



Chapters 153 and 158 - City Initiated Text Amendment – Sections 153.01, 158.110, 158.120, 158.122, 158.124 - 158.126, 158.135, 158.217, 158.222, and 158.232
P24-107 – Text Amendment Application

SUMMARY

Applicant's Request:	An update to provide improved customer service and increased transparency.
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

The City is proposing a Text Amendment to Chapters 153 and 158 to add and refine definitions, update regulations for accessory structures, driveway standards, and refuse collection, and to provide for enclosed assembly use with alcohol beverage sales and enclosed assembly use without alcoholic beverage sales to provide improved customer service and increased transparency.

Background and Analysis

➤ Proposed amendment to Section 153.01 is to provide for better clarity of existing definitions and to add some needed additions of definitions. The proposed changes include the following:

- ACCESSORY DWELLING UNIT (ADU)
- BANQUET HALL
- BARS, LOUNGES, AND NIGHT CLUBS
- BATH HOUSE
- BUILDING COVERAGE
- CABANA
- CARPORT
- DWELLING, SINGLE-FAMILY
- ENCLOSED ASSEMBLY AREA
- GAZEBO
- KITCHEN, RESIDENTIAL
- MICROBREWERY
- MOBILE FOOD DISPENSING VEHICLE

- MOBILE VENDING SALES
 - PRIVATE PARTY HALL
 - RESTAURANT, FULL SERVICE
 - TEMPORARY COMMERCIAL KITCHEN
 - WET BAR
- Proposed amendments to Sections 158.110, 158.110, 158.120, 158.122, 158.124 - 158.126, and 158.135 are to provide for enclosed assembly use with alcohol beverage sales and enclosed assembly use without alcoholic beverage sales. The proposed additions to each section are the following:

Within “Permitted Principal Uses and Structures” subsection.

Enclosed assembly area 3,000 square feet or less, with ~~or without~~ an alcoholic beverage license for on-premises consumption of alcoholic beverages, in accordance with Chapter 110.

Enclosed assembly area 3,000 square feet or less, without an alcoholic beverage license for on-premises consumption of alcoholic beverages, in accordance with Chapter 110.

Within “Special Exception Uses” subsection.

Enclosed assembly area over 3,000 square feet, with ~~or without~~ an alcoholic beverage license for on-premises consumption of alcoholic beverages, in accordance with Chapter 110.

Enclosed assembly area over 3,000 square feet, without an alcoholic beverage license for on-premises consumption of alcoholic beverages, in accordance with Chapter 110.

- Proposed amendment to Section 158.217 is to provide further clarification of existing regulations and include some updates to meet current needs of the City.
- Proposed amendment to Section 158.222 is to provide multi-family horizontal driveway width regulation.
- Proposed amendment to Section 158.232 is to identifies the use of specialized waste management programs. The following language shall be added to this section: An applicant can request to utilize a specialized waste management program (such as compactors) in a defined and visually screened area as part of the site plan review process in lieu of providing the typical refuse and recycling dumpsters.

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.