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## **FPL Savannah Substation – Cell Tower**

Special Exception Use  
Project No. P24-131

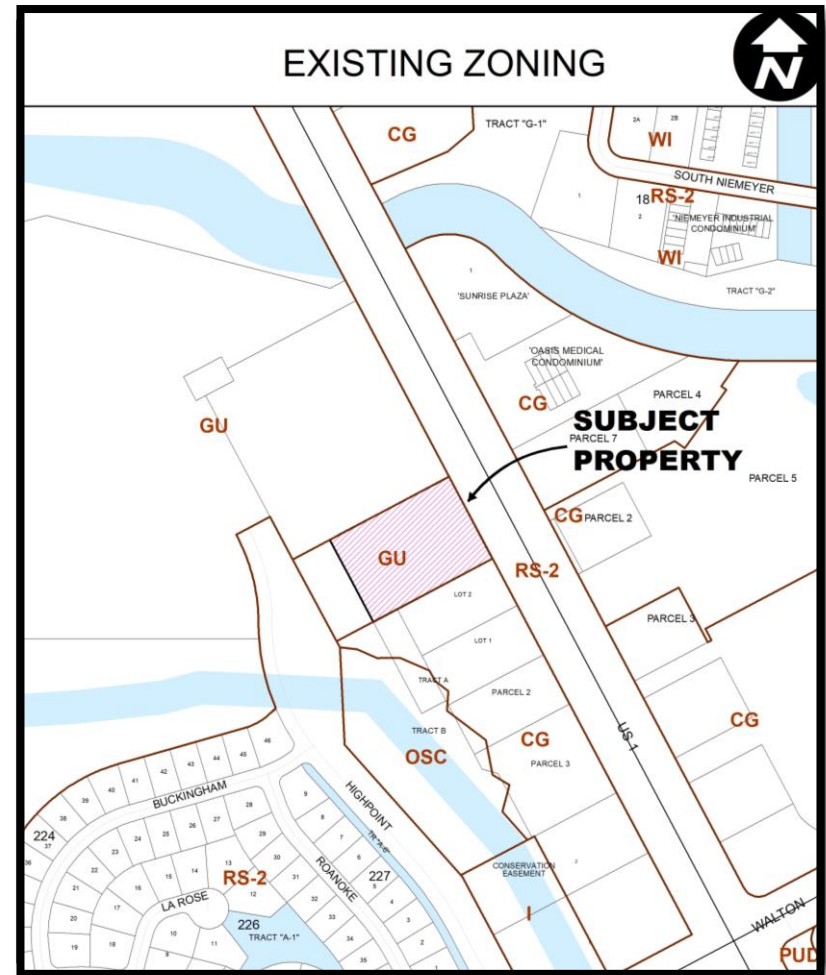
Planning and Zoning Board Meeting  
Sofia Trail, Planner I  
November 4, 2025

# 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 |
|---------------|------------------------------|-----------------|--------|
| <b>North:</b> | Savannas Preserve State Park | OSC             | GU     |
| <b>South:</b> | Dairy Queen                  | CG              | CG     |
| <b>East:</b>  | Walgreens                    | CG              | ROI/CG |
| <b>West:</b>  | Vacant                       | CG              | GU     |



# Site Area Map

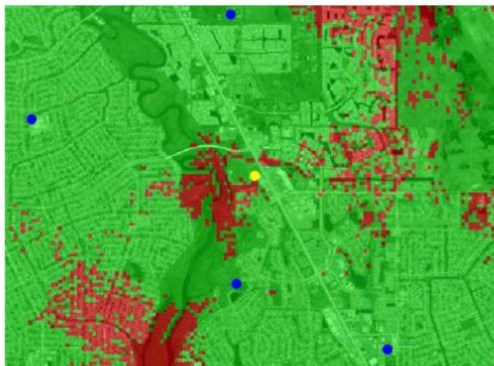


- Existing Site
- Proposed Site

verizon

Verizon confidential and proprietary. Unauthorized disclosure, reproduction or other use prohibited.

Site Coverage Map – Current (2100MHz)



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



verizon

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- Unreliable Coverage
- Reliable Coverage
- Existing Site
- Proposed Site



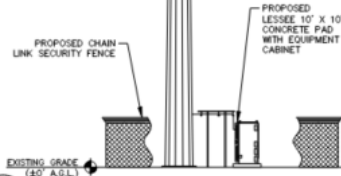
NOTE: GENERAL CONTRACTOR TO  
INSTALL RAYCAP OVP, NUMBER  
AND TYPE PER VERIZON  
CONSTRUCTION MANAGER.

NOTE:  
SEE SHEET C4 FOR PROPOSED SIGNAGE  
NECESSARY TO MEET THE REQUIREMENTS OF  
SECTION 158.213(J) OF THE PORT ST. LUCIE  
CODE.

NOTES:  
1. ALL INFORMATION ON THIS PAGE IS PROVIDED BY VERIZON  
WIRELESS AND/OR OTHERS AND IS SHOWN FOR ILLUSTRATIVE  
PURPOSES ONLY. CONTRACTOR SHALL CONTACT THE VERIZON  
WIRELESS CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION  
FOR ALL DETAILED ANTENNA, AND COAX CABLE INFORMATION.  
2. REFER TO STRUCTURAL ANALYSIS BY TOWER OWNER FOR  
ANALYSIS OF PROPOSED TOWER.  
3. IT IS UNDERSTOOD THAT KIMLEY-HORN MAKES NO  
WARRANTY, EITHER EXPRESSED OR IMPLIED, FINDINGS, DESIGNS,  
RECOMMENDATIONS, SPECIFICATIONS, OPINION, OR PROFESSIONAL  
ADVICE RELATING TO THE STRUCTURAL ADEQUACY OF THE  
PROPOSED TOWER OR ATTACHMENT OF ANTENNAS OR OTHER  
APPURTENANCES.

