



RG Towers is a local telecommunications real estate development firm that specializes in wireless tower development for all the major PCS Carriers in the Southeastern U.S. The Company's management team has worked in the tower industry for over 25 years and is committed to identifying and developing tower site locations that meet the objectives of its clients

Current portfolio contains over 30 towers in Florida, Alabama and Georgia

RG Towers, LLC is proposing the construction of a new communication tower of 120 feet with a fenced compound of approximately 2000 square feet. The proposed development will be a Stealth monopine with ground equipment fenced within an 8' fence with green mesh and landscaped.

There are no variance requests that accompany this application

RG Towers has entered a long-term ground lease with CGI

Height Limits.

(1) Wireless communication towers:

(a) Located in CS, WI, IN, GU, and U zoning districts; Mixed Use, and Employment Center Sub-Districts in MPUD's in NCD future land use areas: up to three hundred (300) feet.

We are seeking < half the permissible height



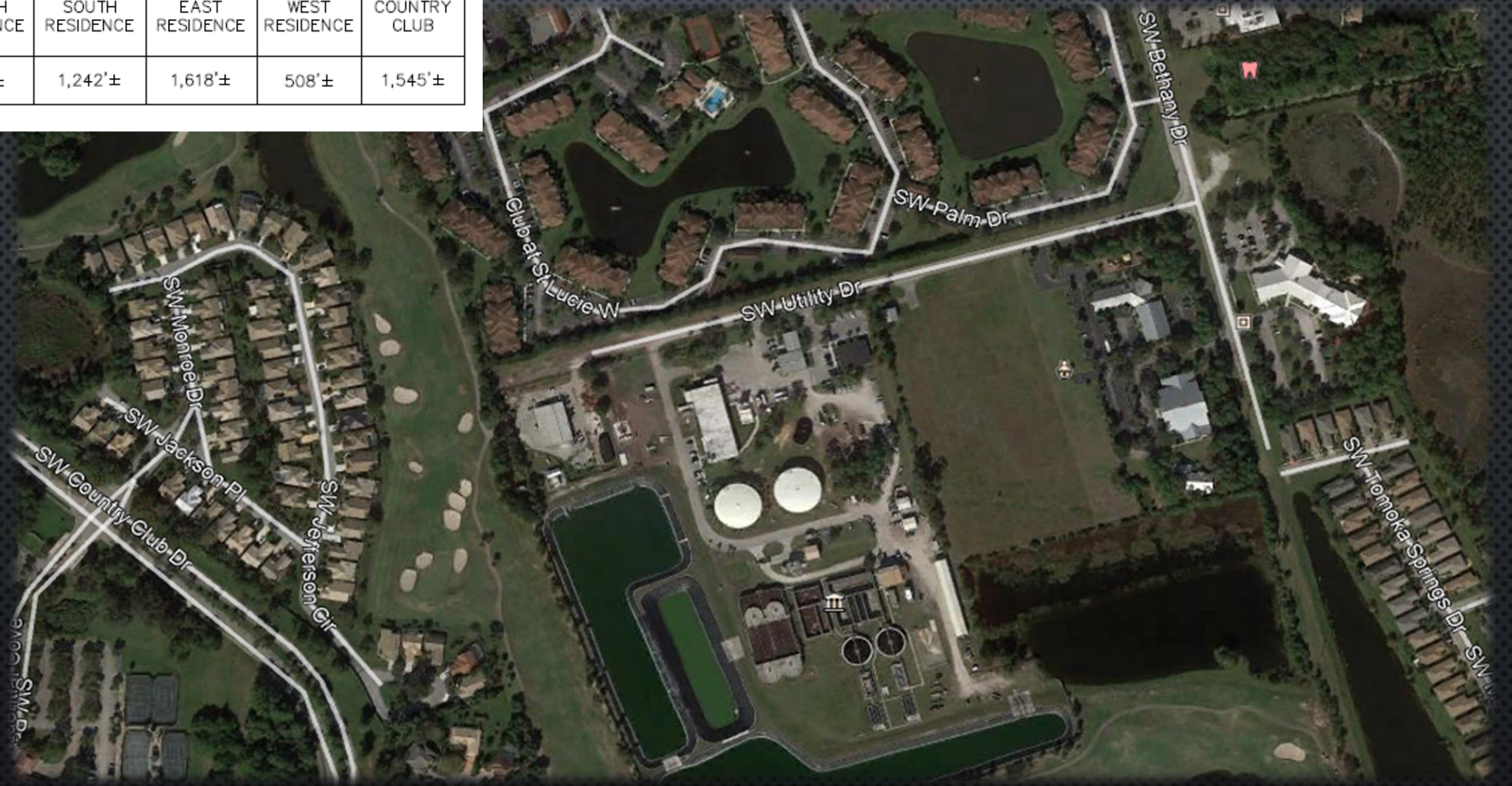
Special Exception Use. Wireless communication antennas and towers shall be considered a special exception use in the following zoning districts and shall meet all requirements of sections 158.255 through 158.262:

