

FOR SPECIAL EXCEPTION USE APPLICATION

CITY OF PORT ST. LUCIE
Planning & Zoning Department
121 SW Port St. Lucie Blvd.
Port St. Lucie, Florida 34984
(772)871-5213

FOR OFFICE USE ONLY

Planning Dept. _____
Fee (Nonrefundable)\$ _____
Receipt # _____

Refer to "Fee Schedule" for application fee. Make check payable to the "City of Port St. Lucie". Fee is nonrefundable unless application is withdrawn prior to being scheduled for the Site Plan Review Committee meeting or advertising for the Planning and Zoning Board meeting. **Attach two copies of proof of ownership (e.g., warranty deed, affidavit), lease agreement (where applicable), approved Concept Plan or Approved Site Plan, and a statement addressing each of the attached criteria.**

PRIMARY CONTACT EMAIL ADDRESS: hvaldez@rgpartners.com

PROPERTY OWNER:

Name: CGI St. Lucie, LLC
Address: 951 SW Country Club DR, Port St Lucie, FL 34986
Telephone No.: Office 516-941-1411 Email Don@FDRcorp.com
Call 516-361-7283

APPLICANT (IF OTHER THAN OWNER, ATTACH AUTHORIZATION TO ACT AS AGENT):

Name: Scott Richards/ Holly Valdez RG Towers, LLC
Address: 2141 Alt A1A S, suite 440, Jupiter FL 33477
Telephone No.: 772-353-7401 Email hvaldez@rgpartners.com

SUBJECT PROPERTY: 25 36 39 BEG AT SW COR OF TRACT B ST LUCIE WEST PLAT #15 (PB 27-22), TH N 74 DEG 24 MIN 50 SECE ALG S LI
OF SD TRACT B 234 FT, TH S 15 DEG 35 MIN 10 SEC E 253.55 FT, TH S 70 DEG 25 MIN 35 SEC W 126.90 FT, TH N 22
DEG 05 MIN 10 SEC W 60.32 FT, TH N 66 DEG 35 MIN 22 SEC W 36.57 FT, TH S 68 DEG 24 MIN 38 SEC W 53 FT TO E LI
OF TRACT B ST LUCIE WESTPLAT #2 (PB26-9), TH N 21 DEG 35 MIN 22 SEC W ALG SD E LI 186 FT TO POB (1.17 AC)
Parcel I.D Number: (OR 4115-1957) PARCEL ID 3325-423-0026-000-4

Address: 460 SW UTILITY DR Bays: _____

Development Name: RG Towers Stealth Communication Tower (Attach Sketch and/or Survey)

Gross Leasable Area (sq. ft.): 2000 sq ft Assembly Area (sq. ft.): _____

Current Zoning Classification: _____ SEU Requested: Stealth Communication Tower

Please state, as detailed as possible, reasons for requesting proposed SEU (continue on separate sheet, if necessary):

See separate sheet

Digitally signed by Scott Richards
DN: cn=Scott Richards, ou=RG Towers, LLC,
ou,email=srichards@rgpartners.com,
c=US
Date: 2021.03.25 14:29:37 -0400
Scott Richards Scott Richards 3/25/21
Signature of Applicant Hand Print Name Date

NOTE: Signature on this application acknowledges that a certificate of concurrency for adequate public facilities as needed to service this project has not yet been determined. Adequacy of public facility services is not guaranteed at this stage in the development review process. Adequacy for public facilities is determined through certification of concurrency and the issuance of final local development orders as may be necessary for this project to be determined based on the application material submitted. 02/26/20

SPECIAL EXCEPTION USES

The Planning and Zoning Board, and Zoning Administrator, may authorize the special exception use from the provisions of § 158.260. In order to authorize any special exception use from the terms of this chapter, the Planning and Zoning Board, or Zoning Administrator, will consider the special exception criteria in § 158.260 and consider your responses to the following when making a determination.

