



4700 EXCHANGE CT., SUITE 100
BOCA RATON, FL 33431

FPL SAVANNAH SUB
CONCEPTUAL PLAN - SPECIAL EXCEPTION USE
MDG LOCATION ID: 5000892493
FUZE PROJECT ID: 16689127

ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

FLORIDA BUILDING CODE: FBC 2023
BUILDING/DWELLING CODE: FBC 2023
STRUCTURAL CODE: FBC 2023
PLUMBING CODE: FBC 2023
MECHANICAL CODE: FBC 2023
ELECTRIC CODE: NEC 2020
FIRE/LIFE SAFETY CODE: FLORIDA FIRE PREVENTION CODE
DESIGN WIND SPEED: 160 MPH
RISK CATEGORY: II
EXPOSURE CATEGORY: C

RISK CATEGORY DESIGN WIND SPEEDS ARE BASED ON ASCE 7-22 CRITERIA FOR A 3-SECOND GUST. REFER TO STRUCTURAL ANALYSIS IN THE EVENT A CONFLICT ARISES BETWEEN STANDARD REQUIREMENTS AND LISTED CODES, THE MORE RESTRICTIVE REQUIREMENT WILL TAKE PRECEDENCE.

BUILDING CODES AND STANDARDS

PORT SAINT LUCIE POLICE DEPARTMENT

2000 SE VILLAGE GREEN DR
PORT ST. LUCIE, FL 34952
PHONE: (772) 871-5000
ATTN.: CUSTOMER SERVICE

ST. LUCIE COUNTY FIRE DISTRICT-STATION 12

1850 SE VILLAGE GREEN DR
PORT ST. LUCIE ST, FL 34952
PHONE: (772) 621-3512
ATTN.: CUSTOMER SERVICE



VICINITY MAP



DRIVING DIRECTIONS

SITE ADDRESS

S US HIGHWAY 1
PORT ST. LUCIE, FL 34952
ST. LUCIE COUNTY
LATITUDE: 27° 18' 04.418" N
LONGITUDE: 80° 18' 27.452" W
TAX/PIN #: 3435-133-0001-000-1
ZONING: GU

CITY OF PORT LUCIE P NUMBER:
P24-131 - FP&L-SAVANNAH SUBSTATION-CELL TOWER

JURISDICTION:
CITY OF PORT ST. LUCIE

STATE:
FLORIDA

TOWER TYPE:
MONOPOLE TOWER

TOWER HEIGHT:
150' (155' HIGHEST APPURTENANCE)

NUMBER OF CARRIERS:
1 PROPOSED

USE:
PROPOSED TELECOMMUNICATIONS TOWER AND UNMANNED EQUIPMENT

FLOOD INFO
SITE IS LOCATED WITHIN FEMA FLOOD MAP AREA 12111C0291K DATED 02/19/2020 WITHIN FLOOD ZONE X.

PROJECT SUMMARY

DEVELOPER
VERIZON WIRELESS
4700 EXCHANGE CT., SUITE 100
BOCA RATON, FL 33431
PHONE: (954) 551-6310
ATTN: MARK BAESCH

POWER COMPANY
FLORIDA POWER & LIGHT
PHONE: 1(800) 226-3545
ATTN.: CUSTOMER SERVICE

TOWER OWNER
FLORIDA POWER & LIGHT COMPANY
700 UNIVERSE BLVD PSX/JB
JUNO BEACH, FL 33408

CONSULTANT
KIMLEY-HORN AND ASSOCIATES, INC.
11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GEORGIA 30009
PHONE: (770) 545-6105
ATTN.: DAVID FRANKLIN

CONTACTS

PARENT TRACT AREA:	±109943 SQ. FT / ±2.52 AC
PROPOSED PROJECT AREA:	±3755 SQ. FT / ±0.086 AC
PROPOSED PROJECT AREA PERCENTAGE: (PROJECT AREA / PARENT TRACT AREA)	3.42%
PROPOSED LICENSEE AREA:	±525 SQ. FT / ±0.012 AC
PROPOSED LICENSEE AREA PERCENTAGE: (LICENSEE AREA / PARENT TRACT AREA)	0.48%
PROPOSED COMPOUND AREA:	±525 SQ. FT / ±0.012 AC
PROPOSED COMPOUND AREA PERCENTAGE: (COMPOUND AREA / PARENT TRACT AREA)	0.48%
PROPOSED ACCESS DRIVE AREA:	±2030 SQ. FT / ±0.047 AC
PROPOSED ACCESS DRIVE AREA PERCENTAGE: (ACCESS DRIVE AREA / PARENT TRACT AREA)	1.85%
PERVIOUS TO IMPERVIOUS AREA:	±2555 SQ. FT / ±0.059 AC
PERVIOUS TO IMPERVIOUS AREA PERCENTAGE: (IMPERVIOUS AREA / PARENT TRACT AREA)	2.32%