(1)GU (General Use);

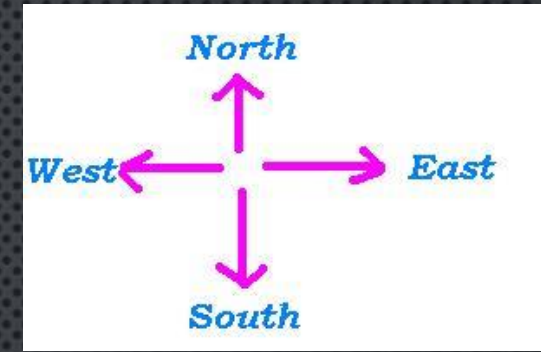


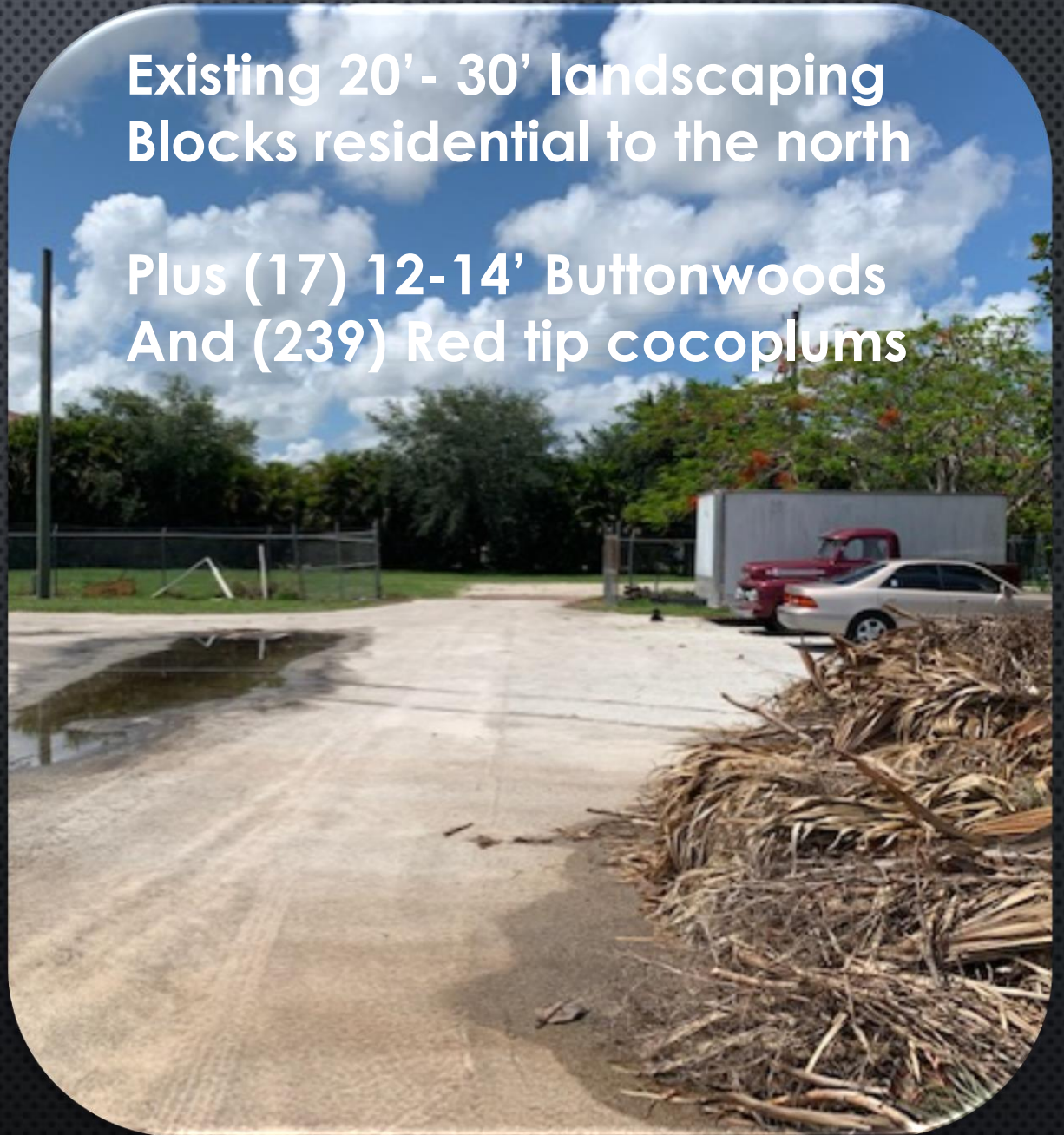
DISTANCE TO NEAREST RESIDENCES

STRUCTURE	NORTH RESIDENCE	SOUTH RESIDENCE	EAST RESIDENCE	WEST RESIDENCE	COUNTRY CLUB
TOWER (EDGE)	207'±	1,242'±	1,618'±	508'±	1,545'±



