



FPL Savannah Substation – Cell Tower

Special Exception Use
Project No. P24-131

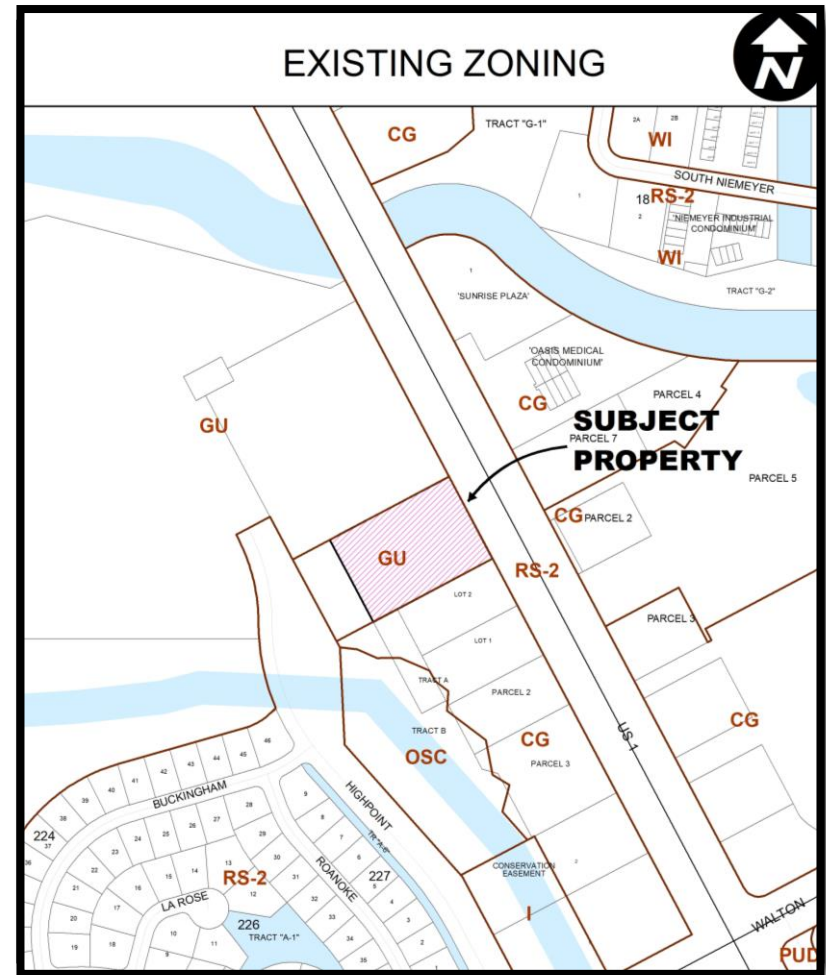
City Council Meeting
Sofia Trail, Planner I
December 1, 2025

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

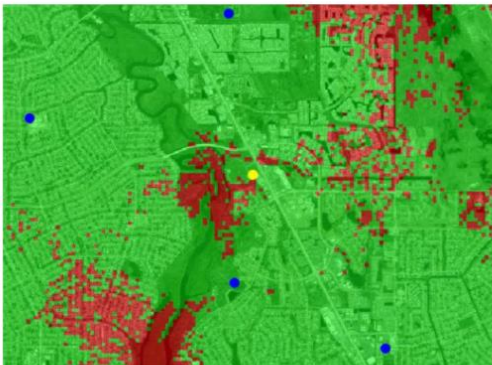


- Existing Site
- Proposed Site

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Site Coverage Map – Current (2100MHz)



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



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

SETBACK TABLE	
SETBACK TO:	PROVIDED
TOWER FOUNDATION TO PARENT PARCEL PROPERTY LINE	#22' TO PROPERTY LINE (NORTH)
	#247' TO PROPERTY LINE (SOUTH)
	#362' TO PROPERTY LINE (EAST)
	#33' TO PROPERTY LINE (WEST)
FENCE COMPOUND TO PARENT PARCEL PROPERTY LINE	#18' TO PROPERTY LINE (NORTH)
	#243' TO PROPERTY LINE (SOUTH)
	#340' TO PROPERTY LINE (EAST)
	#25' TO PROPERTY LINE (WEST)
TOWER FOUNDATION TO NEARBY BUILDINGS	#208' TO UTILITY BUILDING (EAST)
	#379' TO PUBLIC BUILDING (SOUTHEAST)

NOTE:
CLOSEST TOWER IS ±2548' AWAY

PARCEL ID: 343513200010008
LOT: N/A
BLOCK: N/A
ZONING: GU
FUTURE LAND USE: OPEN SPACE
CONSERVATION

PROPOSED LESSEE 10' WIDE
NON-EXCLUSIVE UTILITY EASEMENT

PROPOSED LESSEE 12'
WIDE GRAVEL ACCESS
DRIVE (4130' LONG)

PROPOSED LESSEE 15' WIDE
NON-EXCLUSIVE ACCESS EASEMENT

PROPOSED VERIZON
WIRELESS 10' X 10'
CONCRETE PAD

(PROPOSED VERIZON WIRELESS 15' X 35'
LEASE AREA (525± SQ. FT.)