SITE DATA

SHEET NO.	SHEET TITLE
T1	COVER SHEET
C0	OVERALL CONCEPTUAL PLAN
C1	CONCEPTUAL PLAN
C2	ANTENNA AND TOWER ELEVATION DETAILS
C3	FENCE DETAILS
C4	SIGNAGE DETAILS

SHEET INDEX

CITY OF PORT ST. LUCIE PLANNING & ZONING DEPT.
121 S.W. PORT ST. LUCIE BOULEVARD, BUILDING B
PORT ST. LUCIE, FL 34984
PHONE: (772) 871-5212
ATTN.: CUSTOMER SERVICE

PERMIT INFORMATION



4700 EXCHANGE CT., SUITE 100
BOCA RATON, FL 33431

PROJECT INFORMATION:

SITE NAME:
FPL SAVANNAH SUB
MDG.: 5000892493

S US HIGHWAY 1
PORT ST. LUCIE, FL 34952
ST. LUCIE COUNTY

PLANS PREPARED BY:



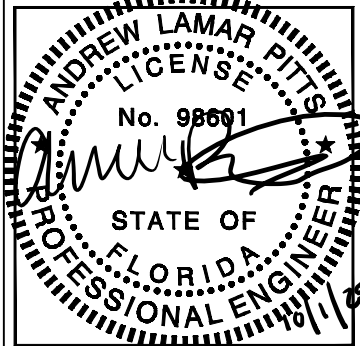
1920 WEKIVA WAY, SUITE 200
WEST PALM BEACH, FL 33411
PHONE: (561) 845-0865
WWW.KIMLEY-HORN.COM

THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY DREW PITTS, P.E. ON THE DATE ADJACENT TO THIS SEAL. SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

REV: DATE: ISSUED FOR: BY:

REV	DATE	ISSUED FOR	BY
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4	09/29/25	ZONING	ALP
3	09/03/25	ZONING	ALP
2	07/21/25	ZONING	DRC
1	06/09/25	ZONING	ALP
0	05/11/25	ZONING	ALP

LICENSER:



KHA PROJECT NUMBER:
013509590

DRAWN BY: JAR CHECKED BY: DMF

SHEET TITLE:
COVER SHEET

SHEET NUMBER:
T1

P NUMBER:
P24-131

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SETBACK TABLE	
SETBACK TO:	PROVIDED
TOWER FOUNDATION TO PARENT PARCEL PROPERTY LINE	±22' TO PROPERTY LINE (NORTH)
	±247' TO PROPERTY LINE (SOUTH)
	±362' TO PROPERTY LINE (EAST)
	±32' TO PROPERTY LINE (WEST)
FENCE COMPOUND TO PARENT PARCEL PROPERTY LINE	±18' TO PROPERTY LINE (NORTH)
	±243' TO PROPERTY LINE (SOUTH)
	±340' TO PROPERTY LINE (EAST)
	±25' TO PROPERTY LINE (WEST)
TOWER FOUNDATION TO NEARBY BUILDINGS	±208' TO UTILITY BUILDING (EAST)
	±379' TO PUBLIC BUILDING (SOUTHEAST)

NOTE:
CLOSEST TOWER IS ±2548' AWAY

PARCEL ID: 343513200010008
LOT: N/A
BLOCK: N/A
ZONING: GU
FUTURE LAND USE: OPEN SPACE CONSERVATION

PARCEL ID: 343550500040003
LOT: PARCEL 7
BLOCK: N/A
ZONING: CG
FUTURE LAND USE: ROI/CG

PROPOSED LESSEE 10' WIDE NON-EXCLUSIVE UTILITY EASEMENT
PROPOSED LESSEE 12' WIDE GRAVEL ACCESS DRIVE (±170' LONG)
PROPOSED LESSEE 15' WIDE NON-EXCLUSIVE ACCESS EASEMENT

PROPOSED VERIZON WIRELESS 10' X 10' CONCRETE PAD

PROPOSED VERIZON WIRELESS 15' X 35' LEASE AREA (525± SQ. FT.)