360 View from Tower location





Existing 20' - 30' landscaping
Blocks residential to the north

Plus (17) 12-14' Buttonwoods
And (239) Red tip cocoplums

Apps that use large amounts of data...



Fall alert



Baby monitors



Cardio Monitor



Home Security



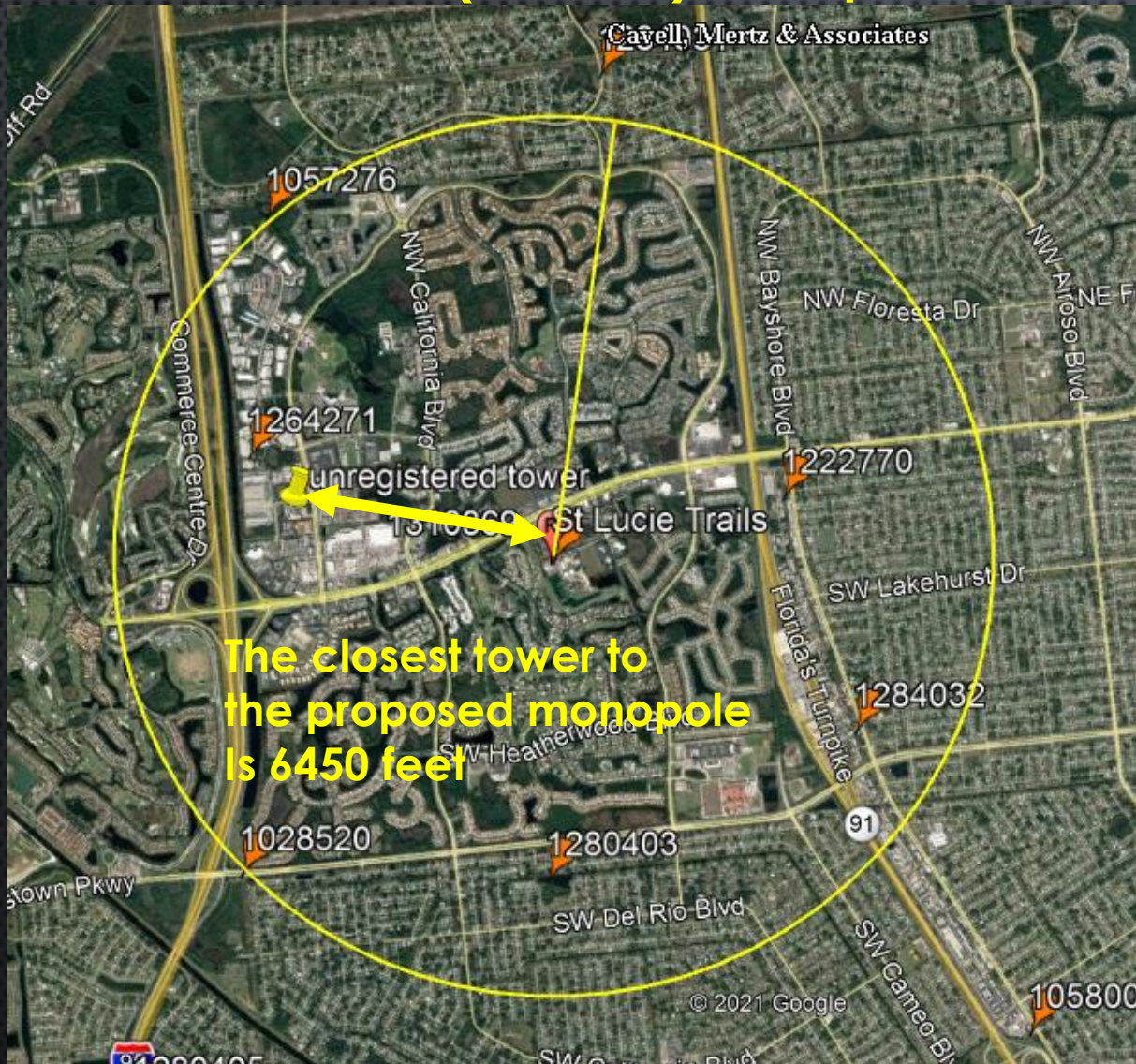
- Banking
- Zoom
- Facebook
- Instagram
- Facetime
- Health
- iBooks
- Mail
- GPS
- Music streaming
- Netflix
- Safari
- Stocks
- Google
- Uber
- What's app

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Claims no ownership

Since 2020 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 a new norm for the future. As such the demand for data, voice and video has increased exponentially.

