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City of Port St. Lucie  
Zoning Text Amendment  
(P26-030)  
Planned Industrial Park (PIP)

Planning & Zoning Meeting of July 7, 2026  
Presented by: Bethany Grubbs, AICP, Senior Planner/Public Art Program

# Project Background

- City-initiated text amendment to establish the Planned Industrial Park (PIP) zoning district
- Implements the PIP future land use designation
- Supports industrial, logistics, research, technology, and business park development
- Requires minimum 30-acre sites with 300-ft width

# Summary of Request

- Create PIP zoning district (Sec. 158.138)
- Update related sections to incorporate PIP district, which include:
  - Wireless communication height limits (158.213)
  - MFDVs and temporary commercial kitchens (158.217)
  - Temporary sign size and setbacks (155.11 & 155.07)
  - Façade landscape requirements (154.03)
  - Mobile food truck locations and standards (121.02)

# Analysis

**Currently, only the PUD zoning district is compatible with the PIP land use designation.**

**Proposed permitted uses include but are not limited to:**

- **Industrial**
- **Manufacturing**
- **Warehouse**
- **Logistics**
- **Distribution**
- **Research and development**
- **Technology focused industries**
- **Office**
- **Hotel**
- **Multi-Family dwellings**

# Supplemental Development Standards

- Require acoustic barriers where it is industry standard for noise attenuation
- Architectural walls must have full landscape buffer on street-facing side to provide the most aesthetic impact
- Dark-sky compliant lighting required with photometric plans at residential property lines

# Access & Administrative Relief

- Multifamily developments must have main access from collector or arterial roadways, and are prohibited from accessing industrial park driveways without design exception
- Zoning Administrator and Public Works Director may approve limited technical adjustments regarding landscaping, parking, and access

# Comprehensive Plan Consistency

- Implements Comprehensive Plan Policy 1.1.4.3
- Establishes a predictable, by-right zoning option for PIP land use
- Supports targeted industries and value-added economic activity
- Enables development of master-planned industrial employment centers

# Proposed Amendment - Sec. 158.138

## **Sec. 153.138. – 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 technology, innovation, industrial or business parks.

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

**(1) The following principal uses and structures are permitted provided that all businesses, services, manufacturing, or processing of materials are confined within a fully enclosed building with no exterior emission of odors, fumes, dust, smoke, vibration, waste liquids, or other substances:**

1. Industrial facilities.
2. Manufacturing.
3. Warehouse.
4. Logistics facilities.
5. Distribution facilities.
6. Research and development.
7. Technology focused industries.
8. Retail and business services.
9. Office for business, professional, or medical use.
10. Telecommunications infrastructure and digital switching installation platforms and storage.
11. Hotel.
12. Multi-family dwellings, in accordance with the PIP Future Land Use designation.

# Proposed Amendment - Sec. 158.138

- (2) The following principal uses which need not be fully enclosed in a building or structure are permitted:
- a) Utility facilities, including but not limited to water-pumping plants, reservoirs, and electrical substations including required acoustic screening or noise-control measures where mechanical or electrical equipment generates audible impacts.
  - b) Electric power generation, transmission, or distribution with acoustic screening or noise-attenuation barriers consistent with professional industry practices.
  - c) Solar generation station subject to the requirements of Section 158.230 with any necessary acoustic screening or sound-mitigation features installed, as applicable.
  - 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.

# Proposed Amendment - Sec. 158.138

(C) **Special Exception Uses.** The following uses may be permitted following the review and specific approval thereof by the City Council:

(1) Wireless communication antennas and towers, as set forth in section 158.213.

(D) **Accessory Uses.**

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

2. Utility yards (electrical and telecommunications equipment) with acoustic screening or a noise-attenuating barrier installed in accordance with accepted industry standards.

3. Fuel storage.

4. Standby energy/generators with acoustic screening or a noise-attenuating barrier installed in accordance with accepted industry standards.

5. Cooling towers with acoustic screening or a noise-attenuating barrier installed in accordance with accepted industry standards.

6. Heat-rejection equipment with acoustic screening or a noise-attenuating barrier installed in accordance with accepted industry standards; waterless or closed-loop systems encouraged.

7. Guardhouses

# Proposed Amendment - Sec. 158.138

(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. For multi-family dwellings, in accordance with the PIP Future Land Use designation.

