



PLANNING AND ZONING BOARD REVISED STAFF REPORT  
October 1, 2019 Planning and Zoning Board Meeting

**Project Name:** CGI St. Lucie, LLC, Wireless Communications Tower

**Type:** Minor Site Plan Amendment Application

**Project Number:** P19-031



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 St. Lucie West Boulevard, west of SW Bethany and immediately west of the St. Lucie West Services District.
Address:	460 SW Utility Drive
Project Planner:	Bridget Kean, AICP, Senior Planner

**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 monopole wireless communication tower with a maximum height of 150 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 (P19-030).

The driveway entrance into the maintenance facility is located on Tract B, St Lucie West Plat No. 15. An application for a Unity of Title to combine the maintenance facility parcel and Tract B, St Lucie West Plat No. 15, into one lot has been submitted to the City Attorney's Office.

**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).

**Public Notice Requirements (if applicable)** N/A**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 communications tower with a maximum height of 150 feet to the existing site

**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

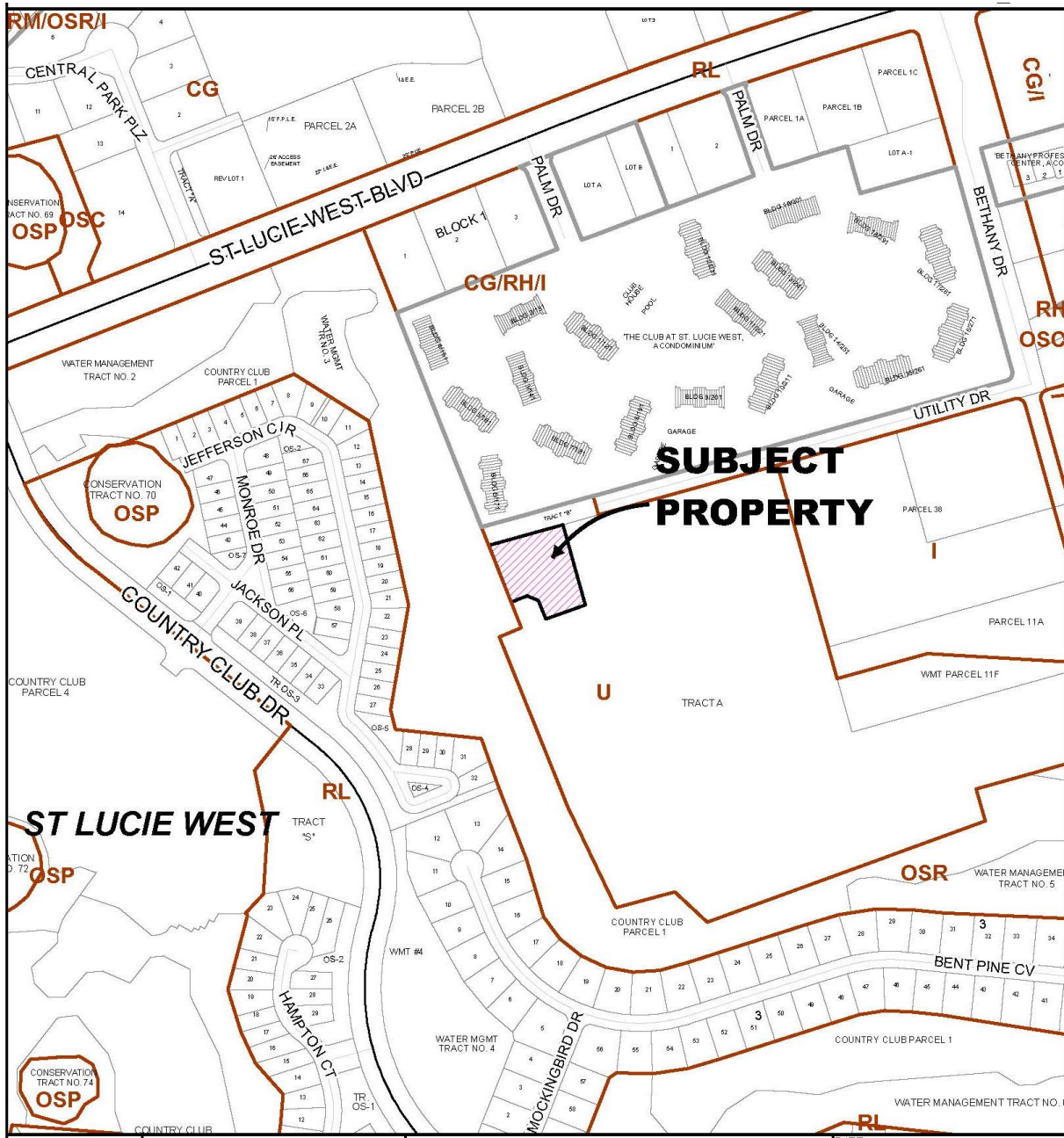
CG/RH/I – General Commercial/High Density Residential/Institutional