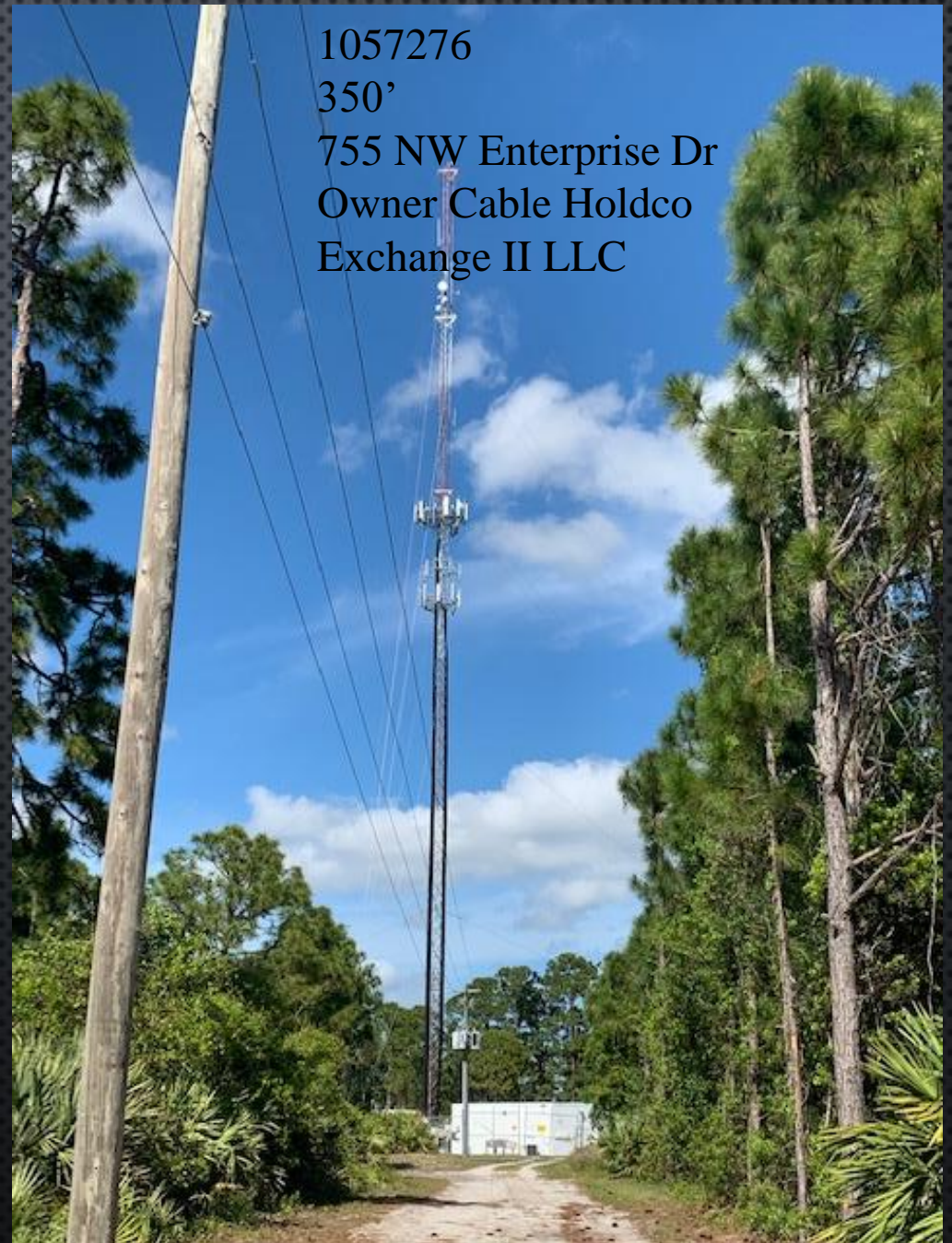
Sec. 158.213. - Wireless Communication Antennas and Towers

N(b) Towers greater than one hundred (100) feet in height shall locate a minimum of one thousand five hundred (1,500.00) feet apart





1264271
154'
417 NW FPL Drive
Owner FPL



1057276
350'
755 NW Enterprise Dr
Owner Cable Holdco
Exchange II LLC

1222770

150'

