

FPL Savannah Substation – Cell Tower

Special Exception Use Project No. P24-131

Planning and Zoning Board Meeting Sofia Trail, Planner I November 4, 2025

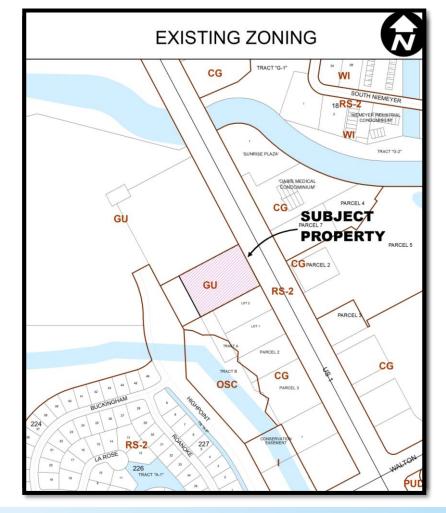
Request Summary

Owner:	Florida Power and Light Company (FPL)
Applicant:	James Johnston, Shutts & Bowen, LLP
Location:	North of SE Veterans Memorial Parkway and west of US Highway 1
Request:	Special Exception Use (SEU) to allow a 150-foot monopole wireless communication tower on a 2.52-acre developed parcel within the General Use (GU) zoning district.



Surrounding Areas

Direction	Existing Use	Future Land Use	Zoning
North:	Savannas Preserve State Park	OSC	GU
South:	Dairy Queen	CG	CG
East:	Walgreens	CG	ROI/CG
West:	Vacant	CG	GU





Site Area Map







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Site Coverage Map - Current (2100MHz)



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Site Coverage Map – with FPL Savannah Sub (2100MHz)



