



City of Port St. Lucie
Zoning Text Amendment
(P26-030)

City Council Meetings of March 23, 2026 and April 13, 2026

Project Background

- City-initiated text amendment to Chapter 158 – Zoning Code, Section 158.100 Open Space Recreational Zoning District (OSR).
- Adds “Enclosed Assembly” uses (without alcoholic beverage license) as a Special Exception in the 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.

Request Summary

- Currently, OSR zoning permits parks or playgrounds, or other recreational or cultural facilities (public) and golf courses (public and private) with or without an alcoholic beverage license.
- Proposed Change: This amendment would allow a broader range of enclosed assembly uses (public and private) in the OSR zoning district as a Special Exception Use, while prohibiting alcoholic beverage sales.

Definitions

- **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.*
- **Civic or Cultural Facility:** *A facility operated entirely on a public or nonprofit basis for the purpose of providing education, information, training, and/or entertainment of a civic or cultural nature.*

Proposed Amendment

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 will be required to meet the Commercial Building Design Development Standards of the Citywide Design Standards.

Analysis

- 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.
- Supports an indoor component for community activities while maintaining open space and recreational character.
- The proposed text amendment is consistent with Goal 1.1 of City's Comprehensive Plan, 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.*

Recommendation

The Planning and Zoning Board recommended approval at the March 3, 2026, Planning and Zoning Board meeting.