

City of Port St. Lucie Zoning Text Amendment
Chapter 158 – Zoning Code, Section 158.100 – Open Space Recreational Zoning District (OSR)
Project No. P26-030

SUMMARY

Applicant’s Request:	This application is a city-initiated text amendment to add “Enclosed Assembly” uses, without an alcoholic beverage license for on-premises consumption of alcoholic beverages in accordance with Chapter 110, as a Special Exception Use in the OSR Zoning District.
Applicant:	City of Port St. Lucie
Project Planner:	Bethany Grubbs, AICP, Senior Planner/Public Art Program

Project Description

This application is a city-initiated text amendment to add “Enclosed Assembly” uses, without alcoholic beverage sales, as a Special Exception within the Open Space Recreational (OSR) Zoning District. The OSR district is intended to provide areas uniquely suited for public open space, recreational activities, and related public or semi-public facilities that promote the public welfare and ensure land use compatibility.

Currently, OSR zoning permits parks or playgrounds, or other recreational or cultural facilities (public) with or without an alcoholic beverage license, public and private golf courses, the Botanical Gardens, and public drainage facilities. This amendment would allow a broad range of enclosed assembly uses in the OSR zoning district as a Special Exception Use, while prohibiting alcoholic beverage sales. This amendment allows more opportunities for reuse of existing buildings by allowing additional enclosed assembly uses in existing or proposed buildings on land zoned OSR.

Definition (Per City Code)

- **Enclosed Assembly Area:** Any enclosed area, building or structure where people assemble for a common purpose, such as social, civic, cultural, recreational and/or religious purposes, whether owned and/or maintained by a for-profit or not-for-profit entity, and includes, but is not limited to, public assembly buildings such as auditoriums, theaters, halls, private membership clubs and organizations, fraternal lodges, exhibition halls, convention centers, and places of worship, or other areas, buildings or structures that are used for religious purposes or assembly by persons. Day care centers, private party halls, and banquet halls will be considered an enclosed assembly area.

Analysis

Enclosed assembly uses require City Council approval through the Special Exception process to ensure they are appropriate for the location. The review includes a conceptual site plan and evaluation of traffic impacts, parking adequacy, site access, and compliance with buffering. Conditions may be imposed to address operational impacts. The OSR zoning designation provides the regulations for building coverage, height, setbacks, and impervious area, ensuring that the proposed enclosed assembly use is consistent with the OSR district’s intent.

Comprehensive Plan Consistency

The proposed text amendment is consistent with Goal 1.1 of the Future Land Use Element, which seeks to provide an appropriate mix of land uses which meet the needs of current and future residents of Port St. Lucie in a way which is environmentally acceptable; and developed concurrent with needed facilities and services.

Proposed Amendment

The proposed changes are shown below and in Exhibit "A" of the associated ordinance with additions shown as underlined and deletion shown as ~~strike through~~.

Sec. 158.100. – Open Space Recreational (OSR).

(C) Special Exception Uses. The following uses may be permitted only following the review and specific approval thereof by the City Council:

- (1) Marina (public or private);
- (2) Wireless communication antennas and towers, as set forth in section 158.213.
- (3) Billboards, on sites with OSC or OSR land use and as set forth in Chapter 155.
- (4) Enclosed Assembly without an alcoholic beverage license for on-premises consumption of alcoholic beverages in accordance with Chapter 110. New construction shall meet the Commercial Building Design Development Standards of the CityWide Design Standards.

STAFF RECOMMENDATION

The Planning and Zoning Department finds the proposed text amendment as depicted in Exhibit "A" to be consistent with the intent and direction of the City's comprehensive plan and recommends approval.

Planning and Zoning Board Action Options:

- Motion to recommend approval to the City Council
- Motion to recommend approval to the City Council with conditions
- Motion to recommend denial to the City Council

Please note: Should the Board need further clarification or information from either the applicant and/or staff, it may exercise the right to *table* or *continue* the hearing or review to a future meeting.