PARCEL ID: 343582100020000
LOT: TRACT B
BLOCK: N/A
ZONING: OSC
FUTURE LAND USE: COMMERCIAL GENERAL

PARCEL ID: 343582100010003
LOT: TRACT A
BLOCK: N/A
ZONING: CO
FUTURE LAND USE: COMMERCIAL GENERAL

PARCEL ID: 343513300010001
OWNER: FLORIDA POWER & LIGHT
LOT: N/A
BLOCK: N/A
ZONING: GU
EXISTING LAND USE CODE: 9100
(UTILITY, GAS, AND ELECTRICITY)
FUTURE LAND USE: UTILITY

PARCEL ID: 343550500040003
LOT: PARCEL 7
BLOCK: N/A
ZONING: CG
FUTURE LAND USE: RO/CG

PARCEL ID: 343582200020003
LOT: N/A
BLOCK: N/A
ZONING: CG
LAND USE: COMMERCIAL GENERAL

PARCEL ID: 343582200010006
LOT: PARCEL 1
BLOCK: N/A
ZONING: CG
FUTURE LAND USE: COMMERCIAL GENERAL

PARCEL ID: 343582100040004
LOT: PARCEL 2
BLOCK: N/A
ZONING: CG
FUTURE LAND USE: COMMERCIAL GENERAL

PARENT TRACT LEGAL DESCRIPTION:

35 36 40 FROM INT OF NORTHERLY R/W MIDPORT RD AND WESTERLY R/W US 1
RUN NORTHWESTERLY ALG SD SOUTHWESTERLY R/W 1260 FT FOR POB, TH CONT
NORTHWESTERLY ALG SOUTHWESTERLY R/W 275 FT, TH S 62 DEG 04 MIN 29
SEC E 400 FT, TH S 27 DEG 55 MIN 31 SEC E //TO US 1 R/W 275 FT, TH N
62 DEG 04 MIN 29 SEC E 400 FT TO WESTERLY R/W US 1 AND POB. ST. LUCIE
COUNTY, FLORIDA.

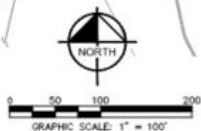
NOTE

1. PROPOSED COMPOUND LAYOUT BASED ON DOCUMENTS PROVIDED BY ADVANCED LAND SURVEYING DATED 03/18/25

TRAFFIC STATEMENT:

1. THE COMMUNICATION TOWER IS AN UNMANNED FACILITY AND WILL ONLY GENERATE APPROXIMATELY TWO (2) MAINTENANCE VISITS PER MONTH.

1 OVERALL SITE PLAN
C0 SCALE: 1" = 100'

**verizon**[✓]

PROJECT INFORMATION:

SITE NAME:
FPL SAVANNAH SUB
MDG: 5000892493

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

PLANS PREPARED BY:

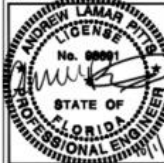
Kimley»Horn

1920 MENTHA WAY, SUITE 200
WEST PALM BEACH, FL 33411
PHONE: (561) 840-0465
WWW.MEYER-ARON.COM

REV. _____ DATE _____ ISSUED FOR _____ BY _____

8			
7			
6			
5			
4	09/29/25	ZONING	ALP
3	09/03/25	ZONING	ALP
2	07/21/25	ZONING	DRG
1	06/09/25	ZONING	ALP
0	05/11/25	ZONING	ALP

LICENSER:



JOHA PROJECT NUMBER

013509590

DRAWN BY: _____ CHECKED BY: _____

JAR	CNF
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SHEET 016

TABLE 1. *Continued*

OVERALL

CONCEPTUAL PLAN

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SHEET NUMBER: _____

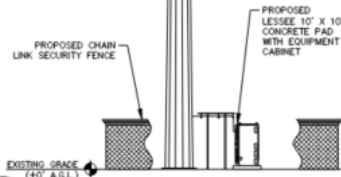
NOTE: GENERAL CONTRACTOR TO
INSTALL RAYCAP OVP, NUMBER
AND TYPE PER VERIZON
CONSTRUCTION MANAGER.

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.



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 BOWMAN BL, SUITE 400
WILMA, NATHA, FL 32401

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-HORN.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	SAC
7	06/09/25	ZONING	ALP
8	05/11/25	ZONING	ALP



PROJECT NUMBER: 013009590

DRAWN BY: JMR CHECKED BY: DMF

SHEET TITLE:

ANTENNA AND
TOWER ELEVATION
DETAILS

SHEET NUMBER:

C2

NUMBER:

P24-131

DATE: 09/29/25

<u>EVALUATION OF SEU CRITERIA</u> (Section 158.260)	<u>FINDINGS</u>
ADEQUATE INGRESS AND EGRESS (§ 158.260 (A))	Ingress/egress are proposed along US Highway 1. The Public Works Department has determined that the proposed use will not create any additional traffic impacts to the adjacent roadway network.
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. The CRA has provided a letter of support for the project.

<u>CRITERIA – SECTION 158.213</u>	<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.

Previous Actions:

- The Site Plan Review Committee recommended approval of the conceptual site plan at their August 27, 2025, meeting.
- On November 4, 2025, the Planning and Zoning Board recommended approval of the SEU application with the following conditions:
 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.