PARCEL ID: 343582100020000
LOT: TRACT B
BLOCK: N/A
ZONING: OSC
FUTURE LAND USE: COMMERCIAL GENERAL

PARCEL ID: 343513300010001
OWNER: FLORIDA POWER & LIGHT
LOT: N/A
BLOCK: N/A
ZONING: GU
EXISTING LAND USE CODE: 9100 (UTILITY, GAS, AND ELECTRICITY)
FUTURE LAND USE: UTILITY

PARCEL ID: 343582200020003
LOT: N/A
BLOCK: N/A
ZONING: CG
FUTURE LAND USE: COMMERCIAL GENERAL

PARCEL ID: 343582200010006
LOT: PARCEL 1
BLOCK: N/A
ZONING: CG
FUTURE LAND USE: COMMERCIAL GENERAL

PARCEL ID: 343582100010003
LOT: TRACT A
BLOCK: N/A
ZONING: CG
FUTURE LAND USE: COMMERCIAL GENERAL

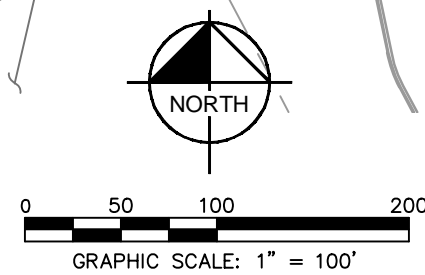
PARCEL ID: 343582100040004
LOT: PARCEL 2
BLOCK: N/A
ZONING: CG
FUTURE LAND USE: COMMERCIAL GENERAL

PARENT TRACT LEGAL DESCRIPTION:
35 36 40 FROM INT OF NORTHERLY R/W MIDPORT RD AND WESTERLY R/W US 1 RUN NORTHWESTERLY ALG SD SOUTHWESTERLY R/W 1260 FT FOR POB, TH CONT NORTHWESTERLY ALG SOUTHWESTERLY R/W 275 FT, TH S 62 DEG 04 MIN 29 SEC E 400 FT, TH S 27 DEG 55 MIN 31 SEC E //TO US 1 R/W 275 FT, TH N 62 DEG 04 MIN 29 SEC E 400 FT TO WESTERLY R/W US 1 AND POB. ST. LUCIE COUNTY, FLORIDA.

NOTE:
1. PROPOSED COMPOUND LAYOUT BASED ON DOCUMENTS PROVIDED BY ADVANCED LAND SURVEYING DATED 03/18/25

TRAFFIC STATEMENT:
1. THE COMMUNICATION TOWER IS AN UNMANNED FACILITY AND WILL ONLY GENERATE APPROXIMATELY TWO (2) MAINTENANCE VISITS PER MONTH

1 OVERALL SITE PLAN
C0 SCALE: 1" = 100'

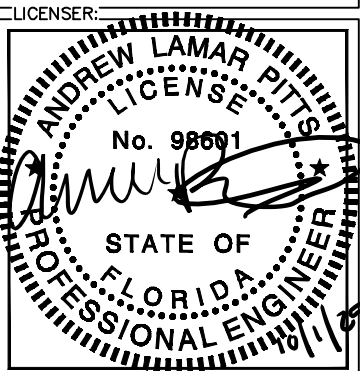


PROJECT INFORMATION:
SITE NAME:
FPL SAVANNAH SUB
MDG.: 5000892493
S US HIGHWAY 1
PORT ST. LUCE, FL 34952
ST. LUCIE COUNTY

PLANS PREPARED BY:
Kimley»Horn
1920 WEKIVA WAY, SUITE 200
WEST PALM BEACH, FL 33411
PHONE: (561) 845-0865
WWW.KIMLEY-HORN.COM