(A) Please explain how adequate ingress and egress will be obtained to and from the property, with particular reference to automotive and pedestrian safety and convenience, traffic flow, and control, and access in case of fire or other emergency.

The development will create only minimal traffic outside of the initial build of approximately 4 weeks. Traffic thereafter will be no more than quarterly maintenance and occasional RF testing and optimization. Access will be from Utility Drive through a locked gate with another locked gate around our compound. Public Safety may also place a lock however emergency access will not be limited as a chain link fence leaves access for fire safety

(B) Please explain how adequate off-street parking and loading areas will be provided, without creating undue noise, glare, odor or other detrimental effects upon adjoining properties.

Within the parent tract there is plenty of room to maneuver any vehicles during construction phase and thereafter. The proposed development does not create undue noise, glare or odor. The most noticeable portion of development will be a crane on-site for one day to raise the tower itself. There are (10) parking spots required and we will provide (13)

(C) Please explain how adequate and properly located utilities will be available or will be reasonably provided to serve the proposed development.

We do not require water or sewer. We will require FPL provided power of approx 200 amps when the first tenant co locates on the tower for which supply there is adequate. There are utility poles directly to the north which will most likely be the source however meeting and site walk with FPL representative will confirm at a later date

(D) Please explain how additional buffering and screening, beyond that which is required by the code, will be required in order to protect and provide compatibility with adjoining properties.

In addition to the required landscaping the compound will be surrounded by a chain link fence with green mesh to further shield and protect the development. A total of 17 12-14' buttonwoods and 239 cocoplums will buffer the compound.

All cables will run through the middle of the galvanized steel tower up to the antennas to shield most of their view. Faux branches camouflage the antennas

(E) Please explain how signs, if any, and proposed exterior lighting will be so designed and arranged so as to promote traffic safety and to eliminate or minimize any undue glare, incompatibility, or disharmony with adjoining properties. Light shields or other screening devices may be required.

We do not propose any lighting for this development and only a 2' x 2' sign on the gate to identify tower owner and emergency contact number

(F) Please explain how yards and open spaces will be adequate to properly serve the proposed development and to ensure compatibility with adjoining properties.

The proposed development falls within a currently unused portion of the parent tract with access coming from the existing utility Drive. The proposed development meets all setbacks and is not adjacent to any residentially zoned properties hence very compatible with the location

(G) Please explain how the use, as proposed, will be in conformance with all stated provisions and requirements of the City's Land Development Regulation.

Towers up to 300' are permitted by Special Exception in the GU zoned parcels. this is the first on the siting hierarchy and we are seeking less than half the permitted height. We meet all setback requirements and are seeking no variances for the Land development regulations.

(H) Please explain how establishment and operation of the proposed use upon the particular property involved will not impair the health, safety, welfare, or convenience of residents and workers in the city.

The proposed tower is an unmanned facility with very little traffic outside of the initial construction. The tower is designed to meet all design requirements per the latest building code including wind speed. It is to be located in a maintenance area which pairs well with this type of development. Per the FCC, communication towers have not been found to have health risks and Telecom Act of 1996 was enacted to support that finding

(I) Please explain how the proposed use will not constitute a nuisance or hazard because of the number of persons who will attend or use the facility, or because of the hours of operation, or because of vehicular movement, noise, fume generation, or type of physical activity.

As indicated, the traffic flow for this development is very little. Site visits will consist of only quarterly maintenance and for any repairs/issues. This will be an unmanned facility

(J) Please explain how the use, as proposed for development, will be compatible with the existing or permitted uses of adjacent property. The proximity or separation and potential impact of the proposed use (including size and height of buildings, access, location, light and noise) on nearby property will be considered in the submittal and analysis of the request. The City may request project design changes or changes to the proposed use to mitigate the impacts upon adjacent properties and the neighborhood.

