ORDINANCE 26-96

AN ORDINANCE AMENDING SECTION 158.138 – RESERVED, TO CREATE THE PLANNED INDUSTRIAL PARK (PIP) ZONING DISTRICT; AMENDING SECTION 158.217 - ACCESSORY USES AND STRUCTURES, TO ALLOW MOBILE FOOD DISPENSIING VEHICLES WITHIN THE PIP DISTRICT; AMENDING SECTION 155.11 - ENFORCEMENT OF THE SIGN ORDINANCE, TO SET SIGNAGE STANDARDS APPLICABLE TO THE PIP DISTRICT; AMENDING SECTION 155.07 - REGULATIONS FOR TEMPORARY SIGNS, TO ESTABLISH TEMPORARY SIGNAGE STANDARDS FOR THE PIP DISTRICT; AMENDING SECTION 154.03-LANDSCAPE DESIGN STANDARDS, TO ESTABLISH FAÇADE LANDSCAPE REQUIREMENTS FOR THE PIP DISTRICT; AND AMENDING SECTION 121.02 - PERMITTED LOCATIONS, TO UPDATE MOBILE FOOD TRUCK LOCATIONS AND STANDARDS TO INCLUDE THE PIP DISTRICT; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE. (P26-080)

WHEREAS, the City of Port St. Lucie, Florida, has adopted a comprehensive plan known as the City of Port St. Lucie Comprehensive Plan adopted by Ordinance 97-50, as subsequently amended via Ordinance 12-19 and Ordinance 20-28; and

WHEREAS, Section 163.3202, Florida Statutes, provides for the amendment and enforcement of land development regulations that are consistent with and implement the adopted comprehensive plan; and

WHEREAS, Section 163.3174, Florida Statutes, provides that the Local Planning Agency shall review proposed land development regulations and make recommendations to the governing body as to the consistency of the proposed land development regulations with the adopted Comprehensive Plan; and

WHEREAS, the City of Port St. Lucie proposes a Code Amendment, P26-080, to amend Section 158.138 as depicted in attached Exhibit A, Section 158.217 as depicted in attached Exhibit B, Section 155.11 as depicted in Exhibit C, Section 155.07 as depicted in Exhibit D, Section 154.03 as depicted in Exhibit E, and Section 121.02 as depicted in Exhibit F, of the City of Port St. Lucie Code of Ordinances, with additions shown as <u>underlined</u> and deletions shown as ~~strikethrough~~; and

ORDINANCE 26-96

WHEREAS, the City of Port St. Lucie Planning and Zoning Board having been duly designated as the local planning agency pursuant to Section 163.3174, Florida Statutes, and having held a public hearing thereon, has considered this proposed amendment to the Code of Ordinances (P26-080) and submitted its recommendations thereon to the City Council; and

WHEREAS, having considered the recommendations of the Planning and Zoning Board, the Port St. Lucie City Council has found and determined that the adoption of an amendment to Section 158.138 as depicted in attached Exhibit A, Section 158.217 as depicted in attached Exhibit B, Section 155.11 as depicted in Exhibit C, Section 155.07 as depicted in Exhibit D, Section 154.03 as depicted in Exhibit E, and Section 121.02 as depicted in Exhibit F, of the City of Port St. Lucie Code of Ordinances will foster and preserve the public health, safety and welfare; improve and protect the environment and value and character of the community; and implement the adopted comprehensive plan.

NOW, THEREFORE, THE CITY OF PORT ST. LUCIE HEREBY ORDAINS:

Section 1. Ratification of Recitals. The foregoing recitals are hereby ratified and confirmed as true and correct and are hereby made a part of this Ordinance.

Section 2. Section 158.138 is replaced and amended as attached as Exhibit A; Section 158.217(I) is amended only as specifically shown as attached as Exhibit B and all other subsections of Section 158.217 shall remain; Section 155.11(F) is amended only as specifically shown in Exhibit C and all other subsections of Section 155.11 shall remain; Section 155.07(F) is amended only as specifically shown as attached as Exhibit D and all other subsections of Section 155.07 shall remain; Section 154.03(4)(c) is amended only as specifically shown as attached as Exhibit E and all other subsections of Section 155.03 shall remain; and Section 121.02(a) is amended only as specifically shown as attached as Exhibit F and all other subsections of Section 121.02 shall remain.

Section 3. All remaining provisions of Chapter shall remain in full force and effect.

Section 4. Conflict. If any ordinances, or parts of ordinances, are in conflict herewith this Ordinance shall control to the extent of the conflicting provisions.

Section 5. Severability. The provisions of this Ordinance are intended to be severable. If any provision of this Ordinance is determined to be void or is declared illegal, invalid, or

ORDINANCE 26-96

unconstitutional by a Court of competent jurisdiction, the remainder of this Ordinance shall remain in full force and effect.

Section 6. Codification. The provisions of this Ordinance shall be made a part of the Code of Ordinances of the City of Port St. Lucie, Florida. The sections of this Ordinance may be renumbered or re-lettered to accomplish such intentions; the word "ordinance" may be changed to "section" or other appropriate word as may be necessary.

Section 7. Effective Date. This Ordinance shall become effective ten (10) days after its final adoption or after the effective date of City Ordinance 26-66, whichever comes later.

PASSED AND APPROVED by the City Council of the City of Port St. Lucie, Florida, this 26th day of October 2026.

CITY OF PORT ST. LUCIE, FLORIDA

BY: _____
Shannon M. Martin, Mayor

ATTEST: _____
Sally Walsh, City Clerk

APPROVED AS TO FORM:

BY: _____
Richard Berrios, City Attorney

Sec. 158.138. – Planned Industrial Park (PIP).

(A) **Purpose.** The purpose of the Planned Industrial Park (PIP) Zoning District is to establish areas for the development and maintenance of industrial or business parks.

(B) **Permitted Principal Uses and Structures.**

(1) The following principal uses and structures are permitted provided that all business, service, manufacturing, and material-processing activities are conducted within a fully enclosed building and do not result in exterior emissions of odors, fumes, dust, smoke, vibration, waste liquids, or other substances.

a. *Industrial facilities.*
b. *Manufacturing.*
c. *Warehousing.*
d. *Logistics facilities.*
e. *Distribution facilities.*
f. *Research and development.*
g. *Telecommunications infrastructure, digital switching, computing, processing equipment, and electronic information storage facilities.*
h. *Hotels.*
i. *Multi-family dwellings, in accordance with the PIP future land use designation.*
j. *Digital communications infrastructure.*

(2) The following principal uses which need not be fully enclosed in a building or structure are permitted, provided they are fully screened from public roadways and adjoining properties on all sides.

a. Utility facilities including, but not limited to, water-pumping plants, reservoirs, and electrical or gas-insulated substations.
b. Solar generation stations subject to the requirements of Section 158.230. Where applicable, noise-mitigation measures shall be provided in accordance with subsection (K).
c. Electric power generation, transmission, distribution and/or battery storage systems with acoustic screening or noise-attenuation barriers consistent with professional industry standards.
d. Warehousing and open storage provided that all open storage areas shall be completely enclosed by an opaque fence or a wall having a minimum height of eight (8) feet with no material placed so as to be visible beyond the height of said fence or wall.

(D) **Accessory Uses.**

1. *Non-potable/reclaimed water systems* (production, storage, and distribution).

2. *Utility yards* (electrical and telecommunications equipment).
3. *Fuel storage* with opaque screening sufficient to substantially conceal tanks and associated equipment from view from adjacent properties and public rights-of-way.
4. *Standby generators.* All generators shall be enclosed with a manufacturer-approved enclosure or located within the primary structure. Where necessary to comply with applicable City noise standards, including as identified in a noise study required under subsection (K), generators shall be provided with acoustic screening or other noise-mitigation measures consistent with professional industry practices. Emissions-control technologies, proper ventilation design, and/or operational best practices shall be utilized to mitigate fumes.
5. *Heat-rejection equipment, including cooling towers.* Waterless or closed-loop systems are encouraged.
6. *Rooftop equipment* shall be screened from view from adjacent properties and public rights-of-way. Where such equipment is visible above the roofline, architectural screening shall be provided to substantially conceal the equipment from view.
7. *Guardhouses.*
8. *Utility yards, cooling towers, and heat-rejection equipment* shall be provided with visual screening. Visual screening shall be designed and constructed in accordance with accepted industry standards, shall be opaque, and shall be of sufficient height to substantially conceal the equipment from view from adjacent properties, including but not limited to public rights-of-way. The maximum height of visual screening for utility yards shall correspond to the tallest piece of equipment being screened or the maximum structure height permitted within the zoning district, whichever is less. Where required under subsection (K), a noise study shall identify any additional noise-mitigation measures necessary to comply with applicable City noise standards.

(E) **Minimum Lot Requirements.** Thirty (30) acres and a minimum width of three hundred (300) feet. More than one (1) permitted or special exception use may be located upon the lot.

(F) **Maximum Building Coverage.** The maximum building and lot coverage shall be in accordance with the PIP future land use designation.

(G) **Maximum Building Height.** The maximum building height shall be in accordance with the PIP future land use designation.

(H) **Supplemental Performance Standards.**

(1) **Front Setback.**

a. *Generally.* Each lot shall have a front yard with a front building setback of fifty (50) feet.

b. *Lots Abutting Property with Residential Development, a Residential Future Land Use Designation or an Open Space Future Land Use Designation.* Where the front of a lot abuts property with residential development, a residential future land use designation or open space future land use designation an 80-foot landscape buffer shall be provided along the front property line of the lot and a minimum front building setback of 500 feet shall be provided. Parking areas, landscaping, stormwater facilities and private driveways are permitted within the front building setback. Ground mounted mechanical equipment shall be prohibited in the front setback. The front of a lot is deemed to abut property with residential development, a residential future land use designation or an open space future land use designation when the front of the lot and the property with the residential development, residential future land use designation or open space future land use designation, is separated by a park, highway, road, railroad, canal, or utility; or a body of water, watercourse, or other minor geographical division of a similar nature, running parallel with and between the lot sought to be developed. In such instances the 80-foot landscape buffer shall still be provided along the front property line of the lot and the 500' front setback is still required.

(2) **Side Setback.**

a. *Generally.* Each lot shall have two (2) side yards, each of which shall have a building setback of ten (10) feet.

b. *Lots Abutting Property with Residential Development, a Residential Future Land Use Designation or an Open Space Future Land Use Designation.* Where the side of a lot abuts property with residential development, a residential future land use designation or open space future land use designation an 80-foot landscape buffer shall be provided along the side property line of the lot and a minimum side building setback of 500 feet shall be provided. Parking areas, landscaping, stormwater facilities and private driveways are permitted within the side building setback. Ground mounted mechanical equipment shall be prohibited in the side setback. The side of a lot is deemed to abut property with residential development, a residential future land use designation or an open space future land use designation when the side of the lot and the property with the residential development, residential future land use designation or open space future land use designation, is separated by a park, highway, road, railroad, canal, or utility; or a body of water, watercourse, or other minor geographical division of a similar nature, running parallel with and between the lot sought to be developed. In such instances the 80-foot landscape buffer shall still be provided along the abutting side property line(s) of the lot and the 500' side setback is still required.

