

# CGI St Lucie, LLC, Wireless Communications Tower Special Exception Use P21-082

City Council Meeting  
July 26, 2021



# Requested Special Exception

- To allow a wireless communications tower with a maximum height of 120 feet in the General Use Zoning District (GU).
- Section 158.060(C)(11) of the Zoning Code lists wireless communications antennas and towers as a special exception use in the General Use (GU) zoning district.
- Section 158.213(F)(1) of the Zoning Code establishes a maximum height of 300 feet for a wireless communications tower in GU zoning.



# General Information

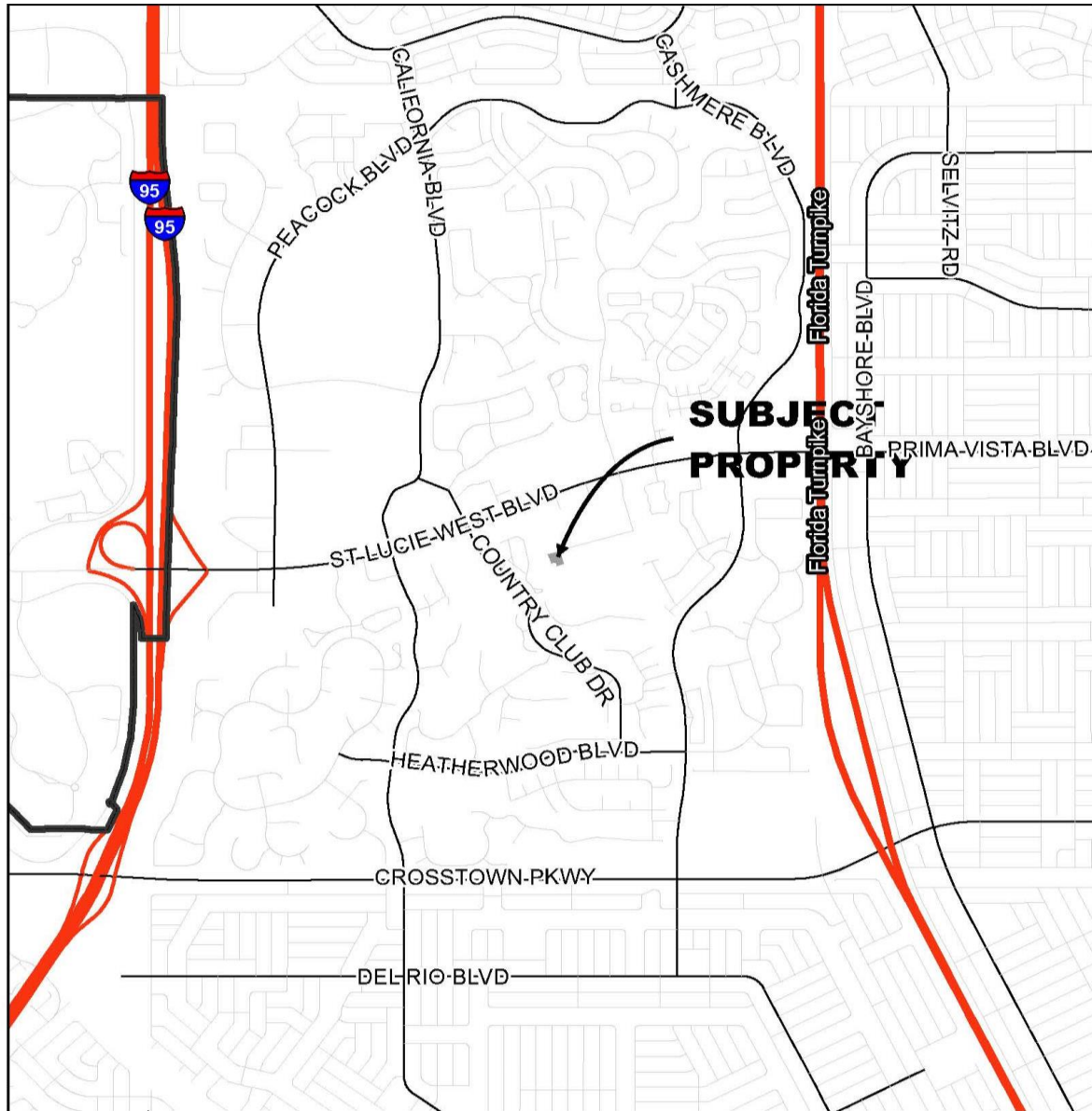
Owner – CGI St. Lucie, LLC

Applicant/Lessee – Holly Valdez, RG Towers, LLC

Address - 460 SW Utility Drive

Location – Lease of 2,000 square feet (25 X 80) along the eastern property line of the maintenance facility for the St. Lucie Trail Golf Club

