

**Section 158.213 Zoning Text Amendment  
City of Port St. Lucie Text Amendment  
P24-103**

**SUMMARY**

<b>Applicant’s Request:</b>	A City initiated text amendment to Section 158.213 Wireless Communication Antennas and Towers.
<b>Applicant:</b>	City of Port St. Lucie
<b>Location:</b>	Zoning Text Amendment to the City’s Land Development Regulations
<b>Project Planner:</b>	Sofia Trail, Planner I

**Project Description and Analysis**

This application is a city-initiated text amendment to Chapter 158 of the City of Port St. Lucie Code of Ordinances. Chapter 158 is the City of Port St. Lucie Zoning Code. This application will amend Section 158.213, Wireless Communications and Towers, to add the Regional Business Center sub-district to the list of sub-districts under the NCD future land use classification that allow wireless communication antennas and towers as a special exception use (Section 158.213 (D) (9)).

**Section 158.213**

Section 158.213 of the Zoning Code establishes the standards for the siting of wireless communication antennas and towers within the City of Port St. Lucie. It requires wireless communication antennas and towers to be considered as special exception uses in various zoning districts while meeting all the requirements and conditions listed in the code. At present, wireless communication antennas and towers are allowed as special exception uses in the Warehouse Industrial (WI), Industrial (IN), Utility (U), Institutional (I), Service Commercial (CS), Open Space Recreational (OSR), and Open Space Conservation (OSC) zoning districts. Wireless communication antennas and towers are also allowed as special exception uses in the Neighborhood Village/Commercial, Town Center, Resort, Employment 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. Wireless communication antennas and towers are not permitted in residential land use areas.

The NCD (New Community Development) District is a future land use classification in the City’s comprehensive plan for Developments of Regional Impact. It is intended to facilitate the development of mixed-use communities. Each NCD District is divided into defined sub-districts. Per policy 1.2.2.8, the Regional Business Center sub-district allows developments with more than 1,000,000 non-residential square feet with the following uses: 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. Wireless Communication Antennas and Towers as special exception uses can be allowed in the non-residential areas of a Regional Business Center area similar to as currently allowed in other sub-districts under the NCD land use. The non-residential uses within the Regional Business Center subdistrict adhere to the

function of Section 158.213 to only allow wireless communication antennas and towers in non-residential areas.

The proposed changes are provided as Exhibit “A” of the staff report with additions shown as underlined and deletion shown as ~~striketrough~~.

### **STAFF RECOMMENDATION**

The Planning and Zoning Department finds the proposed text amendment to be consistent with the intent and direction of the City’s comprehensive plan and recommends approval.

### **PLANNING AND ZONING BOARD**

The Planning and Zoning Board recommended approval of the zoning text amendment on August 6, 2024.