(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. Wireless communication antennas and towers shall be in accordance with Section 158.213.

# Proposed Amendment - Sec. 158.138

## (H) **Setback Requirements and Landscaping.**

- (1) **Front Setback.** Each lot shall have a front yard with a building setback line of twenty-five (25) feet.
- (2) **Side Setback.** Each lot shall have two (2) side yards, each of which shall have a building setback of ten (10) feet. A building setback equal to the building height shall be maintained adjacent to any residential or open space future land use category or to a public right-of-way.
- (3) **Rear Setback.** Each lot shall have a rear yard with a building setback of ten (10) feet. A building setback equal to the building height shall be maintained adjacent to any residential or open space future land use category or to a public right-of-way.
- (4) **Landscaping Requirements.** Landscaping and buffering requirements are subject to [Chapter 154](#).

# Proposed Amendment - Sec. 158.138

All mechanical equipment shall be screened from property zoned residential and public rights-of-way. This screening shall be designed as both a visual barrier and a noise barrier.

All open storage areas shall be screened from view from public rights-of-way and residentially zoned property. Said screening shall be an opaque fence or wall at least eight (8) feet tall, with no material placed so as to be visible beyond the height of said fence or wall.

When an architectural wall is required, the landscape buffer strip shall be planted entirely on the outside of the wall. The wall shall be set back from the right-of-way sufficiently to accommodate the full landscape buffer on the exterior side of the wall.

The Zoning Administrator shall have the authority to consider adjustments related to plant placement, species selection, spacing, or configuration when such modifications do not diminish the intended quality, character, or performance standards of Chapter 154.

# Proposed Amendment - Sec. 158.138

All exterior lighting shall be dark-sky friendly, fully shielded, and designed to prevent glare, skyglow, and light trespass. When butting property zoned residential and public rights-of-way, a photometric plan demonstrating compliance with recognized DarkSky principles and showing near-zero footcandle readings at the property line shall be submitted with any site plan or lighting permit.

All non-security lighting shall utilize automatic timers or motion-activated controls to reduce illumination during non-operational hours.

No uplighting, façade lighting, or architectural lighting shall be permitted on building elevations facing or visible from residential districts.

# Proposed Amendment - Sec. 158.138

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

All non-security lighting shall utilize automatic timers or motion-activated controls to reduce illumination during non-operational hours.

No uplighting, façade lighting, or architectural lighting shall be permitted on building elevations facing or visible from residential districts.

# Proposed Amendment - Sec. 158.217

**(I) 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.

# Proposed Amendment - Sec. 158.213

## Wireless Communication Antennas and Towers.

(D) **Special Exception Use.** Wireless communication antennas and towers shall be considered a special exception use in the following zoning districts and shall meet all requirements of sections 158.255 through 158.262:

- (1) GU (General Use);
- (2) OSR (Open Space Recreational);
- (3) OSC (Open Space Conservation);
- (4) I (Institutional);
- (5) CS (Service Commercial);
- (6) WI (Warehouse Industrial);
- (7) IN (Industrial);
- (8) U (Utility);
- (9) PIP (Planned Industrial Park).

# Proposed Amendment - Sec. 158.213

## Wireless Communication Antennas and Towers.

### (F) Height Limits.

(1) Wireless communication towers:

(a) Located in CS, WI, IN, GU, ~~and U~~, and PIP zoning districts; Mixed Use, Regional Business Center, and Employment Center Sub-Districts in MPUDs in NCD future land use areas: up to three hundred (300) feet.

# Proposed Amendment - Sec. 158.217

- (I) **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.

# Proposed Amendment - Sec. 154.03

## Regulations for Temporary Signs.

(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.

# Proposed Amendment - Sec. 155.07

## Regulations for Temporary Signs.

(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.

# Proposed Amendment - Sec. 155.11

## Landscape Design Standards.

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

# Proposed Amendment - 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.

# Recommendation

The Planning and Zoning Department finds the proposed text amendment as depicted in Exhibit “A” to be consistent with the intent and direction of the City’s comprehensive plan and recommends approval.

## Planning and Zoning Board Action Options:

- Motion to recommend approval to the City Council
- Motion to recommend approval to the City Council with conditions
- Motion to recommend denial to the City Council