



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

Planning and Zoning Board March 3, 2026

Project Background

- City-initiated text amendment to Chapter 158 – Zoning Code, Section 158.100 Open Space Recreational Zoning District (OSR)
- The OSR District is intended to preserve public open space and provide recreational activities
- Adds “Enclosed Assembly” uses (without alcoholic beverage license) as a Special Exception in the OSR Zoning District

Request Summary

- OSR zoning permits parks, playgrounds, golf courses and the Botanical Gardens.
- Proposed Change: Add enclosed assembly without the sale of alcohol as a Special Exception use.
- Supports additional enclosed assembly uses in existing or proposed buildings on land zoned OSR

Definition

- **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.*

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 shall meet the Commercial Building Design Development Standards of the Citywide Design Standards.

Analysis

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.*

Staff Recommendation

The Planning and Zoning Department staff finds that the petition is consistent with the intent and direction of the City's comprehensive plan and therefore recommends approval.