

CGI St Lucie, LLC, Wireless Communications Tower Minor Site Plan Amendment P19-031

City Council Meeting October 28, 2019

Bridget Kean, AICP

Senior Planner



Proposed Project

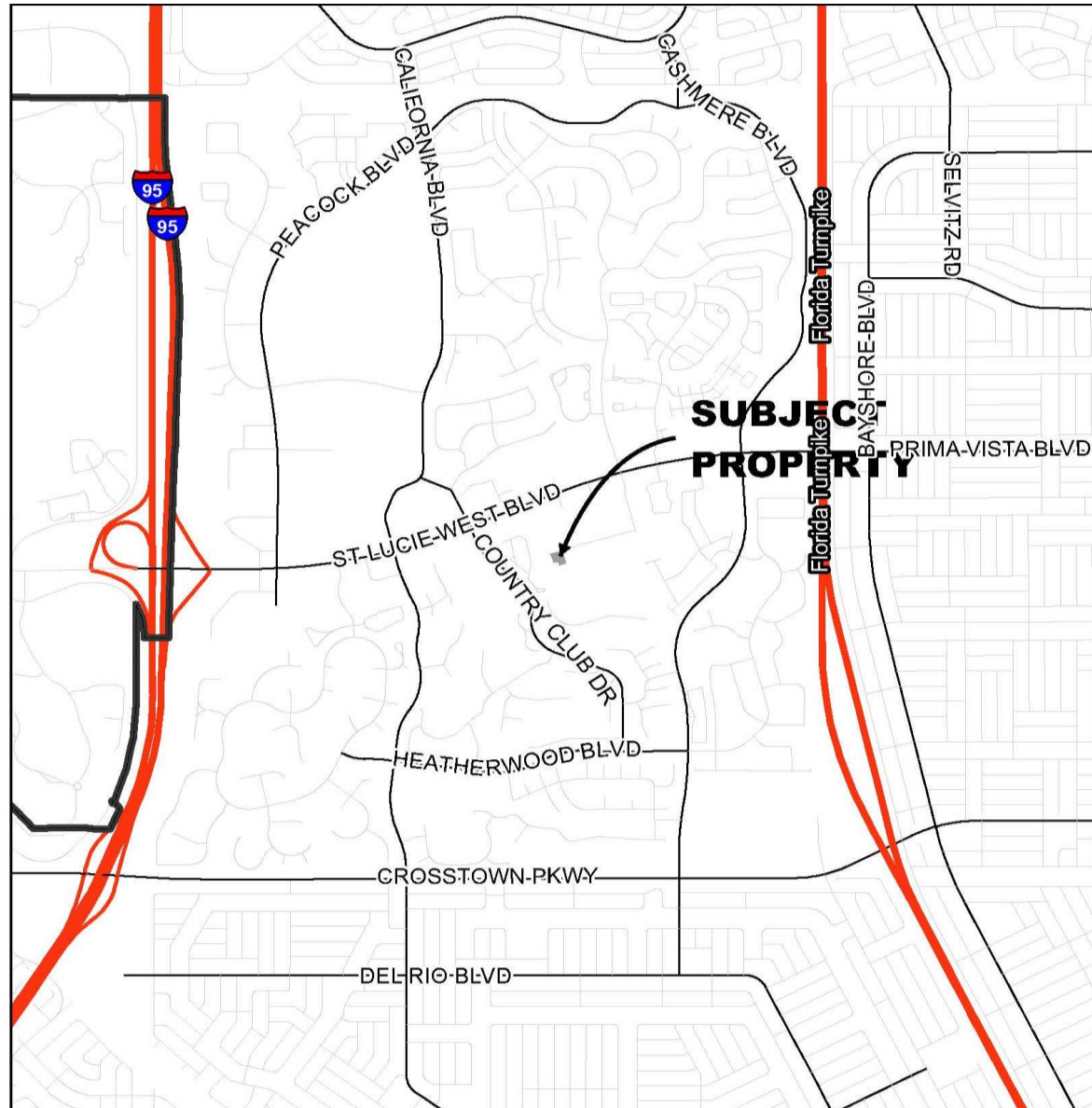
- The proposed project is the addition of a wireless communications tower at the St Lucie Trail Golf Club maintenance facility.