The parent tract is surrounded by other GU zoned parcels, primarily the water district, and is setback from the property lines at the required distance. There is no noise generated by this type of development, there will be no lighting and access is by way of a public street. Outside of the crane that delivers the tower and antennas for future co-locators only normal sized vehicles including pick up trucks will be accessing the site.

Scott Richards

Digitally signed by Scott Richards
DN: cn=Scott Richards, o=RG Towers,
LLC, ou,
email=srichards@rgpartners.com, c=US
Date: 2021.03.25 14:32:33 -0400'

Scott Richards

3/25/21

Signature of Applicant

Hand Print Name

Date

PLEASE NOTE:

(K) As an alternative to reducing the scale and/or magnitude of the project as stipulated in criteria (J) above, the City may deny the request for the proposed use if the use is considered incompatible, too intensive or intrusive upon the nearby area and would result in excessive disturbance or nuisance from the use altering the character of neighborhood.

(L) Development and operation of the proposed use will be in full compliance with any additional conditions and safeguards which the City Council may prescribe, including but not limited to reasonable time limit within which the action for which special approval is requested shall be begun or completed or both.

SPECIAL EXCEPTION USE

§ 158.260 REQUIREMENTS AND APPROVAL

Special Exceptions are uses that would only be allowed under certain conditions and are required to be compatible with the existing neighborhood. It is expected that any such approval be implemented in a timely manner to ensure the use is established under the physical conditions of the area in place when approved. Therefore, Special Exception Uses shall expire after one year on the date of approval unless the applicant has received final site plan approval, or if a site plan is not required, the appropriate permits to allow development of the use to continue as approved.

Approval of a special exception application shall be granted by the City Council only upon a finding that:

- (A) Adequate ingress and egress may be obtained to and from the property, with particular reference to automotive and pedestrian safety and convenience, traffic flow, and control, and access in case of fire or other emergency.
- (B) Adequate off-street parking and loading areas may be provided, without creating undue noise, glare, odor or other detrimental effects upon adjoining properties.
- (C) Adequate and properly located utilities are available or may be reasonably provided to serve the proposed development.
- (D) Adequate screening or buffering. Additional buffering beyond that which is required by the code may be required in order to protect and provide compatibility with adjoining properties.
- (E) Signs, if any, and proposed exterior lighting will be so designed and arranged so as to promote traffic safety and to eliminate or minimize any undue glare, incompatibility, or disharmony with adjoining properties. Light shields or other screening devices may be required.
- (F) Yards and open spaces will be adequate to properly serve the proposed development and to ensure compatibility with adjoining properties.
- (G) The use as proposed will be in conformance with all stated provisions and requirements of this chapter.
- (H) Establishment and operation of the proposed use upon the particular property involved will not impair the health, safety, welfare, or convenience of residents and workers in the city.
- (I) The proposed use will not constitute a nuisance or hazard because of the number of persons who will attend or use the facility, or because of the hours of operation, or because of vehicular movement, noise, fume generation, or type of physical activity.
- (J) The use as proposed for development will be compatible with the existing or permitted uses of adjacent property. The proximity or separation and potential impact of the proposed use (including size and height of buildings, access, location, light and noise) on nearby property will be considered in the submittal and analysis of the request. The City may request project design changes or changes to the proposed use to mitigate the impacts upon adjacent properties and the neighborhood.
- (K) As an alternative to reducing the scale and/or magnitude of the project as stipulated in criteria (J) above, the City may deny the request for the proposed use if the use is considered incompatible, too intensive or intrusive upon the nearby area and would result in excessive disturbance or nuisance from the use altering the character of neighborhood.
- (L) Development and operation of the proposed use will be in full compliance with any additional conditions and safeguards which the City Council may prescribe, including but not limited to reasonable time limit within which the action for which special approval is requested shall be begun or completed or both.