REV: _____ DATE: _____ ISSUED FOR: _____ BY: _____

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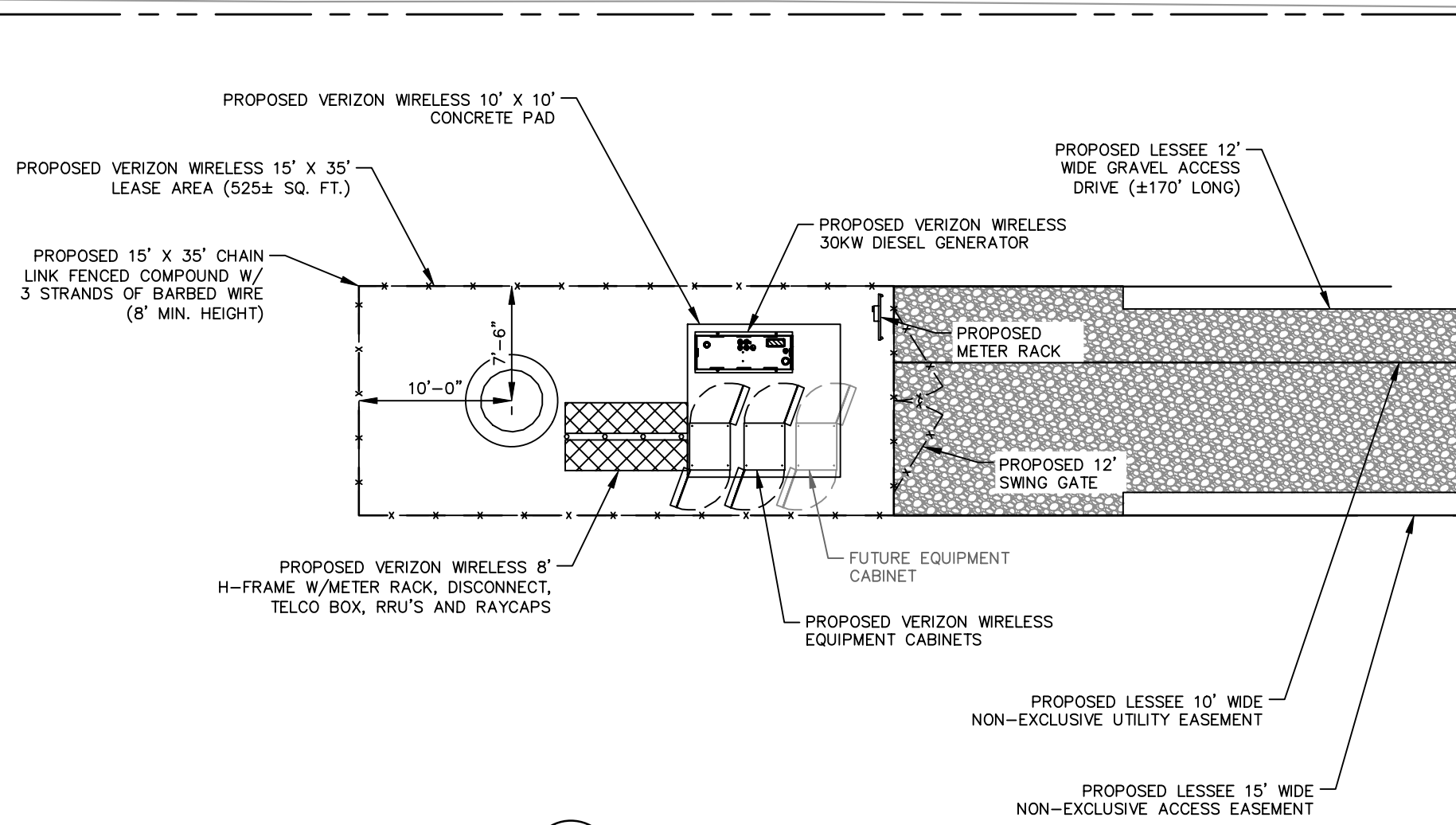
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013509590
DRAWN BY: JAR **CHECKED BY:** DMF

SHEET TITLE:
OVERALL CONCEPTUAL PLAN

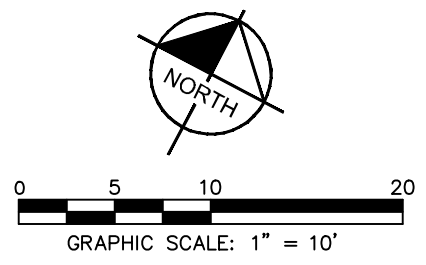
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C0

P NUMBER:
P24-131

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1 SITE PLAN
C1 SCALE: 1" = 10'