Applicant and Owner

- Owner – CGI St. Lucie, LLC
- Applicant/Lessee – Holly Valdez, RG Towers, LLC
- Address - 460 SW Utility Drive
- 2,000 square foot leased area (25X80) along the eastern property line





Location Map



Aerial Map

CityofPSL.com

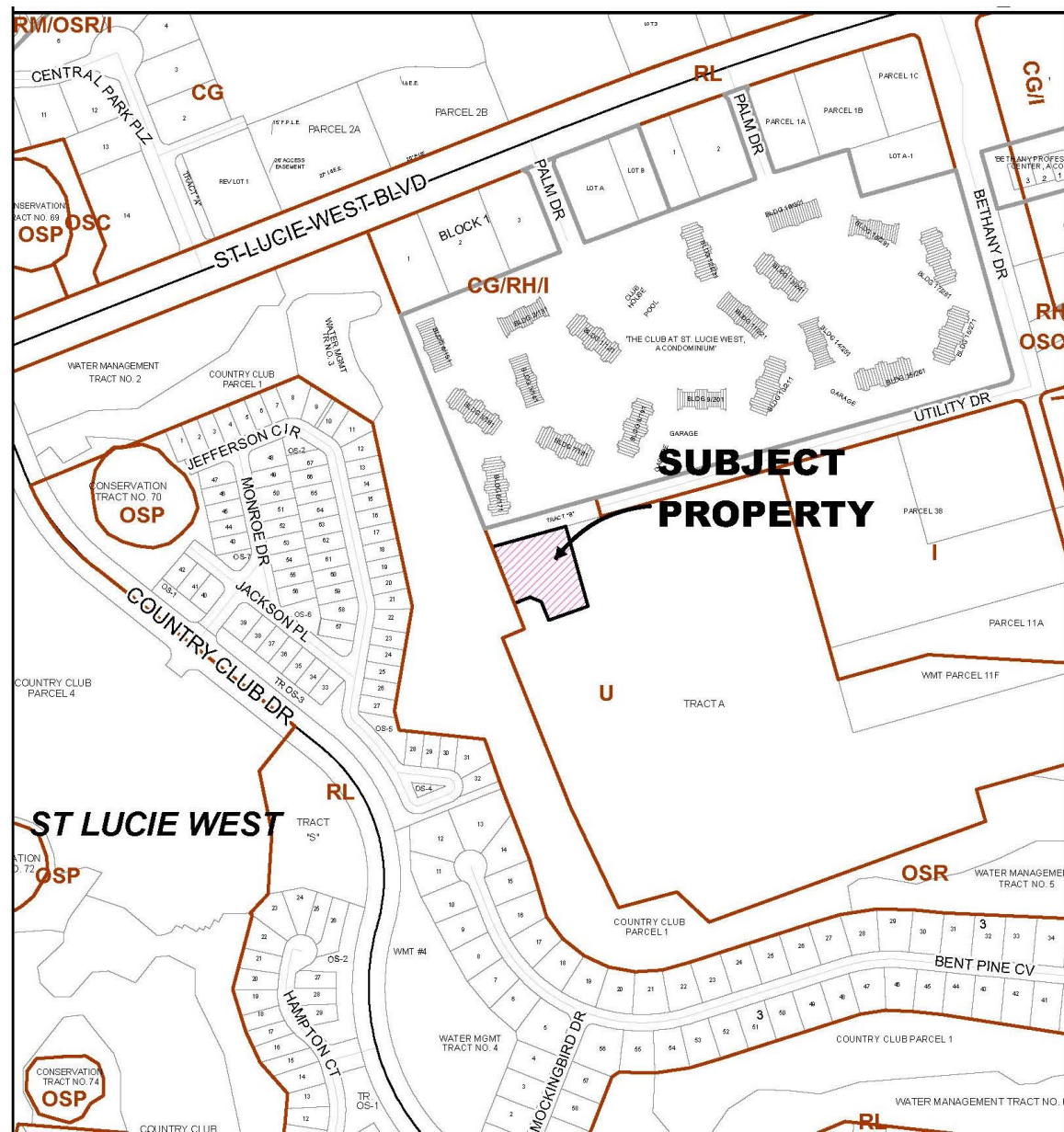


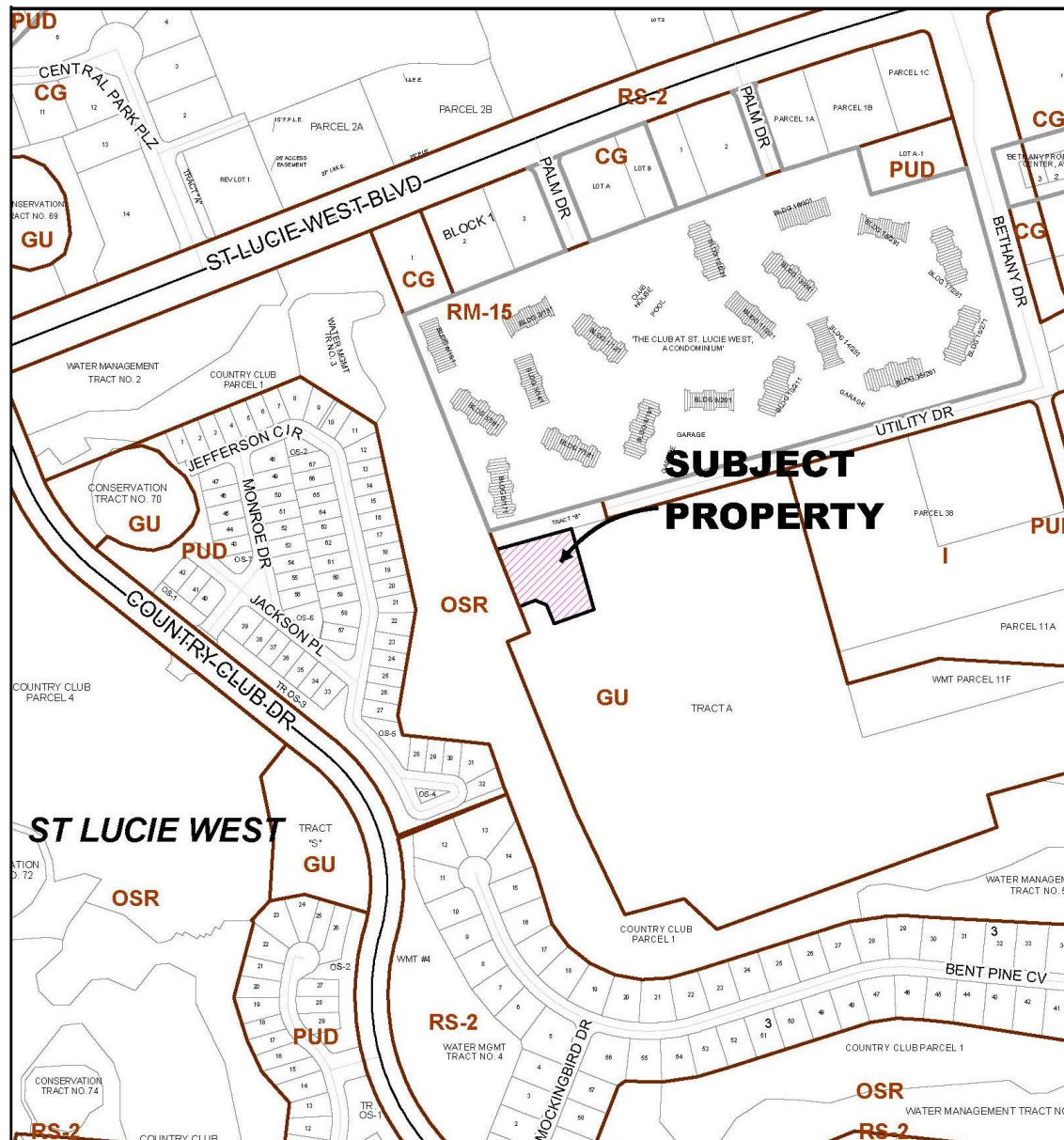


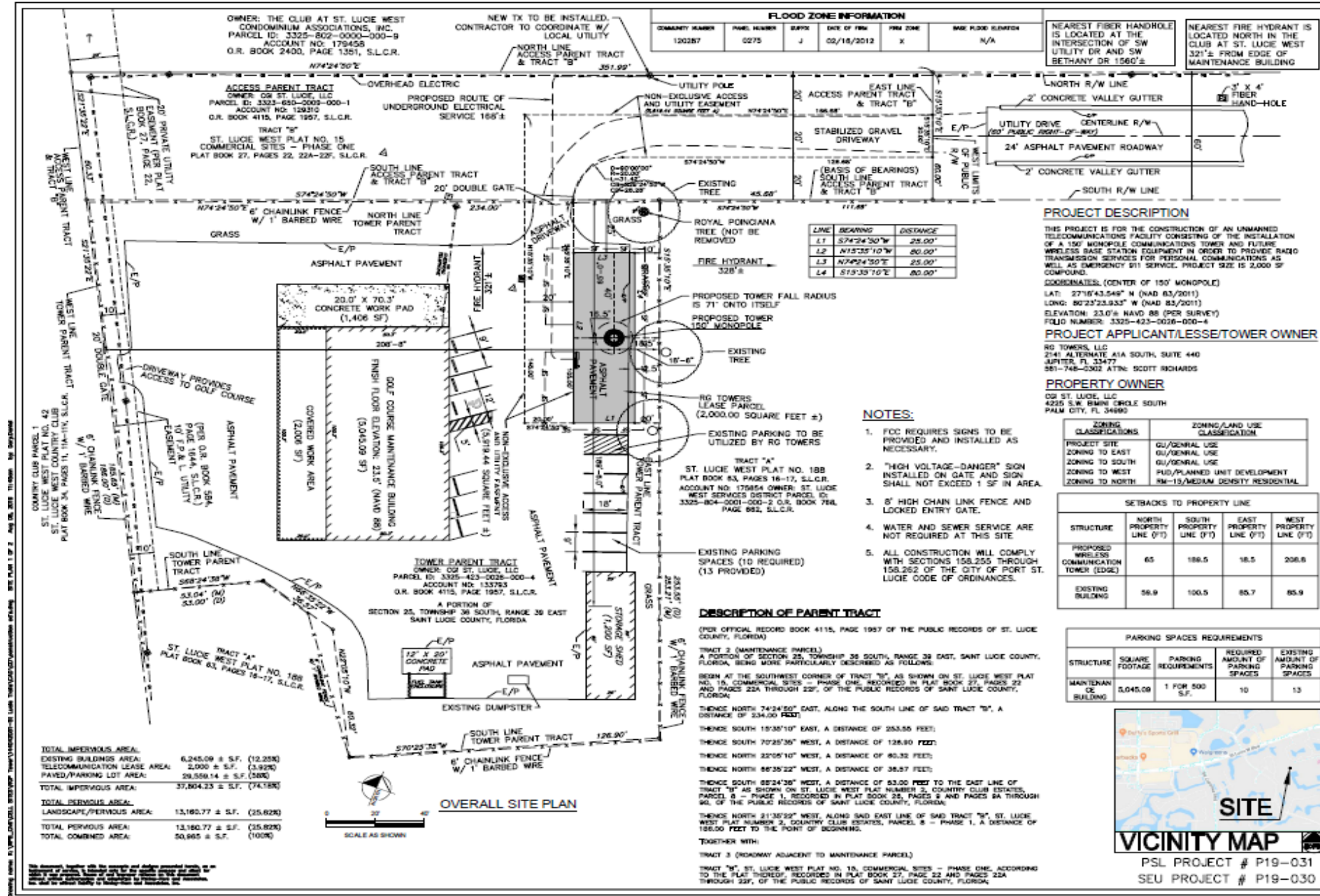
Proposed tower location

CityofPSL.com









Site Plan



Zoning Review

<u>CRITERIA</u>	<u>FINDINGS</u>
USE	Section 158.060 (C)(11) Special Exception Use
DUMPSTER ENCLOSURE	N/A
<u>ARCHITECTURAL DESIGN STANDARDS</u>	N/A
PARKING REQUIREMENTS	Ten (10) required. Thirteen (13) provided. Including one (1) handicapped space.
SETBACKS	Complies
BUILDING HEIGHT	Complies, proposed tower maximum height 150 feet



Concurrency Review

<u>CRITERIA</u>	<u>FINDINGS</u>
SEWER/WATER SERVICES	St. Lucie West Services District is the provided; no servicers required
TRANSPORTATION	Traffic impact statement provided, no impact
PARKS AND OPEN SPACE	N/A
STORMWATER	Required to be provided to be in compliance with adopted Level of Service
SOLID WASTE	Adequate capacity
PUBLIC SCHOOL CONCURRENCY	N/A



