

APPLICATION FOR SITE PLAN REVIEW

ONLY COMPLETE SUBMISSIONS WILL BE PROCESSED

CITY OF PORT ST. LUCIE P&Z File No. _____
PLANNING & ZONING DEPARTMENT Fees (Nonrefundable) \$ _____ Arch.: \$ _____
(772) 871-5213 Receipt #(s): _____

PRIMARY CONTACT EMAIL ADDRESS: hvaldez@rgpartners.com

PROJECT NAME: RG Towers Stealth Communication Tower

LEGAL DESCRIPTION: 25 36 39 BEG AT SW COR OF TRACT B ST LUCIE WEST PLAT #15 (PB 27-22), TH N 74 DEG 24 MIN 50 SECE ALG S LI OF SD TRACT B 234 FT, TH S 15 DEG 35 MIN 10 SEC E 253.55 FT, TH S 70 DEG 25 MIN 35 SEC W 126.90 FT, TH N 22 DEG 05 MIN 10 SEC W 60 32 FT, TH N 66 DEG 35 MIN 22 SEC W 36 57 FT, TH S 68 DEG 24 MIN 38 SEC W 53 FT TO E LI OF TRACT B ST LUCIE WESTPLAT #2 (PB26-9), TH N 21 DEG 35 MIN 22 SEC W ALG SD E LI 186 FT TO

LOCATION OF PROJECT SITE 17 AC

460 SW Utility Drive, Port St Lucie FL 34986 3325-423-0026-000-4
PROPERTY TAX I.D. NUMBER: _____

STATEMENT DESCRIBING IN DETAIL See attached

THE CHARACTER AND INTENDED USE stealth communication tower n maintenance area of golf course
OF THE DEVELOPMENT: _____

GROSS SQ. FT. OF STRUCTURE (S): 2000 sq ft lease area

NUMBER OF DWELLING UNITS & DENSITY FOR MULTI-FAMILY PROJECTS: NA

UTILITIES & SUPPLIER: Power- FPL

GROSS ACREAGE & SQ. FT. OF SITE: 1.17 acre parent tract **ESTIMATED NO. EMPLOYEES: 0
2000 sq ft site

FUTURE LAND USE DESIGNATION: _____ ZONING DISTRICT: GU

OWNER(S) OF PROPERTY: CGI St Lucie, LLC
Name, Address, Telephone & Fax No.: Don Luneberg 951 SW Country Club Dr, Port St Lucie FL 34986
516-941-1411 Don@FDRcorp.com

APPLICANT OR AGENT OF OWNER: Scott Richards/ Holly Valdez
Name, Address, Telephone & Fax No.: RG Towers, LLC
2141 Alternate A1A S, Ste 440

PROJECT ARCHITECT/ENGINEER: Jupiter FL 33477 561-748-0302 Fax 561-748-0303
(Firm, Engineer Of Record, Kimley Horn and Associates
Florida Registration No., Contact 1920 Wekiva Way, West Palm Beach FL 33411 561-845-0665
Person, Address, Phone & Fax No.) Chelsea Marajh

- I hereby authorize the above listed agent to represent me. I grant the planning department permission to access the property for inspection.
- I fully understand that prior to the issuance of a building permit and the commencement of any development, all plans and detail plans must be reviewed and approved by the City pursuant to Sections 158.237 through 158.245, inclusive, of the zoning ordinance.

***When a corporation submits an application, it must be signed by an officer of the corporation.** Corporation signatures must be accompanied with an approved resolution authorizing the individual to sign such applications.

NOTE: Signature on this application acknowledges that a certificate of concurrency for adequate public facilities as needed to service this project has not yet been determined. Adequacy of public facility services is not guaranteed at this stage in the development review process. Adequacy for public facilities is determined through certification of concurrency and the issuance of final local development orders as may be necessary for this project to be determined based on the application material submitted.

Scott Richards Digitally signed by Scott Richards
DN: cn=Scott Richards, o=RG Towers, LLC, ou= email=srichards@rgpartners.com, c=US
Date: 2021.04.01 13:00:16 -0400
OWNER'S SIGNATURE Scott Richards CEO 3/31/21
HAND PRINT NAME TITLE DATE
03/02/20



SITE PLAN SUFFICIENCY CHECKLIST
Revised September, 2013

Project Name: RG Towers Stealth Communication Tower

Project Number: P _____ New Submittal or Resubmittal _____ (Check One)

Applicant should submit the site plan package to Planning & Zoning Department with all items listed below to initiate the review process. Other drawings or information may be required, if deemed necessary, upon review of the submittal for the Site Plan Review Committee Meeting.