Proposal – 120-foot-tall monopine wireless communications tower



Location Map







Aerial Map





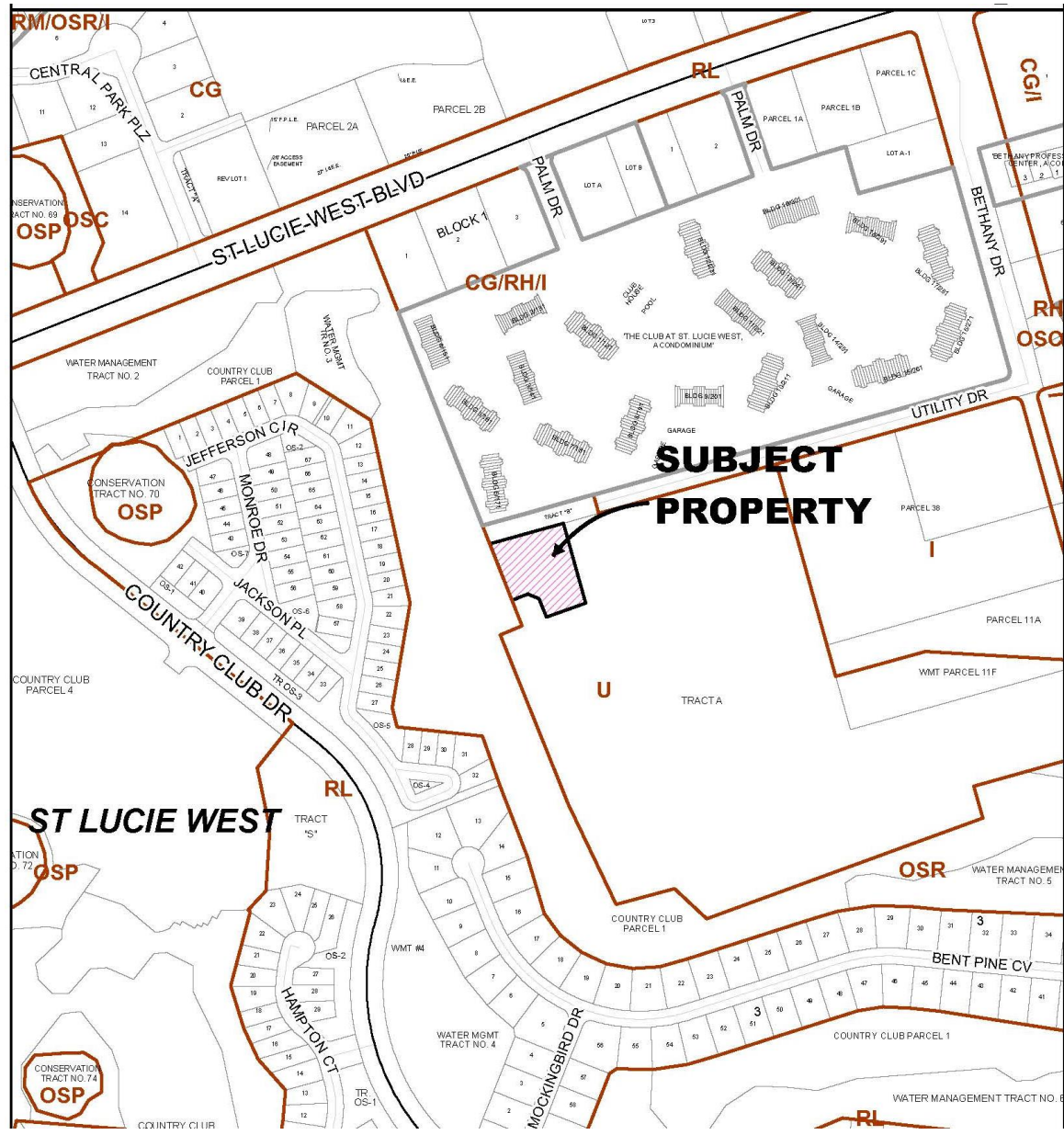


Proposed tower location

[CityofPSL.com](http://CityofPSL.com)





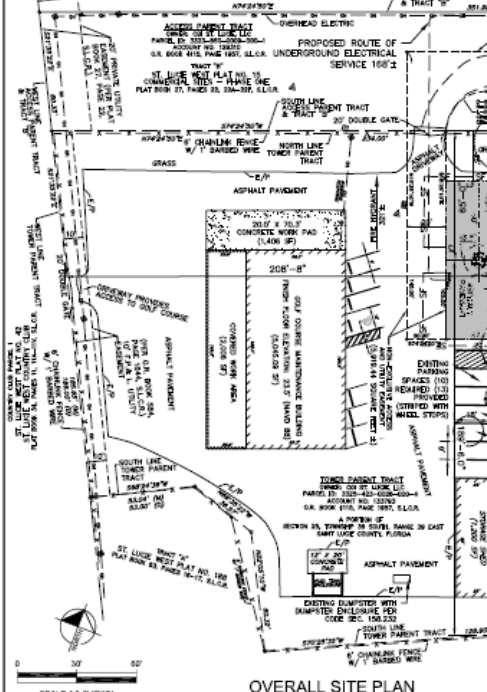






FLOOD ZONE INFORMATION				
COMMITTEE NUMBER	PARCEL NUMBER	TRFPP	DATE OF FIRM	FIRM ZONE
120287	0275	J	02/16/2012	X

OWNER: THE CLUB AT ST. LUCIE WEST CONDOMINIUM ASSOCIATION, INC.  
 PARCEL ID: 3332-002-0000-000-9  
 ACCESS: TRACT 2  
 O.R. BOOK 2405, PAGE 1301, S.L.C.R.



**DESCRIPTION OF PARENT TRACT**  
 (PER OFFICIAL RECORD BOOK 4115, PAGE 1957 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA)

TRACT 2 (MAINTENANCE PARCEL)  
 A PORTION OF SECTION 25, TOWNSHIP 36 SOUTH, RANGE 38 EAST, SAINT LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGIN AT THE SOUTHWEST CORNER OF TRACT "B", AS SHOWN ON ST. LUCIE WEST PLAT NO. 15, COMMERCIAL SITES - PHASE ONE, RECORDED IN PLAT BOOK 27, PAGES 22 AND PAGES 22A THROUGH 22F OF THE PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA;

