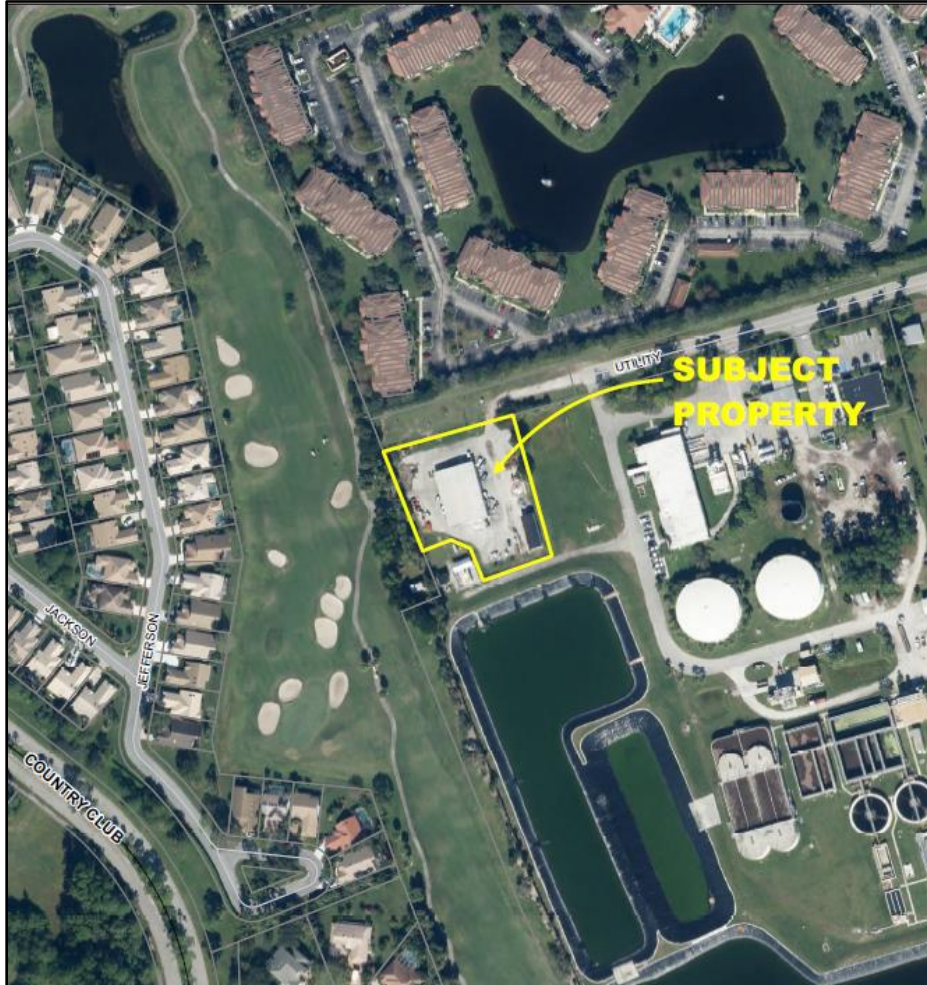




Name: CGI St. Lucie, LLC, Wireless Communications Tower
Type: Minor Site Plan Amendment Application
Project Number: P21-081



Project Location Map

SUMMARY

Applicant's Request:	An application for a site plan amendment for a wireless communications tower in the General Use (GU) zoning district.
Applicant:	Holly Valdez, RG Towers, LLC
Property Owner:	CGI St. Lucie, LLC
Location:	South of SW Utility Drive, west of SW Bethany Drive and immediately west of the St. Lucie Services District's offices.
Address:	460 SW Utility Drive
Project Planner:	Patricia A. Tobin, AICP, Long Range Planning Administrator

Project Description

An application for approval of a site plan amendment for the construction of a wireless communications tower. The subject property is the maintenance facility for the St. Lucie Trail Golf Course. CGI St. Lucie, LLC, owner, proposes to lease a 25 foot by 80 foot (2,000 S.F.) rectangular area on the east side of the property to RG Towers, LLC, for a monopine stealth wireless communication tower with a maximum height of 120 feet. There is an associated application for a special exception use to allow for a wireless communications tower in a General Use (GU) zoning district (P21-082).

Previous Actions and Prior Reviews

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 application for the maintenance facility was approved by the City Council on October 10, 1988 (P88-080). A special exception use application (P19-030) for a wireless communication tower was denied on October 28, 2019 and the related site plan (P19-031) was removed from the agenda since the special exception use was denied.

