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# **Southern Grove - Baron Shoppes Tradition-Cell Tower (PCW Holdings LLC)**

Special Exception Use

Project No. P23-194

Planning and Zoning Board Meeting

Bethany Grubbs, Planner III

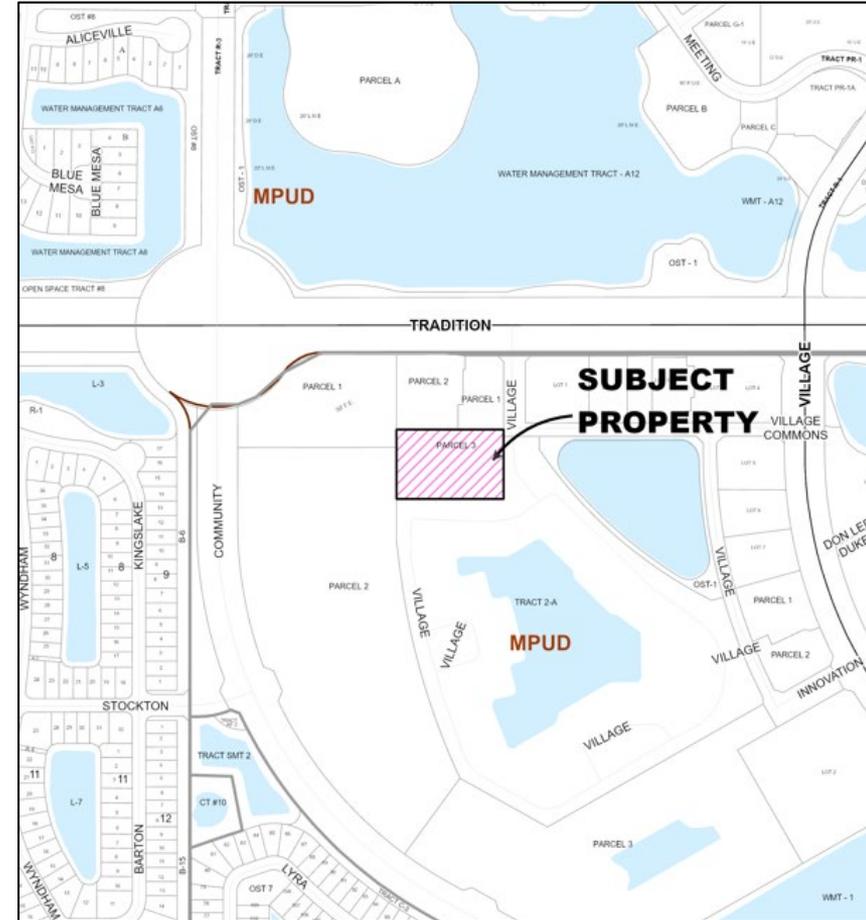
May 7, 2024

# Request Summary

- Owner/Applicant: PCW Holdings, LLC
- Agent: Vlada Peterka, Redtail Design Group, Inc.
- Location: 10870 SW Tradition Parkway, south of SW Tradition Parkway, west of SW Village Commons, and east of SW Community Boulevard
- Request: Approval of a Special Exception Use (SEU) to allow a 150-foot-tall monopole tower in the Master Planned Unit Development (MPUD) Zoning District, within a Mixed-Use Area designation, per Section 2.C.1. of the Southern Grove MPUD Regulation Book and Section 158.213 of the Zoning Code.