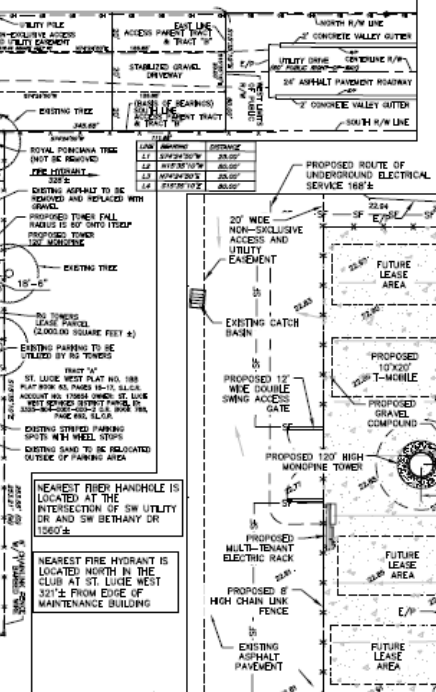
THENCE NORTH 74°24'30" EAST, ALONG THE SOUTH LINE OF SAID TRACT "B", A DISTANCE OF 234.00 FEET;  
 THENCE NORTH 15°35'10" EAST, A DISTANCE OF 253.55 FEET;  
 THENCE SOUTH 70°25'35" WEST, A DISTANCE OF 126.90 FEET;  
 THENCE NORTH 22°05'10" WEST, A DISTANCE OF 60.32 FEET;  
 THENCE NORTH 89°35'22" WEST, A DISTANCE OF 36.57 FEET;  
 THENCE SOUTH 88°24'38" WEST, A DISTANCE OF 53.00 FEET TO THE EAST LINE OF TRACT "B" AS SHOWN ON ST. LUCIE WEST PLAT NUMBER 2, COUNTRY CLUB ESTATES, PARCEL 6 - PHASE 1, RECORDED IN PLAT BOOK 26, PAGES 8 AND PAGES 8A THROUGH 8G, OF THE PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA;

THENCE NORTH 21°25'22" WEST, ALONG SAID EAST LINE OF SAID TRACT "B", ST. LUCIE WEST PLAT NUMBER 2, COUNTRY CLUB ESTATES, PARCEL 6 - PHASE 1, A DISTANCE OF 186.00 FEET TO THE POINT OF BEGINNING, TOGETHER WITH:

TRACT 3 (ROADWAY ADJACENT TO MAINTENANCE PARCEL)  
 TRACT "B", ST. LUCIE WEST PLAT NO. 15, COMMERCIAL SITES - PHASE ONE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 27, PAGE 22 AND PAGES 22A THROUGH 22F, OF THE PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA.

**TOTAL IMPERVIOUS AREA:**  
 EXISTING BUILDINGS AREA: 6,245.09 ± S.F. (1.25%)  
 TELECOMMUNICATION LEASE AREA: 2,000 ± S.F. (3.92%)  
 PAVED/PARKING LOT AREA: 59,559.14 ± S.F. (11.60%)  
**TOTAL IMPERVIOUS AREA:** 67,804.23 ± S.F. (74.18%)

**TOTAL PERVIOUS AREA:**  
 LANDSCAPE/PERVIOUS AREA: 13,160.77 ± S.F. (25.82%)  
**TOTAL PERVIOUS AREA:** 13,160.77 ± S.F. (25.82%)  
**TOTAL COMBINED AREA:** 80,965 ± S.F. (100%)



**NEAREST FIRE HANDHOLES IS LOCATED AT THE INTERSECTION OF SW UTILITY DR AND SW BETHANY DR 1/200'S.**

**NEAREST FIRE HYDRANT IS LOCATED NORTH IN THE CLUB AT ST. LUCIE WEST 3/21'S FROM EDGE OF MAINTENANCE BUILDING.**

ZONING CLASSIFICATIONS	ZONING/LAND USE CLASSIFICATION
PROJECT SITE	OU/GENERAL USE
ZONING TO EAST	OU/GENERAL USE
ZONING TO SOUTH	OU/GENERAL USE
ZONING TO WEST	PUD/PLANNED UNIT DEVELOPMENT
ZONING TO NORTH	RW-15/MEDIUM DENSITY RESIDENTIAL