(3) **Rear Setback.**

a. *Generally.* Each lot shall have a rear yard with a building setback of ten (10) feet.

b. *Lots Abutting Property with Residential Development, a Residential Future Land Use Designation or an Open Space Future Land Use Designation.* Where the rear of a lot abuts property with residential development, a residential future land use designation or open space future land use designation an 80-foot landscape buffer shall be provided along the rear property line of the lot and a minimum rear building setback of 500 feet shall be provided. Parking areas, landscaping, stormwater facilities and private driveways are permitted within the rear building setback. Ground mounted mechanical equipment shall be prohibited in the rear setback. The rear of a lot is deemed to abut property with residential development, a residential future land use designation or an open space future land use designation when the rear of the lot and the property with the residential development, residential future land use designation or open space future land use designation, is separated by a park, highway, road, railroad, canal, or utility; or a body of water, watercourse, or other minor geographical division of a similar nature, running parallel with and between the lot sought to be developed. In such instances the 80-foot landscape buffer shall still be provided along the rear property line of the lot and the 500' rear setback is still required.

(4) **Landscape and Buffering Requirements.** Landscape and buffering requirements shall comply with Chapter 154 in addition to the landscaping and buffering requirements set forth in this Chapter 158.138. In the event the landscaping and buffering requirements of Chapter 154 conflict with the landscaping and buffering requirements set forth in this Chapter 158.138, the landscaping and buffering requirements set forth in Chapter 158.138 shall control.

a. **Landscape Buffer Berm.** Where an eighty-foot (80') landscape buffer is required pursuant to this section, a landscaped earthen berm with a minimum height of fifteen (15) feet shall be installed within the required buffer. The minimum berm height shall be measured from the finished floor elevation of the applicable principal building or primary structure to the top of the berm. The remaining width of the required landscape buffer shall be provided and landscaped in accordance with Chapter 154 and this Chapter 158.138. In the event that there are areas with significant existing trees and vegetation within the proposed landscape buffer that should be preserved the applicant should identify same on the proposed landscape plan for consideration during project review.

b. **Location and Screening of Exterior Mechanical Equipment for Certain Lots.**

1. Where a lot abuts property that is or will be developed with a residential, school, park, medical, public, or institutional use, exterior mechanical equipment shall, if feasible, be located on the side of the principal structure opposite the abutting use so that the principal structure provides a physical and visual buffer.

2. Where a lot abuts a property with a residential future land use designation or an open space future land use designation exterior mechanical equipment shall also be visually screened from the property with the residential future land use designation or open space future land use designation. Screening shall provide a visual barrier sufficient to substantially conceal the equipment from view.

3. For purposes of this subsection, the lot and another property are deemed abutting even where the adjacent property is separated by a park, highway, road, railroad, canal, or utility; or a body of water, watercourse, or other minor geographical division of a similar nature, running parallel with and between the lot sought to be developed, unless the geographical division is greater than 500 feet.

c. **Architectural Screening.** Mechanical equipment shall be screened using materials and design treatments that match the principal building's architecture.

d. **Administrative Modifications.** The Zoning Administrator shall have the authority to consider modifications related to plant placement, species selection, spacing, or configuration and waiver of the earthen berm requirements when such waiver or modification does not diminish the intended quality, character, or performance standards of Chapter 154 or this PIP Zoning District.

(5) **Lighting Requirements.**

a. All exterior lighting shall be dark-sky friendly, fully shielded, and designed to minimize glare, skyglow, and light trespass. Where a lot abuts property with a residential development, a residential future land use designation or open space future land use designation a photometric plan shall be submitted with the site plan or lighting permit demonstrating that the proposed lighting will prevent light trespass onto the abutting property with the residential development, residential future land use designation or open space future land use designation.

b. All lighting not utilized for security purposes shall utilize automatic timers or motion-activated controls to reduce illumination during non-operational hours.

c. No uplighting, façade lighting, or architectural lighting shall be permitted on building elevations facing or visible from with residential development, property zoned residential or having a residential future land use designation.

d. For purposes of this subsection, the lot and another property are deemed abutting even where the adjacent property is separated by a park, highway, road, railroad, canal, or utility; or a body of water, watercourse, or other minor geographical division of a similar nature, running parallel with and between the lot sought to be developed, unless the geographical division is greater than 500 feet.

(I) **Off-Street Parking Requirements.** As set forth in Section 158.221. Where strict application of the numerical parking standards would conflict with the unique operational characteristics, site constraints, or design intent of a development within the district, the Site Plan Review Committee (SPRC) is authorized to approve alternative parking configurations, ratios, or layouts that maintain safe circulation and effective on-site operations upon submission of a plan and supporting justification.

(J) **Residential Access Management.** A multifamily development with frontage on an arterial or collector roadway shall not establish its main vehicular entrance or primary access drive off an industrial park roadway, service drive, or lower-classification local street, unless a specific design exception is granted by the Public Works Director. This restriction prevents conflicts between residential and industrial/freight traffic.

(K) **Noise Studies.**

(1) **Applicability.**

a. A noise study prepared by a qualified acoustical professional shall be required as part of the site plan application for any development within the PIP Zoning District that includes mechanical or utility equipment, industrial equipment, or other noise-generating equipment or operations that have the potential to result in significant off-site noise impacts.

b. A noise study is not necessary for ordinary server rooms, telecommunications closets, internal computer rooms, or similar equipment located entirely within a building and serving an on-site principal use, provided that no exterior cooling equipment, generators, or similar exterior noise-producing equipment is proposed.

c. The Zoning Administrator may waive the noise study requirement when the applicant demonstrates that the proposed equipment and operations will not reasonably result in significant off-site noise impacts.

(2) **Noise Study Standards and Requirements.** Noise studies shall include sound modeling of the subject site and surrounding area, extending not less than 1,000 feet from the property lines, and the following:

a. **Existing Conditions.** Establish existing ambient sound levels surrounding the subject site. Measurements shall include representative daytime and nighttime conditions, as applicable, and shall include but not be limited to the A-weighted sound levels (dBA), C-weighted sound levels (dBC), and one-third octave band frequency analysis sufficient to identify tonal and low-frequency noise, and/or other industry standard measurements for the uses being proposed.

b. **Noise Sources.** Identify significant noise-generating equipment and mechanical systems associated with the proposed development, including their location, operating characteristics, and anticipated sound levels.

c. **Worst-Case Conditions.** Evaluate the combined sound levels when noise-producing equipment is operating simultaneously under maximum reasonably anticipated operating conditions. For phased development, the noise study shall evaluate the cumulative noise impacts of all existing, approved, and proposed phases and shall demonstrate compliance at full build-out.

d. **Noise Mitigation.** The study shall identify measures necessary to comply with applicable City noise standards and reduce potential off-site noise impacts. Measures may include equipment selection, equipment placement, increased setbacks, sound barriers or screens, equipment enclosures, acoustical treatments, vibration isolation, silencers, mufflers, or operational controls.

e. **Site Plan Implementation.** Required noise-mitigation measures shall be identified and incorporated into the applicable site plan. The site plan shall include a note identifying whether noise-mitigation measures identified in the approved noise study are required and, if so, shall identify and label those measures and reference the approved noise study.

The City shall enforce compliance with applicable City noise standards and the noise-mitigation measures required by the approved site plan and noise study.

(3) **Mechanical and Utility Equipment.**

a. *General.* Mechanical and utility equipment shall be designed, located, and screened to comply with applicable City noise standards and minimize off-site noise impacts. The noise-mitigation measures required under this subsection are in addition to any visual screening required elsewhere in this section.

b. *Development Abutting Residential and Open Space Areas.* Where a lot abuts property with residential development, a residential future land use designation or open space future land use designation:

i. Exterior mechanical or utility equipment shall be located, screened, or otherwise treated as necessary to comply with applicable City noise standards.

ii. The approved noise study shall identify any additional noise-mitigation measures necessary to achieve compliance, which may include acoustic barriers, equipment enclosures, equipment relocation, increased setbacks, low-noise equipment, or other acoustical treatments.

iii. For purposes of this subsection, the lot and another property are deemed abutting even where the adjacent property is separated by a park, highway, road, railroad, canal, or utility; or a body of water, watercourse, or other minor geographical division of a similar

nature, running parallel with and between the lot sought to be developed, unless the geographical division is greater than 500 feet.

(4) **Generators.** Generator testing and cycling shall be limited to weekdays (Monday to Friday) between the hours of 8:00 a.m. to 5:00 p.m. except during an actual emergency, utility outage, commissioning required by a utility provider, utility synchronization or testing required by applicable law.

Generator testing logs shall be maintained by the operator for at least three years and made available to the Zoning Administrator upon request when investigating a written complaint or verifying compliance with this section.

(5) **Post-Construction Verification.**

a. The Zoning Administrator may require a post-construction noise study when necessary to verify compliance with applicable City noise standards, the approved noise study, or required noise-mitigation measures. Any required study shall be prepared by a qualified acoustical professional and submitted no later than twelve (12) months after issuance of the first Certificate of Occupancy for the development, unless otherwise approved by the City.

b. The study shall include sound measurements at the nearest property line of property not owned or controlled by the applicant or property owner, the nearest residential dwelling, or other sensitive, occupied use identified by the Zoning Administrator.

c. If the study or investigation of a noise complaint identifies noncompliance with applicable City noise standards or the approved noise study, the property owner shall identify appropriate corrective measures and implement the corrective measures required by the City to achieve compliance within a timeframe established by the City. The property owner shall provide documentation demonstrating completion of the corrective measures and, when required by the City, a follow-up noise study verifying compliance.

(6) **Mitigation Documentation and Continuing Compliance.** Prior to the issuance of the building permit, the applicant shall provide documentation demonstrating that required noise-mitigation measures identified in the approved noise study have been incorporated into the development.

Documentation may include manufacturer specifications, technical information, construction details, photographs, or other information acceptable to the City.

(L) **Architectural Standards.**

1. Any building façade facing an adjacent major arterial shall be considered a principal building façade. When a building has more than one principal façade, such principal building façades shall be consistent in terms of design, materials, details, and treatment. Principal building façades associated with new construction shall meet the following standards:

Principal building façades associated with new construction shall avoid the use of undifferentiated surfaces by incorporating at least two of the following design elements:
(a) change in building height;
(b) building step-backs or recesses;
(c) fenestration;
(d) change in building material, pattern, texture, color; or
(e) use of accent materials.

2.Specialized utility, technology infrastructure or digital switching facilities shall be exempt from fenestration and transparency requirements on non-public facing facades if incorporation fenestration as a design element is demonstrated to be infeasible.

3. Final approval of architectural design shall be by the City Council through the site plan approval process.

(M) **Site Plan Review.** All permitted and special exception uses shall be subject to the provisions of sections 158.235 and 158.245.

(N) **Cost Recovery for Consultant Fees.**

1.The City will impose a consultant fee for the various costs attributable to the use by the City of outside consultants for reviewing and processing development application requests pursuant to this Section. Such consultant fee shall be equal to the various costs of the consultant time expended and actual expenses. The City will establish a schedule for initial deposits for development applications made pursuant to this Section. The City will account for the deposit as well as actual costs incurred and may require additional deposits if the initial deposit is exhausted prior to a final decision on the development application. The applicant will be refunded the unexpended balance of the deposit within two months of a development order being granted, denied, withdrawn or deemed withdrawn due to lapse in activity on the application.

