



City of Port St. Lucie Zoning Text Amendment
 Sections 158.138, 158.213, 158.217, 155.11, 155.07, 154.03, and 121.02
 Project No. P26-080

SUMMARY

Applicant’s Request:	This application is a city-initiated text amendment to update multiple sections of the Land Development Code to implement the Planned Industrial Park (PIP) zoning district.
Applicant:	City of Port St. Lucie
Project Planner:	Bethany Grubbs, AICP, Senior Planner/Public Art Program

Project Description

This is a City-initiated text amendment to update several sections of the Land Development Code in order to establish and implement the new Planned Industrial Park (PIP) zoning district consistent with the Comprehensive Plan. The amendment modifies Sections 158.138, 158.213, 158.217, 155.11, 155.07, 154.03, and 121.02 to integrate the PIP district into relevant development, signage, landscape, accessory use, and operational standards.

A concurrent Comprehensive Plan amendment is being processed to add the PIP district as a compatible zoning category for the PIP Future Land Use designation to ensure consistency.

Currently, the only zoning district compatible with the PIP future land use designation is Planned Unit Development (PUD), which requires a tailored approval with each application and doesn’t offer the straightforward, by-right development process the Comprehensive Plan calls for. Establishing the PIP zoning district creates a clear zoning option that directly supports the PIP land use category and improves the City’s ability to attract and facilitate development of industrial and employment-based uses.

The PIP district implements the PIP future land use designation and is intended for technology, innovation, industrial, and business park development. The district supports coordinated site planning and flexible design standards. A minimum lot size of 30 acres and a minimum lot width of 300 feet ensure that sites are large enough for master-planned industrial development consistent with the City’s economic development policies.

Analysis

This amendment includes establishing the PIP zoning district within Section 158.138 and updating multiple sections of the Land Development Code to ensure consistency. The revisions include assigning height limitations for wireless communication facilities (Section 158.213), adding the PIP district to allowable locations for Mobile Food Dispensing Vehicles (MFDVs) and Temporary Commercial Kitchens (Section 158.217), establishing size and setback requirements for temporary signage (Sections 155.11 and 155.07), adding the PIP district to the façade landscape requirement chart (Section 154.03), and adding the PIP district as a permitted location for mobile food trucks with appropriate operational standards (Section 121.02).

The PIP zoning district directly implements the Comprehensive Plan’s PIP future land use designation and supports the City’s targeted industries and economic development directives. Allowable uses include but are not limited to industrial, manufacturing, logistics, distribution, research and development, financial and office uses, and public facilities and utilities. Development standards are designed to promote high-quality, compatible development across large-scale industrial campuses. The Site Plan Review Committee (SPRC) may approve alternative parking configurations when needed to support unique operational characteristics.

Site design standards address screening, lighting, and buffering requirements to ensure compatibility with surrounding development. Mechanical equipment and open storage must be fully screened from residential properties and public rights-of-way, with open storage enclosed by an opaque fence or wall at least eight feet in height. Where architectural walls are required, landscaping must be installed on the street-facing side with adequate setback to accommodate the full buffer. The Zoning Administrator may approve adjustments to plant placement, spacing, or species when consistent with Chapter 154. Exterior lighting must be dark-sky compliant and fully shielded, with photometric plans required at the property lines and no façade or uplighting permitted where visible from residential districts. Off-street parking follows Section 158.221, with flexibility available through SPRC review. Multifamily developments may not place their primary access on industrial park roadways without a design exception from the Public Works Director. Allowing the Zoning Administrator and Public Works Director to grant certain relief addressing minor site-specific issues without requiring variances or amendments.

Comprehensive Plan Consistency

The proposal is consistent with the intent, goals, and policies of the Comprehensive Plan and supports the City’s economic development goals by facilitating value-added industrial development. Comprehensive Plan Policy 1.1.4.3 directs the City to *“provide the following industrial land uses: Planned Industrial Park (PIP). Economic activity center primarily designed to accommodate the City’s targeted industries list and economic development directives. Uses include manufacturing, research, development, other value-added activities and support uses. Uses such as hotels, offices, commercial and institutional that serve the projected workforce and residential population and/or encourage internal automobile trip capture shall be permitted, along with accessory uses.”* The PIP district establishes a straightforward process with the permitted uses and development standards needed to implement this policy. By specifying allowed uses such as manufacturing, warehousing, research and development, logistics, and related commercial services, the district provides a regulatory framework aligned with Policy 1.1.4.3 and offers a direct and efficient mechanism for advancing targeted industry development.

Proposed Amendment

The proposed changes are shown in Exhibit “A” of the associated ordinance with additions shown as underlined and deletion shown as ~~strikethrough~~.

STAFF 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

Please note: 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.