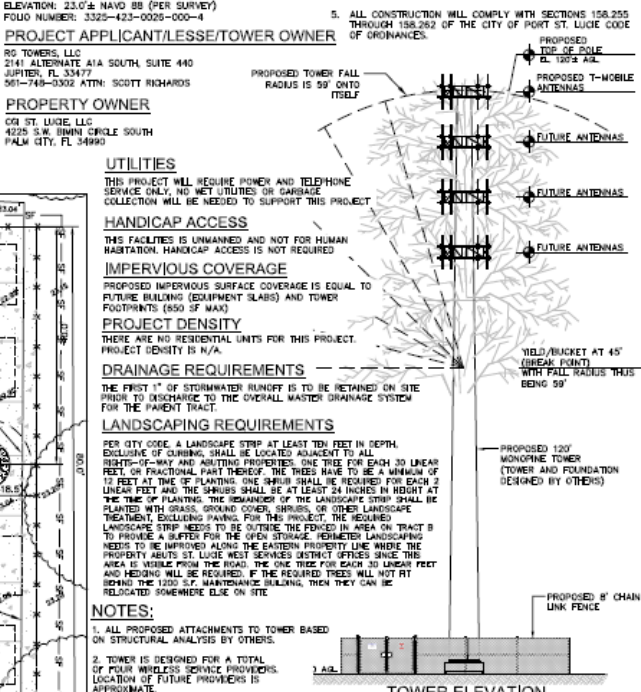
STRUCTURE	SETBACKS TO PROPERTY LINE			
	NORTH PROPERTY LINE (FT)	SOUTH PROPERTY LINE (FT)	EAST PROPERTY LINE (FT)	WEST PROPERTY LINE (FT)
PROPOSED WIRELESS COMMUNICATION TOWER (EDGE)	65	188.5	18.5	208.8
EXISTING BUILDING	59.9	100.5	85.7	85.9

**PROJECT DESCRIPTION**  
 THIS PROJECT IS FOR THE CONSTRUCTION OF AN UNMANNED TELECOMMUNICATIONS FACILITY CONSISTING OF THE INSTALLATION OF A 120' MONOPOLE TOWER AND FUTURE WIRELESS BASE STATION EQUIPMENT IN ORDER TO PROVIDE RADIO TRANSMISSION SERVICES FOR PERSONAL COMMUNICATIONS AS WELL AS EMERGENCY 911 SERVICE. PROJECT SIZE IS 2,000 SF COMPOUND.

**COORDINATES:** (CENTER OF 120' MONOPOLE)  
 LAT: 27°19'43.949" N (NAD 83/2011)  
 LONG: 80°23'23.933" W (NAD 83/2011)  
 ELEVATION: 23.024 NAVD 86 (PER SURVEY)  
 FOLD NUMBER: 3332-002-0000-000-4

**PROJECT APPLICANT/LESSEE/TOWER OWNER**  
 RG TOWERS, LLC  
 2141 ALTERNATE A1A SOUTH, SUITE 440  
 JUPITER, FL 33477  
 561-748-0352 ATTN: SCOTT RICHARDS

**PROPERTY OWNER**  
 CG ST. LUCIE, LLC  
 4225 S.W. 19TH AVENUE SOUTH  
 PALM CITY, FL 34980



**UTILITIES**  
 THIS PROJECT WILL REQUIRE POWER AND TELEPHONE SERVICE (ONLY, NO NET UTILITIES OR CARRIAGE COLLECTION WILL BE NEEDED TO SUPPORT THIS PROJECT).

**HANDICAP ACCESS**  
 THIS FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAP ACCESS IS NOT REQUIRED.

**IMPERVIOUS COVERAGE**  
 PROPOSED IMPERVIOUS SURFACE COVERAGE IS EQUAL TO FUTURE BUILDING (EQUIPMENT SLABS) AND TOWER FOOTPRINTS (650 SF MAX).

**PROJECT DENSITY**  
 THERE ARE NO RESIDENTIAL UNITS FOR THIS PROJECT. PROJECT DENSITY IS N/A.

**DRAINAGE REQUIREMENTS**  
 THE FIRST 1" OF STORMWATER RUNOFF IS TO BE RETAINED ON SITE PERIOD TO DISCHARGE TO THE OVERALL MASTER DRAINAGE SYSTEM FOR THE PARENT TRACT.

