



Project Name: CGI St. Lucie, LLC, Wireless Communications Tower
Type: Special Exception Use Application
Project Number: P21-082



Project Location Map

SUMMARY:

Applicant's Request:	A Special Exception Use (SEU) for a monopole wireless communication tower in the General Use (GU) zoning district.
Applicant:	Holly Valdez, RG Towers, LLC
Property Owner:	CGI St. Lucie, LLC
Location:	South of SW Utility Drive, west of SW Bethany Drive and immediately west of the St. Lucie West Services District's offices.
Address:	460 SW Utility Drive
Project Planner:	Patricia A. Tobin, AICP, Long Range Planning Administrator

Requested Special Exception:

This is an application for a special exception use per Sections 158.255 to 158.262 of the Zoning Code. The request is to permit a wireless communication tower (stealth monopine) with a maximum height of 120 feet in the General Use zoning district (see attached site plan). Section 158.060 (C) (11) of the Zoning Code lists wireless communications antennas and towers as a special exception use in the General Use zoning district. The proposed location is the maintenance facility for the St. Lucie Trail Golf Club. A 25 foot by 80 foot (2,000 S.F.) rectangular area on the east side of the property is proposed for lease by CGI St. Lucie, LLC, owner, to RG Towers, LLC, for a stealth monopine wireless communication tower with a maximum height of 120 feet. Section 158.213 (F)(1) of the Zoning Code establishes a maximum height of 300 feet for a wireless communications tower under GU zoning. See attachment identified as photo simulation which shows the monopine tower simulated in the photos and the site plan.

A map depicting the location of wireless communication towers in the City of Port St Lucie is attached to the staff report.

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

In 2019 a request for a 150-foot stealth monopole was denied by the City Council on October 28, 2019. Per Section 158.256(A)(1)(a) an applicant can apply for a special exception after 12 months of the denial.

Public Notice Requirements (Section 158.258 (A) (B))

Notice of the public hearings by the Planning and Zoning Board and the City Council is published at least seven (7) days prior to the dates set for hearings. Property notification letters were mailed to owners of property within a maximum of 750 feet to the subject property on May 20, 2021 for the June 1, 2021 Planning and Zoning Board meeting. The applicant held a neighborhood meeting on February 26, 2021.

Location and Site Information

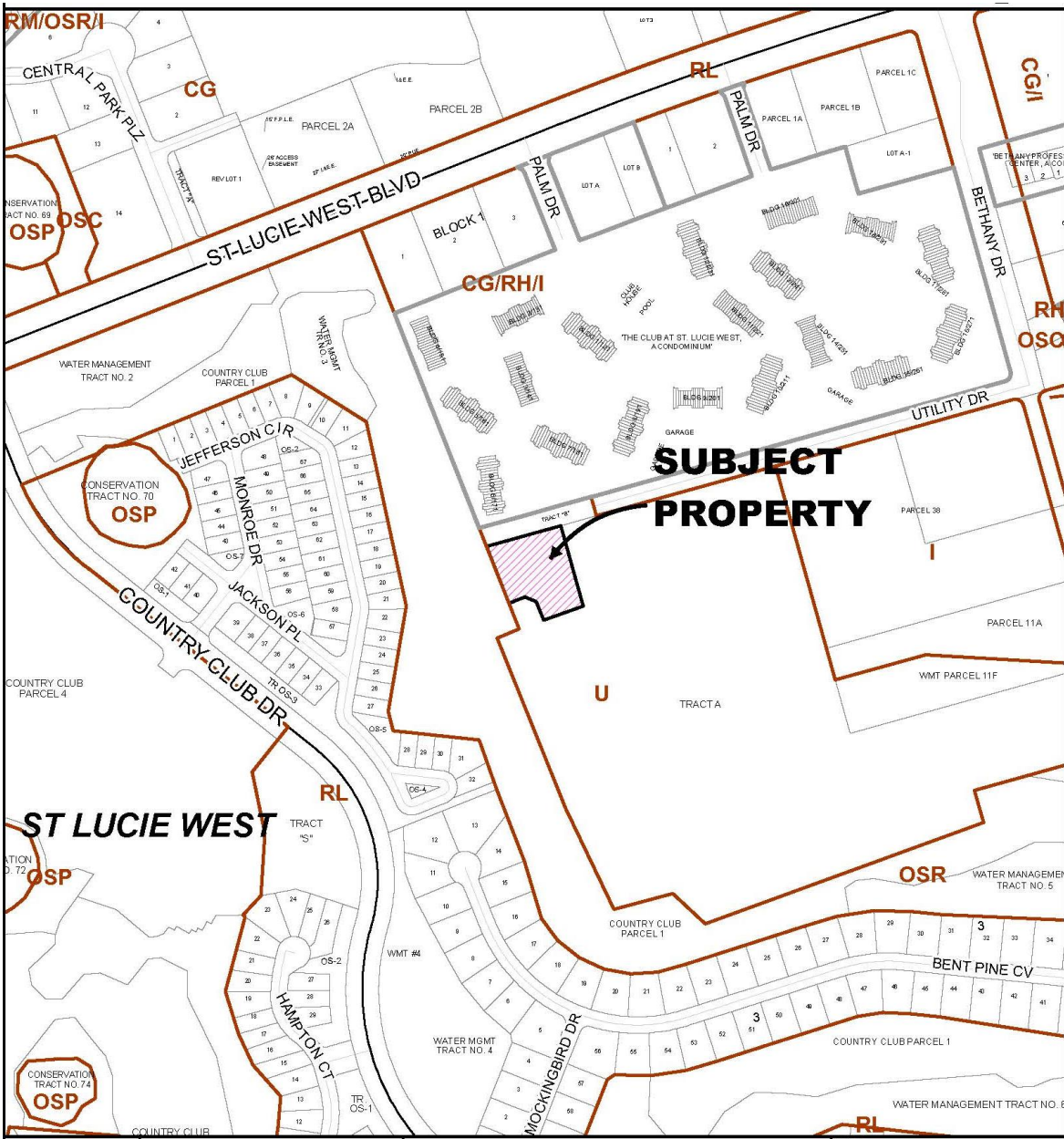
The subject property is located in St. Lucie West adjacent to the St. Lucie West Services District’s offices and water treatment facilities.