The Applicant should complete the Project Information, Applicant Checklist and Applicant Certification. Use the following to complete the checklist: ✓ = *Provided* X = *Incomplete or Missing* NA = *Not Applicable*

Applicant Checklist	Description of Item Provided	Sufficient		
		P&Z	Eng.	Utility
x	Sufficiency Checklist: One original completed and signed by applicant.			
x	2 CD's with all application materials			
x	Cover Letter: Sixteen copies of a typed letter explaining the purpose and history of the application.			
NA	Written Response to Comments: Sixteen copies. For resubmittals only.			
x	Completed Application: Sixteen copies. Use black ink or type to fill out completely and legibly.			
x	Owner's Authorization: Sixteen copies of authorization on Owner's letterhead.			
x	Application Fees: Refer to each department's fee schedule			
x	Proof of Ownership: Three copies of the recorded deed(s) for each parcel			
	Site Plans:			
x	Sixteen sets of 24" x 36" blacklines that are folded to 9" x 12", collated, stapled and numbered. Complete, legible and sufficient detail. (Review may determine that submittal does not comply)			
NA	Resubmittals - completed revision blocks with a reference number or "cloud".			
x	Overall plan view on one sheet			
x	Master index or key map on each plan sheet showing how plan sheets relate. (If applicable)			
x	Projects ≥ two acres - aerial map with type & location of vegetation per the FLUCCS System.			
x	Traffic statement			
x	Drainage statement			
NA	Show project phasing, if applicable.			
x	Show existing and proposed utility mains and services.			
NA	Show the location of proposed lift station or grinder.			
NA	Outdoor Lighting Detail: Show location and height of light poles and fixtures. Show fixture detail.			
	Boundary and Topographic Survey:			
x	Sixteen sets of 24" x 36" blacklines that are folded to 9" x 12", collated, stapled and numbered.			
x	Complete, legible and sufficient detail			
x	Contours or spot elevations (½ foot minimum).			
x	Vertical datum is NAVD			
x	Current Florida Registered Surveyor's signature and seal.			
x	Tree Survey: See Sections 153.13 thru 153.19.			
NA	Conceptual Floor Plans Sixteen sets of 24" x 36" blacklines that are folded to 9" x 12", collated, stapled and numbered.			
x	Conceptual Building Elevations: Sixteen sets of 24" x 36" blacklines that are folded to 9" x 12", collated, stapled and numbered. Indicate height and color of building(s).			
NA	Citywide Design Standards Selection List and Fee: Two copies of the information requested in the Citywide Design Standards Manual unless development is temporary, single-family residential, industrial or located in St. Lucie West or Tradition.			
x	Public Art Requirement Checklist			



SITE PLAN SUFFICIENCY CHECKLIST

Revised September, 2013

Project Name: RG Towers Stealth Communication Tower

Project Number: P _____ New Submittal or Resubmittal _____ (Check One)

Applicant Certification

I, Sctt Richards (Print or type name), do hereby certify that the information checked above has been provided to the City of Port St Lucie for the subject project. I understand that the checklist is used to determine if the submittal is complete so that the project can be added to the Site Plan Review Agenda. I further understand that review of the submittal contents will not be made at this time and that a sufficient submittal does not exempt a project from being tabled or denied at the Site Plan Review Committee.

Scott

Digitally signed by Scott Richards
DN: cn=Scott Richards, o=RG Towers, LLC, ou,
email=srichards@rgpartners.com, c=US
Date: 2021.04.01 13:00:37 -04'00'

3/31/21

(Signature Richards)

(Date)

Planning and Zoning Department Representative

I, _____ (Print name), as a representative of the Planning and Zoning Department, find that this submittal is Sufficient / Non-Sufficient based upon my review on _____ (date).
Additional Comments:

(Signature of Planning and Zoning Department Representative)

(Date)

Engineering Department Representative

I, _____ (Clearly print or type name), as a representative of the Engineering Department, find that this submittal is Sufficient / Non-Sufficient based upon my review on _____ (date).
Additional Comments:

(Signature of Engineering Department Representative)

(Date)

Utilities System Department

I, _____ (Clearly print or type name), as a representative of the Utilities System Department, find that this submittal is Sufficient / Non-Sufficient based upon my review on _____ (date).
Additional Comments:

(Signature of Utility System Department Representative)

(Date)



CONSTRUCTION PLANS SUFFICIENCY CHECKLIST
Revised September, 2013

Project Name: _____ RG Towers Stealth Communication Tower

Project Number: P _____ New Submittal or Resubmittal _____ (Check One)

Applicant should submit the construction plan package to Planning & Zoning Department with all items listed below to initiate the review process. The construction plan package may be submitted along with or after the site plan package. Other drawings or information may be required, if deemed necessary, upon review of the submittal for the Site Plan Review Committee Meeting. Also, the construction/detail plans must be approved by the Site Plan Review Committee prior to receiving a Building Permit.

