



Text Amendment to Section 158.225

(P26-042)

Planning and Zoning Board Meeting May 5, 2026

# Request Summary

Request:	A City initiated text amendment to Section 158.225. Outdoor Sales and Special Events of the Zoning Code.
Applicant:	City of Port St. Lucie

# Reasons for the Proposed Changes

This section of the Code is administered by the Neighborhood Services Division. Changes were made in consultation with staff from Special Events, Legal, PD, and Planning and Zoning.

The primary intent of the amendment is to streamline the application process and make it more efficient for applicants.

The proposed changes apply to temporary events and sales held on private property zoned commercial, institutional or PUD.

Events on City-owned parcels are coordinated through the Special Events Division.

# Summary of Proposed Changes

The text amendment will retitle Section 158.225 from “Outdoor Sales and Special Events” to “Temporary Outdoor Sales and Events”, include definitions for “Temporary Outdoor Sales” and “Temporary Outdoor Events”, remove the application and permitting process details from the section, and allow for those details to be established in a separate policy.

# Primary Goals for the Proposed Changes

- Establish a more agile framework for managing permits by removing the current rigid code.
- Allow for more frequent and efficient adjustments to policies as the city's needs evolve.
- Better accommodate the diverse requirements of local businesses and event organizers by simplifying the application process.
- Streamlines the administrative workflow

# Proposed Amendment

## **Define Temporary Outdoor Sales – 158.225(A)**

- “Temporary Outdoor Sales” shall mean any short-term outdoor display or sale of goods, services, or merchandise by a single vendor. Temporary outdoor sales shall include, but are not limited to, recreational vehicles, Christmas trees, flowers, rugs, and fireworks.
- A permit is not required for the display of merchandise at the entry to retail establishments.

# Proposed Amendment

## Define Temporary Outdoor Events– 158.225(B)

- "Temporary Outdoor Events" shall mean an organized or planned gathering of persons having a common purpose, design, or goal, that is to occur on private property. Temporary outdoor events shall include, but are not limited to, festivals, fundraisers, exhibitions, multi-vendor events, musical performances, races/walks, carnivals, and parades that:
  - Require street closings/detours.
  - Likely to attract substantial crowds.
  - Unlike the customary or usual activities generally associated with the property.
  - Require the use of city resources, financial or otherwise, in excess of the City's normal day-to-day.
  - Any additional criteria as deemed by the City Manager, or their designee(s).

# Proposed Amendment

## **Requires a Permit and Establishes Policy – 158.225(C)**

- No person shall conduct temporary outdoor sales or events, unless a permit has been obtained in accordance with the City's Temporary Outdoor Sales Policy or Temporary Outdoor Event Policy.

# Proposed Amendment

## **Ability to Adjust Policies and Procedures – 158.225(D)**

- The City Manager, or their designee(s), are authorized to create additional policies, rules and regulations that are consistent with and that further the provisions set forth within this Section in accordance with Florida Statutes, Special Act or Resolution of the City Council that pertain to the conduct and operation of an outdoor sale or outdoor event.

# 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.