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## Section 158.213 Wireless Communication Antennas and Towers

Text Amendment  
(P24-103)

City Council – August 26, 2024  
Sofia Trail, Planner I

# Request Summary

<b>Applicant's Request:</b>	A city-initiated text amendment to Section 158.213 Wireless Communication Antennas and Towers of the Zoning Code.
<b>Applicant:</b>	City of Port St. Lucie

# Proposed Amendment

## Section 158.213 (D)

- (9) Neighborhood Village/Commercial, Town Center, Resort, Employment Center, Regional Business Center, Mixed Use and designated park or school sites within Residential land use sub-categories in MPUD's (Master Planned Unit Development) in NCD (New Community Development District) future land use areas.

# Background/Analysis

- Wireless communication antennas and towers are allowed as an SEU in the WI, IN, U, I, CS, and open space zoning districts.
- Under the NCD land use, wireless communication antennas and towers are allowed as SEUs in the Neighborhood Village/Commercial, Town Center, Resort, Employment Center, and the Mixed Use sub-districts.
- Wireless Communication antennas and towers are not allowed in Residential areas under NCD land use.
- The Regional Business Center sub-district allows developments with more than 1,000,000 non-residential square feet to include industrial, warehouse/distribution, manufacturing, retail, commercial, office, medical, restaurant, theatres, hotels, institutional, public facilities (including utilities), residential, and other similar services designed to meet the needs of larger development areas.
- It's suitable for wireless communication towers to be located in non-residential areas.

# Recommendation

The Planning and Zoning Board recommended approval of this zoning text amendment on August 6<sup>th</sup>, 2024.