**LANDSCAPING REQUIREMENTS**  
 PER CITY CODE, A LANDSCAPE STRIP AT LEAST TEN FEET IN DEPTH (EXCLUSIVE OF CURBING), SHALL BE LOCATED ADJACENT TO ALL RIGHTS-OF-WAY AND ADJUTING PROPERTIES. ONE TREE FOR EACH 30 LINEAR FEET OR FRACTIONAL PART THEREOF. THE TREES HAVE TO BE A MINIMUM OF 18 FEET AT THE TIME OF PLANTING. ONE SHRUB SHALL BE REQUIRED FOR EACH 2 LINEAR FEET AND THE SHRUBS SHALL BE AT LEAST 24 INCHES IN HEIGHT AT THE TIME OF PLANTING. THE REMAINDER OF THE LANDSCAPE STRIP SHALL BE PLANTED WITH GRASS, GROUND COVER, SHRUBS, OR OTHER LANDSCAPE TREATMENT, EXCLUDING PAVING. FOR THIS PROJECT, THE REQUIRED LANDSCAPE STRIP NEEDS TO BE OUTSIDE THE FENCED IN AREA ON TRACT B TO PROVIDE A BUFFER FOR THE OPEN STORAGE. REMEMER LANDSCAPING NEEDS TO BE IMPROVED ALONG THE EASTERN PROPERTY LINE WHERE THE PROPERTY ADJUTS ST. LUCIE WEST SERVICES DISTRICT OFFICES SINCE THIS AREA IS MOBILE FROM THE ROAD. THE ONE TREE FOR EACH 30 LINEAR FEET AND HEDGING WILL BE REQUIRED. IF THE REQUIRED TREES WILL NOT FIT BEHIND THE 1200 SF. MAINTENANCE BUILDING, THEN THEY CAN BE RELOCATED SOMEWHERE ELSE ON SITE.

**NOTES:**  
 1. ALL PROPOSED ATTACHMENTS TO TOWER BASED ON STRUCTURAL ANALYSIS BY OTHERS.  
 2. TOWER IS DESIGNED FOR A TOTAL OF FOUR WIRELESS SERVICE PROVIDERS. LOCATION OF FUTURE PROVIDERS IS APPROXIMATE.  
 3. CONTRACTOR TO COORDINATE ANTENNA MOUNTS W/ OWNER.  
 4. CONTRACTOR TO REFER TO STRUCTURAL ANALYSIS (BY OTHERS).  
 5. TOWER WILL HAVE A ZERO FALL ZONE, THE TOWER WILL SELF COLLAPSE OR FOLD IN THE EVENT OF FAILURE.  
 6. ACCESS CONTROL KEY TO BE PROVIDED FOR THE DEPARTMENT.

STRUCTURE	PARKING SPACES REQUIREMENTS			EXISTING AMOUNT OF PARKING SPACES
	SQUARE FOOTAGE	PARKING REQUIREMENTS	REQUIRED AMOUNT OF PARKING SPACES	
MAINTENANCE BUILDING	5,645.09	1 FOR 500 S.F.	10	13

**DESCRIPTION OF RG TOWERS LEASE PARCEL**  
 A PARCEL OF LAND BEING A PORTION OF SECTION 25, TOWNSHIP 36 SOUTH, RANGE 38 EAST, SAINT LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCE AT THE SOUTHWEST CORNER OF TRACT "B", ST. LUCIE WEST PLAT NO. 15, COMMERCIAL SITES - PHASE ONE, AS RECORDED IN PLAT BOOK 27, PAGES 22, 22A THROUGH 22F OF THE PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA;

THENCE ON A PLAT BEARING OF N74°24'50"E ALONG THE SOUTH LINE OF SAID TRACT "B", A DISTANCE OF 234.00 FEET;  
 THENCE S19°35'10"E A DISTANCE OF 105.00 FEET;  
 THENCE S74°24'50"W A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING;  
 THENCE CONTINUE S74°24'50"W A DISTANCE OF 25.00 FEET;  
 THENCE N19°35'10"W A DISTANCE OF 80.00 FEET;  
 THENCE N74°24'50"E A DISTANCE OF 25.00 FEET;  
 THENCE S19°35'10"E A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND SITUATE WITHIN SAINT LUCIE COUNTY, FLORIDA CONTAINING 2,000.00 SQUARE FEET MORE OR LESS.

