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# **Southern Grove – SLC Fire Station No. 20 -Cell Tower**

Special Exception Use

Project No. P24-119

City Council Board Meeting

Francis Forman, Planner III

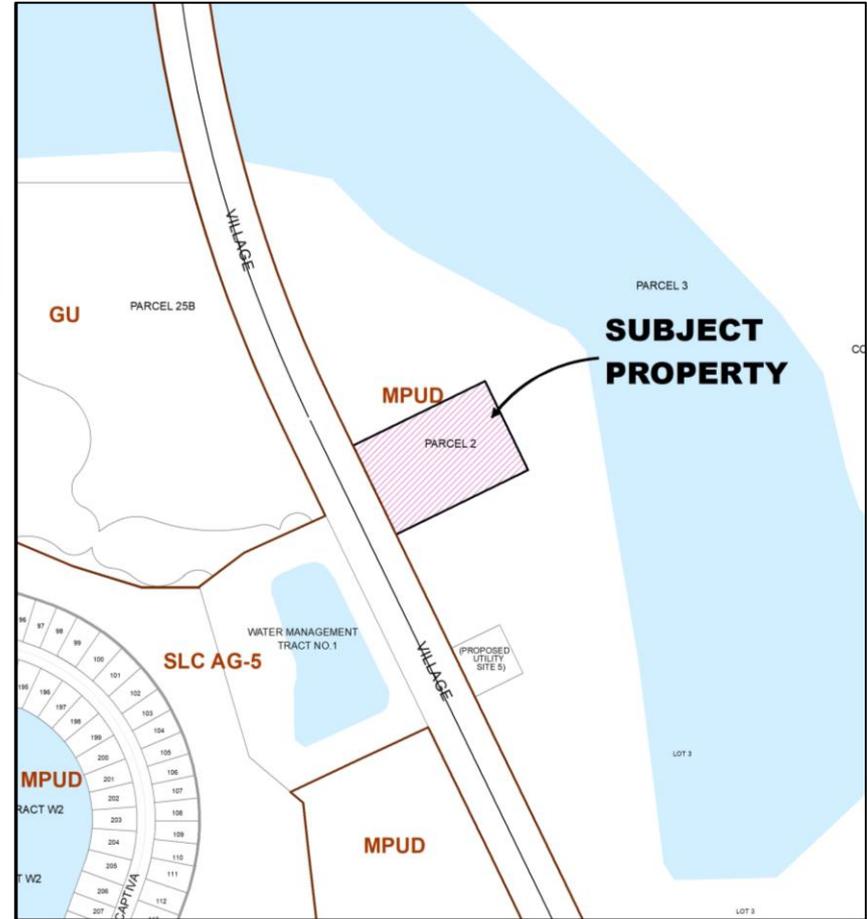
January 13, 2025

# Request Summary

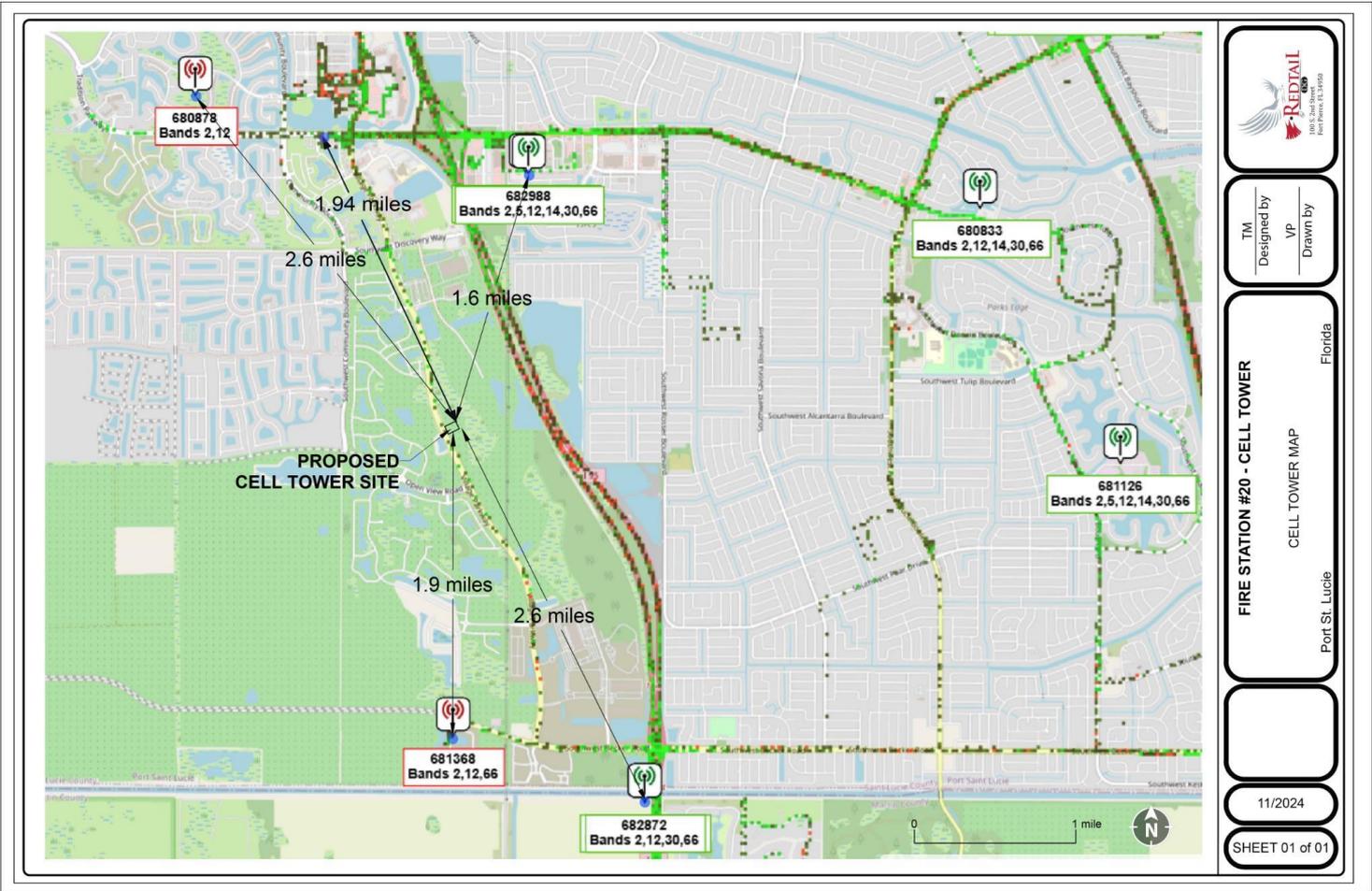
- Owner/Applicant: St. Lucie County Fire District
- Agent: Vlada Peterka, Redtail Design Group, Inc.
- Location: 12440 SW Tradition Parkway, north of SW Marshall Parkway, east on SW Village Parkway.
- Request: Approval of a Special Exception Use (SEU) to allow a 150-foot-tall monopole tower in the Master Planned Unit Development (MPUD) Zoning District, within the Business Park Area designation, per Section 5.2.1(C) of the Tradition Commerce Park North at Southern Grove MPUD Regulation Book and Section 158.214 of the Zoning Code.

# Surrounding Areas

Direction	Future Land Use	Zoning	Existing
North	NCD	MPUD	Vacant
South	NCD	MPUD	Vacant
East	NCD	MPUD	Vacant
West	NCD	MPUD	Stars & Stripes Park, Water Management Tract No. 1



# Distance Map



TM  
Designed by  
VP  
Drawn by

**FIRE STATION #20 - CELL TOWER**  
CELL TOWER MAP  
Port St. Lucie  
Florida

11/2024

SHEET 01 of 01





<b>Evaluation of SEU CRITERIA</b> <b>(Section 158.260)</b>	<b>FINDINGS</b>
<b>ADEQUATE INGRESS AND EGRESS</b> <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 fire station facility.</p>
<b>ADEQUATE AND PROPERLY LOCATED UTILITIES</b> <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> <b>(§§ 158.260 (D) (F))</b>	<p>An 8-foot in height continuous fence will be constructed to screen the cell tower equipment from the Fire Station and any passing traffic on SW Village Parkway.</p>
<b>SIGNAGE AND EXTERIOR LIGHTING</b> <b>(§158.260 (E))</b>	<p>No signage or exterior lighting is proposed.</p>
<b>COMPATIBILITY WITH SURROUNDING USES</b> <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> <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> <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 (P23-117-A1)
<b>OBSOLETE AND UNUSED TOWERS</b> <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> <b>( § 158.213(N))</b>	A map was provided that shows the nearest tower is approximately 1.6 miles away from the proposed location.

# Recommendation:

- On December 3, 2024, the Planning & Zoning Board 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.