2.The City and its outside consultants will maintain adequate financial records which track monthly charges of hours and expenses to be charged to the applicant.

Sec. 158.217. Accessory Uses and Structures.

(A) **General Provisions.** Accessory structures and uses are permitted in any zoning district in connection with any principal lawfully existing permitted use within that district, provided that all accessory structures or uses are in full compliance with all setback, height, building coverage, and other requirements of the zoning district, and all other requirements of this section. In no case shall accessory uses, either separately or in combination, exceed more than twenty (20%) percent of the total floor area of the principal building or ground area of any lot, whichever is more restrictive unless as otherwise noted for specific uses under section C as follows. Accessory uses are not considered a part of building coverage standards. Detached garages and storage buildings are also subject to size and standards as listed in subsection (C)(2)h. and (C)(2)i. Any proposed accessory use that exceeds the size limitations must be approved through application of a variance unless as stipulated within a Planned Unit Development zoning ordinance. Accessory structures on sites other than single-family lots must meet requirements of Section 158.237. Accessory nonresidential structures under 300 square feet in size are exempt from the Citywide Design Standards.

(B) **Private Boathouse and Docks.** Private boathouses and docks are permitted on canal or waterway lots, but not to protrude more than five (5) feet into the canal or waterway. Private hoist facilities may extend into the canal or waterway by no more than ten (10) feet beyond the dock if the canal or waterway is sixty (60) feet or more in width. However, if the canal or waterway is one hundred (100) feet or more in width, a dock with or without private hoist facilities may protrude to a distance which is the minimum needed to provide a water depth of minus four (4) feet (mean high water) for the dock with the maximum length not to exceed one hundred (100) feet beyond the mean high water line or not more than forty (40) feet or twenty (20%) percent of the canal or waterway, whichever is the more restrictive, into the canal or waterway. The canal width shall be measured from mean high water line to mean high water line. No permit shall be issued for the construction of a structure into a canal or waterway until it has been approved by any State or Federal regulatory agency having jurisdiction. In no event, shall more than six hundred (600) square feet of a boathouse be placed in a required rear yard, and no persons shall be permitted to use a boat or a boathouse as a residence.

(C) **Accessory Uses in Single-Family Residential Districts.**

(1) Accessory uses or structures shall not be located in that area extending from the front corners of the principal structure to the front property line, unless otherwise specifically provided. Accessory uses or structures shall be located a minimum often (10) feet from the rear property line. The minimum setback from side property lines shall be those set forth in the applicable zoning district.

Temporary structures and fences are allowed as an accessory use on the same lot or on a contiguous lot in the same ownership. Any contiguous lot under the same ownership with a permanent structure requiring a building permit, other than a fence, is required to join the lots through a unity of title.

(2) The following accessory uses are allowed in the RE, RS-1 through RS-3 single-family residential zoning districts. All other accessory uses are prohibited, with the exception of the provisions for amateur radio antennas and amateur radio support structures outlined in Section (C)(3) below.

a. Customary yard structures such as clothes lines, communication antennas (excluding commercial transmission towers), children's playground equipment, and other similar equipment.

b. Swimming pools and related decks, patios, detached roofed patios, and screen enclosures. Maximum size = based on allowable setbacks.

c. Tennis and pickle ball courts with fence enclosures and similar installations including basketball, volleyball, badminton, and shuffleboard courts. A basketball backboard and goal may be located in that area extending from the front corners of the principal structure and on driveways or in swale areas as long as they are portable and a minimum of two (2) feet off the edge of the

pavement and not on a collector or arterial road. The City reserves the right to move them for maintenance purposes.

d. Skateboard ramps.

e. Garden structures, including gazebos, pergolas, and well houses may be located in that area extending from the front building line.

f. Hot tubs, saunas, free standing cabanas and bath houses, and other similar recreational structures.

g. Fences or screening walls; shall meet the requirements of section 158.216.

h. Unattached accessory building for storage, home workshops, children's playhouses. Maximum size = 500 square feet cumulative. These uses shall conform in appearance and design of the principal structure (house) if over 300 square feet in size.

i. Garages. Maximum size = 900 square feet for detached or attached garages and limited in height so that it is not higher than the principal building's roof line or 22 feet in height, whichever is more restrictive for lots less than 18,500 square feet. Lots 18,500 square feet or greater shall be allowed a maximum of 1,600 square feet of total garage area (detached or attached) and limited in height so that it is not higher than the principal building's roof line or 22 feet in height, whichever is more restrictive.

A detached garage over 300 square feet shall conform in appearance and design to the principal structure (house). The garage door must be designed to be an integral part of the building's architecture with trim, detailing and fenestrations. All residential garage doors for garages shall consist of articulated panels and all garages shall incorporate at least two of the following features: decorative banding or moldings, multiple panel door designs or other architectural detailing with larger decorative brackets, windows/openings on garage doors, arches, decorative shutters, dormers, horizontal or vertical articulation, decorative vent covers on gable just above garage and/or sconce lighting.

j. Solar energy systems, windmills, and other energy devices based on renewable resources. Solar ground and pole mounted energy systems may be located no closer than six (6) feet to any side lot line and ten feet to any rear lot line.

k. Outdoor fireplaces, outdoor kitchen (not enclosed), and barbecue pits.

l. Doghouse with a size not to exceed four (4) feet in height by four (4) feet in depth by six (6) feet wide.

m. Noncommercial greenhouses.

n. Concrete, stone, and wood driveways, patios, decks, and walks may be located in that area extending from the front corners of the principal structure, provided those structures do not extend any closer than six (6) feet to any side lot line or ten (10) feet to any rear lot line.

o. Dish antennas provided they meet the above and following requirements:

1. Only one (1) dish antenna per residence shall be permitted; and

2. Dish antennas shall not exceed twelve (12) feet in diameter, nor shall the dish in any position exceed a height of fifteen (15) feet.

p. Carports - Maximum size = 200 square feet and limited in height so that it is not higher than the principal building's roof line or 22 feet in height, whichever is more restrictive for lots less than 18,500 square feet. Lots 18,500 square feet or greater shall be allowed a maximum of 400 square

feet of total carport area and limited in height so that it is not higher than the principal building's roof line or 22 feet in height whichever is more restrictive.

(3) Amateur radio service.

a. Intent and purpose. This section is intended (1) to provide reasonable accommodation for amateur radio antennas and amateur radio antenna support structures in residential zoning districts within the City of Port St. Lucie and (2) to constitute minimum practicable regulation to accomplish the City's legitimate purposes consistent with state and federal laws including Federal Communication Commission regulations pertaining to amateur radio services, as noted in PRB-1 (1985), as amended and reconsidered. Legitimate purposes include, but are not limited to, preserving residential areas as livable neighborhoods and preserving public health, safety, and welfare.

b. General Requirements:

1. a. Amateur radio antennas and amateur radio antenna support structures having an overall height of forty-three and one-half (43½) feet or less are permitted in all zoning districts for amateur radio operators who hold a current amateur radio license issued by the Federal Communications Commission. An amateur radio operator who installs an amateur radio antenna or amateur radio antenna support structure shall, upon request by an employee of the City's building department or code compliance division, show his/her current FCC-issued amateur radio license to that employee.

b. Amateur radio antennas and amateur radio antenna support structures having an overall height of forty-three and one-half (43½) feet, but less than seventy (70) feet are permitted in all zoning districts for amateur radio operators who hold a current amateur radio license issued by the Federal Communications Commission subject to the permitting requirements of the Florida Building Code and payment of applicable permit fees. An amateur radio operator who installs an amateur radio antenna or amateur radio antenna support structure shall, upon request by an employee of the City's building department or code compliance division, show his/her current FCC-issued amateur radio license to that employee.

2. In residential zoning districts, amateur radio antenna support structures shall not be used for co-location of commercial antennas. In non-residential districts, co-location of commercial antennas must comply with Zoning Ordinance requirements applicable to wireless communication towers. Otherwise, lawful amateur radio antennas may be installed on commercial antenna structures by agreement with the owner of such commercial antenna structures.

c. Maximum height of amateur radio antennas and antenna support structures. An amateur radio antenna and its support structure located in residential zoning districts may not exceed a combined height of seventy (70) feet above ground level.

d. Other Provisions.

1. Ground-mounted amateur radio antennas and amateur radio antenna support structures shall be so located and installed as to be safe and to create minimum impact to the surrounding properties. Antennas and their antenna support structures shall not be located within the side and rear property setback areas or within 25 feet from the front property line. Guy wires may be permitted in the side and rear setback areas provided no part of the anchors and/or their foundations shall encroach within one (1) foot of any side or rear lot line.

2. Climbable ground-mounted antenna support structures shall have appropriate anti-climb devices or wire mesh fabric attached up to a height of five (5) feet or more.

3. All retractable and non-retractable ground-mounted amateur radio antenna support structures shall be structurally sound and so designed and installed as to meet the manufacturer's specifications on assembly, construction and erection, in order to conform to § 102.2 of the Florida Building Code.

4. Amateur radio antennas and amateur radio support structures shall be erected within six months of the issuance of their installation permit. In the event of the failure on the part of the applicant to complete the installation within six months. A renewal of the permit shall be required.

5. The building department shall maintain a separate database of relevant information as to all approvals of installation permits issued under this provision.

6. Section (C) of this ordinance, which concerns the amateur radio service and amateur radio antennas and amateur radio antenna support structures in residential zoning districts, shall not apply to temporary installations, as defined above.

7. Amateur radio antennas and amateur radio antenna structures existing on the effective date of this ordinance shall be grandfathered and not subject hereto, provided, however any modifications thereto shall be subject to the provisions of this Section.

(D) **Storage of a Commercial Vehicle or Equipment in a Residential District.** Storage of a commercial vehicle or equipment in a residential district is prohibited; unless any vehicle or equipment is placed within a fully enclosed building or structure in accordance with the provisions of section 72.03.

(E) **Major Recreation Equipment.** Major recreation equipment is hereby defined as including boats and boat trailers, recreational vehicles, motorized dwellings, houseboats and the like. No major recreation equipment shall be used for living, sleeping, or housekeeping purposes when parked or stored on a residentially zoned lot, or in any other location not approved for that use. Major recreation equipment may be parked or stored within a residential area only in accordance with the provisions of subsection 73.04(B).

(F) **Home Occupation.** A home occupation as defined herein shall be permitted within an area zoned residential, subject to the following provisions:

(1) The holder of the home occupation may have employees engaged in the business provided that not more than two (2) employees or independent contractors, may work at the home-based business but not reside there. Employees who work remotely are permitted.

(2) The use of the dwelling for the home occupation shall be clearly incidental and secondary to its use for dwelling purposes. The occupation shall not change the character of the dwelling or reveal from the exterior that the dwelling is being utilized for use other than dwelling purposes. There shall be no display of stock for sale or trade located upon the premises, and no article shall be sold or offered for sale except such as may be produced on the premises or is utilized in conjunction with the home occupation. The manufacturing of a product for resale shall not be produced with mechanical or electrical equipment which is not normally found in a dwelling and considered as purely a domestic implement.