CONCEPT PLAN SUFFICIENCY CHECKLIST
Revised September, 2013

Project Name: RG Towers Stealth Communication Tower

Project Number: P _____ New Submittal _____ or Resubmittal _____ (Check One)

Applicant should submit the concept plan package to Planning & Zoning Department with all items listed below to initiate the review process. Other drawings or information may be required, if deemed necessary, upon review of the submittal for the Site Plan Review Committee Meeting.

The Applicant should complete the Project Information, Applicant Checklist and Applicant Certification. Use the following to complete the checklist: ✓ = *Provided* X = *Incomplete or Missing* NA = *Not Applicable*

Applicant Checklist	Description of Item Provided	Sufficient		
		P&Z	Eng.	Utility
✓	Sufficiency Checklist: One original completed and signed by applicant.			
✓	2 CD's with all application materials			
✓	Cover Letter: Sixteen copies of a typed letter explaining the purpose and history of the application.			
NA	Written Response to Comments: Sixteen copies. For resubmittals only.			
X	Completed Application: Sixteen copies. Use black ink or type to fill out completely and legibly.			
X	Owner's Authorization: Sixteen copies of authorization on Owner's letterhead.			
	Application Fees: Refer to each department's fee schedule.			
X	Proof of Ownership:			
X	Three copies of the recorded deed(s) for each parcel with the exact same name for each parcel or... ...Unity of Title			
	PUD/MPUD Document and Concept Plan (Sections 158.170 – 158.175 of the Zoning Code):			
NA	Sixteen sets of 11" x 17" concept plans			
	Show traffic access points			
	Show drainage discharge locations			
NA	Show proposed water and sewer connection points			
NA	Evidence of unified control and binding PUD agreement			
	Density statement			
NA	Proposed zoning district regulations			
	LMD Rezoning and Concept Plan (Section 158.155(M) of the Zoning Code):			
NA	Sixteen sets of 11" x 17" concept plans			
NA	Show traffic access points			
NA	Show drainage discharge locations			
NA	Show proposed water and sewer connection points			
NA	Evidence of unified control and development agreement			
NA	Preliminary building elevations			
NA	Landscape Plan			
	SEU Concept Plan:			
	Sixteen sets of 11" x 17" plans – either approved site plan or proposed concept plan			



CONCEPT PLAN SUFFICIENCY CHECKLIST
Revised September, 2013

Project Name: RG Towers Stealth Communication Tower

Project Number: P New Submittal or Resubmittal (Check One)

Applicant Certification

I, Scott Richards (Print or type name), do hereby certify that the information checked above has been provided to the City of Port St Lucie for the subject project. I understand that the checklist is used to determine if the submittal is complete so that the project can be added to the Site Plan Review Agenda. I further understand that review of the submittal contents will not be made at this time and that a sufficient submittal does not exempt a project from being tabled or denied at the Site Plan Review Committee.

Scott Richards

Digitally signed by Scott Richards
DN: cn=Scott Richards, o=RG Towers, LLC, ou,
email=srichards@rgpartners.com, c=US
Date: 2021.03.25.14:33:55 -0400

3/25/21

(Signature of Applicant)

(Date)

Planning and Zoning Department Representative

I, (Print name), as a representative of the Planning and Zoning Department, find that this submittal is Sufficient / Non-Sufficient based upon my review on (date).
Additional Comments:

(Signature of Planning and Zoning Department Representative)

(Date)

Engineering Department Representative

I, (Clearly print or type name), as a representative of the Engineering Department, find that this submittal is Sufficient / Non-Sufficient based upon my review on (date).
Additional Comments:

(Signature of Engineering Department Representative)

(Date)

Utilities System Department

I, (Clearly print or type name), as a representative of the Utilities System Department, find that this submittal is Sufficient / Non-Sufficient based upon my review on (date).
Additional Comments:

(Signature of Utility System Department Representative)

(Date)



Explanation of Purpose and History

The proposed wireless stealth communication tower is a special exception use as it is in the "GU" zoning district (the first on the siting hierarchy) and meets all requirements of sections 158.255 through 158.262: Although 300' maximum height is established in Section 158.213 (F)(1) of the Zoning Code for a wireless communications tower under GU zoning we are only seeking to build a tower of 120'. The proposed tower meets the separation requirement of 1500' by far at 6450 feet for the closest existing wireless facility. We are seeking no variances for this development of a stealth communication tower with public safety benefits that far exceed the perceived inconveniences.