**VICINITY MAP**  
 SP P21-081  
 SEU P21-082

**RG Towers, LLC**  
 2141 Alternate A1A South, Suite 440  
 Jupiter, FL 33477

**PROJECT INFORMATION:**  
**ST. LUCIE TRAILS**  
 460 SW UTILITY DRIVE  
 PORT ST. LUCIE, FL 34986  
 ST. LUCIE COUNTY

**CURRENT ISSUE DATE:**  
 MAY 2021

**ISSUED FOR:**  
 CONSTRUCTION DRAWINGS

**REV. DATE: DESCRIPTION:**

**SEAL:**

**PLANS PREPARED BY:**  
**Kimley-Horn**  
 © 2021 KIMLEY-HORN AND ASSOCIATES, INC.  
 1920 MEKIVA WAY, SUITE 200  
 WEST PALM BEACH, FLORIDA 33411  
 (561) 845-0665  
 FPC REGISTRY NO. 686

**PROVIDER:**

**DRAWN BY: CHK: APV:**  
 GD LF MM

**LICENSURE:**  
 MARIA VICTORIA MARTIN PE 72387  
 CHELSEA M. WARRAH PE 84300  
 TROYA C. ROYCE, P.E. PLA 0887244

**SHEET TITLE:**  
 SEU CONCEPT PLAN

**SHEET NUMBER: REVISION:**  
 1

**KHA Job #:**  
 144042051

# Evaluation of Special Exception Criteria (Section 158.260)

<u>CRITERIA</u>	<u>FINDINGS</u>
<b>ADEQUATE INGRESS AND EGRESS</b> (§ 158.260 (A))	Access to site is via SW Utility Drive. No impact on surrounding roadways
<b>ADEQUATE OFF-STREET PARKING AND LOADING AREAS</b> (§ 158.260 (B))	Provided via the existing maintenance facility
<b>ADEQUATE AND PROPERLY LOCATED UTILITIES</b> (§ 158.260 (C))	The site will require electrical services from FPL
<b>ADEQUATE SCREENING OR BUFFERING</b> (§§ 158.260 (D) (F))	The site will require new perimeter landscaping
<b>SIGNAGE AND EXTERIOR LIGHTING</b> (§158.260 (E))	No signage or exterior lighting is proposed
<b>COMPATIBILITY WITH SURROUNDING USES</b> (§§ 158.260 (H) (I) (J))	The property abuts St. Lucie West Services District water and wastewater facilities to the east and south, St. Lucie Trail Golf Course to the west, and Club at St. Lucie West residential condominium development to north.



