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

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**SUMMARY**

<b>Applicant's Request:</b>	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.
<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 and 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)). This application will also amend the permitted uses in the Warehouse Industrial Zoning District (WI) under Section 158.135 (B) (1) and the Industrial Zoning District (IN) under Section 158.136 (B) (1) to add Data Centers as a permitted use in both zoning districts.

**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~~.

Section 158.135, Warehouse Industrial Zoning District and Section 158.136, Industrial Zoning District  
Section 158.135 of the Zoning Code establishes the development and use standards for the Warehouse Industrial Zoning District (WI) and Section 158.136 establishes the development and use standards for the Industrial Zoning District (IN). At present, Data Centers are a permitted use in the MPUDs (Master Planned Unit Developments) for the City’s southwest annexation area. This text amendment will allow Data Centers as a permitted use citywide in Warehouse Industrial (WI) and Industrial (I) Zoning Districts. The Warehouse Industrial Zoning District (WI) is uniquely suited for the development and maintenance of warehousing, wholesale trade and limited industrial activities of light intensity and the Industrial Zoning District (IN) are suited for the development and maintenance of industrial activities. Data Centers would adhere to the development and use standards of both zoning districts.

The proposed changes are provided as Exhibits “A” “B” and “C” 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 Action Options:

- Motion to recommend approval to the City Council
- Motion to recommend approval of a revised amendment to the City Council
- Motion to recommend denial to the City Council

Please note that: Should the Board need further clarification or information from either the applicant and/or staff, it may exercise the right to *table* or *continue* the hearing or review to a future meeting.