601 Biltmore Street

Owner Biltmore Commons LLC

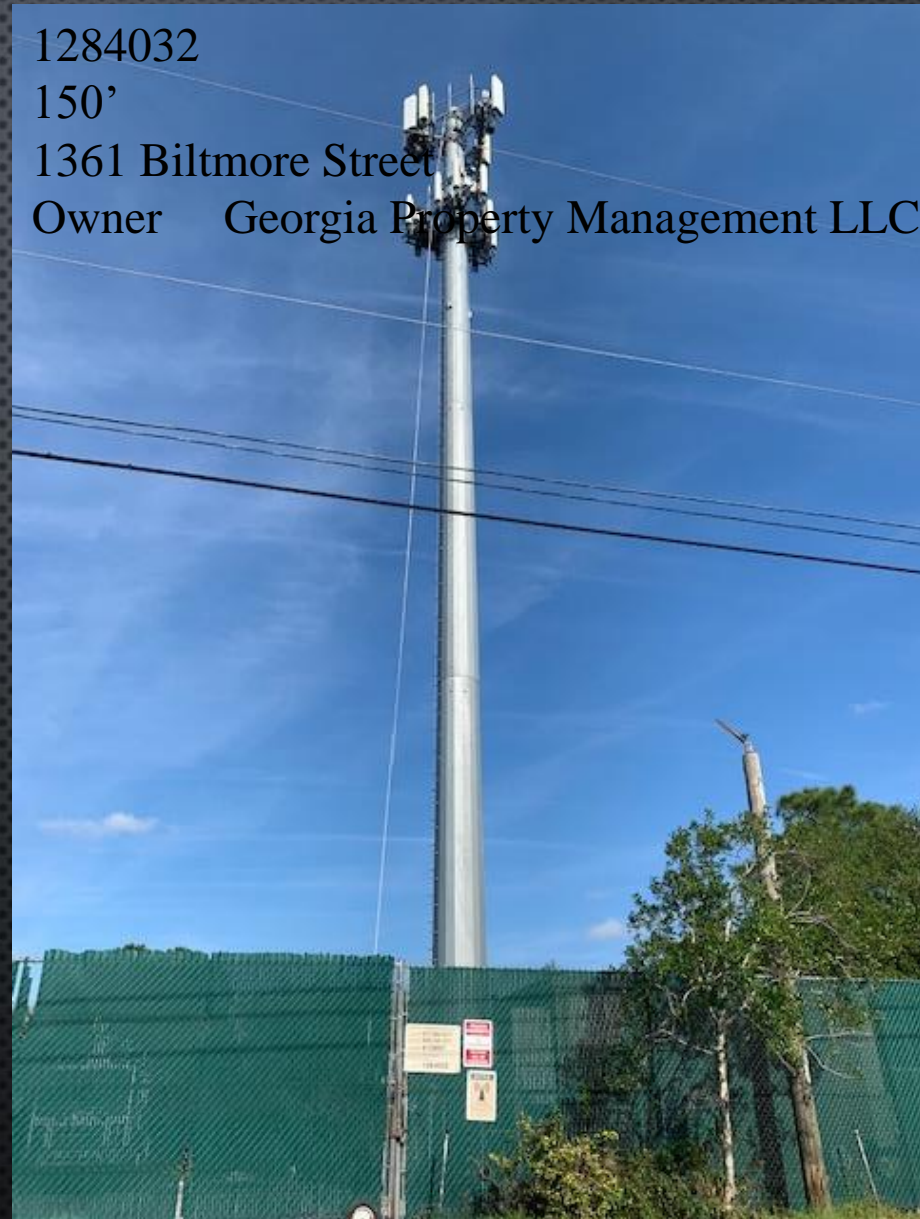


1284032

150'