(3) Any use of a dwelling contrary to these provisions or which creates or may create objectionable noises, fumes, odors, dust, electrical interference, or greater than normal residential traffic shall be expressly prohibited.

(4) Any individual who promotes or solicits a home occupation by displaying, advertising, or using in any fashion his home address or telephone; who provides or conducts a home occupation as defined

herein; or who proffers home occupation services as defined herein shall be required to obtain a business tax receipt, therefore. The offering of articles for sale in isolated situations shall not be considered as a home occupation or require permit and tax receipt.

(5) Application for a home business tax receipt shall be made to the city, setting forth the address of the subject premises, [and] the type of home occupation desired. The City may inspect the subject premises to verify full compliance of the proposed home occupation usage with the provisions of the ordinance. Upon approval of the application, the City shall issue a tax receipt for the home occupation.

(6) Real estate brokers licensed pursuant to Chapter 475, Florida Statutes, may conduct their business as a home occupation and place their broker's license at their place of residence. In addition to a single employee, a real estate broker is permitted to have two (2) real estate sales associates licensed pursuant to Chapter 475, Florida Statutes. The associates may place their license with a real estate broker conducting business as a home occupation provided the real estate broker home occupation shall be conducted in accordance with and conform to all of the above conditions and restrictions as otherwise established for home occupations.

(7) Vehicles and trailers used in connection with the business must be parked in legal parking spaces that are not located within the right-of-way, on or over a sidewalk, or on any unimproved surfaces at the residence.

(G) **Mobile Vending Sales.** Mobile Vending Sales shall be allowed under the following standards:

(1) Permitted locations. May only operate in general commercial (CG), or planned unit development (PUD) zoning districts where Mobile Vending Sales is listed as a permitted use.

(2) Prohibited locations. Except as otherwise provided for in this subsection, Mobile Vending Sales are prohibited in all the following:

a. Within any street, right-of-way, drainage right-of-way, or City easement.

b. Within any required preserve or landscape buffer.

c. On unimproved property.

d. Within driveway aisles, no parking zones, loading areas, parking lanes, nor impede the on-site circulation of motor vehicles while operating on any permitted location.

(3) General operation requirements and regulations.

a. Mobile Vending Sales shall:

i. Be associated with an existing business and obtain the written and notarized permission of the property owner prior to operation;

ii. Be located on a sidewalk in front of the business which has granted permission, provided adequate passage is maintained;

iii. Be located on and over an impervious surface;

iv. Be the only Mobile Vending Sales on the lot;

v. Be self-contained and portable so as to be removed from the site each night and not exceed two (200) square feet in size; and

vi. Limit signage to ten (10) square feet. Freestanding signs, banners, pennants, balloons or flags shall be prohibited.

(H) Stand-Alone ATMs are a permitted use in P, CN, CG, CS, LMD, and PUD zoning districts. A stand-alone ATM shall be allowed in compliance with the following standards:

(1) Two stand-alone ATM are allowed per site plan.

(2) Walk up ATMs shall not be located adjacent to a required drive aisle.

(3) For walk up ATMs, two parking spaces (one handicap space and one standard parking space) shall be provided and be located adjacent to the ATM. When parking is also provided for other uses on the site, the ATM parking space shall be signed as short-term ATM parking.

(4) For drive-through ATMs, stacking lanes shall accommodate stacking for at least two (2) vehicles.

(5) Drive-through lanes or aisles shall be situated so as to not block any other drive aisle or parking.

(6) Impacts to adjacent residential property from sound, lighting and idling vehicles and visibility of the ATM shall be mitigated by the developer with landscaping and/or other methods subject to the approval of the Zoning Administrator or Site Plan Review Committee.

(7) ATMs are exempt from the Citywide Design Standards.

(l) **Mobile Food Dispensing Vehicles and Temporary Commercial Kitchens.** Mobile Food Dispensing Vehicles ("MFDVs") and Temporary Commercial Kitchens ("TCKs") shall be allowed on any lot within the neighborhood commercial (CN), commercial general (CG), service commercial (CS), warehouse industrial (WI), ~~and~~ industrial ~~zoning district~~ (IN), and planned industrial park (PIP) zoning districts, subject to the standards set forth in Chapter 121 of the City's Code of Ordinances.

(Ord. No. 98-84, § 1, 3-22-99; Ord. No. 02-10, § 1, 2-11-02; Ord. No. 07-142, § 1, 10-8-07; Ord. No. 08-41, § 1, 5-27-08; Ord. No. 10-01. § 1, 1-25-10; Ord. No. 11-14, § 1, 3-14-11; Ord. No. 11-39, § 1, 6-27-11; Ord. No. 12-51, § 2, 9-24-12; Ord. No. 15-85, § 1, 12-7-15; Ord. No. 21-114, § 2, 12-6-21; Ord. No. 24-82, § 2, 1-13-25; Ord. No. 25-06, § 2(Exh. B), 1-27-25)

Sec. 155.11. Enforcement of the Sign Ordinance.

(A) *Duty of enforcement.* The code compliance division shall have responsibility for enforcing the provisions of this chapter. The building department shall have the responsibility of enforcement of the applicable building codes. When the building department performs sign or related permit inspections, they shall note and forward any non-building code violations to code compliance division.

(B) *Removal of prohibited, unlawful and nonconforming signs.* At the termination of the time periods for which prohibited, unlawful or nonconforming signs are permitted to remain under this chapter, all such signs placed and maintained on public or private property in violation of this chapter shall be removed by the owner or lessee upon order of the code compliance division as required herein.

(C) *Violations and enforcement procedures.* Violations of this code shall be cited by the code compliance division pursuant to procedures incorporated into §§ 37.05 through 37.09 of the City Code.

(D) *Penalties for violation.* Any owner or lessee failing to remove any such sign or structure within the ordered time period, or any person who violates, disobeys, omits, neglects, or refuses to comply with, or who resists, the enforcement of any of the provisions of this chapter shall, upon conviction thereof, be punished as provided in section 37.07 of the City Code. Forfeiture of bond(s) posted shall be automatic upon a conviction of this chapter.

(E) *Procedures for a variance request.* The procedure for seeking a variance to the terms of this code shall be as outlined in the Zoning Ordinance (sections 158.295 through 158.302). Variances may be considered for size, height and location of signs. Applicants are required to submit elevation drawings and dimensions of proposed signs and changes. As a part of any such request, the applicant is required to propose additional beautification improvements to the project such as increased landscaping. A variance shall not be granted to subsections 155.06 (B), (C), (D) or (E).

(F) *Procedures for an Appeal.* The procedures for appeal shall be as outlined in the Zoning Ordinance (sections 158.335 through 158.341).

(G) *Table I (Sub-tables A—F).*

A							
Free Standing Signs							
Use	Maximum Square footage per sign	Maximum Square footage cumulative	Maximum Height	Minimum Setback from property lines	Number of Signs permitted	Direct Lighting	Indirect Lighting
Multi-Family > 10 units	32	N/A	10'	10'	Section 155.08 (A) (2)	No	Yes
Subdivision Entrance	32	N/A	10'	10'	Section 155.08 (A) (3)	No	Yes
Government Directional Sign	4	N/A	10'	10'	N/A	No	No

B							
Free Standing Sign Continued—Commercial, Institutional, and Industrial							
Use	Maximum Square footage per sign	Maximum Square footage cumulative	Maximum Height	Minimum Setback from property lines	Number of Signs permitted	Direct Lighting	Indirect Lighting
< 3 acres	32	32	10'	10'	Section 155.08 (G)	Yes	Yes
NOTE: S.F. calculated = 1 S.F. per 5 lineal Ft. of lot frontage							
3—4.9 acres	60	Note	10'	10'	Section 155.08 (H)	Yes	Yes
5—9.9 acres	100	Note	10'	10'		Yes	Yes
10—19.9 acres	150	Note	15'	10'		Yes	Yes
20 and greater acres	200	Note	20'	10'		Yes	Yes

C							
Façade Signs (Residential)							
Use	Maximum Square footage per sign	Maximum Square footage cumulative	Maximum Height	Minimum Setback from property lines	Number of Signs permitted	Direct Lighting	Indirect Lighting
Multi Family > 10 units	16	N/A	20'	N/A	Section 155.08 (A) (1)	No	Yes

D						
Façade Signs (Commercial, Institutional, and Industrial)						
Use	Maximum Square footage per sign	Maximum Square footage cumulative	Maximum Height	Minimum Setback from property lines	Number of Signs permitted	Direct Lighting
< 10,000 Square foot Buildings	32 Sq. Ft. + 1.5 Sq. Ft. for each lineal ft. of business	Not to exceed 200 Square feet	See 155.08 (E) & (K)	N/A	1 per business façade/section of a façade	Yes, as long as the said sign is not facing residentially

	frontage over 20'					zoned property
10,000 - 25,000 Square Foot Buildings		Not to exceed 400 Square feet				
> 25,000 Square Foot Building		Not to exceed 800 Square feet				

E		
Window Signs		
Use	Maximum Coverage of each window and/or door glass	Maximum Height
Commercial	40%	Section 155.08 (E) & (K)
Convenience Store	20%	

F				
Temporary Signs				
	Under 5 acres		5 acres and over	
Zoning District	Aggregated Size	Height	Aggregated Size	Height
GU	32 sq. ft.	10 ft.	60 sq. ft.	10 ft.
RE, RS-1, 2, 3	16 sq. ft.	6 ft.	32 sq. ft.	10 ft.
RM-5, 8, 11, 15	16 sq. ft.	6 ft.	32 sq. ft.	10 ft.
RMH	16 sq. ft.	6 ft.	32 sq. ft.	10 ft.
OSR	32 sq. ft.	10 ft.	60 sq. ft.	10 ft.
OSC	32 sq. ft.	10 ft.	60 sq. ft.	10 ft.
I	32 sq. ft.	10 ft.	60 sq. ft.	10 ft.
P	32 sq. ft.	10 ft.	60 sq. ft.	10 ft.
CN	32 sq. ft.	10 ft.	60 sq. ft.	10 ft.
CG	32 sq. ft.	10 ft.	60 sq. ft.	10 ft.
CH	32 sq. ft.	10 ft.	60 sq. ft.	10 ft.
CS	32 sq. ft.	10 ft.	60 sq. ft.	10 ft.
WI	32 sq. ft.	10 ft.	60 sq. ft.	10 ft.
IN	32 sq. ft.	10 ft.	60 sq. ft.	10 ft.
U	32 sq. ft.	10 ft.	60 sq. ft.	10 ft.
PIP	32 sq. ft.	10 ft.	60 sq. ft.	10 ft.
PUD	32 sq. ft.	10 ft.	60 sq. ft.	10 ft.
MPUD	32 sq. ft.	10 ft.	60 sq. ft.	10 ft.
LMD	32 sq. ft.	10 ft.	60 sq. ft.	10 ft.

(Ord. No. 24-14, § 2(Exh. A), 4-8-24)

Sec. 155.07. Regulations for Temporary Signs.