The Applicant should complete the Project Information, Applicant Checklist and Applicant Certification.

Use the following to complete the checklist: ✓ = *Provided* X = *Incomplete or Missing* NA = *Not Applicable*

Applicant Checklist	Description of Item Provided	Sufficient		
		P&Z	Eng.	Utility
x	Sufficiency Checklist: One original completed and signed by applicant.			
x	2 CD's with all application materials			
x	Cover Letter: Sixteen copies of a typed letter explaining the purpose and history of the application.			
NA	Written Response to Comments: Sixteen copies. For resubmittals only.			
	Construction/Detail Plans:			
x	Sixteen sets of 24" x 36" blacklines that are folded to 9" x 12", collated, stapled and numbered.			
x	Complete, legible and with sufficient details. (Review may determine that submittal does not comply)			
NA	Resubmittals - completed revision blocks with a reference number or "cloud".			
s	Provide an overall plan view for projects that require more than one sheet to illustrate the plan view.			
	For projects that require more than one sheet to show the plan view, provide a master index or key map on each plan sheet showing how plan sheets relate.			
NA	Clearing Plan: For projects with one or more acres provide an aerial overlay of the area to be cleared. Plans should be signed and sealed by a Florida Registered Engineer. See Sections 153.20 thru 153.28.			
x	Erosion Sediment Control/Stormwater Pollution Prevention Plan: Signed and sealed by a Florida Registered Engineer.			
NA	Paving and Drainage Plan: Signed and sealed by a Florida Registered Engineer.			
NA	Signed and sealed traffic study, if required.			
NA	Signed and sealed drainage calculations.			
NA	Off-site roadway improvements, if required.			
NA	Off-site drainage improvements, if required.			
NA	Water and Sewer Plan: Signed and sealed by a Florida Registered Engineer.			
NA	All utility lines shown on the profile sheets			
NA	Locations of outdoor light poles shown on utility sheets.			
x	Landscape Plan: Signed and sealed by a Florida Registered Landscape Architect.			
x	Provide utility separation language.			
x	Show existing and proposed utilities.			
x	Provide note and show that landscaping meets FDOT clear zone and sight distance criteria.			
x	Tree Survey: See Sections 153.13 thru 153.19			
NA	Irrigation Plan			



CONSTRUCTION PLANS SUFFICIENCY CHECKLIST
Revised September, 2013

Project Name: RG Towers Stealth Communication Tower

Project Number: P New Submittal x or Resubmittal (Check One)

Applicant Certification

I, Sctt Richards (Print or type name), do hereby certify that the information checked above has been provided to the City of Port St Lucie for the subject project. I understand that the checklist is used to determine if the submittal is complete so that the project can be added to the Site Plan Review Agenda. I further understand that review of the submittal contents will not be made at this time and that a sufficient submittal does not exempt a project from being tabled or denied at the Site Plan Review Committee.

Signature of Applicant: Scott Richards (Date: 3/31/21)
Planning and Zoning Department Representative

I, (Print name), as a representative of the Planning and Zoning Department, find that this submittal is Sufficient / Non-Sufficient based upon my review on (date). Additional Comments:

(Signature of Planning and Zoning Department Representative) (Date)
Engineering Department Representative

I, (Clearly print or type name), as a representative of the Engineering Department, find that this submittal is Sufficient / Non-Sufficient based upon my review on (date). Additional Comments:

(Signature of Engineering Department Representative) (Date)
Utilities System Department

I, (Clearly print or type name), as a representative of the Utilities System Department, find that this submittal is Sufficient / Non-Sufficient based upon my review on (date). Additional Comments:

(Signature of Utility System Department Representative) (Date)



PUBLIC ART REQUIREMENT CHECKLIST

May 1, 2013

RG Towers Stealth Communication Tower

Project Name: _____

Project Number: P - _____ **New Submittal:** **Resubmittal:** _____ (check one)

Applicant is required to submit the public art requirement package to the Planning & Zoning Department with the site plan package. The package will be distributed to the Public Art Advisory Board (PAAB) and scheduled for their next meeting. PAAB meetings are the 2nd (second) Tuesday of every month and the applicant is strongly encouraged to attend. If any items are incomplete or missing, it may delay review of the application by the PAAB. Other drawings or information may be required, if deemed necessary, upon review by the PAAB. The Public Art Requirement approval must be obtained prior to the site plan being scheduled for City Council.