We informed by USPS mail notification of a neighborhood meeting to all within 750 feet of the proposed development. There were 303 notification letters sent. We held the neighborhood informational meeting on Friday, February 26, 2021 at the St Lucie Trails Golf Club (Clubhouse) located at 951 SW Country Club Dr, Port St. Lucie, FL 34986. We have attached a copy of the notification letter herein.

To establish the feel of the neighborhood some of the permitted uses for this area that may be developed by permit are:

- (1) Crop raising; poultry, livestock or cattle production; dairy farming; fruit growing; flower and shrub growing; plant nursery (wholesale only); bee keeping; fish hatchery; and forestry; and including accessory uses or structures and a dwelling occupied only by the owner or tenant and family; the raising of hogs, pigs and goats and the operation of feed lots are expressly prohibited
- (2) Park or playground, or other public recreation; including the retail sales of alcohol beverages for on premises consumption in accordance with Chapter 110
- (3) Publicly owned or operated building or use
- (4) Single-family dwelling;
- (5) Camping area (public or non-profit)
- (6) Stable and horse-riding academy.

Surrounding parcels (as shown below) are buffered by existing landscape however in addition to such we will be planting (17) Seventeen Buttonwood trees of 12-14' and 239 cocoplum shrubs in order to further buffer the compound.

Surrounding Uses			
Direction	Future Land Use	Zoning	Existing Use
North	CG/RH/I	GU/RM 15	Portion of Tract B, St. Lucie Plat No. 15 (unimproved) and the Club at St. Lucie West residential condominium community
South	U	GU	St. Lucie West Services District offices and treatment plant
East	U	GU	St. Lucie West Services District offices and treatment plant
West	OSR	OSR	St. Lucie Trail Golf Course

CG/RH/I – General Commercial/High Density Residential/Institutional
U – Utility
OSR – Open Space Recreation
GU – General Use
RM 15

Due to the dramatic increase in cell phone traffic and the popularity of wireless data applications over the last few years, particularly with the pandemic of 2020, significant demands have been placed on network coverage and capacity. One such area in need of improved services is between NW Peacock Blvd in the north to Crosstown Pkwy in the south and from NW California Blvd in the west to SW/NW Cashmere Blvd in the east. Coverage levels are too low to support the capacity and coverage needs for this part of the network. Users placing calls indoors and especially during network busy hours may experience dropped calls, ineffective network attempts and slow data application speeds. In the worst-case a user may not be able to place a E911 call. There were no towers or structures of sufficient height within the T-Mobile search area that could accommodate the addition of new facility that would provide an adequate coverage. The surrounding facilities have undergone extensive upgrades over the last decade with no appreciable improvement in service levels in the area of concern.

With the Pandemic, the way we all live, work and play has changed dramatically. Medical appointments have been virtual, education has gone to digital instruction through the university levels and both non-essential and essential workers are working from home with indications of this being the new norm for the future. As such the demand for data, voice and video has increased exponentially.

The stealth tower will blend with the current surroundings and is proven to be a necessity by means of the RF maps provided. There will be sufficient ingress/egress, parking, buffering and utilities to support this project. A communication tower in an area with significant demands constitutes a public safety benefit creating opportunity for public safety divisions to reach the community, health monitor function, zoom, education and work via internet availability on top of everyday apps and data usage which is demanding more data than ever!

The subject property received approval for a special exception use for a golf course maintenance facility in a General Use Zoning District on August 29, 1988 (Resolution 88-R45). The site plan for the maintenance facility was approved by the City Council on October 10, 1988 (P88-080).