It is the purpose of this section to promote the public health, safety and general welfare through reasonable, uniform and content-neutral standards for temporary signs. It is the intent of the City that temporary sign regulations provide uniform criteria as to size, height and placement of signs compatible with the zoning district.

(A) *Criteria required for temporary signs.* The criteria for temporary signs is set forth in a Table entitled "Temporary Signs" in Section 155.11 below. A temporary sign is deemed unlawful if it does not meet the said criteria established for the zoning district in which the temporary signs is located.

(B) *Prohibition of temporary signs on public property.* Other than public signs, temporary signs are prohibited on public property, including rights-of-way.

(C) *Duration and removal.* Duration and removal. A temporary sign may not remain posted at a property for more than twelve (12) months after it was erected.

(D) *Display of temporary sign requires permission of the property owner.* A temporary sign can only be placed on a parcel with the express permission of the owner of the property.

(E) *Temporary signs may not display any lighting.* A temporary sign may not display any lighting or illumination and must remain static.

(F) *Setbacks.* All temporary signs must be set back at least 10 feet from the property line in zoning districts: GU, OSR, OSC, I, P, CN, CG, CH, CS, WI, IN, U, PIP, PUD, MPUD, and LMD. All temporary signs over 9 feet tall must be set back at least 10 feet from the property line in zoning districts: RE, RS-1, RS-2, RS-3, RM-5, RM-8, RM-11, RM-15, and RMH. All temporary signs under 9 feet tall must be set back at least 3 feet from the property line in zoning districts: RE, RS-1, RS-2, RS-3, RM-5, RM-8, RM-11, RM-15, and RMH.

(Ord. No. 24-14, § 2(Exh. A), 4-8-24)

Sec. 154.03. Landscape design standards.

The use of landscaping shall be required for all site development as follows:

(A) **Single-family Residential Landscaping.** Each developed single-family or townhouse lot or parcel shall contain a minimum number of trees selected from Appendix C: City of Port St. Lucie Suggested Tree List, based on a lot or parcel size per the following chart. Trees not shown on the suggested tree list may be used provided they meet the minimum requirements and are of the appropriate USDA plant hardiness zone and ecological setting.

Lot Size (square feet)	Number of Trees
Up to 2,500	1
Up to 5,000	2
Up to 7,500	3
Up to 10,000	4
Each additional 2,500 over 10,000	1

1. For townhouse development and Planned Unit Developments, other sections of this chapter may exceed these requirements.

2. Trees shall be a minimum of twelve (12) feet overall height when planted with a minimum five-foot crown spread. At planting, the trees shall have a caliper of at least 2.5 inches. Existing non-exotic healthy trees may be used to satisfy this requirement. A tree protection barrier (See Appendix D—Tree Protection Barrier Detail) shall be placed around all trees to be preserved before any land preparation or construction of structures or other improvements. Larger trees may be used to meet the minimum requirements provided the total caliper requirements are met. For example, one five-inch caliper tree may be substituted for two 2.5-inch caliper trees.

3. No more than fifty (50) percent of the required trees may be palm trees.

4. The property owner is responsible for maintaining all required landscaping in good health and appearance.

(B) **Planned Unit Development (PUD).** PUD development shall have landscaping installed in accordance with the requirements described in § 154.03(C) unless a landscape plan is approved for a PUD project, then the PUD landscape plan will be enforced in lieu of the requirements of this chapter.

(C) **General Landscaping Requirements.** The following landscaping requirements shall apply to all commercial areas, multi-family residential areas, institutional areas, industrial areas, and planned unit developments. The provisions of this section shall not apply to platted single-family homes unless otherwise specifically stated herein. See Section 154.04 for required landscape material standards.

1. **Site Perimeter Landscaping Requirements.** Site perimeter landscaping shall be provided in accordance with the following standards:

a. A landscape strip at least ten feet in depth, exclusive of curbing, shall be located adjacent to all rights-of-way and abutting properties, unless indicated otherwise. Landscape strips within an easement shall be in accordance with Section 154.03(I)5. Necessary access ways through all landscape strips shall be permitted in order to utilize the parking or other vehicular use areas or to access the rear of the landscape strip for maintenance purposes. These accessways may be subtracted from the linear dimension used to determine the number of trees required.

b. **Special Areas—Port St. Lucie Boulevard, Prima Vista Boulevard, and St. James Drive.** Properties with a depth in excess of 200 feet having a front or side facing Prima Vista Boulevard, St. James Drive, or Port St. Lucie Boulevard shall provide a landscape strip at least 15 feet in depth.

c. One tree shall be provided for each 30 linear feet of right-of-way or abutting property, or fractional part thereof. Trees may be placed in any arrangement within the landscape strip provided that the spacing between tree trunks is no greater than 50 feet. A continuous hedge shall extend the length of the landscape strip. One shrub shall be required for each 2 linear feet and the shrubs shall be at least 24 inches in height at the time of planting. The remainder of the landscape strip shall be planted with grass, ground cover, shrubs, or other landscape treatment, excluding paving.

2. **Building Façade Landscape Requirements.** A landscape strip shall be located around the perimeter of a building that is visible to the general public, patrons, or residents, unless noted otherwise. Landscaping shall be designed to be complementary to the building façade. Plantings shall include trees, hedging, and ground cover placed around the buildings excluding paved access areas. Tree species shall be a minimum of eight feet overall height when planted. Requirements for small trees to be planted in clumps of two does not apply to building façade landscaping. Shrubs shall be at least 24 inches in height at the time of planting. Minimum width requirements are as follows:

Building Façade Landscape Strip Requirements	
Zoning District	**Minimum width and planting specifications for required landscape buffer strip**
RM, I, PUD CG, CN, CH, P, LMD	5 feet, one tree or palm for every 30 linear feet and one shrub for every two linear feet of the building's perimeter.
IN, WI, CS, U, PIP	Not required

a. Where an arcade is located along the front or sides of a building, the Site Plan Review Committee may modify the requirements for building façade landscaping provided some arrangement of the required landscaping around the building is provided.

b. Alternative building façade planting may be permitted (e.g., architectural planters, vegetative walls, etc.) by the Site Plan Review Committee and applied as a credit towards meeting building façade planting requirements if demonstrated and determined that the methodology is of equal benefit and appropriate irrigation is provided.

3. **Vehicular Use Area Requirements.** The following landscaping requirements shall apply within vehicular use areas.

a. A landscape strip at least ten (10) feet in depth, exclusive of curbing, shall be provided around the perimeter of an off-street parking area or other vehicular use areas, unless indicated otherwise. This landscape strip shall be located adjacent to the vehicular use area and shall include one tree for each 30 linear feet, or fractional part thereof. A continuous hedge, wall, or other durable landscaping barrier shall be located within this landscape strip. If such a barrier is of non-living material, it shall be a minimum height of three (3) feet and one shrub or vine shall be planted for each five linear feet or fractional part thereof. Such shrubs or vines shall be located along the exterior side of the barrier. If a continuous hedge is used, one shrub shall be required for each 2 linear feet and the shrubs shall be at least 24 inches in height at the time of planting. The remainder of the landscape strip shall be planted with grass, ground cover, shrubs, or other landscape treatment, excluding

paving. Necessary access ways through the landscape strip shall be permitted in order to allow access to the rear of the landscape strip for maintenance purposes.

b. A landscape strip that is at least five (5) feet in depth, exclusive of curbing, shall be located between a building and a loading space except where access is required. This landscape strip shall be planted with one tree for each 30 linear feet, or fractional part thereof. One shrub shall be required for each two (2) linear feet and the shrubs shall be at least 24 inches in height at the time of planting.

c. A landscape strip that is at least five (5) feet in depth, exclusive of curbing, shall be located between a building and a driveway or a sidewalk, unless indicated otherwise. This landscape strip shall be planted with one tree for each 30 linear feet, or fractional part thereof. One shrub shall be required for each two (2) linear feet and the shrubs shall be at least 24 inches in height at the time of planting.

d. Landscape strips within an easement shall be in accordance with Section 154.03(I)5.

4. **Parking Lot Interior Landscape Islands and Maximum Number of Continuous Parking Spaces.** Parking bays shall have a landscape island located at each end in order to break up excessively long runs of parking spaces. Each landscape island shall have at least one shade tree with the remainder of the island landscaped with ground cover, mulch, shrubs, or other treatment excluding paving.

   a. Sites greater than two (2) acres shall utilize one of the following two options:

      i. A landscape island at each end of a parking bay shall be provided that has a minimum width of 15 feet and a minimum total area of 250 square feet, exclusive of curbing. The parking bay shall contain no more than 12 continuous parking spaces nor extend more than 130 linear feet, whichever is more restrictive.

      ii. A landscape island at each end of a parking bay shall be provided that has a minimum width of 10 feet and a minimum total area of 150 square feet, exclusive of curbing. The parking bay shall contain no more than 8 continuous parking spaces nor extend more than 90 linear feet, whichever is more restrictive. The abutting parking bays shall contain no more than 8 parking spaces nor extend more than 90 linear feet. Otherwise, the landscape island shall be at minimum 15 feet in width as indicated in Option No. 1.

   b. Sites two (2) acres or less in size. A landscape island at each end of a parking bay shall be provided that has a minimum width of 10 feet and a minimum total area of 150 square feet, exclusive of curbing. The parking bay shall contain no more than 12 continuous parking spaces nor extend more than 130 linear feet, whichever is more restrictive.

   c. For properties zoned CS, WI, IN, ~~and~~ U, and PIP parking lot interior islands are to be provided unless the required shade trees are provided elsewhere on site and depicted on the landscape plan.

   d. Curbing. All interior landscaping areas shall be curbed to prevent vehicular encroachment. Required curbing shall conform to FDOT type D or F.

   e. Interior portions of off-street parking facilities that are not specifically designed as parking spaces or maneuvering areas shall not be paved for vehicle use. These areas shall be planted and permanently maintained with trees and shrubs, and finished with ground cover or other landscape material. Mechanical, electrical, or utility equipment (excluding a fire hydrant) are prohibited from being located within a required landscape island.