U – Utility

OSR – Open Space Recreation

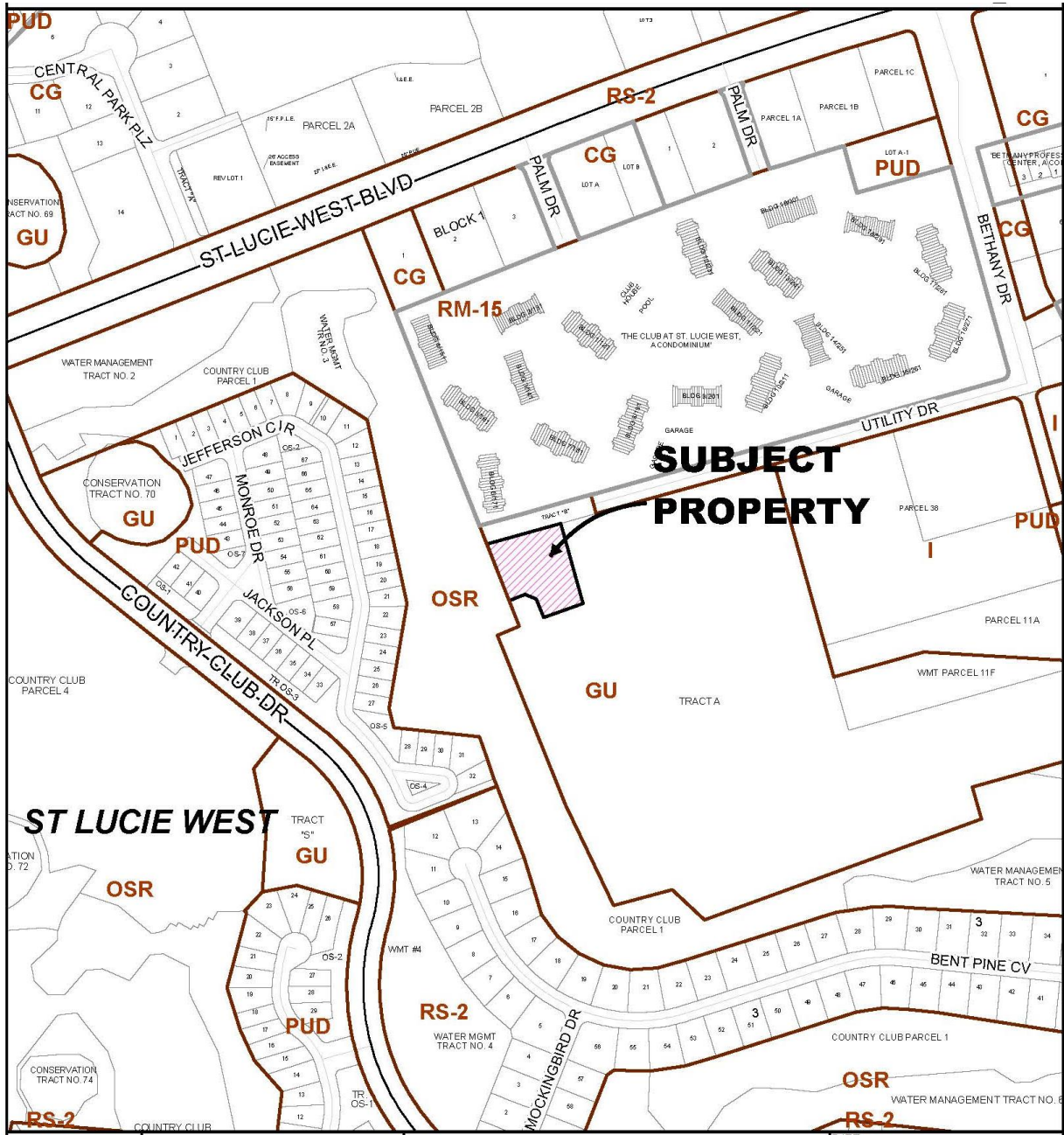
GU – General Use

RM 15



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:

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

### CONCURRENCY REVIEW

The subject property is within the St. Lucie West Development of Regional Impact (DRI). As this is a minor amendment to an existing site plan, only the unmanned wireless communications tower is reviewed for concurrency. The existing uses associated with the approved site plan (P88-80) are vested for concurrency.

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

### NATURAL RESOURCE PROTECTION REVIEW:

This is an existing development and no clearing is required.

### 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

P88-80 - St Lucie West Golf Course Maintenance Area Site Plan

P88-99 - St Lucie West Special Exception Use for Course Maintenance Area

P19-030 – CGI St Lucie Tower Special Exception Use

## STAFF RECOMMENDATION

The Site Plan Review Committee reviewed the request at their meeting of June 26, 2019 and recommended approval. The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the City's Land Development Regulations and policies of the Comprehensive Plan and recommends approval subject to the following conditions:

1. A resolution providing for a special exception use for a wireless communications tower is adopted by the City Council.
2. A revised landscape plan shall be provided to restore the perimeter landscaping for the maintenance facility.
3. A twenty (20) wide foot stabilized gravel driveway shall be provided from SW Utility Drive to the paved entrance into the maintenance facility as depicted on the proposed site plan amendment.

### 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.