1361 Biltmore Street

Owner Georgia Property Management LLC



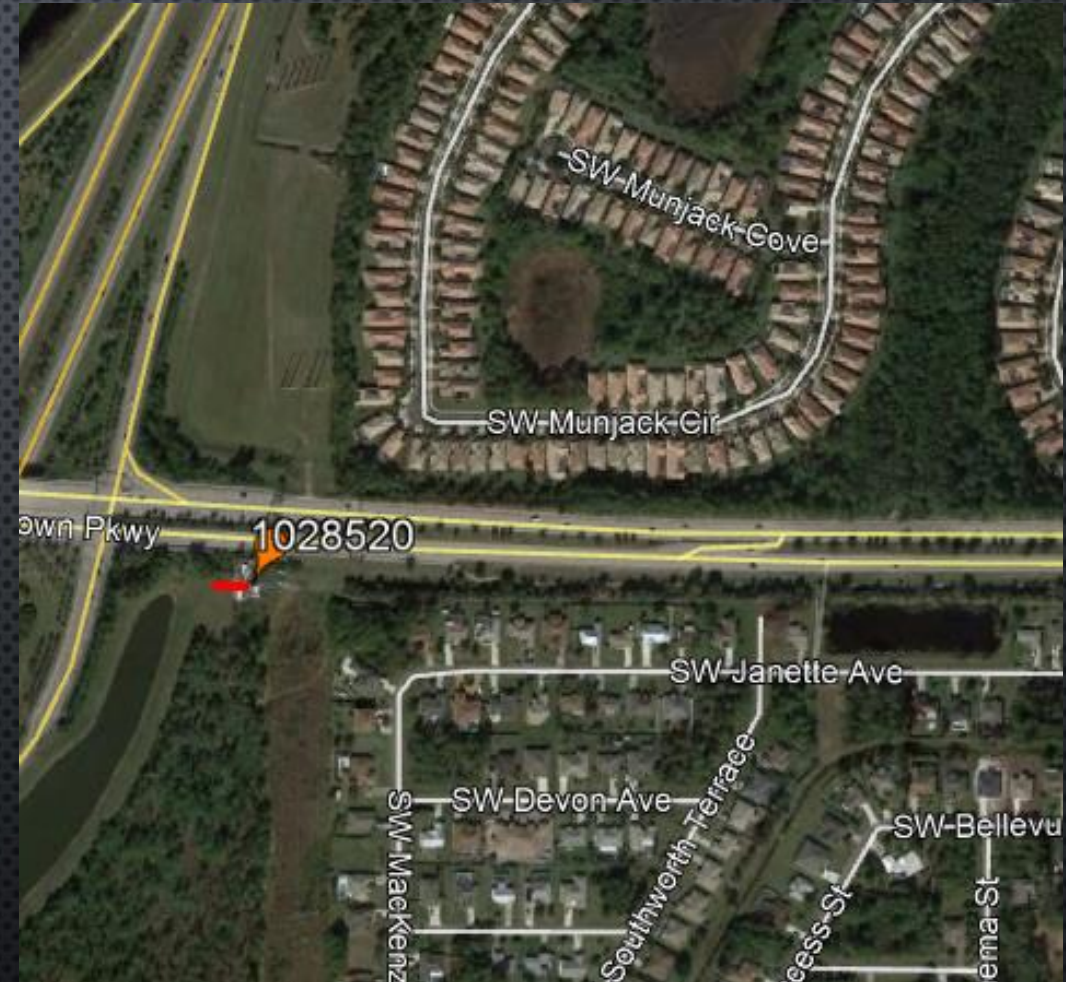
1028520

350'

2200 SW Of Juliet Avenue

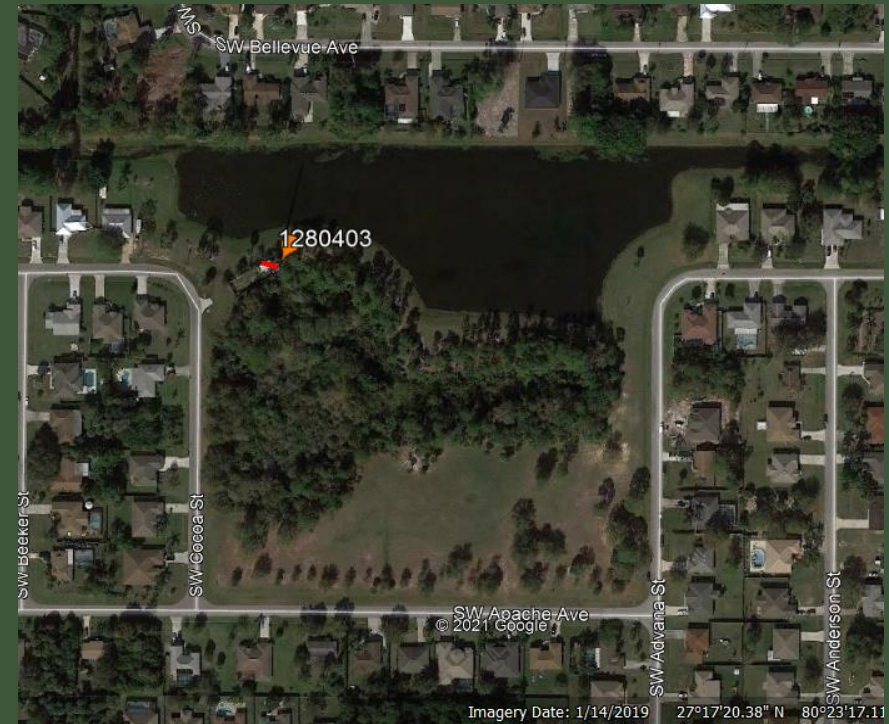
Owner David J Dubov (TR)