- SITE NOTES:**
1. VERIZON WIRELESS STAFF SHALL COORDINATE WITH THE PROPERTY OWNER AND/OR TOWER OWNER TO OBTAIN THE PROPER EASEMENT AGREEMENTS TO CONSTRUCT AND MAINTAIN EQUIPMENT IN AND AROUND THE TOWER COMPOUND.
 2. PROPOSED COMPOUND LAYOUT BASED ON SURVEY PROVIDED BY ADVANCED LAND SURVEYING DATED 03/18/25 AND SITE VISIT ON 11/06/23.
 3. CONTRACTOR TO CONFIRM WITH VERIZON CONSTRUCTION MANAGER THAT THE SHELTER/EQUIPMENT SHOWN HAS BEEN ORDERED/SCHEDULED FOR DELIVERY TO THIS SITE.
 4. THE BASIS OF EQUIPMENT DESIGN INCLUDES ONE (1) RF CABINET, ONE (1) FUTURE BATTERY CABINET, AND ONE (1) FUTURE EXPANSION CABINET.
 5. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING AND MODIFYING SCOPE OF WORK TO ACCOMMODATE ANY CHANGES IN THE EXACT EQUIPMENT PROCURED BY VERIZON WIRELESS. COORDINATE ANY CHANGES WITH VERIZON WIRELESS CONSTRUCTION MANAGER.
 6. ROUTE COAX/FIBER UP TOWER PER STRUCTURAL ANALYSIS BY TOWER OWNER.
 7. TOWER DIMENSIONS SHOWN ON THIS PLAN ARE FOR TOWER CENTER LOCATION. CONTRACTOR TO OBTAIN COPY OF TOWER ERECTION DRAWINGS FROM VERIZON CONSTRUCTION MANAGER PRIOR TO DRILLING TOWER FOUNDATIONS. CASSIONS AND TOWER SHOWN ON THIS PLAN ARE ILLUSTRATIVE, SEE DESIGN DRAWING BY OTHERS. DO NOT SCALE.



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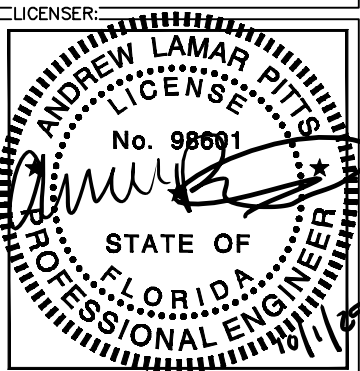
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DRAWN BY: JAR CHECKED BY: DMF