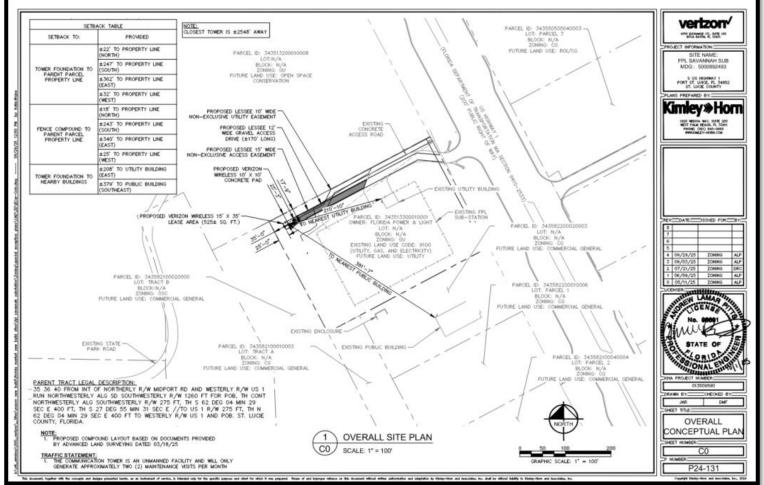


Unreliable Coverage

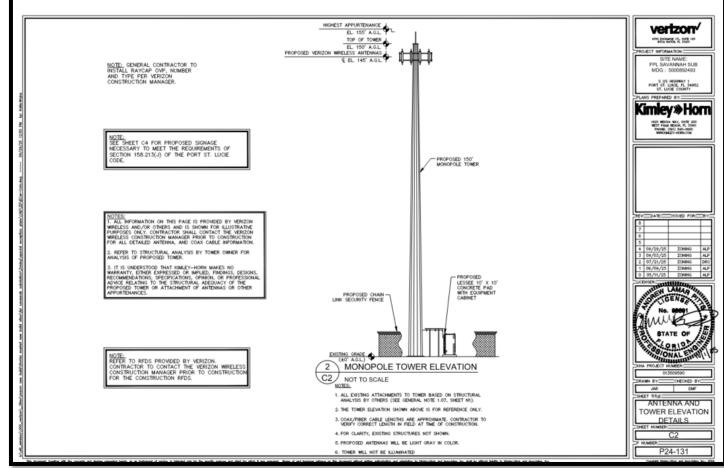
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EVALUATION OF SEU CRITERIA (Section 158.260)	<u>FINDINGS</u>
ADEQUATE INGRESS AND EGRESS (§ 158.260 (A))	Ingress/egress are proposed along US Highway 1.
ADEQUATE OFF-STREET PARKING AND LOADING AREAS (§ 158.260 (B))	There is a paved parking area in front of the utility building on the site. Since the site will only have approximately one trip per month, this parking area is adequate for any maintenance vehicle.
ADEQUATE AND PROPERLY LOCATED UTILITIES (§ 158.260 (C))	The site does not require services from the City of Port St. Lucie Utilities Department. The property is unmanned and will not require water or wastewater services.
ADEQUATE SCREENING OR BUFFERING (§§ 158.260 (D) (F))	Provided in accordance with City Code requirements
SIGNAGE AND EXTERIOR LIGHTING (§158.260 (E))	All signage and lighting shall be required to conform to the City Code.
HEALTH, SAFETY, WELFARE, OR CONVENIENCE OF RESIDENTS AND WORKS IN THE CITY (§§ 158.260 (H) (I))	The proposed new tower is intended to improve communication services in this part of the City. The tower is expected to generate one vehicle trip per month for maintenance.
COMPATIBILITY WITH SURROUNDING USES (§§ 158.260 (J))	The proposed development is compatible with the surrounding uses.



	CRITERIA – SECTION 158.213	<u>FINDINGS</u>		
	WIND LOAD (§ 158.213 (E))	Certification from a Florida-registered engineer was provided that states the tower would collapse within the specified fall radius depicted on the plan and that the tower can withstand winds of Category 3 hurricane intensity.		
	HEIGHT LIMITS (§ 158.213 (F))	The maximum height for a wireless communication tower in the GU zoning district is 300 feet. The proposed tower will have a maximum height of 150 feet.		
	CO-LOCATION (§ 158.213 (G))	The feasibility of co-location for service provision in this area is limited. Existing towers are situated at a considerable distance and would not provide reliable coverage due to the significant gap between them.		
	FENCING & LANDSCAPING (§ 158.213 (H) (I))	At least a 6-foot-high fence, with or without barbed wire, is required to be installed around the tower and accompanying equipment. An 8-foot-high chain-link fence with barbed wire and associated landscaping around the leased area is proposed on the conceptual site plan.		
	SITE PLAN REVIEW (§ 158.213 (L))	An application for a site plan amendment was submitted (P86-126-A1).		
	OBSELETE AND UNUSED TOWERS (§ 158.213 (M))	A removal bond or irrevocable letter of credit in the amount of \$15,000.00 will be required prior to obtaining final site development permits.		
	SEPERATION (§158.213 (N))	A map was provided that shows the nearest tower is approximately 1.3 miles away from the proposed location.		
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Planning and Zoning Board Action Options:

- •Make a motion to recommend approval to the City Council with the following conditions of approval.
 - 1. In accordance with Section 158.213 of the Code of Ordinances, interference with the use of radio, television, or telephone broadcasting and reception, as a result of any approved tower or antennae shall be considered a violation of the special exception approving the tower and may result in the revocation of the special exception. Such interference may further be considered a public nuisance, and the city may order abatement of the same including but not limited to, requiring removal of the tower.
 - 2. Any obsolete or unused tower shall be removed after twelve (12) months of non-use. A removal bond or irrevocable letter of credit equal to Fifteen thousand dollars (\$15,000.00) shall be required prior to obtaining final site development permits.
- Make a motion to amend the recommendation and recommend approval
- Make a motion to recommend denial
- Make a motion to table