5. **Landscape Buffer Strip Requirements.** Landscape Buffer Strips are areas where a wall or fence is required in addition to landscaping.

   a. Landscape Buffer Strip Abutting Residential or Open Space Land Uses—Wall Required. A wall is required in a landscape buffer strip where commercial, industrial, institutional, office, or public facility uses abut property to the side or rear which is designated with a residential or open space land use, or which has a residential use such as an assisted living facility. The required wall installation must be completed prior to the issuance of foundation permits for the building. A wall is required in a landscape buffer strip where multi-family development abuts property to the side or rear which is designated with single-family zoning or PUD zoning with single-family uses. See chart below for the minimum depth requirements for landscape buffer strips:

a. Parcel Size	Buffer Depth
Less than 2 acres	10 feet
Greater than 2 acres and less than 5 acres	15 feet*
Greater than 5 acres	20 feet*

* Properties having a depth of 260 feet or less shall have a landscape buffer that is at least 10 feet in depth.

   b. Landscape Buffer Wall Standards. Walls shall be designed as architectural walls. When a landscape buffer strip is located adjacent to a right-of-way, the architectural wall shall be set back a minimum of 5 feet from the right-of-way in order to provide an area on the outside for landscaping and maintenance, unless noted otherwise. A landscape buffer strip within an easement shall be in accordance with Section 154.03(I)5. When a landscape buffer strip is located adjacent to a residential property, the architectural wall shall be located at least 2 feet from the property line and the area inside of the wall shall be landscaped. No landscaping along the outside of the wall shall be required. The architectural wall shall be located no closer than 2.5 feet to an interior paved surface or a parking space in order to allow space for shrubs and other landscaping. The wall and plantings shall be permanently maintained and kept in an acceptable state of repair. See drawings located in Appendices "A" & "B" at the end of this chapter.

      i. Height. The architectural wall shall be at least 6 feet in height measured from the finished floor elevation of the primary structure on the subject property, not to exceed 8 feet, unless otherwise required for industrial uses.

      ii. Design. The wall shall have columns or wall offsets at least every 20 feet. Columns shall extend beyond the face of the wall on both sides by at least 3 inches and they shall be at least 13 inches in width. Offsets shall be at least 16 inches in depth. A decorative band or cornice located along the top of the wall shall be at least 8 inches in height. The primary color used on the wall shall match the primary color used on the building located on the site. The wall color shall be selected from the approved colors table located in the "City of Port St. Lucie Design Standards."

      iii. Access. Gates may be required in order to provide pedestrian access to adjoining areas and to provide access for landscape and wall maintenance. Gates shall be opaque.

c. Landscape Material. One tree, at least 14 feet in height, shall be provided for each 30 linear feet of the landscaped buffer strip, or fractional part thereof. When a landscape buffer strip is located adjacent to a right-of-way, trees, continuous hedging, and ground cover shall be planted on the right-of-way side of the wall. The hedge plant materials shall be at least 24 inches high when planted and shall be planted 24 inches on center. The remainder of the required landscape buffer strip shall be landscaped with grass, ground cover, shrubs, hedges, or other landscape treatment, excluding paving. The area inside the wall shall have at least one shrub for each 2 linear feet, or fractional part thereof, and the shrubs shall be at least 24 inches in height when planted.

d. Landscape Buffer Strip Adjacent to Residential Properties Located within Conversion Areas—Fence Required. Where commercial, industrial, institutional, office, multifamily, and public facility uses abut property to the side or rear on which there is an existing house and which is zoned as single-family residential and which is located within a Conversion Area, a landscape buffer strip that is at least 10 feet in depth located along the side adjacent to the residential property shall be provided, unless indicated otherwise. Landscape strips within an easement shall be in accordance with Section 154.03(I)5. Necessary accessways through the landscape strip shall be permitted in order to allow access to the rear of the landscape strip for maintenance purposes. A six-foot high opaque wooden fence or fence of similar appearance shall be used as a temporary buffer, in lieu of architectural wall. The temporary buffer shall remain until such time that the adjacent property is no longer zoned single-family residential or until the house is removed from the adjacent property. One tree, at least 12 feet in height, shall be provided for each 30 linear feet, or fractional part thereof. A continuous hedge shall extend the length of the landscape strip. One shrub shall be required for each 2 linear feet and the shrubs shall be at least 24 inches in height at the time of planting. The remainder of the required landscape buffer strip shall be landscaped with grass, ground cover, shrubs, or other landscaping, excluding paving.

6. **Perimeter Landscaping for Open Lot Storage Areas.** Open lot storage areas shall be fenced and landscaped on all sides, except for necessary access ways for ingress and egress from the open lot storage areas and where the storage area is screened from view from surrounding property by intervening buildings and structures. Landscape strips within an easement shall be in accordance with Section 154.03(I)5. Necessary accessways through the landscape strip shall be permitted in order to allow access to the rear of the landscape strip for maintenance purposes. One tree, at least 14 feet in height, shall be provided for each 30 linear feet, or fractional part thereof. Along areas facing a street right-of-way, the required landscaping shall be located in front of the wall or fence.

(D) **Landscape Strips Combined.** Where the edges of required landscape strips are spaced apart 20 feet or less, a single landscape strip may be utilized, and the landscaping may be distributed over the entire width of the combined landscape strips. However, requirements for landscape buffer strips shall not be modified. Where a landscape buffer strip and a landscape strip are spaced apart 20 feet or less, only a landscape buffer strip shall be required. Where requirements for a landscape strip differ, the more stringent requirements shall take precedence.

(E) **Landscaping for Refuse Collection and Recycling Areas.** One shrub or vine shall be planted at two-foot centers along the outside perimeter of the dumpster enclosure wall. See Section 158.232 of the Zoning Code for refuse and recycling dumpster location, screening, and size requirements.

(F) **Mechanical, Electrical, and Utility Equipment.** A hedge that is at least 24 inches in height when planted and that is spaced at least 24 inches on center shall be planted around mechanical, electrical, and utility equipment except where access to the equipment is necessary. Lift stations shall have a wall

or fence located around the perimeter except where the gate is located. The gate shall be semi-transparent in order to allow for visual inspection of the equipment by the Utility Department. The lift station's alarm light shall be clearly visible above the wall or fence at all times. Hedging shall be located around the wall or fence. Air conditioning condensing and compressor units shall not be located on a side of a building that faces a street right-of-way.

(G) **Gated and/or Walled Entrances.** Trees, shrubs, and groundcover shall be planted along a wall or fence and around a guard house located at a gated entrance. At minimum, a landscape strip that is at least ten (10) feet in depth shall be located along the side that is visible to the general public. At least one tree for each 15 linear feet, or fractional part thereof, of the walled entrance (excluding the gates) shall be provided. One shrub shall be required for each two (2) linear feet and the shrubs shall be at least two (2) feet in height at time of planting.

(H) **Water Efficient Landscaping.** All developments for which landscaping is required shall incorporate the principles of waterwise landscaping into the landscaping design based on the following requirements, in addition to the general landscape requirements of this chapter.

1. A minimum of fifty (50) percent of each required planting material shall be drought tolerant as recognized as drought tolerant (*) in Appendix C: City of Port St. Lucie Suggested Tree List and in the "Waterwise South Florida Landscapes" plant guide, published by the South Florida Water Management District, as amended. Each type of required planting material, trees, shrubs, and ground cover shall be calculated separately, and each type shall meet the required percentage minimum.

    a. Plant materials shall be grouped in accordance with their respective water and maintenance needs to provide for efficient irrigation. Plants with similar water, soil, climate, sun, and light requirements shall be grouped together. Proposed irrigation zones shall be shown on the landscaping plan.

    b. The use of sod/turf grass shall be limited to where it is most functional in the landscape plan. Irrigated sod shall be considered a high water use zone. Sod/turf grass shall be placed so that it can be irrigated using separate zones.

2. Irrigation System Design Standards. Landscaped areas shall be irrigated to maintain required plant materials in good and healthy condition. Florida Friendly or Xeriscape areas must have a readily available water supply to provide temporary irrigation until plantings are established. Natural areas and native vegetation left undisturbed by development may be excluded from the irrigation system. The design plans for the irrigation system shall be submitted with the required landscape plan for review and approval by the Site Plan Review Committee. The required irrigation plan shall be prepared by or under the landscape architect's authority and demonstrate compliance with the following irrigation standards:

    c. All landscaped areas requiring irrigation shall be provided with a fully automated irrigation system that provides 100 percent coverage with 100 percent overlap with a minimum design distribution uniformity (D.U.) of .70. Temporary or minimal irrigation systems acceptable to Florida Friendly or Xeriscape practices may be used when a Florida Friendly or Xeriscape plan has been approved by the Site Plan Review Committee. These temporary systems must comply with the same efficiency and design requirements as permanent systems.

    d. All non-single-family residential irrigation systems shall consider the use of a non-potable water supply such as reclaimed water, storm water, ground water, or surface water, if such supply is available.

    e. Automatic irrigation systems shall incorporate the following criteria:

i. Zoning—Irrigation systems shall be designed to ensure turf and landscape areas are irrigated on separate zones. In addition, all spray, rotor, and drip zones shall be zoned separately.

ii. Pressure compensating bubblers shall be installed for all new trees. A minimum of one (1) bubbler per tree is required. The bubblers shall be zoned separately, when possible.

iii. Moisture sensor or rain gauge equipment shall be required and installed on automatic irrigation systems to avoid irrigation during periods of sufficient rainfall and/or soil moisture—one per controller.

iv. Irrigation systems shall be designed to minimize overspray and runoff onto paved surfaces, structures, and non-vegetated areas.

v. Continuously maintained and in good working order.

vi. Hydraulics—All irrigation designs must ensure mainline and lateral line piping shall be sized to limit velocities to 5 feet per second (fps), or less, and a maximum pressure variation with each zone and within all mainline piping of ten (10) percent via the friction factor method.

vii. All spray heads and drip emitters must be pressure regulating and have check valves. All rotors must have check valves and pressure regulation is to be utilized, as required, to ensure proper coverage and minimize misting.

viii. Water windows—all irrigation systems must be designed to be able to irrigate the entire site in one ten (10) hour day, or less.

ix. Irrigation systems must be designed to be able to apply a peak daily irrigation demand of .3 inches of water to each zone.

x. All irrigation system designs must meet or exceed those requirements outlined as best design and/or management practices by the Florida Irrigation Society (FIS), American Society of Irrigation Consultants (ASIC), and the Irrigation Association (IA).

(l) **Landscaping and Utilities.** All landscape plans must show the location of existing or proposed utility lines that could be impacted by the vegetation being planted. No landscaping shall be planted in such a manner as to adversely affect drainage or underground or above ground utility facilities.

1. No tree shall be planted where it could, at mature height, conflict with overhead power lines. Trees planted within any easement with overhead utilities shall comply with the latest edition of F P L's publication "Plant the Right Tree in the Right Place," and take into consideration the mature height and spread of the species beneath or adjacent to existing overhead utilities. Where overhead utilities exist, small trees, with a mature height of less than twenty (20) feet may be substituted for required shade trees at a ratio of 1:1.

2. All landscaping within ten (10) feet of underground or above ground Port St. Lucie Utility Systems Department (PSLUSD) utility infrastructure shall comply with PSLUSD technical specifications, policies, and codes.

3. Trees shall not be planted within ten (10) feet of any PSLUSD underground infrastructure.

4. In locations where the perimeter landscape buffers must be designed to be located within ten (10) feet of underground or above ground PSLUSD utility infrastructure due to site constraints, the following list of trees, palm trees, and shrubs shall be used in these areas to meet the landscape buffer requirements. Trees and palm trees may be planted not less than seven (7) feet

from the underground PSLUSD infrastructure. The remainder of the landscape strip shall be planted with grass and ground cover.