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

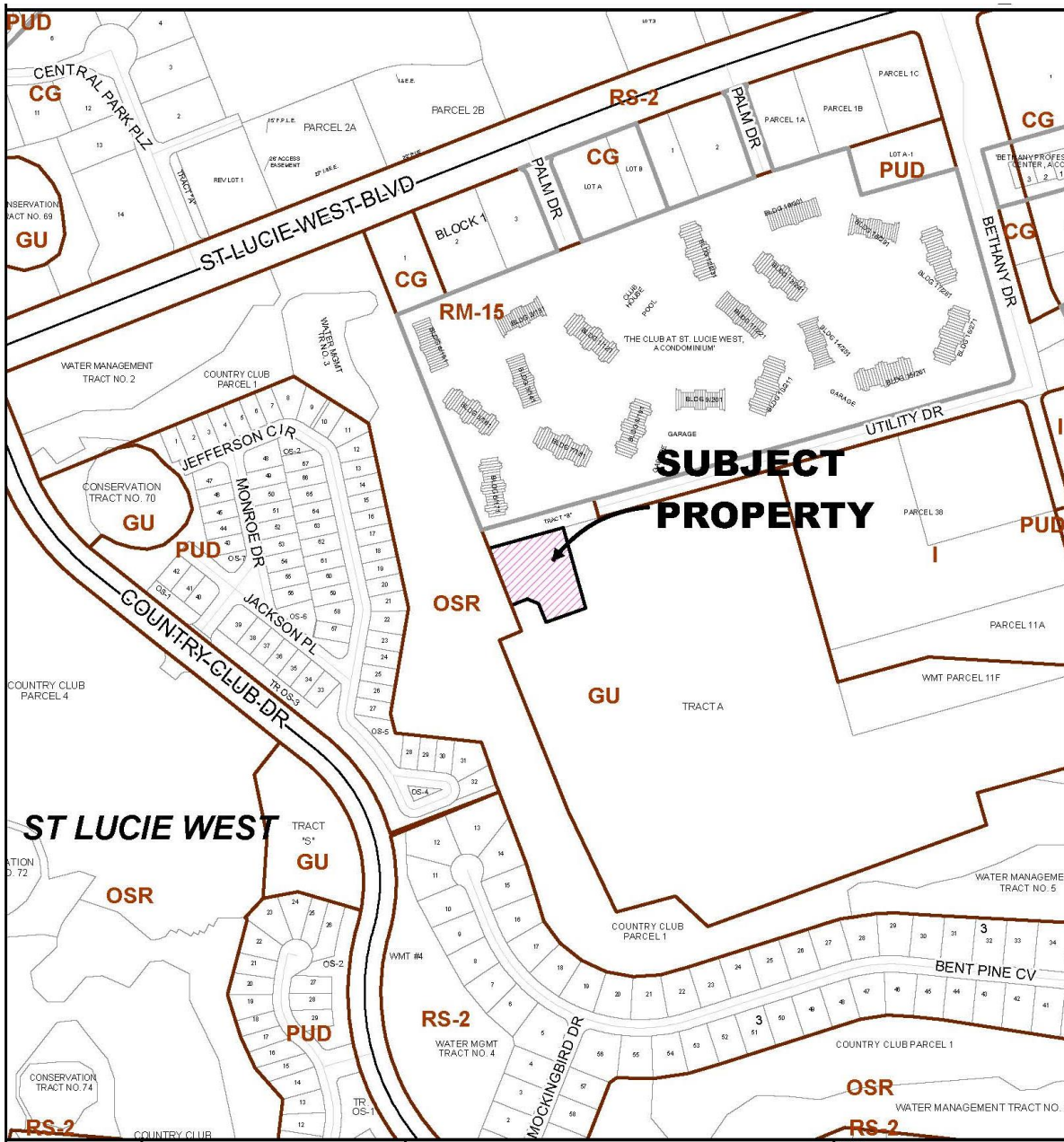
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	CG/RH/I	GU/RM-15	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	OSR – Open Space Recreation
U – Utility	GU – General Use
RM-15 – Multiple Family Residential	