Other

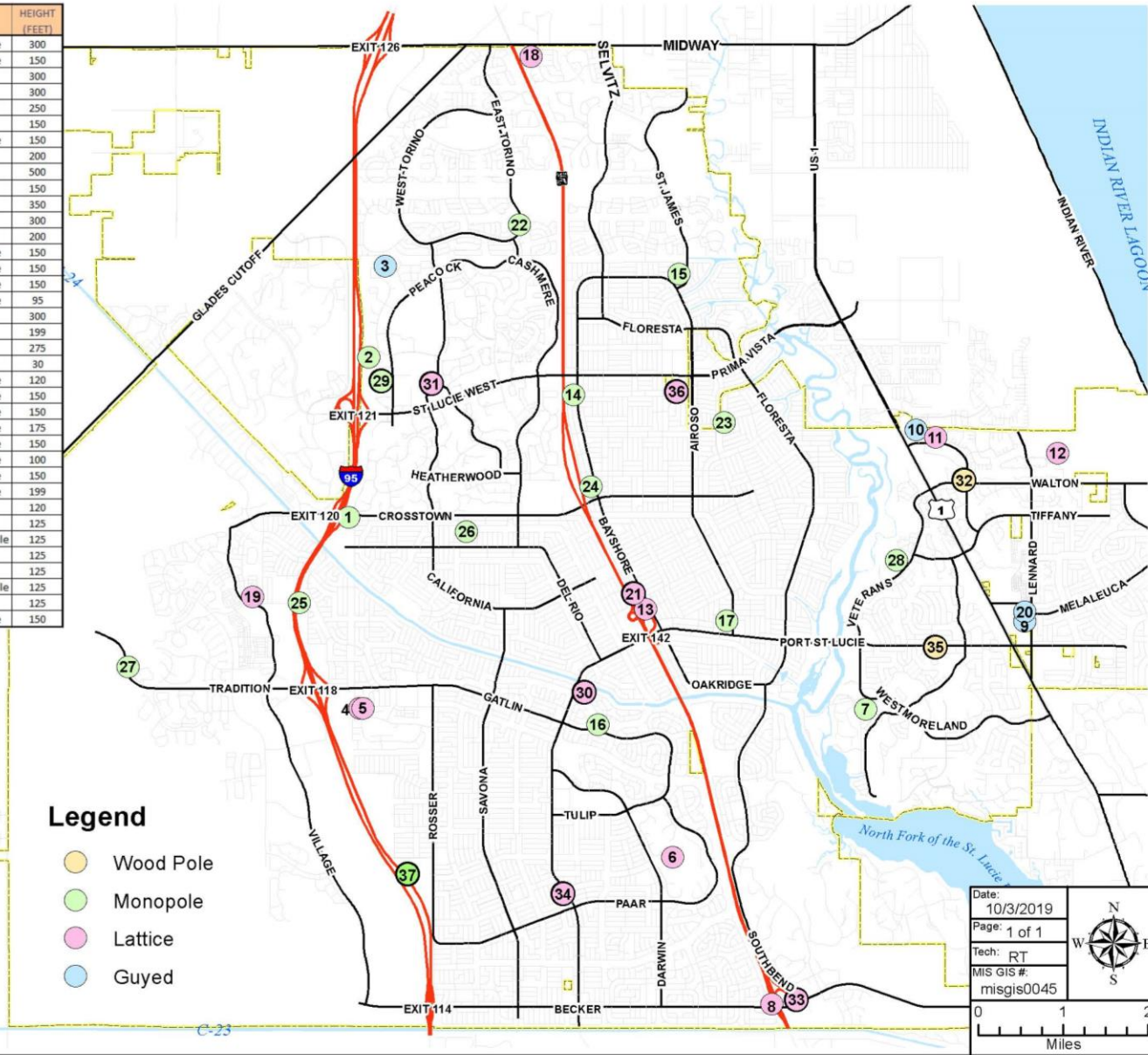
<u>CRITERIA</u>	<u>FINDINGS</u>
NATURAL RESOURCE PROTECTION	No clearing is required. Site is missing perimeter landscaping. Revised landscape plan is required.
FIRE DISTRICT	Access location (external and internal) has been reviewed by the Fire District for safety purposes
PUBLIC ART	Applicant will pay fee in lieu or providing public art onsite