Perimeter Landscape Materials	
Trees	
Pigeon Plum	*Coccoloba diversifolia*
Yaupon Holly	*Ilex vomitoria*
Weeping Holly	*Ilex vomitoria 'Pendula'*
Crape Myrtle	*Lagerstroemia indica*
Japanese Privet Tree	*Ligustrum japonicum*
Wax Myrtle	*Myrica cerifera*
Simpson's Stopper	*Myrcianthes fragrans*
Jerusalem Thorn	*Parkinsonia aculeate*
Tallowwood Plum	*Ximenia Americana*
Wild Lime	*Zanthoxylum fagara*
Palm Trees	
Chinese Fan Palm	*Livistona chinensis*
European Fan Palm	*Chamaerops humilis*
Windmill Palm	*Trachycarpus fortunei*
Pindo Palm	*Butia capitata*
Ponytail Palm	*Beaucarnea recurvata*
Florida Thatch Palm	*Thrinax radiata*
Shrubs	
American Beautyberry	*Callicarpa americana L.*
Apple, seven year	*Casasia clusiifolia*
Boxthorn	*Severinia buxifolia*
Boxwood	*Buxus microphylla*
Buttonbush	*Cephalanthus occidentalis*
Cardboard Palm	*Zamia maritima*
Christmas Berry	*Lycium carolinianum*
Coco Plum	*Chrysobalanus icaco*
Coontie	*Zamia floridana*
Crown of Thorns	*Euphorbia milii*
Dwarf Palmetto	*Sabal minor*
Dwarf Poinciana	*Caesalpinia pulcherrima*
Dwarf Schefflera	*Schefflera arboricola*
Dwarf Yaupon	*Ilex vomitoria, 'Stokes Dwarf' or 'Nana'*
Fakahatchee Grass	*Tripsacum suspensum*
Firebush	*Hamelia patens*
Firethorn, Red	*Pyracantha coccinea*
Florida Privet	*Forestiera segregate*
Glossy abelia	*Abelia x grandiflora*
Golden Dewdrop	*Duranta erecta*
Indian Hawthorne	*Raphiolipis indica*
Jasmine, primrose	*Jasminum mesnyi*
Juniper, Chinese	*Juniperus chinensis*
Juniper, Pftizer	*Juniperus chinensis 'Pftizeriana'*

Lyonia, Rusty	*Lyonia ferruginea*
Macho Fern	*Nephrolepis biserrata*
Mound Lily	*Yucca gloriosa*
Myrsine	*Rapanea punctata*
Oleander	*Nerium oleander*
Pampas Grass	*Cortaderia selloana*
Pittosporum	*Pittosporum tobira*
Plumbago	*Plumbago auriculata*
Sand Cordgrass	*Spartina bakeri*
Sandankwa Viburnum	*Viburnum suspensum*
Saw Palmetto	*Serenoa repens*
Star Jasmine	*Jasminum nititdum*
Sweet Viburnum	*Viburnum odoratissimum*
Sea Oxeye Daisy	*Borrichia arborescens*
Spanish Bayonet	*Yucca aloifolia*
Texas Sage	*Leucophyllum frutescens*
Turk's-cap	*Malvaviscus arboreus*
Walter's Viburnum	*Viburnum obovatum*
Wax Myrtle	*Myrica cerifera*
Wild Olive	*Osmanthus americanus*

5. Drainage Easement Landscaping.

   a. Landscaping may encroach a maximum of ten (10) feet into a twenty (20) foot drainage easement, provided that:

      1) The applicant demonstrates that the site development requirements constrain the site;

      2) The presence of the landscaping does not impede access, maintenance activities, or interfere with the operation of the City's drainage infrastructure as determined by the City Engineer; and

      3) The owner completes a Revocable Encroachment Permit.

   b. The perimeter wall can be located within a twenty (20) foot drainage easement provided that:

      1) The applicant demonstrates that the site development requirements constrain the site;

      2) The presence of the wall does not impede access, maintenance activities, or interfere with the operation of the City's drainage infrastructure as determined by the City Engineer; and

      3) The owner completes a Revocable Encroachment Permit.

   c. Landscaping and/or walls located in a drainage easement will require the owner to complete a Revocable Encroachment Permit. This permit shall be requested during the site plan review process and completed prior to issuance of the engineering permit for site work. The permit allows the placement of the wall and landscaping within the easement; however, if needed, the City will be allowed access to the easement for access, maintenance, making improvements to the drainage system, or installing new drainage

facilities. In the event that the landscape buffer impedes the City's access, the owner will be responsible for the cost to remove and replace the wall and/or landscaping upon completion of the drainage work by the City.

(J) **Certification by Landscape Architect.** The landscape architect shall certify in writing to the Director of Planning and Zoning that the landscaping and irrigation have been installed in accordance with the landscaping and irrigation plans approved by the Site Plan Review Committee. No certificates of occupancy or similar authorization will be issued unless the certification has been received verifying the landscaping and irrigation meet the requirements provided herein, and are in conformance with the approved landscape and irrigation plans for the project. This requirement shall not apply to single-family homes.

(K) **Other Areas.** All property, except for land utilized for principal structures, accessory structures, off-street parking areas, other vehicular use areas, and required landscaped areas shall be landscaped with at least grass, ground cover, or mulch.

(L) **Removal of Exotic Vegetation.** All new development and redevelopment shall be required to remove all pestilent exotic vegetation designated as Category 1 on the Exotic Plant Pest Council's most recent list of "Florida's Most Invasive Species" including, at a minimum: *Melaleuca leucadendra* (Punk Tree), *Schinus terebinthefolius* (Brazilian Pepper), and *Casuarina species* (Australian Pine), *Acacia auriculiformis* (Earleaf Acacia), *Albezia lebbeck* (Woman's Tongue), *Bishofia javanica* (Bishofia/Toog), *Brassaia actinophylla* (Schefflera), *Enterolobium cyclocarpum* (Ear Pod Tree), *Eucalyptus spp.* (Eucalyptus), *Grevillia robusta* (Silk Oak), and *Sapium sebiferum* (Chinese Tallow), *Araucaria heterophylla* (Norfolk Island Pine), *Syzygium cumini* (Java Plum), *Melia azedarach* (Chinaberry), *Dalbergia sissoo* (Rosewood), *Cupianopsis anacardiodes* (Carrotwood) and *Lygodium microphyllum* (Old World Climbing Fern), *Dioscorea bulbifera* (Air Potato Vine), and *Pueraria montana var. lobata* (Kudzu).

(M) **Preservation of Existing Non-Exotic Vegetation.** Preservation of existing non-exotic vegetation shall be required whenever possible since this plant material is known to adapt to soil and climate conditions that occur in the city area. Existing trees and vegetation may satisfy the landscape buffer requirements in this chapter, in total, or in part provided it is of a quality comparable to Florida No. 1 as given in "Grade and Standards for Nursery Plants," State of Florida, Department of Agriculture, Tallahassee, Trees to be preserved shall be protected by a root barrier (See Appendix D—Tree Protection Barrier Detail).

(N) **Building Area Increase.** When the building area on a developed site is increased by more than 500 square feet, the landscaping on the site shall conform to current code as much as reasonably possible.

(Ord. No. 15-70, § 1, 9-14-15; Ord. No. 21-66, § 3, 9-13-21; Ord. No. 22-38, § 2, 5-9-22)

Sec. 121.02. Permitted locations.

(a) As set forth in Section 158.217(I) of the City's Code of Ordinances, MFDVs and TCKs are allowed to operate on any lot within the CN, CG, CS, IN, PIP, and WI zoning districts.

(b) Prohibited locations. Except as otherwise provided for in this chapter, MFDVs and TCKs are prohibited:

(1) Within any street, right-of-way, drainage right-of-way, or City easement.

(2) Within any required preserve or landscape buffer.

(3) On unimproved property.

(4) MFDVs and TCKs shall not be located or operate within driveway aisles, no parking zones, loading areas, parking lanes, nor impede the on-site or site adjacent circulation of traffic while operating on any permitted location.

(Ord. No. 24-82, § 4, 1-13-25)

PORT ST. LUCIE

HEART OF THE TREASURE COAST

Affidavit of Legal Notice submission and publication

City of Port St. Lucie Legal Notice

Submission Time: **10/01/2026 9:14 AM (EDT)**

Please find a PDF of your submission details attached to this email.

The attachments included in your submission are listed below. This Legal Notice along with the attachments is now published on the web portal.

- signature.png

Signature of Affiant

Signature of Notary Public

Notary Stamp

SALLY WALSH
MY COMMISSION # HH 301493
EXPIRES: November 8, 2026

City of Port St. Lucie Legal Notice

10/01/2026 9:14 AM (EDT)

Submitted by Calleigh Nazario (CNazario@cityofpsl.com)

Please choose a category	First Reading - Port St Lucie
Title	NOTICE: Public Hearings will be conducted before the City Council of the City of Port St. Lucie at a meeting scheduled for 1:00 p.m. or as closely thereafter as business permits, on October 12, 2026, at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida for the following:
Publish Date	10/01/2026
Publish Time	8:34 AM (EDT)
Description	ORDINANCE 26-76 AN ORDINANCE OF THE CITY OF PORT ST. LUCIE, FLORIDA, AMENDING THE COMPREHENSIVE PLAN OF THE CITY OF PORT ST. LUCIE TO INCLUDE A SMALL-SCALE AMENDMENT TO THE FUTURE LAND USE MAP TO CHANGE THE FUTURE LAND USE DESIGNATION OF APPROXIMATELY 1.23 ACRES OF LAND FROM LOW DENSITY RESIDENTIAL (RL) TO INSTITUTIONAL (I) FOR PARCELS LEGALLY DESCRIBED AS PORT ST. LUCIE SECTION 18, BLOCK 688, LOTS 14-17 & 20, AND GENERALLY LOCATED ON THE EAST SIDE OF SW KAIL STREET, NORTH OF SW PORT ST. LUCIE BOULEVARD AND WEST OF SW AIROSO BOULEVARD; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE. (P26-105) ORDINANCE 26-77 AN ORDINANCE OF THE CITY OF PORT ST. LUCIE, FLORIDA, AMENDING THE COMPREHENSIVE PLAN OF THE CITY OF PORT ST. LUCIE TO INCLUDE A SMALL-SCALE AMENDMENT TO THE FUTURE LAND USE MAP TO CHANGE THE FUTURE LAND USE DESIGNATION OF APPROXIMATELY 0.23 ACRES OF LAND FROM LOW DENSITY RESIDENTIAL (RL) TO INSTITUTIONAL (I) FOR A PARCEL LEGALLY DESCRIBED AS PORT ST. LUCIE SECTION 18, BLOCK 689, LOT 5, AND GENERALLY LOCATED ON THE SOUTH SIDE OF SW THANKSGIVING AVENUE, WEST OF SW AIROSO BOULEVARD AND NORTH OF SW PORT ST. LUCIE BOULEVARD; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE. (P26-77) ORDINANCE 26-78 AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN OF THE CITY OF PORT ST. LUCIE TO PROVIDE A SMALL-SCALE AMENDMENT TO THE FUTURE LAND USE MAP TO CHANGE THE FUTURE LAND USE DESIGNATION FOR APPROXIMATELY 24.98 ACRES FROM RECREATION OPEN SPACE (OSR) AND COMMERCIAL SERVICE (CS) TO CONSERVATION OPEN SPACE (OSC) FOR TWO PARCELS OF LAND LEGALLY DESCRIBED AS A PORTION OF SECTION 15, TOWNSHIP 36 SOUTH, RANGE 39 EAST, GENERALLY LOCATED SOUTH AND WEST OF COMMERCE CENTRE DRIVE, NORTH OF MAIDSTONE DRIVE, EAST OF COMMERCE LAKES DRIVE; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE. (P26-116) ORDINANCE 26-94 AN ORDINANCE OF THE CITY OF PORT ST. LUCIE, FLORIDA, REZONING APPROXIMATELY 1.23-ACRES OF LAND, ON THE EAST SIDE OF SW KAIL STREET, NORTH OF SW PORT ST. LUCIE BOULEVARD AND WEST OF SW