# Surrounding Areas

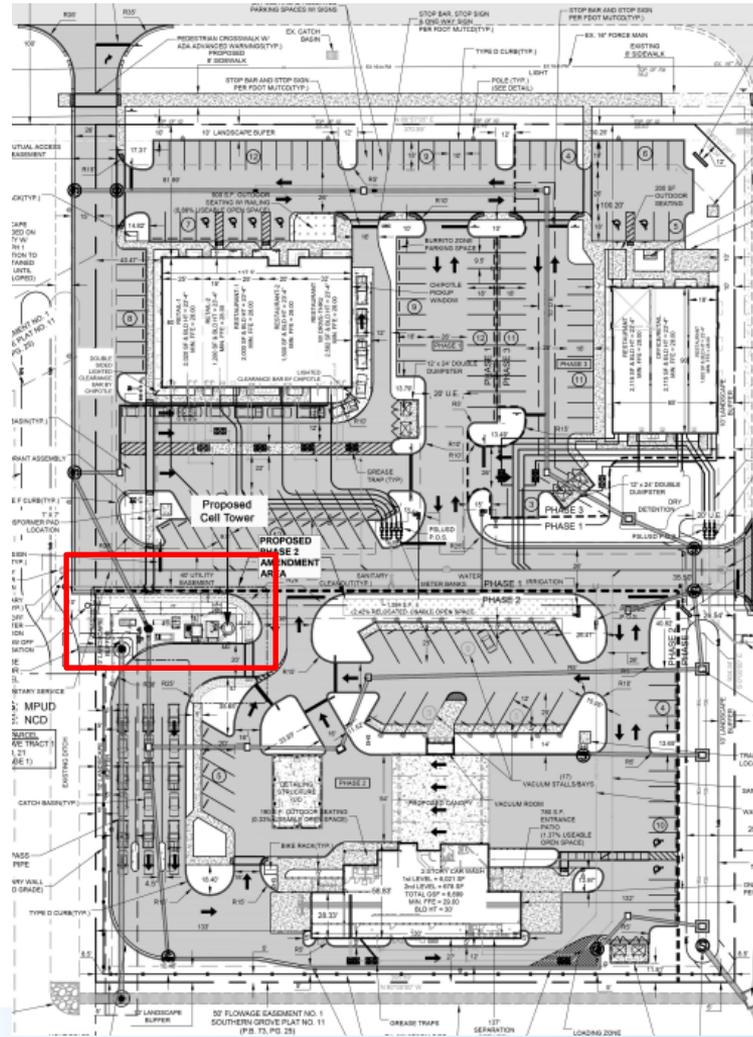
| Direction | Existing Use | Future Land Use | Zoning  |
|-----------|--------------|-----------------|---|
| North     | NCD          | MPUD            | Tradition Plat No. 17, Water Management Tract A 12  |
| South     | NCD          | MPUD            | Springs at Tradition multi-family apartment complex |
| East      | NCD          | MPUD            | Culver's Restaurant                                 |
| West      | NCD          | MPUD            | Residential homes                                   |



