
City of Port St. Lucie Zoning Text Amendment
Chapter 153: Definitions Chapter and Chapter 158: Zoning Code
P25-176

SUMMARY

Applicant's Request:	A City initiated text amendment to Chapter 153 "Definitions" and Chapter 158 "Zoning Code".
Applicant:	City of Port St. Lucie
Project Planner:	Bridget Kean, AICP, Deputy Director

Project Description and Analysis

This application is a city-initiated text amendment to amend the Definitions Chapter (Chapter 153) and the Zoning Code (Chapter 158) of the City of Port St. Lucie Code of Ordinances. The application will amend the definition of microbrewery to identify that a microbrewery can, in conjunction with the sale of beer for consumption on the premises, also have an alcoholic beverage license as allowed by state licensing laws and Chapter 110 of the City of Port St. Lucie Code of Ordinances for on-premises consumption of alcoholic beverages. The Zoning Code currently allows a microbrewery to include the sale of wine for on premises consumption. With this amendment, the City's Code would enable a microbrewery to include the sale of alcoholic beverages subject to state licensing requirements and the requirements of Chapter 110. Chapter 110 is the City's Alcoholic Beverage Code. It establishes distance requirements for the sale of alcoholic beverages near a school or a religious institution and it includes exceptions to these requirements for full service restaurants and other uses.

This revision also clarifies that a microbrewery can include accessory food sales and/or a restaurant. The definition of microbrewery currently allows for food service as an accessory use in conjunction with the operation of a microbrewery. Staff is adding food service or a restaurant to the definition as accessory use in conjunction with the microbrewery primary use.

This application also adds a definition for Craft Distillery to Chapter 153 and adds Craft Distillery as a permitted use in the Warehouse Industrial Zoning District and the Industrial Zoning District. A craft distillery is defined as an establishment licensed by the state to manufacture or produce two hundred fifty thousand (250,000) or fewer gallons of distilled spirits per calendar year on its premises. The establishment may also include a tasting room and retail space to sell spirits produced on the premises for take-away or on-premises consumption along with related retail items as allowed by state licensing laws and in accordance with Chapter 110. Food services or a restaurant may be an accessory use in conjunction with the permitted craft distillery primary use.

The Warehouse Industrial Zoning District and the Industrial Zoning District are the two zoning districts that allow a microbrewery as permitted use. This application will also allow craft distillery as permitted uses in these zoning districts since a craft distillery is a similar use to a microbrewery. A craft distillery does require a separate liquor license, so staff is proposing to add the use to the City's Code.

The proposed changes are provided as Exhibits "A" "B" and "C" of the staff report with additions shown as underlined and deletion shown as ~~strikethrough~~.

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.

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.