



PLANNING AND ZONING STAFF REPORT
December 3, 2024, Planning and Zoning Board Meeting

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 alcoholic beverage sales and enclosed assembly use without alcoholic beverage sales to provide improved customer service and increased transparency.

Background and Analysis

➤ The proposed amendments aim to refine, clarify, and expand upon several definitions to improve the understanding and application of zoning regulations. Below is an elaboration on the definition amendments:

Refinements to Existing Definitions:

- Bars, Lounges, and Night Clubs
- Building Coverage
- Carport, Detached
- Dwelling, Single-Family
- Dwelling Unit
- Enclosed Assembly Area
- Microbrewery
- Townhouse

Addition of New Definitions:

- Accessory Dwelling Unit (ADU)
- Banquet Hall
- Bath House
- Cabana
- Carport, Attached
- Gazebo
- Kitchen

- Private Party Hall
- Restaurant, Full Service

While the proposed amendments primarily aim to clarify the language, surrounding accessory uses and structures, they do not introduce new uses or remove any existing ones. Instead, the language will be fine-tuned to enhance understanding of what constitutes these structures, helping to reduce ambiguity in enforcement and promoting more consistent application of the regulations.

➤ 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. The amendments do not introduce new uses or remove any existing ones. Instead, the language will be fine-tuned to enhance understanding of what constitutes these structures, helping to reduce ambiguity in enforcement and promoting more consistent application of the regulations.

➤ Proposed amendment to Section 158.222 is to specify driveway width requirements for townhouses which the code is currently silent on.

➤ 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 and trash chutes) 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.

Proposed Amendment

See attached Exhibit(s) A, B, C, D, and E. Changes are shown in ~~strikethrough~~ 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 recommends approval.