AIROSO BOULEVARD, FROM SINGLE-FAMILY RESIDENTIAL (RS-2) ZONING DISTRICT TO INSITUTIONAL (I) ZONING DISTRICT, FOR PROPERTIES LEGALLY DESCRIBED AS PORT ST. LUCIE SECTION 18, BLOCK 688, LOTS 14-17 & 20; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. (P26-106)

ORDINANCE 26-95

AN ORDINANCE OF THE CITY OF PORT ST. LUCIE, FLORIDA, REZONING APPROXIMATELY 0.23-ACRES OF LAND, ON THE SOUTH SIDE OF SW THANKSGIVING AVENUE, WEST OF SW AIROSO BOULEVARD AND NORTH OF SW PORT ST. LUCIE BOULEVARD, FROM SINGLE-FAMILY RESIDENTIAL (RS-2) ZONING DISTRICT TO INSITUTIONAL (I) ZONING DISTRICT, FOR PROPERTIES LEGALLY DESCRIBED AS PORT ST. LUCIE SECTION 18, BLOCK 689, LOT 5; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. (P26-108)

ORDINANCE 26-96

AN ORDINANCE AMENDING SECTION 158.138 – RESERVED, TO CREATE THE PLANNED INDUSTRIAL PARK (PIP) ZONING DISTRICT; AMENDING SECTION 158.217 - ACCESSORY USES AND STRUCTURES, TO ALLOW MOBILE FOOD DISPENSIING VEHICLES WITHIN THE PIP DISTRICT; AMENDING SECTION 155.11 - ENFORCEMENT OF THE SIGN ORDINANCE, TO SET SIGNAGE STANDARDS APPLICABLE TO THE PIP DISTRICT; AMENDING SECTION 155.07 - REGULATIONS FOR TEMPORARY SIGNS, TO ESTABLISH TEMPORARY SIGNAGE STANDARDS FOR THE PIP DISTRICT; AMENDING SECTION 154.03-LANDSCAPE DESIGN STANDARDS, TO ESTABLISH FAÇADE LANDSCAPE REQUIREMENTS FOR THE PIP DISTRICT; AND AMENDING SECTION 121.02 - PERMITTED LOCATIONS, TO UPDATE MOBILE FOOD TRUCK LOCATIONS AND STANDARDS TO INCLUDE THE PIP DISTRICT; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE. (P26-080)

ORDINANCE 26-97

AN ORDINANCE OF THE CITY OF PORT ST. LUCIE, FLORIDA, REZONING 24.98 ACRES FROM THE INDUSTRIAL (IN) ZONING DISTRICT TO THE OPEN SPACE CONSERVATION (OSC) ZONING DISTRICT FOR TWO PARCELS OF LAND LEGALLY DESCRIBED AS A PORTION OF SECTION 15, TOWNSHIP 36 SOUTH, RANGE 39 EAST, GENERALLY LOCATED SOUTH AND WEST OF COMMERCE CENTRE DRIVE, NORTH OF MAIDSTONE DRIVE, EAST OF COMMERCE LAKES DRIVE (P26-117); PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

ORDINANCE 26-98

AN ORDINANCE OF THE CITY OF PORT ST. LUCIE AMENDING THE MASTER SIGN PROGRAM FOR CITY CENTER; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE (P20-246-A1).

ORDINANCE 26-99

AN ORDINANCE OF THE CITY OF PORT ST. LUCIE, FLORIDA, REZONING APPROXIMATELY 150.37 ACRES OF LAND FROM THE UTILITY (U) ZONING DISTRICT AND THE ST. LUCIE COUNTY AGRICULTURAL 5 (AG 5) ZONING DISTRICT TO THE PLANNED INDUSTRIAL PARK (PIP) ZONING DISTRICT; PROVIDING FOR THE REZONING OF PROPERTY GENERALLY LOCATED SOUTH OF MIDWAY ROAD, NORTHWEST OF GLADES CUT OFF ROAD, IMMEDIATELY WEST OF MCCARTY ROAD, AND NORTH OF THE CITY'S GLADES WASTEWATER TREATMENT PLANT, AND LEGALLY DESCRIBED AS A PORTION OF SECTION 17, TOWNSHIP 36 SOUTH, RANGE 39 EAST;

PROVIDING FOR CONFLICTS, PROVIDING FOR SEVERABILITY, AND PROVIDING FOR AN EFFECTIVE DATE. (P26-118)

ORDINANCE 26-100

AN ORDINANCE OF THE CITY OF PORT ST. LUCIE, FLORIDA, PROVIDING FOR THE FIRST AMENDMENT TO THE PLANNED UNIT DEVELOPMENT CONCEPTUAL DEVELOPMENT PLAN AND ZONING DISTRICT AND REGULATIONS FOR CITY CENTER PUD LOCATED EAST OF U.S. HIGHWAY 1, WEST OF SE VILLAGE GREEN DRIVE, AND SOUTH OF WALTON ROAD; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE (P26-055).

Sally Walsh, City Clerk Published: October 1, 2026

Submitted by (Email Address)	cnazario@cityofpsl.com
Notifications	No
Signature	

PORT ST. LUCIE
HEART OF THE TREASURE COAST

Affidavit of Legal Notice submission and publication

City of Port St. Lucie Legal Notice

Submission Time: **10/16/2026 2:41 PM (EDT)**

Please find a PDF of your submission details attached to this email.

The attachments included in your submission are listed below. This Legal Notice along with the attachments is now published on the web portal.

- signature.png

Signature of Affiant

Signature of Notary Public

Notary Stamp

SALLY WALSH
MY COMMISSION # HH 301493
EXPIRES: November 8, 2026

City of Port St. Lucie Legal Notice Submission

City of Port St. Lucie Legal Notice

10/16/2026 2:41 PM (EDT)

Submitted by Sally Walsh (swalsh@cityofpsl.com)

Please choose a category	Second Reading - Port St Lucie
Title	Public Hearings will be conducted before the City Council of the City of Port St. Lucie at a meeting scheduled for 6:00 p.m. or as closely thereafter as business permits, on October 26, 2026, at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida for the following:
Publish Date	10/15/2026
Publish Time	9:15 AM (EDT)
Description	ORDINANCE 26-97 AN ORDINANCE OF THE CITY OF PORT ST. LUCIE, FLORIDA, REZONING 24.98 ACRES FROM THE INDUSTRIAL (IN) ZONING DISTRICT TO THE OPEN SPACE CONSERVATION (OSC) ZONING DISTRICT FOR TWO PARCELS OF LAND LEGALLY DESCRIBED AS A PORTION OF SECTION 15, TOWNSHIP 36 SOUTH, RANGE 39 EAST, GENERALLY LOCATED SOUTH AND WEST OF COMMERCE CENTRE DRIVE, NORTH OF MAIDSTONE DRIVE, EAST OF COMMERCE LAKES DRIVE (P26 117); PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE. ORDINANCE 26-100 AN ORDINANCE OF THE CITY OF PORT ST. LUCIE, FLORIDA, PROVIDING FOR THE FIRST AMENDMENT TO THE PLANNED UNIT DEVELOPMENT CONCEPTUAL DEVELOPMENT PLAN AND ZONING DISTRICT AND REGULATIONS FOR CITY CENTER PUD LOCATED EAST OF U.S. HIGHWAY 1, WEST OF SE VILLAGE GREEN DRIVE, AND SOUTH OF WALTON ROAD; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE (P26-055). ORDINANCE 26-89 AN ORDINANCE OF THE CITY OF PORT ST. LUCIE ADOPTING THE CITY OF PORT ST. LUCIE 2050 MOBILITY PLAN, 2025 MOBILITY FEE TECHNICAL REPORT, MOBILITY FEE ADMINISTRATIVE MANUAL AND AMENDING CODE OF ORDINANCES TITLE XV, CHAPTER 159, ARTICLE II, ENTITLED "MOBILITY FEES"; PROVIDING FOR AUTHORITY; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION OF THE CODE AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE. ORDINANCE 26-96 AN ORDINANCE AMENDING SECTION 158.138 – RESERVED, TO CREATE THE PLANNED INDUSTRIAL PARK (PIP) ZONING DISTRICT; AMENDING SECTION 158.217 - ACCESSORY USES AND STRUCTURES, TO ALLOW MOBILE FOOD DISPENSIING VEHICLES WITHIN THE PIP DISTRICT; AMENDING SECTION 155.11 - ENFORCEMENT OF THE SIGN ORDINANCE, TO SET SIGNAGE STANDARDS APPLICABLE TO THE PIP DISTRICT; AMENDING SECTION 155.07 - REGULATIONS FOR TEMPORARY SIGNS, TO ESTABLISH TEMPORARY SIGNAGE STANDARDS FOR THE PIP DISTRICT; AMENDING SECTION 154.03-LANDSCAPE DESIGN STANDARDS, TO ESTABLISH FAÇADE LANDSCAPE REQUIREMENTS FOR THE PIP DISTRICT; AND AMENDING SECTION 121.02 - PERMITTED LOCATIONS, TO UPDATE MOBILE FOOD TRUCK LOCATIONS AND STANDARDS TO

INCLUDE THE PIP DISTRICT; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE. (P26-080)

ORDINANCE 26-99

AN ORDINANCE OF THE CITY OF PORT ST. LUCIE, FLORIDA, REZONING APPROXIMATELY 150.37 ACRES OF LAND FROM THE UTILITY (U) ZONING DISTRICT AND THE ST. LUCIE COUNTY AGRICULTURAL 5 (AG 5) ZONING DISTRICT TO THE PLANNED INDUSTRIAL PARK (PIP) ZONING DISTRICT; PROVIDING FOR THE REZONING OF PROPERTY GENERALLY LOCATED SOUTH OF MIDWAY ROAD, NORTHWEST OF GLADES CUT OFF ROAD, IMMEDIATELY WEST OF MCCARTY ROAD, AND NORTH OF THE CITY'S GLADES WASTEWATER TREATMENT PLANT, AND LEGALLY DESCRIBED AS A PORTION OF SECTION 17, TOWNSHIP 36 SOUTH, RANGE 39 EAST; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. (P26 118)

ORDINANCE 26-101

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PORT ST. LUCIE, FLORIDA, ESTABLISHING FOUNDERS CROSSING COMMUNITY DEVELOPMENT DISTRICT; PROVIDING BOUNDARIES; DESIGNATING INITIAL MEMBERS OF THE DISTRICT'S BOARD OF SUPERVISORS; PROVIDING POWERS; PROVIDING FOR NOTICE OF SPECIAL ASSESSMENTS; PROVIDING FOR CONDITIONS; PROVIDING FOR EXCEPTIONS AND INTERLOCAL AGREEMENTS WITH THE CITY; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING SEVERABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE; PROVIDING AN EFFECTIVE DATE.

Submitted by (Email Address) cnazario@cityofpsl.com

Notifications No

Signature