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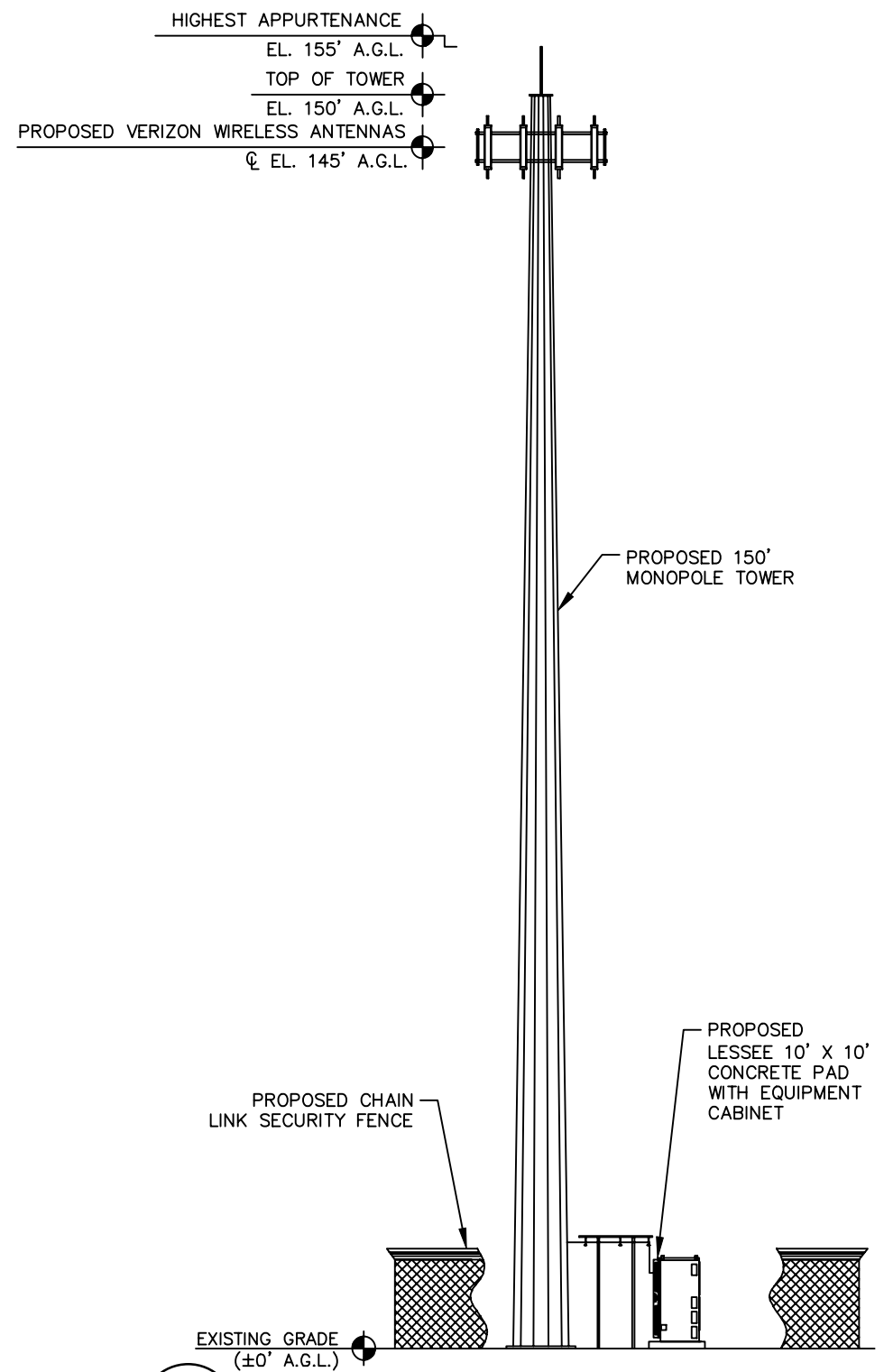
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NOTE: GENERAL CONTRACTOR TO INSTALL RAYCAP OVP, NUMBER AND TYPE PER VERIZON CONSTRUCTION MANAGER.

NOTE:
SEE SHEET C4 FOR PROPOSED SIGNAGE NECESSARY TO MEET THE REQUIREMENTS OF SECTION 158.213(J) OF THE PORT ST. LUCIE CODE.

NOTES:
1. ALL INFORMATION ON THIS PAGE IS PROVIDED BY VERIZON WIRELESS AND/OR OTHERS AND IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. CONTRACTOR SHALL CONTACT THE VERIZON WIRELESS CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION FOR ALL DETAILED ANTENNA, AND COAX CABLE INFORMATION.
2. REFER TO STRUCTURAL ANALYSIS BY TOWER OWNER FOR ANALYSIS OF PROPOSED TOWER.
3. IT IS UNDERSTOOD THAT KIMLEY-HORN MAKES NO WARRANTY, EITHER EXPRESSED OR IMPLIED, FINDINGS, DESIGNS, RECOMMENDATIONS, SPECIFICATIONS, OPINION, OR PROFESSIONAL ADVICE RELATING TO THE STRUCTURAL ADEQUACY OF THE PROPOSED TOWER OR ATTACHMENT OF ANTENNAS OR OTHER APPURTENANCES.

NOTE:
REFER TO RFDS PROVIDED BY VERIZON. CONTRACTOR TO CONTACT THE VERIZON WIRELESS CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION FOR THE CONSTRUCTION RFDS.