Description of Item to be provided: (Twelve copies of all items collated into sets)

x	Completed Public Art Requirement Checklist: One original, completed and signed by applicant.
x	Copy of Site Plan Application and Proposed Site Plan
NA	Cover Letter: Describe to the PAAB your proposal to meet the Public Art Requirements. Please be as descriptive as possible.
NA	Written Response to Comments: For resubmittals only.
x	Calculation of Public Art Requirement Value: Applicant must provide cost estimate for proposed improvements which include building, site improvements such as paving, drainage and parking (civil), landscape, and site lighting. Complete Public Art Requirement Value Calculation section of this application and attach supportive cost estimates from licensed professionals within each discipline.
3	Proposed Public Art Requirement Method: Identify which method you are choosing to meet the requirement by placing the number in the box to the left. 1. Artwork On Site 2. Art Donated to the City of Port St. Lucie 3. Payment of Fee in Lieu of Artwork On Site
NA	Public Art Requirement Proposal: Submit the appropriate supportive information to clearly communicate the proposal and to assist the PAAB in evaluation of the proposed Public Art. <u>ART ON SITE:</u> Complete “Artwork Proposal and Specifications” Section of Application. <u>ENHANCED ARCHITECTURE:</u> Provide proposed elevations clearly showing enhanced elements above minimum architectural requirements. <u>ENHANCED LANDSCAPE:</u> Provide proposed plan and elevation views clearly showing ‘enhanced elements’ above minimum landscape requirements. Applicant must clearly demonstrate a unique and identifiable element or space which is definable apart from the minimum landscape or site design requirements.

CALCULATION OF PUBLIC ART REQUIREMENT VALUE:

Building Costs (Vertical construction estimate)	\$ 80,000.00
Civil Costs (Paving, Drainage, Parking)	\$ NA
Landscape Costs	\$ 20,000.00
Site Lighting Costs	\$
TOTAL ESTIMATED COSTS:	\$ 100,000.00
Public Art Requirement Value: (Total to be Calculated by the Planning & Zoning Department)	\$

(Maximum Public Art Requirement Value is \$50,000.00.)

ARTWORK PROPOSAL AND SPECIFICATIONS:

1. Artwork & Artist Information:

Artwork Title: _____
 Artwork Site: _____
 Artwork Material: _____
 Artwork Dimensions: _____
 Artist Name: _____ NA _____
 Address: _____
 City, State Zip: _____
 Telephone: _____
 Website: _____

2. Artwork Description:

3. Siting:

NA

4. Materials with Specifications:

5. Fabrication and Installation Procedures:

6. Yearly Maintenance and Conservation Plan:

7. Examples of artist's work or related pieces:

I acknowledge (as applicant/owners representative) that The Public Art Requirement approval must be obtained prior to the site plan being scheduled for City Council. I have provided all required checklist items and the estimates used to calculate the Public Art Requirement Value are accurate to the best of my knowledge.

Scott Richards
 Applicant's Signature

Scott Richards
 Printed Applicant Name:

Digitally signed by Scott Richards
 DN: cn=Scott Richards, o=RG
 Towers, LLC, ou,
 email=srichards@rgpartners.com,
 c=US
 Date: 2021.04.05 14:14:42 -04'00'

4/1/21
 Date:



Explanation of Purpose and History

The proposed wireless stealth communication tower is a special exception use as it is in the "GU" zoning district (the first on the siting hierarchy) and meets all requirements of sections 158.255 through 158.262: Although 300' maximum height is established in Section 158.213 (F)(1) of the Zoning Code for a wireless communications tower under GU zoning we are only seeking to build a tower of 120'. The proposed tower meets the separation requirement of 1500' by far at 6450 feet for the closest existing wireless facility. We are seeking no variances for this development of a stealth communication tower with public safety benefits that far exceed the perceived inconveniences.

We informed by USPS mail notification of a neighborhood meeting to all within 750 feet of the proposed development. There were 303 notification letters sent. We held the neighborhood informational meeting on Friday, February 26, 2021 at the St Lucie Trails Golf Club (Clubhouse) located at 951 SW Country Club Dr, Port St. Lucie, FL 34986. We have attached a copy of the notification letter herein.