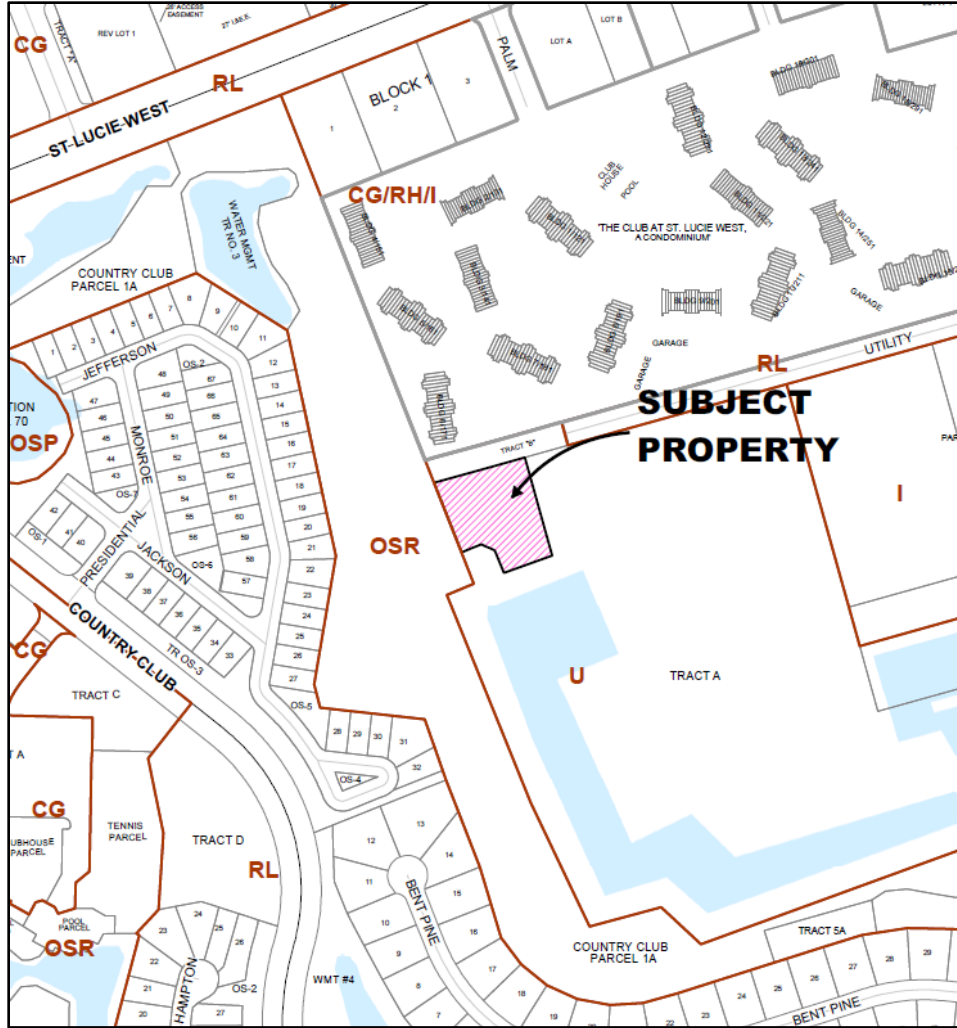
Location and Site Information

Parcel Number:	3325-423-0026-000-4
Property Size:	Approx. 1.17 acres
Legal Description:	The legal description is a portion of Section 25, Township 36 South, Range 39 East, Saint Lucie County, Florida and Tract "B", St Lucie West Plat No. 15, Commercial Sites – Phase One. The full legal description is available in the Planning and Zoning Department.
Future Land Use:	Utility
Existing Zoning:	General Use
Existing Use:	Maintenance facility for the St. Lucie Trail Golf Course
Proposed Use:	Addition of a wireless stealth monopine communications tower with a maximum height of 120 feet to the existing site