NOTE:  
REFER TO RFDS PROVIDED BY VERIZON.  
CONTRACTOR TO CONTACT THE VERIZON WIRELESS  
CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION  
FOR THE CONSTRUCTION RFDS.

HIGHEST APPURTENANCE  
EL. 155' A.G.L.  
TOP OF TOWER  
EL. 150' A.G.L.  
PROPOSED VERIZON WIRELESS ANTENNAS  
EL. 145' A.G.L.



EXISTING GRADE  
(±0' A.G.L.)  
**2** MONOPOLE TOWER ELEVATION  
**C2** NOT TO SCALE

NOTES:

1. ALL EXISTING ATTACHMENTS TO TOWER BASED ON STRUCTURAL ANALYSIS BY OTHERS (SEE GENERAL NOTE 1.07, SHEET N1).
2. THE TOWER ELEVATION SHOWN ABOVE IS FOR REFERENCE ONLY.
3. COAX/FIBER CABLE LENGTHS ARE APPROXIMATE. CONTRACTOR TO VERIFY CORRECT LENGTH IN FIELD AT TIME OF CONSTRUCTION.
4. FOR CLARITY, EXISTING STRUCTURES NOT SHOWN.
5. PROPOSED ANTENNAS WILL BE LIGHT GRAY IN COLOR.
6. TOWER WILL NOT BE ILLUMINATED.

**verizon**  
400 EDWARDS IS. SUITE 400  
WILMA PARK, FL 34941

PROJECT INFORMATION:  
SITE NAME:  
FPL SAVANNAH SUB  
MDG.: 5000992493

3 US HIGHWAY 1  
PORT ST. LUCIE, FL 34952  
ST. LUCIE COUNTY

PLANS PREPARED BY:  
**Kimley-Horn**

1000 WINDY WAY, SUITE 300  
WEST PALM BEACH, FL 33411  
PHONE: (561) 844-2045  
WWW.KH.COM

| REV | DATE     | ISSUED FOR | BY  |
|-----|----------|------------|-----|
| 1   |          |            |     |
| 2   |          |            |     |
| 3   |          |            |     |
| 4   | 09/29/25 | ZONING     | ALP |
| 5   | 09/29/25 | ZONING     | ALP |
| 6   | 07/29/25 | ZONING     | SBC |
| 7   | 06/09/25 | ZONING     | ALP |
| 8   | 05/11/25 | ZONING     | ALP |



PROJECT NUMBER: 033009590

DRAWN BY: JMR CHECKED BY: DMF

SHEET TITLE:

ANTENNA AND  
TOWER ELEVATION  
DETAILS

SHEET NUMBER:

C2

NUMBER:

P24-131

DATE: 09/29/25



| <b><u>EVALUATION OF SEU CRITERIA</u></b><br><b>(Section 158.260)</b>                                             | <b><u>FINDINGS</u></b>                                                                                                                                                                                 |
|------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>ADEQUATE INGRESS AND EGRESS</b><br><b>(§ 158.260 (A))</b>                                                     | Ingress/egress are proposed along US Highway 1.                                                                                                                                                        |
| <b>ADEQUATE OFF-STREET PARKING AND LOADING AREAS</b><br><b>(§ 158.260 (B))</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. |
| <b>ADEQUATE AND PROPERLY LOCATED UTILITIES</b><br><b>(§ 158.260 (C))</b>                                         | 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.                                   |
| <b>ADEQUATE SCREENING OR BUFFERING</b><br><b>(§§ 158.260 (D) (F))</b>                                            | Provided in accordance with City Code requirements                                                                                                                                                     |
| <b>SIGNAGE AND EXTERIOR LIGHTING</b><br><b>(§158.260 (E))</b>                                                    | All signage and lighting shall be required to conform to the City Code.                                                                                                                                |
| <b>HEALTH, SAFETY, WELFARE, OR CONVENIENCE OF RESIDENTS AND WORKS IN THE CITY</b><br><b>(§§ 158.260 (H) (I))</b> | 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.                           |
| <b>COMPATIBILITY WITH SURROUNDING USES</b><br><b>(§§ 158.260 (J))</b>                                            | The proposed development is compatible with the surrounding uses.                                                                                                                                      |



| <b><u>CRITERIA – SECTION 158.213</u></b>                       | <b><u>FINDINGS</u></b>                                                                                                                                                                                                                                                          |
|----------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>WIND LOAD</b><br><b>(§ 158.213 (E))</b>                     | 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.                                              |
| <b>HEIGHT LIMITS</b><br><b>(§ 158.213 (F))</b>                 | 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.                                                                                                                         |
| <b>CO-LOCATION</b><br><b>(§ 158.213 (G))</b>                   | 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.                                                          |
| <b>FENCING &amp; LANDSCAPING</b><br><b>(§ 158.213 (H) (I))</b> | 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. |
| <b>SITE PLAN REVIEW</b><br><b>(§ 158.213 (L))</b>              | An application for a site plan amendment was submitted (P86-126-A1).                                                                                                                                                                                                            |
| <b>OBSELETE AND UNUSED TOWERS</b><br><b>(§ 158.213 (M))</b>    | 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.                                                                                                                                 |
| <b>SEPERATION</b><br><b>(§158.213 (N))</b>                     | A map was provided that shows the nearest tower is approximately 1.3 miles away from the proposed location.                                                                                                                                                                     |

# 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