2 MONOPOLE TOWER ELEVATION

C2 NOT TO SCALE

- NOTES:
1. ALL EXISTING ATTACHMENTS TO TOWER BASED ON STRUCTURAL ANALYSIS BY OTHERS (SEE GENERAL NOTE 1.07, SHEET N1).
 2. THE TOWER ELEVATION SHOWN ABOVE IS FOR REFERENCE ONLY.
 3. COAX/FIBER CABLE LENGTHS ARE APPROXIMATE. CONTRACTOR TO VERIFY CORRECT LENGTH IN FIELD AT TIME OF CONSTRUCTION.
 4. FOR CLARITY, EXISTING STRUCTURES NOT SHOWN.
 5. PROPOSED ANTENNAS WILL BE LIGHT GRAY IN COLOR.
 6. TOWER WILL NOT BE ILLUMINATED

verizon
4700 EXCHANGE CT., SUITE 100
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PHONE: (561) 845-0865
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0	05/11/25	ZONING	ALP

LICENSER:
ANDREW LAMAR PITTS
LICENSE
No. 98601
STATE OF FLORIDA
PROFESSIONAL ENGINEER

KHA PROJECT NUMBER:
013509590

DRAWN BY: JAR CHECKED BY: DMF

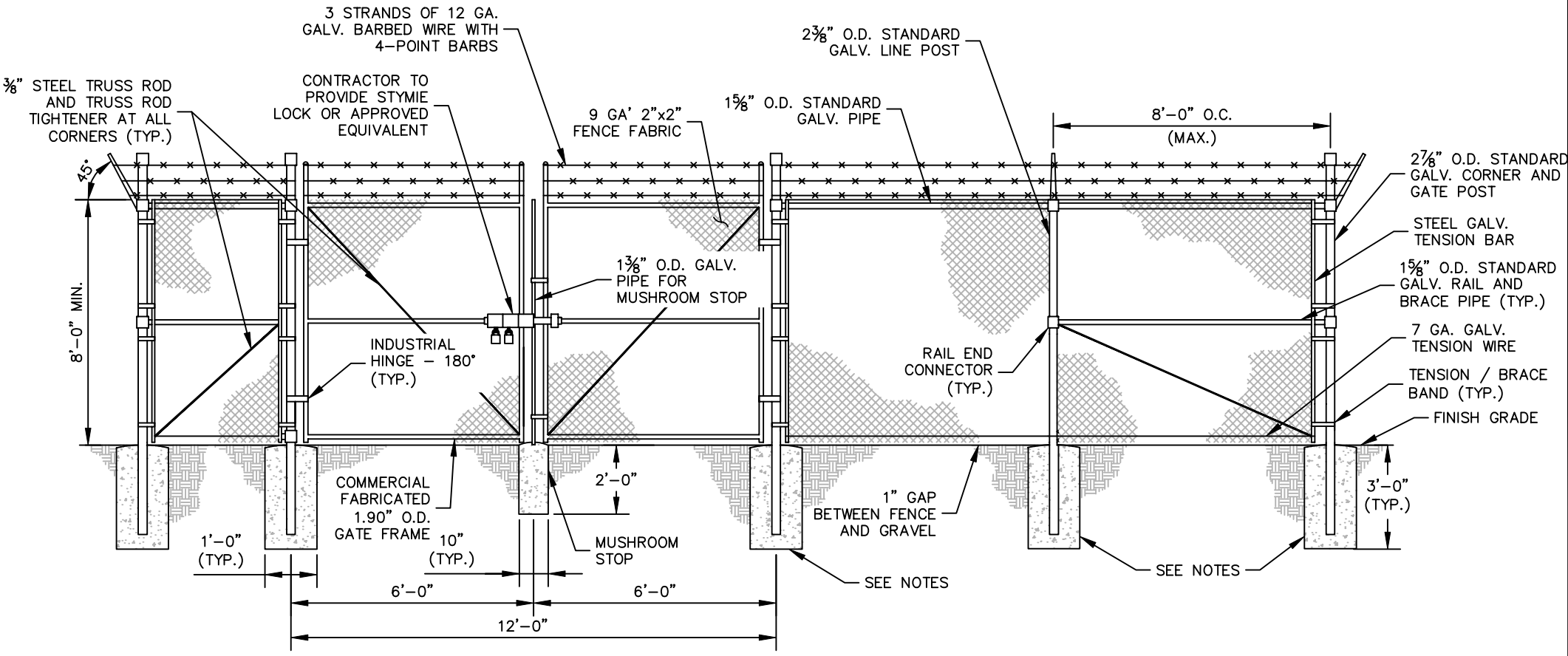
SHEET TITLE:
ANTENNA AND TOWER ELEVATION DETAILS

