendment - Sections 156.037, 156.040, and 156.071, of Subdivision Regulations – Standard Procedures and Off-Site Improvements.
P22-212 – Text Amendment Application**

SUMMARY

Applicant's Request:	This is a City initiated Text amendment intended to expedite and streamline the Plat approval process.
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

This is a City initiated text amendment intended to improve and streamline the plat approval process by providing for approval of plats on the consent agenda. Staff has also added language clarifying the submittal requirements for townhome developments by cross-referencing the regulations on townhomes, and added language to state that the any findings or conditions shall be stated on the record prior to action because there will no longer be a resolution.

Analysis

Each development application that is heard by the City Council has a project manager in the planning department. That means that in addition to reviewing the submittals for sufficiency and against the code, the planner is also responsible for the preparation of the staff report, creating a Legistar item, and drafting a Resolution and a PowerPoint presentation for inclusion in the Legistar packet. In FY22/23 forty-two (42) plats came before the city council, and each one had a PowerPoint presentation and Resolution in the backup material. Each of these items must be read into the record and voted on individually. Plat applications are straightforward items, and the City Council does not typically hear the presentations. It would be more efficient to have these items on the consent agenda to allow the council to have discussions on other matters. Council can still hold any item needing discussion off the consent agenda, like we do with major site plans. For this reason, Staff proposes to modify the code in order to remove the requirement for action by Resolution, and also to discontinue the preparation of presentations on these items moving forward to allow the council and staff to spend that time on other tasks.

This is a process improvement for the City Council, staff and applicants.

Proposed Amendment

See attached Exhibit "A", "B", and "C".

Changes are shown in ~~striketrough~~ 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 to be a process improvement, and as such recommends approval.

The Planning and Zoning Board heard this item at their meeting of December 5, 2023 and issued a favorable recommendation for approval.