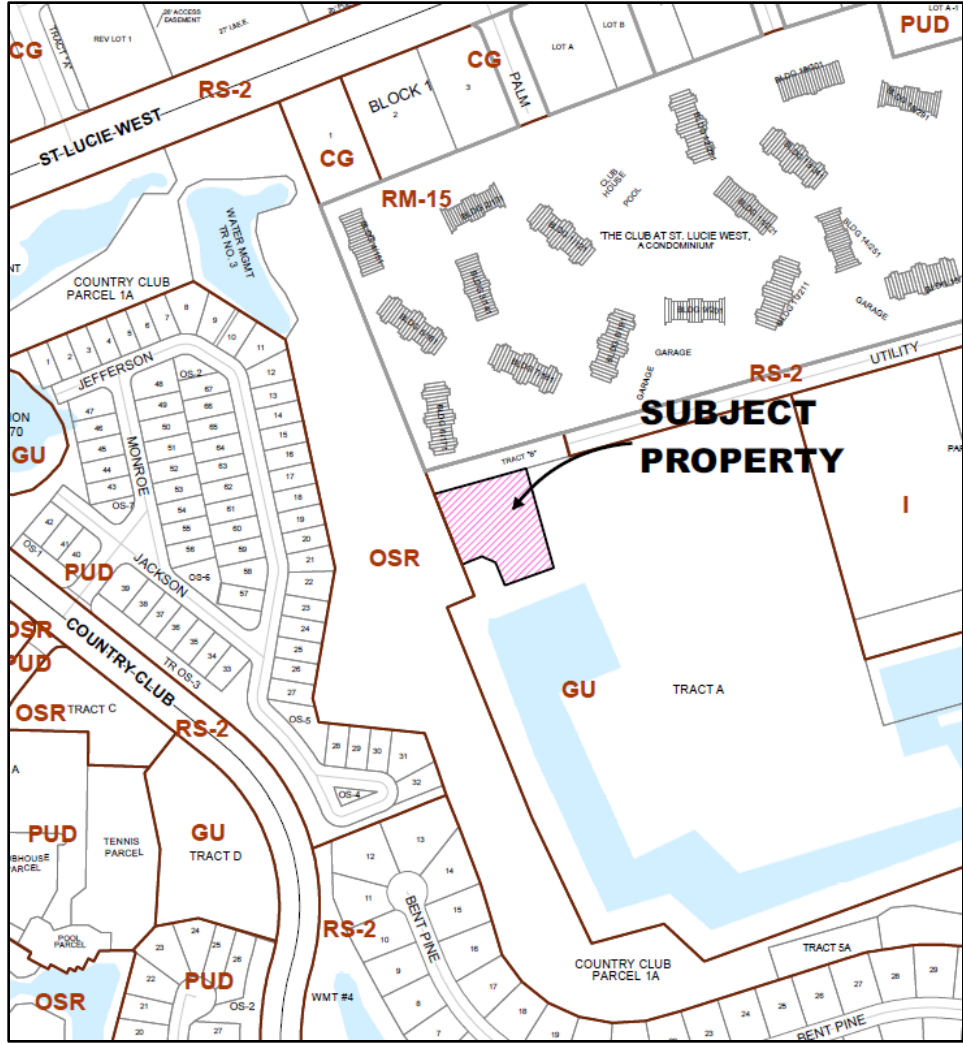
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	CG/RH/I	GU/RM-15	The Club at St. Lucie West residential condominium community
South	U	GU	St. Lucie West Services District's offices and treatment plant
East	U	GU	St. Lucie West Services District's offices and treatment plant
West	OSR	OSR	St. Lucie Trail Golf Course

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



Future Land Use Map



Zoning Map

IMPACTS AND FINDINGS

ZONING REVIEW

The project has been reviewed for compliance with the requirements of Chapter 158, Zoning Code and documented as follows:

Use: Section 158.060 (C) (11) of the Zoning Code lists wireless communications antennas and towers as a special exception use in the General Use (GU) zoning district. A separate application for a wireless communications tower has been submitted (P21-082). The site plan for the maintenance facility was approved in 1988 (P88-080) and no changes are proposed to the existing uses other than to relocate parking spaces to accommodate the proposed tower.

Dumpster Enclosure: The site includes a dumpster that was not on the original site plan. A dumpster enclosure shall be provided to bring the site in to compliance with City codes.

Architectural Design Standards: N/A

Parking Requirements: Ten parking spaces are required. Thirteen spaces including one handicapped space are proposed to be provided.

Setbacks: The proposed location for the wireless communications tower meets all setback requirements.

Building Height: The maximum height allowed for a wireless communications tower in the General Use Zoning District is 300 feet. The proposed monopine stealth tower will have a maximum height of 120 feet.

CONCURRENCY REVIEW

As this is a minor amendment to an existing site plan, the additional square footage is evaluated for concurrency. The existing uses associated with the approved site plan (P88-80) are vested for concurrency.

Sewer/Water Service: St Lucie West Services District is the provider of services. No water or sewer service is required for the use.

Transportation: A traffic impact statement, prepared by Kimley-Horn and Associates, was submitted with the application. It is estimated that the leased area for the unmanned wireless communications tower and compound will not generate more than four (4) semi-annual trips (2 in and 2 out) per carrier and will not impact the surrounding roadway.

Parks/Open Space: N/A

Stormwater: The project includes a paving and drainage plan that is in compliance with the adopted level of service standard.

Solid Waste: Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.

Public School Concurrency Analysis: N/A

NATURAL RESOURCE PROTECTION REVIEW:

This is an existing development and no clearing is required. A revised landscape plan was submitted, and those plans include a restoration of the required perimeter landscaping for the existing site.

OTHER

Fire District: The access location (external and internal) has been reviewed by the Fire District for safety purposes.

Public Art (Chapter 162): The applicant has indicated that they will pay a fee in lieu of providing artwork on site.

Related Projects

- P88-080. St. Lucie West Golf Course Maintenance Area Site Plan
- P88-099. St Lucie West Special Exception Use for Course Maintenance Area
- P19-030. CGI St. Lucie Tower Special Exception Use
- P19-031. CGI St. Lucie Tower Site Plan
- P21-081. CGI St. Lucie Tower Special Exception Use

STAFF RECOMMENDATION

The Site Plan Review Committee reviewed the request at their meeting of April 28, 2021 and recommended approval. This application is contingent upon the approval of the special exception use application (P21-082). The following conditions are recommended:

1. The current dumpster will require an enclosure, per City code.
2. The landscaping shall be restored as provided for in the landscape plan submitted with this site plan and approved by the Site Plan Review Committee.

Planning and Zoning Board Action Options:

- Motion to recommend approval to the City Council
- 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.