



Section 158.213 Wireless Communication Antennas and Towers

Text Amendment (P24-103)

Planning and Zoning Board – August 6, 2024
Sofia Trail, Planner I

Request Summary

Applicant's Request:	A city initiated text amendment to Section 158.213 Wireless Communication Antennas and Towers, Section 158.135, Warehouse Industrial Zoning District; and Section 158.136, Industrial Zoning District of the City of Port St. Lucie Code of Ordinances
Applicant:	City of Port St. Lucie

Proposed Amendment

- Adds 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 (SEU) to Section 158.213 of the Zoning Code.
- Adds Data Centers as a permitted use in the Warehouse Industrial Zoning District (WI) to Section 158.135 and the Industrial Zoning District (IN) to Section 158.136.

Proposed Amendment

- 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 in non-residential areas.

Proposed Amendment

- Adds Data Centers as a permitted use in the Warehouse Industrial Zoning District (WI) and the Industrial Zoning District (IN).
- Data Centers are a permitted use in MPUDs (Master Planned Unit Developments) for the City's southwest annexation area.
- Data Centers would adhere to the development and use standards of WI and IN Zoning Districts.
- The proposed changes are included as attachments "A", "B", and "C" of the staff report.

Staff Recommendation

The Planning & Zoning (P&Z) Department staff finds the petition to be consistent with the intent and direction of the City's Comprehensive Plan and recommends approval.