To establish the feel of the neighborhood some of the permitted uses for this area that may be developed by permit are:

- (1) Crop raising; poultry, livestock or cattle production; dairy farming; fruit growing; flower and shrub growing; plant nursery (wholesale only); bee keeping; fish hatchery; and forestry; and including accessory uses or structures and a dwelling occupied only by the owner or tenant and family; the raising of hogs, pigs and goats and the operation of feed lots are expressly prohibited
- (2) Park or playground, or other public recreation; including the retail sales of alcohol beverages for on premises consumption in accordance with Chapter 110
- (3) Publicly owned or operated building or use
- (4) Single-family dwelling;
- (5) Camping area (public or non-profit)
- (6) Stable and horse-riding academy.

Surrounding parcels (as shown below) are buffered by existing landscape however in addition to such we will be planting (17) Seventeen Buttonwood trees of 12-14' and 239 cocoplum shrubs in order to further buffer the compound.

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

Due to the dramatic increase in cell phone traffic and the popularity of wireless data applications over the last few years, particularly with the pandemic of 2020, significant demands have been placed on network coverage and capacity. One such area in need of improved services is between NW Peacock Blvd in the north to Crosstown Pkwy in the south and from NW California Blvd in the west to SW/NW Cashmere Blvd in the east. Coverage levels are too low to support the capacity and coverage needs for this part of the network. Users placing calls indoors and especially during network busy hours may experience dropped calls, ineffective network attempts and slow data application speeds. In the worst-case a user may not be able to place a E911 call. There were no towers or structures of sufficient height within the T-Mobile search area that could accommodate the addition of new facility that would provide an adequate coverage. The surrounding facilities have undergone extensive upgrades over the last decade with no appreciable improvement in service levels in the area of concern.

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

The stealth tower will blend with the current surroundings and is proven to be a necessity by means of the RF maps provided. There will be sufficient ingress/egress, parking, buffering and utilities to support this project. A communication tower in an area with significant demands constitutes a public safety benefit creating opportunity for public safety divisions to reach the community, health monitor function, zoom, education and work via internet availability on top of everyday apps and data usage which is demanding more data than ever!

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 for the maintenance facility was approved by the City Council on October 10, 1988 (P88-080).

We previously applied for a 150' monopole and we were denied in October 2019. The plan was approved by SPRC on June 26, 2019 and subsequently heard by the Planning

and Zoning Board on October 1, 2019 and received a recommendation for approval by a unanimous vote of the Board. We held a neighborhood meeting on May 24, 2019. There were a total of (447) Four Hundred and Forty Seven notification letters mailed and there were (8) Eight attendees (two of which departed abruptly prior to listening to the description of the project). The city council denied the request for a Special Exception on October 28, 2019 citing the following as reasoning.

1 Inadequate screening

Our plan includes existing landscaping to the north approx. plus (17) 12-14' Buttonwoods and (239) Red tip cocoplums. We have changed the design from a 150' standard monopole tower to a 120' monopine stealth tower with faux branches that camouflage the antennas. This enhances the screening of the development.

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

We have dropped the height by 20% to 120', access has been established via Utility Drive and 14' existing rock driveway, there is no lighting proposed and there is no noise associated with this development. The only noise that may be considered would be in the event of power failure and in such a generator would be in use until power was restored as would be the case with anyone in the vicinity without power.

3 Incompatibility with the nearby area 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. This is an unmanned stealth facility that generates no more than 4 semi annual trips to the site by each carrier. There is no noise, nuisance, or disturbance.

This proposal meets all requirements of Special Exception sections 158.255 through 158.262 and Site Plan sections 158.235 through 158.245. Again, we seek no variances. Although a taller standard monopole tower at this location would have been much more feasible for our development, we can accept some level of improvement with a new design that is more favorable to the Council. We ask Council to consider the need, recognize our efforts to please the Council with a more favorable design and approve our request for a special exception for this project.

NOTICE OF A NEIGHBORHOOD MEETING

Regarding the Proposed
Port St Lucie Application
460 SW Utility Drive, Port St Lucie 34986



NOTICE IS HEREBY GIVEN that a Neighborhood Meeting sponsored by RG Towers, LLC. will be held on **Friday, February 26, 2021** at the St Lucie Trails Golf Club (Clubhouse) located at 951 SW Country Club Dr
Port St. Lucie, FL 34986 **from 1pm-2pm**

This Non-Mandatory Neighborhood Meeting is being held to allow the public an opportunity to learn about this project located in St. Lucie Trails. As neighbors, you are invited to attend regarding the following:

To discuss the Site Plan and Special Exception application which proposes to develop a new 120' stealth communication tower on a parcel zoned General Use (GU). The subject property is located at 460 Utility Drive in the maintenance area of the Golf Club and is surrounded by parcels zoned General Use and Open Space Recreational.

We look forward to meeting with you.

Sincerely,

Holly Valdez

Holly Valdez
V.P. Leasing and Operations
RG Towers, LLC