Approx 170' from
residentially zoned parcel





1280403
150'
1445 SW Apache Ave
Owner City of PSL
Approx 185' from
residentially zoned parcel



1280406

150'

800 SE Prineville Street

Owner City of PSL

Approx. 120' from residentially zoned parcel (the closest residence to our proposed tower is 207')

★ Owned by the City



No.	PROJECT NUMBER	CITY PROPERTY	NAME	ADDRESS	STATUS	TYPE	HEIGHT (FEET)
1	P92-087	No	FPL-Cellular One	2200-TW SW Crosstown Pkwy	Existing	Monopole	300
2	P96-139	No	Sabal Substation	413-TW NW FPL Dr	Existing	Monopole	150
3	P87-147	No	Lodestar Radio	775-TW NW Enterprise Dr	Existing	Guyed	300
4	P96-136	No	American Radio	2170-TW SW Hayworth Ave	Existing	Lattice	300
5	P93-014	No	Central Florida	2140-TW SW Hayworth Ave	Existing	Lattice	250
6	P98-017	Yes	Westport WTP	3725-TW SW Darwin Blvd	Existing	Lattice	150
7	P97-188	Yes	MJA Southport	2760-TW SE Overhill Dr	Existing	Monopole	150
8	P97-230	Yes	Becker road tower	119-TW SW Becker Rd	Existing	Lattice	200
9	P88-056	No	WZZR Radio	3775-TW SE Jennings Rd	Existing	Guyed	500
10	P86-093	No	St. Lucie Radio Corp	1457 SE Huffman Rd	Existing	Guyed	150
11	P94-068	No	FPL Communication	1050-TW SE Brandon Cir	Existing	Lattice	350
12	P99-022	No	School Board Radio	1201-TW SE Lennard Rd	Existing	Lattice	300
13	P98-043	Yes	Bell South Mobility	450-TW SW Thornhill Dr	Existing	Lattice	200
14	P00-127	No	Biltmore AT & T	601-TW SW Biltmore St	Existing	Monopole	150
15	P01-241	Yes	Northport WTP	281-TW NW St James Dr	Existing	Monopole	150
16	P11-007	Yes	Tulip	204-TW SW Tulip Blvd	Existing	Monopole	150
17	P02-185	Yes	Police Dept	121-TW SW Port St Lucie Blvd	Existing	Monopole	95
18	P06-077	No	SLC Fire Milner	5160 NW Milner Dr	Existing	Lattice	300
19	P03-167	No	Tradition Home Town	10181 SW Village Pkwy	Existing	Lattice	199
20	P97-258	No	Jennings Road	3771-TW SE Jennings Rd	Existing	Guyed	275
21	P98-044	No	Sepler	1974 SW Biltmore st	Existing	Lattice	30
22	P11-045	Yes	Torino Park	5490-TW East Torino Pkwy	Existing	Monopole	120
23	P11-071	Yes	Prineville WTP	800-TW SE Prineville St	Existing	Monopole	150
24	P12-031	No	Biltmore	1365-TW SW Biltmore St	Existing	Monopole	150
25	P11-060	Yes	Tanforan	2551-TW SW Tanforan Blvd	Existing	Monopole	175
26	P11-155	Yes	Apache Park	1445-TW SW Apache Ave	Existing	Monopole	150
27	P12-013	No	Tradition	10800-TW SW Tradition Pkwy	Existing	Monopole	100
28	P12-078	Yes	Lyngate (Crown Castle)	1301 SE Lyngate Dr	Existing	Monopole	150
29	P13-087	No	USPS @ SLW American tower	290 NW Peacock Blvd	Existing	Monopole	199
30	SLCFD	No	St. Lucie County Fire station #10	777 SW Dalton Cr	Existing	Lattice	120
31	SLCFD	No	St. Lucie County Fire Station #14	300 NW California Blvd	Existing	Lattice	125
32	SLCFD	No	St. Lucie County Fire Station #12	1755 SE Village Green Dr	Existing	Wooden Pole	125
33	SLCFD	No	St. Lucie County Fire Station #13	201 SE Becker Rd	Existing	Lattice	125
34	SLCFD	No	St. Lucie County Fire Station #16	3910 SW Port St. Lucie Blvd	Existing	Lattice	125
35	SLCFD	No	St. Lucie County Fire Station #5	1616 SE Port St Lucie Blvd	Existing	Wooden Pole	125
36	SLCFD	No	St. Lucie County Fire Station #3	480 SW Ravenswood Ln	Existing	Lattice	125
37	P18-011	Yes	Rosser Lakes	1890 SW OPEN VIEW DR	Approved	Monopole	150

