



Section 158.217 Mobile Food Dispensing Vehicles & Temporary Commercial Kitchens

Text Amendment

Planning and Zoning Board – December 3, 2024

Request Summary

Applicant's Request:	A city-initiated text amendment to Section 158.217 Accessory Uses and Structures of the City of Port St. Lucie Zoning Code.
Applicant:	City of Port St. Lucie



Background

- Currently, Section 158.217 of the Zoning Code restricts mobile vending of food or flowers to a business located in either zoning districts General Commercial (CG) or Planned Unit Development (PUD).
- Section 158.217(G) Mobile Sales does not address vendors operating mobile food trucks or food trailers within City limits.
- Florida Statutes Section 509.102 preempts to the state the regulation of Mobile Food Dispensing Vehicles (MFDV) and Temporary Commercial Kitchens (TCK) (commonly referred to as Mobile Food Trucks and Food Trailers).
- Pursuant to F.S. 509.102, a municipality, county, or other local governmental entity may not prohibit mobile food dispensing vehicles or temporary commercial kitchens from operating within the entirety of the entity's jurisdiction.



Background

- On 10/29/24, Staff hosted a stakeholder information session to allow attendees provide general feedback on the proposed ordinance.
- Attendees were presented with general information about the proposed general and new requirements.



Proposed Amendment

- Proposed changes to Section 158.217 (G), Mobile Sales are to reorganize the section and specify prohibited locations.
- Adds operation of Mobile Food Dispensing Vehicle (MFDV) and Temporary Commercial Kitchen (TCK) as a permitted accessory use in the Neighborhood Convenience Commercial (CN) Zoning District under Section 158.120(D), General Commercial (CG) Zoning District under Section 158.124(D), Service Commercial (CS) Zoning District under Section 158.126(E), Warehouse Industrial (WI) Zoning District under Section 158.135 (D), and Industrial Zoning District (IN) Zoning District under Section 158.136(D).



Staff Recommendation

The Planning & Zoning Department staff finds the amendment to be consistent with the intent and direction of the City's Comprehensive Plan and recommends approval.