We previously applied for a 150' monopole and we were denied in October 2019. The plan was approved by SPRC on June 26, 2019 and subsequently heard by the Planning

and Zoning Board on October 1, 2019 and received a recommendation for approval by a unanimous vote of the Board. We held a neighborhood meeting on May 24, 2019. There were a total of (447) Four Hundred and Forty Seven notification letters mailed and there were (8) Eight attendees (two of which departed abruptly prior to listening to the description of the project). The city council denied the request for a Special Exception on October 28, 2019 citing the following as reasoning.

1 Inadequate screening

Our plan includes existing landscaping to the north approx. plus (17) 12-14' Buttonwoods and (239) Red tip cocoplums. We have changed the design from a 150' standard monopole tower to a 120' monopine stealth tower with faux branches that camouflage the antennas. This enhances the screening of the development.

2 Proposed use incompatible (including size and height, access, light and noise)

We have dropped the height by 20% to 120', access has been established via Utility Drive and 14' existing rock driveway, there is no lighting proposed and there is no noise associated with this development. The only noise that may be considered would be in the event of power failure and in such a generator would be in use until power was restored as would be the case with anyone in the vicinity without power.

3 Incompatibility with the nearby area that would result in excessive disturbance or nuisance.

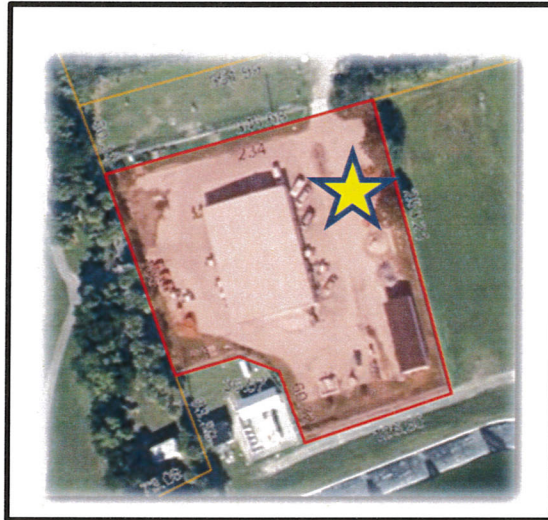
We have redesigned the tower and propose a stealth monopine vs a traditional monopole or self-support tower. This is an unmanned stealth facility that generates no more than 4 semi annual trips to the site by each carrier. There is no noise, nuisance, or disturbance.

This proposal meets all requirements of Special Exception sections 158.255 through 158.262 and Site Plan sections 158.235 through 158.245. Again, we seek no variances. Although a taller standard monopole tower at this location would have been much more feasible for our development, we can accept some level of improvement with a new design that is more favorable to the Council. We ask Council to consider the need, recognize our efforts to please the Council with a more favorable design and approve our request for a special exception for this project.

NOTICE OF A NEIGHBORHOOD MEETING

Regarding the Proposed
Port St Lucie Application

460 SW Utility Drive, Port St Lucie 34986



NOTICE IS HEREBY GIVEN that a Neighborhood Meeting sponsored by RG Towers, LLC. will be held on **Friday, February 26, 2021** at the St Lucie Trails Golf Club (Clubhouse) located at 951 SW Country Club Dr
Port St. Lucie, FL 34986 **from 1pm-2pm**

This Non-Mandatory Neighborhood Meeting is being held to allow the public an opportunity to learn about this project located in St. Lucie Trails. As neighbors, you are invited to attend regarding the following:

To discuss the Site Plan and Special Exception application which proposes to develop a new 120' stealth communication tower on a parcel zoned General Use (GU). The subject property is located at 460 Utility Drive in the maintenance area of the Golf Club and is surrounded by parcels zoned General Use and Open Space Recreational.

We look forward to meeting with you.

Sincerely,

Holly Valdez

Holly Valdez
V.P. Leasing and Operations
RG Towers, LLC