37 Total Towers in PSL (Avg. height 185')
 12 have no pcs
 25 Total PCS operational Towers
 13/25 Total GL with City of PSL=52%
 2/25 FPL
 3/25 Tower Owner/Carrier
 1/25 USPS
 6/25 Private Ownership=24%

Tower inventory provided by
 The City of Port St. Lucie

Opposition

Total Properties within 750'	443
Letter in favor tower received from	1
Letter opposing tower received from	111
Standard distributed letter	88
Visual/Health/Value/other	23
Percentage Opposed	25%
Assume no issue for the other property owners	75%
Opposed breakdown	
Within 750'	20
.15-1/3 mile away	26
Between 1/3 mile to 1 mile away	50
No address given	15

Please note that:

Many households sent >one letter/email to the Council

There were no letters received from the parcel north of our proposed development which is the closest

Many residents are reportedly in favor however are intimidated to speak

Opposition continued...

Of the letters of opposition received, 88 contained a standard verbiage which was predominantly incorrect

The letter stated;

1 APPLICANT HAS FAILED TO SHOW PROOF OF COMPLIANCE WITH ARTICLE XIII SECTION 158 OF CITY CODE.

This is incorrect. Planning Department, SPRC and P&Z have all found our application to be compliant and complete

2 THE AREA AROUND THE PROPOSED SITE IS PRIMARILY RESIDENTIAL. REPRESENTING OVER 2500 RESIDENTS.

HOME VALUES UP TO 4500 FEET AWAY WOULD BE NEGATIVELY AFFECTED FROM 2% TO 21% OR MORE.

The host parcel is surrounded by GU, GU, OSR and RM-15. 2%- 21% is quite a large margin and the PASLC has indicated that value is not affected by communication towers but rather preference and a willing buyer and a willing seller as with any real estate transaction.

3 5G TECHNOLOGY WILL ULTIMATELY MAKE 2,3,AND 4G LTE OBSOLETE. 5G USES ANTENNA THAT WILL BE INSTALLED ON EXISTING INFRASTRUCTURES AND NOT ON MONOPOLES OR TOWERS.

This is an inaccurate statement not to be misunderstood. Carriers always use existing infrastructure as the first route in searching for co-location spots however that includes existing towers and rooftops and when none are in a desired area a new tower or structure must be developed. In this area there are no co-locatable structures and no roof tops high enough to accommodate antennas

4 DATA READILY AVAILABLE DEMONSTRATES THAT THERE IS NO NEED FOR AN ADDITIONAL TOWER IN THE PROPOSED SITE.

We have submitted data as part of our Site Plan and Special Exception Packages from a Profession Radio Frequency Engineer that shows otherwise

In summary, this proposal meets all requirements of

- Special Exception sections 158.255 through 158.262
- Site Plan sections 158.235 through 158.245

We seek no variances

The city council denied the request for a Special Exception on October 28, 2019 citing the following as reasoning.

Inadequate screening

Our plan includes

Existing landscaping to the north approx.

Plus (17) 12-14' Buttonwoods' tall and (239) Red tip cocoplums

Camouflage branches to conceal antennas

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

At our last council meeting we hoped that we could reduce the height by 20' but we actually able to drop the height by 30' (20%)to 120'

Incompatibility with the nearby are 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

Summation cont.

Our project is proposed to be in the maintenance area of a golf course vs the golf course itself which is adjacent to a water treatment facility. As stated by one of the P&Z Board Members in the P&Z meeting on June 1, This property is adjacent to the SLW utilities which includes water and sewer and even stated I would not like to live next to that. I just don't see the tower as being any kind of deterrent. I would think that the treatment facility would be more of a deterrent. Unless we are all willing to give up our cell phones and live without them...

We were asked by the Council what other types of designs can be presented to improve the aesthetics referring to both height and aesthetics.

RG Towers is always open to remediation as far as design as long as the Engineers can make it work. We do not ask for more than we need.

We have waited the obligatory 12-month period before we submitted for this project again and we feel like we have addressed the height issue and we have added camouflaging in efforts to conceal the antennas. This will be the only monopine of this type in Port St Lucie and of the 25 towers that have pcs antennas there is only one that is shorter.

The average height is 185'

Timeline of Application Review

NEIGHBORHOOD MEETING

A non-mandatory neighborhood meeting was held on February 26, 2021 for which notification to 443 households were sent.

SPRC

The concept plan for this special exception use was reviewed by the Site Plan Review Committee and recommended for approval on April 28, 2021.

P&Z

Both Site Plan and Special Exception use were found to be compatible, and the P&Z has recommended approval of the project on June 1, 2021.

C.C.

Now it is to the City Council that we ask, per code Sec. 158.261. - **Action of City Council**, to render a decision. to approve or approve with additional conditions and safeguards