Future Land Use Map



Zoning Map

PROJECT ANALYSIS

Evaluation of Special Exception Criteria (Section 158.260)

(A) Adequate ingress and egress may be obtained to and from the property, with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or other emergency.

- Staff findings: The application is for the construction of an unmanned wireless communications tower (stealth monopine) at the maintenance facility of the St. Lucie Trail Golf Club. The maintenance facility is located at the end of SW Utility Drive and adjacent to the St. Lucie West Services District's offices. Traffic on SW Utility Drive is primarily district employees and golf course maintenance crew. A traffic impact statement was prepared by Kimley-Horn and Associates that states that the leased area for the unmanned wireless communications tower and compound will generate no more than four (4) semi-annual trips (2 in and 2 out) per carrier and will not impact the surrounding roadway.

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. The driveway entrance along Tract B, St Lucie West Plat No. 15, is unimproved. As a condition of approval of the proposed resolution, the applicant will be required to provide a stabilized gravel driveway along Tract B from the edge of pavement at SW Utility Drive to the paved driveway at the maintenance facility as depicted on the proposed site plan amendment.

(B) Adequate off-street parking and loading areas may be provided, without creating undue noise, glare, odor, or other detrimental effects upon adjoining properties.

- Staff findings: The proposed minor site plan amendment identifies the location for the proposed tower and revises the location and number of required parking spaces to accommodate the tower and to ensure adequate parking for the uses.

(C) Adequate and properly located utilities are available or may be reasonably provided to serve the proposed development.

- Staff findings: The existing maintenance facility is served by the St. Lucie West Services District. Water and utility service will not be required for the proposed tower. FPL will be the provider for electricity service for the tower and compound.

(D) Adequate screening or buffering. Additional buffering beyond that which is required by the code may be required in order to protect and provide compatibility with adjoining properties.

- Staff findings: Section 158.213 (I) of the Zoning Code requires landscaping around the outside perimeter of the fenced compound when a wireless communications tower is located on property either in or adjacent to residential land use areas. Since the maintenance facility abuts the St. Lucie West Services District water treatment facilities to the east and the south, the St. Lucie Trail Golf course to the west, and a portion of unimproved Tract B, St Lucie West Plat No. 15 to the north, landscaping around the compound will not be required. As a condition of approval of the proposed resolution, the applicant will be required to restore the required perimeter landscaping for the maintenance facility site.

(E) Signs, if any, and proposed exterior lighting will be so designed and arranged so as to promote traffic safety and to eliminate or minimize any undue glare, incompatibility, or disharmony with adjoining properties. Light shields or other screening devices may be required.

- Staff findings: The applicant has stated that no lighting or signage are proposed other than emergency notification signage.

(F) Yards and open spaces will be adequate to properly serve the proposed development and to ensure compatibility with adjoining properties.

- Staff findings: The proposed cell tower will be located within a 25 foot by 80 foot fenced in rectangular area on the east side of the property. There is adequate space to accommodate this use. As a condition of approval of the proposed resolution, the applicant will be required to restore the required perimeter landscaping for the maintenance facility site.

(G) The use as proposed will be in conformance with all stated provisions and requirements of this chapter.