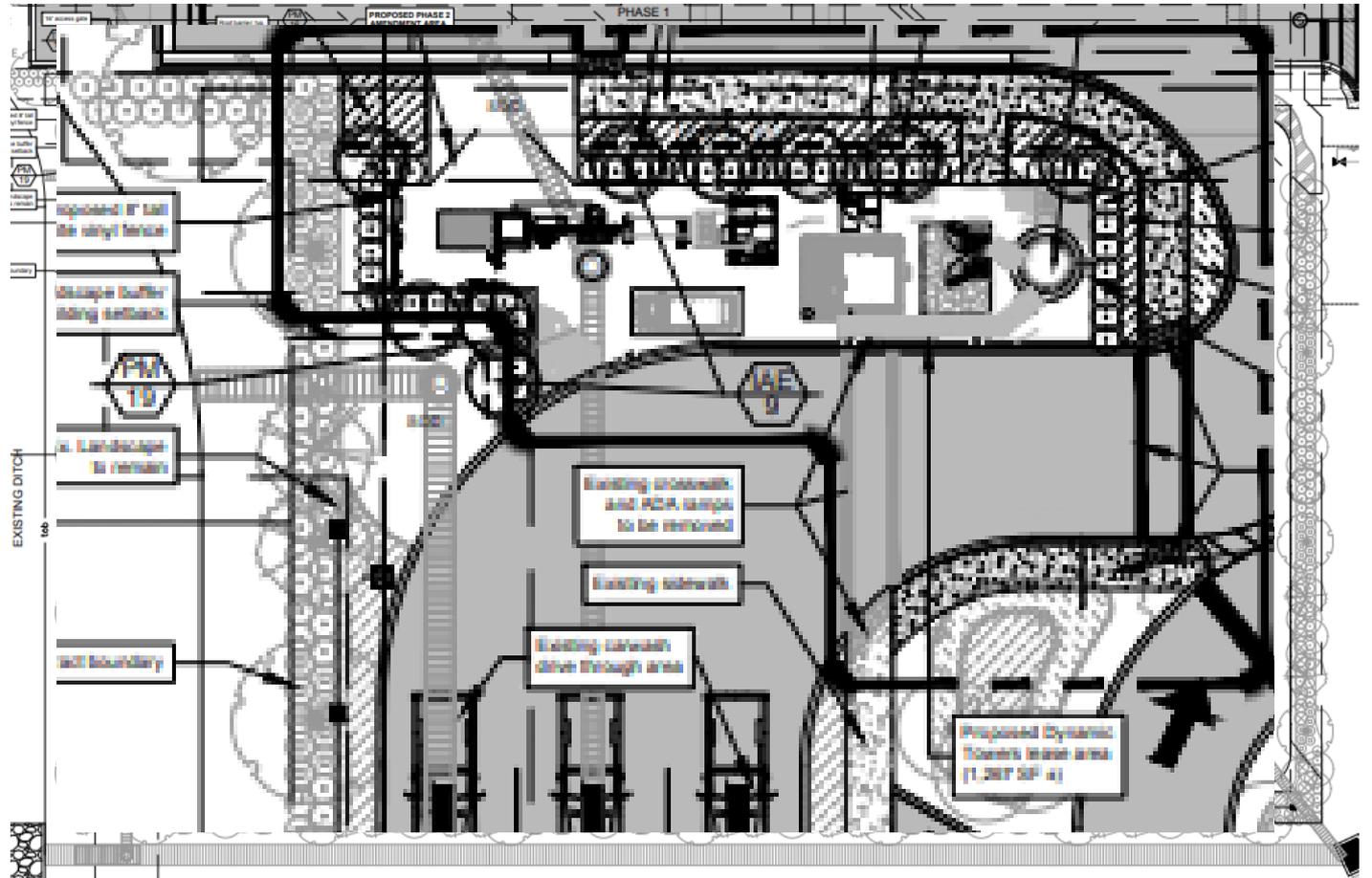
# Distance Map



# Conceptual Plan



# Landscape Plan



# Color Rendering



# Photo Simulations



| <b><u>Evaluation of SEU CRITERIA</u></b><br><b><u>(Section 158.260)</u></b>   | <b><u>FINDINGS</u></b>   |
|---|--|
| <b>ADEQUATE INGRESS AND EGRESS</b><br><b>(§ 158.260 (A))</b>                  | <p>The site has adequate ingress and egress for automotive and pedestrian safety, associated crosswalks, and traffic control devices which allow for adequate internal circulation and traffic flow.</p> |
| <b>ADEQUATE OFF-STREET PARKING AND LOADING AREAS (§ 158.260 (B))</b>          | <p>The use requires 1 parking space for maintenance which is being provided. Adequate parking exists for the existing car wash facility.</p>   |
| <b>ADEQUATE AND PROPERLY LOCATED UTILITIES</b><br><b>(§ 158.260 (C))</b>      | <p>Adequate utilities are available to service the proposed development. The site will require electrical services from FPL.</p>   |
| <b>ADEQUATE SCREENING OR BUFFERING</b><br><b>(§§ 158.260 (D) (F))</b>         | <p>A 6-foot in height continuous hedge will be planted to screen the drive-through lane from view, mitigating visual impacts on St. Lucie West Boulevard.</p>  |
| <b>SIGNAGE AND EXTERIOR LIGHTING</b><br><b>(§158.260 (E))</b>                 | <p>No signage or exterior lighting is proposed.</p>  |
| <b>COMPATIBILITY WITH SURROUNDING USES</b><br><b>(§§ 158.260 (H) (I) (J))</b> | <p>The site is in an area designated for commercial development and is consistent with the adjacent uses.</p>  |

| <u>CRITERIA</u>  | <u>FINDINGS</u>  |
|--|--|
| <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>FENCING</b><br><b>(§ 158.213(H))</b>                      | A six-foot fence with a gate around the tower and outside structures is required. An eight-foot fence is proposed.   |
| <b>SITE PLAN REVIEW ( § 158.213(L))</b>                      | An application for a site plan amendment was submitted (P20-004-A2)  |
| <b>OBSOLETE AND UNUSED TOWERS</b><br><b>( § 158.213(M ))</b> | A removal bond or irrevocable letter of credit in the amount of \$15,000 will be required prior to obtaining final set development permits.  |
| <b>SEPARATION</b><br><b>( § 158.213(N))</b>                  | A map was provided that shows the nearest tower is approximately 7,128 feet 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. Interference 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