Communication and Radio Towers Location

No.	PROJECT NUMBER	CITY PROPERTY	NAME	ADDRESS	STATUS	TYPE	HEIGHT (FEET)
1	P92-087	No	FPL-Cellular One	2200-TW SW Crosstown Pkwy	Existing	Monopole	300
2	P96-139	No	Sabal Substation	413-TW NW FPL Dr	Existing	Monopole	150
3	P87-147	No	Lodestar Radio	775-TW NW Enterprise Dr	Existing	Guyed	300
4	P96-136	No	American Radio	2170-TW SW Hayworth Ave	Existing	Lattice	300
5	P93-014	No	Central Florida	2140-TW SW Hayworth Ave	Existing	Lattice	250
6	P98-017	Yes	Westport WTP	3725-TW SW Darwin Blvd	Existing	Lattice	150
7	P97-188	Yes	MIA Southport	2760-TW SE Overhill Dr	Existing	Monopole	150
8	P97-230	Yes	Becker road tower	119-TW SW Becker Rd	Existing	Lattice	200
9	P88-056	No	WZZR Radio	3775-TW SE Jennings Rd	Existing	Guyed	500
10	P86-093	No	St. Lucie Radio Corp	1457 SE Huffman Rd	Existing	Guyed	150
11	P94-068	No	FPL Communication	1050-TW SE Brandon Cir	Existing	Lattice	350
12	P99-022	No	School Board Radio	1201-TW SE Lennard Rd	Existing	Lattice	300
13	P98-043	Yes	Bell South Mobility	450-TW SW Thornhill Dr	Existing	Lattice	200
14	P00-127	No	Biltmore AT & T	601-TW SW Biltmore St	Existing	Monopole	150
15	P01-241	Yes	Northport WTP	281-TW NW St James Dr	Existing	Monopole	150
16	P11-007	Yes	Tulip	204-TW SW Tulip Blvd	Existing	Monopole	150
17	P02-185	Yes	Police Dept	121-TW SW Port St Lucie Blvd	Existing	Monopole	95
18	P06-077	No	SLC Fire Milner	5160 NW Milner Dr	Existing	Lattice	300
19	P03-167	No	Tradition Home Town	10181 SW Village Pkwy	Existing	Lattice	199
20	P97-258	No	Jennings Road	3771-TW SE Jennings Rd	Existing	Guyed	275
21	P98-044	No	Sepler	1974 SW Biltmore st	Existing	Lattice	30
22	P11-045	Yes	Torino Park	5490-TW East Torino Pkwy	Existing	Monopole	120
23	P11-071	Yes	Prineville WTP	800-TW SE Prineville St	Existing	Monopole	150
24	P12-031	No	Biltmore	1365-TW SW Biltmore St	Existing	Monopole	150
25	P11-060	Yes	Tanforan	2551-TW SW Tanforan Blvd	Existing	Monopole	175
26	P11-155	Yes	Apache Park	1445-TW SW Apache Ave	Existing	Monopole	150
27	P12-013	No	Tradition	10800-TW SW Tradition Pkwy	Existing	Monopole	100
28	P12-078	Yes	Lyngate (Crown Castle)	1301 SE Lyngate Dr	Existing	Monopole	150
29	P13-087	No	USPS @ SLW American tower	290 NW Peacock Blvd	Existing	Monopole	199
30	SLCFD	No	St. Lucie County Fire station #10	777 SW Dalton Cr	Existing	Lattice	120
31	SLCFD	No	St. Lucie County Fire Station #14	300 NW California Blvd	Existing	Lattice	125
32	SLCFD	No	St. Lucie County Fire Station #12	1755 SE Village Green Dr	Existing	Wooden Pole	125
33	SLCFD	No	St. Lucie County Fire Station #13	201 SE Becker Rd	Existing	Lattice	125
34	SLCFD	No	St. Lucie County Fire Station #16	3910 SW Port St. Lucie Blvd	Existing	Lattice	125
35	SLCFD	No	St. Lucie County Fire Station #5	1616 SE Port St Lucie Blvd	Existing	Wooden Pole	125
36	SLCFD	No	St. Lucie County Fire Station #3	480 SW Ravenswood Ln	Existing	Lattice	125
37	P18-011	No	Rosser Lakes	1890 SW OPEN VIEW DR	Existing	Monopole	150

Legend

- Wood Pole
- Monopole
- Lattice
- Guyed



Date:	10/3/2019
Page:	1 of 1
Tech:	RT
MIS GIS#:	misgis0045
0 1 2 Miles	

Recommendation

- The Site Plan Review Committee reviewed the concept plan on June 26, 2019 and recommended approval.
- The Planning and Zoning Board reviewed the application for a special exception use on October 1, 2019 and recommended approval.
- Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the City's Land Development Regulations and Comprehensive Plan and recommends approval subject to the following conditions:
 - A resolution providing for a special exception use for a wireless communications tower is adopted by the City Council.
 - A revised landscape plan is submitted and approved by the Site Plan Review Committee.
 - A twenty (20) foot wide stabilized gravel driveway is provided from SW Utility Drive to the paved entrance into the maintenance facility.