- Staff findings: Section 158.213 of the Zoning Code provides the requirements for wireless communication towers as documented below:
 - Section 158.213 (E) Wind Load: The applicant has provided certification from a Florida-registered professional engineer that the tower would collapse within the designed and specified fall radius depicted on the plan and that the tower shown in the plan can withstand winds of Category 3 hurricane intensity.
 - Section 158.213(F) Height Limits: The maximum height for a wireless communications tower in the General Use Zoning District is 300 feet. The proposed tower will have a maximum height of 120 feet.
 - Section 158.213(G) Co-Location: The applicant provided proof of contact with other carriers.
 - Section 158.213(H) Fencing: A six-foot fence with a gate around the tower and outside structures is required. An eight-foot fence is proposed as depicted on the SEU concept plan and proposed site plan amendment.
 - Section 158.213(I) Landscaping: As a condition of approval of the proposed resolution, the applicant will be required to restore the required perimeter landscaping for the maintenance facility site. A revised landscape plan has been submitted as part of the submittal of the detail plans for SPRC review and approval.
 - Section 158.213(L) Site Plan Review: A site plan (P21-081) was submitted in association with the application for a special exception use.
 - Section 158.213(M) Obsolete and Unused Towers: A removal bond or irrevocable letter of credit in the amount of \$15,000 shall be required prior to obtaining final site development permits.
 - Section 158.213(N) Separation: –The applicant has submitted a map that shows the nearest tower is approximately 6,450 linear feet from the proposed location. See attached Radio Frequency Engineering Report.

(H) Establishment and operation of the proposed use upon the particular property involved will not impair the health, safety, welfare, or convenience of residents and workers in the City.

- Staff findings: The subject property abuts the St. Lucie West Services District headquarters and water and wastewater facilities to the east and south and the golf course to the west. The only traffic in the area is generated by employees of the St. Lucie West Services District and the golf maintenance facility.

(I) The proposed use will not constitute a nuisance or hazard because of the number of persons who will attend or use the facility, or because of the hours of operation, or because of vehicular movement, noise, fume generation, or type of physical activity.

- Staff findings: The request is to allow for an unmanned wireless communications tower. The traffic generated by the tower will be for quarterly maintenance and repairs only.

J) The use as proposed for development will be compatible with the existing or permitted uses of adjacent property. The proximity or separation and potential impact of the proposed use (including size and height of buildings, access location, light and noise) on nearby property will be considered in the submittal and analysis of the request. The City may request project design changes or changes to the proposed use to mitigate the impacts upon adjacent properties and the neighborhood.

- Staff findings: The subject property abuts the St. Lucie West Services District headquarters and water and wastewater facilities to the east and south, and the golf course to the west. The Club at St. Lucie West is located to the north and the nearest residential building is approximately 220 linear feet from the proposed location for the wireless communications tower. There is vegetative buffer along the south property line of the Club at St. Lucie West.

The applicant will be required to provide a stabilized gravel driveway into the maintenance facility from SW Utility Drive and to restore the required perimeter landscaping for the maintenance facility site as conditions of approval of the proposed resolution.

(K) As an alternative to reducing the scale and/or magnitude of the project as stipulated in criteria (J) above, the City may deny the request for the proposed use if the use is considered incompatible, too intensive or intrusive upon the nearby area and would result in excessive disturbance or nuisance from the use altering the character of neighborhood.

- a) Staff findings: The subject property abuts the St. Lucie West Services District headquarters and water and wastewater facilities to the east and south, and the golf course to the west. A portion of unimproved Tract B, St Lucie West Plat No. 15, is to the north between the maintenance facility and the Club at St. Lucie West residential condominium community. There is vegetative buffer along the south property line of the Club at St. Lucie West that buffers the community from the Services District and the maintenance facility.

The applicant will be required to provide a stabilized gravel driveway into the maintenance facility from SW Utility Drive and to restore the required perimeter landscaping for the maintenance facility site as conditions of approval of the proposed resolution.

(L) Development and operation of the proposed use will be in full compliance with any additional conditions and safeguards which the City Council may prescribe, including but not limited to reasonable time limit within which the action for which special approval is requested shall be begun or completed or both.

Staff findings: The applicant will be required to provide a stabilized gravel driveway into the maintenance facility from SW Utility Drive and to restore the required perimeter landscaping for the maintenance facility site as conditions of approval of the proposed resolution. 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.

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
- P19-031. CGI St Lucie Tower Site Plan

STAFF RECOMMENDATION

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

PLANNING AND ZONING BOARD ACTION OPTIONS

If the Board finds that the special exception use application is consistent with the criteria as listed in Section 158.260 (A) through (L) of the City code, then the Board may:

- Motion to recommend approval to the City Council
- Motion to recommend approval to the City Council with conditions as recommended by staff

If the board finds that the special exception use application is inconsistent with the criteria as listed in Section 158.260 (A) through (L) of the City code, then the Board may:

- Motion to recommend denial to the City Council

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.