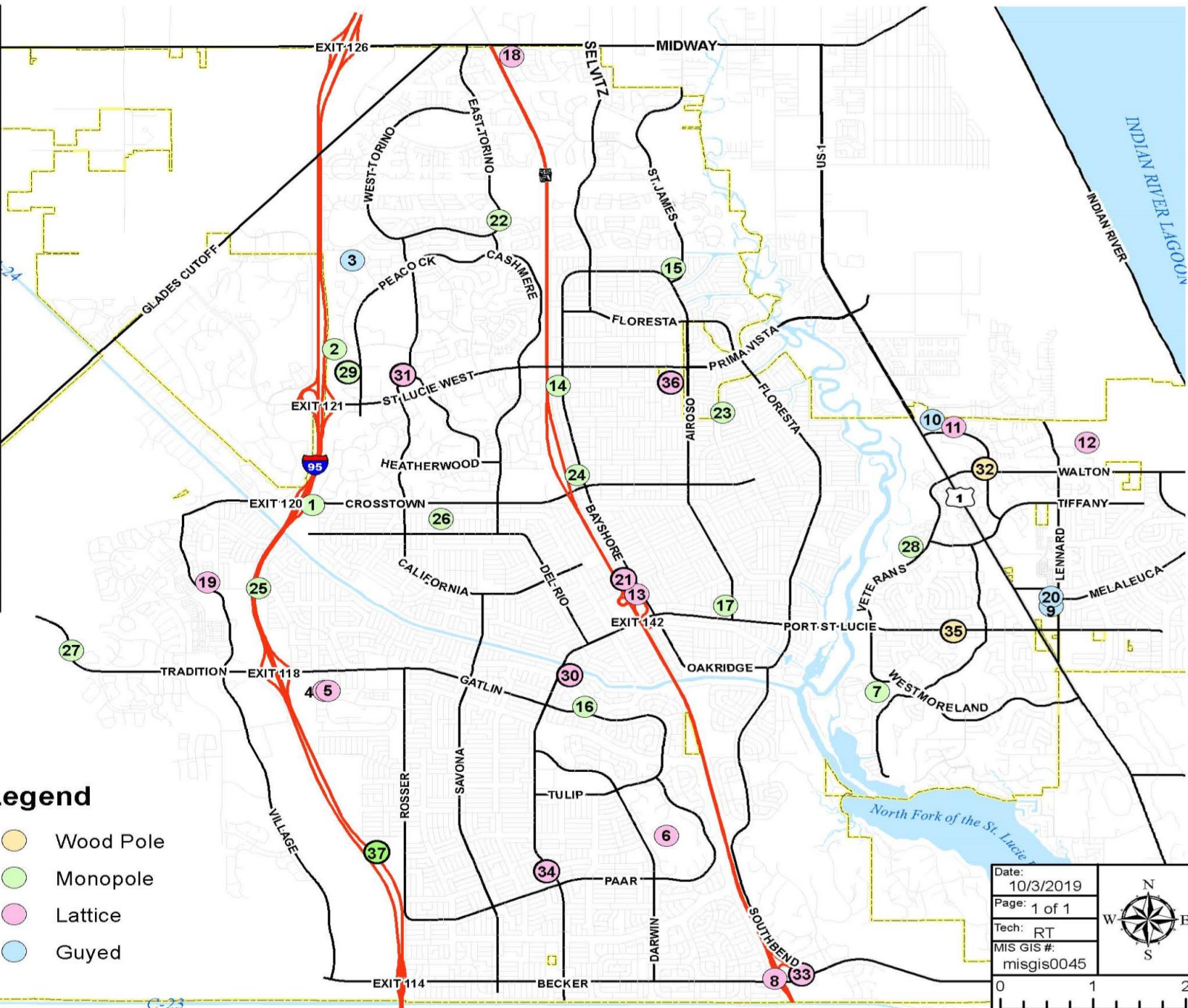
# Wireless Communication Antennas and Towers (Sec. 158.213)

<b>CRITERIA</b>	<b>FINDINGS</b>
<b>WIND LOAD (§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 (§ 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 (P19-031)
<b>OBSOLETE AND UNUSED TOWERS ( § 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 ( § 158.213(N))</b>	A map was provided that shows the nearest tower is approximately 6,450 feet away from the proposed location.



# Communication and Radio Towers Location

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	No	Rosser Lakes	1890 SW OPEN VIEW DR	Existing	Monopole	150



- Legend**
- Wood Pole
  - Monopole
  - Lattice
  - Guyed



Date: 10/3/2019  
 Page: 1 of 1  
 Tech: RT  
 MIS GIS #: misgis0045

# RECOMMENDATION:

- The Planning and Zoning Board at their June 1, 2021 meeting recommended approval.