SHEET NUMBER:
C2

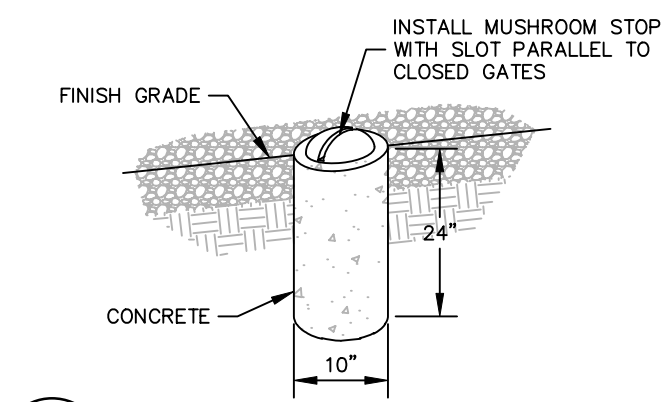
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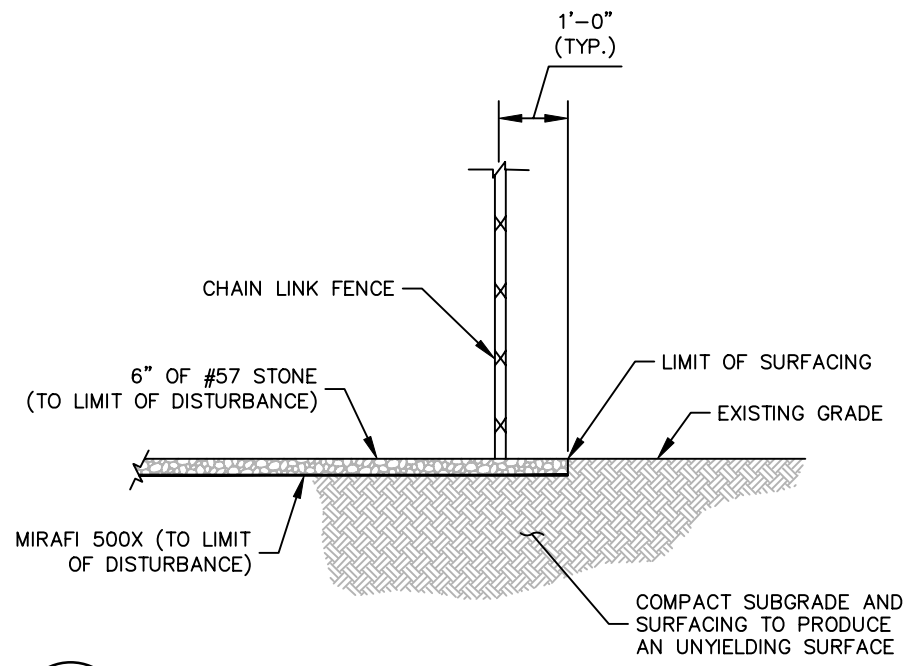
- FENCE NOTES:**
- USE 3,000-PSI CONCRETE, FULLY CONSOLIDATED AROUND THE POST.
 - WHERE THE POST IS SET IN ROCK OR CONCRETE, CORE A HOLE 12" DEEP AND 1" LARGER IN DIAMETER THAN THE POST. SET THE POST AND GROUT IN PLACE USING NON-SHRINK GROUT.
 - ALL POSTS MUST BE PLUMB AND ALIGNED WITH ONE ANOTHER IN BOTH HORIZONTAL AND VERTICAL PLANES.
 - CORNERS AND GATEPOSTS FOR CHAIN LINK FENCES SHALL EXTEND ABOVE THE TOP STRAND OF BARBED WIRE TO PROVIDE TENSIONING FOR THE BARBED WIRE.
 - PROVIDE MIDRAILS AND BRACING AT ALL CORNER POSTS WHERE THE FENCE CHANGES DIRECTION BY MORE THAN 30 DEGREES.
 - THE GRADE OF THE SITE AND INSTALLATION OF THE FENCE SHALL PROVIDE FOR NO MORE THAN A 1" GAP BETWEEN THE BOTTOM OF THE FENCE MATERIAL AND FINISH GRADE.
 - CONTRACTOR SHALL PROVIDE HOLD OPEN DEVICES FOR ALL GATES AT THE SPECIFIED OPEN POSITIONS, DRIVEN PIPE TYPE RECEIVERS ARE NOT AUTHORIZED.
 - CONTRACTOR SHALL ALSO PROVIDE A MUSHROOM TYPE RECEIVER AT THE CLOSE POSITION.



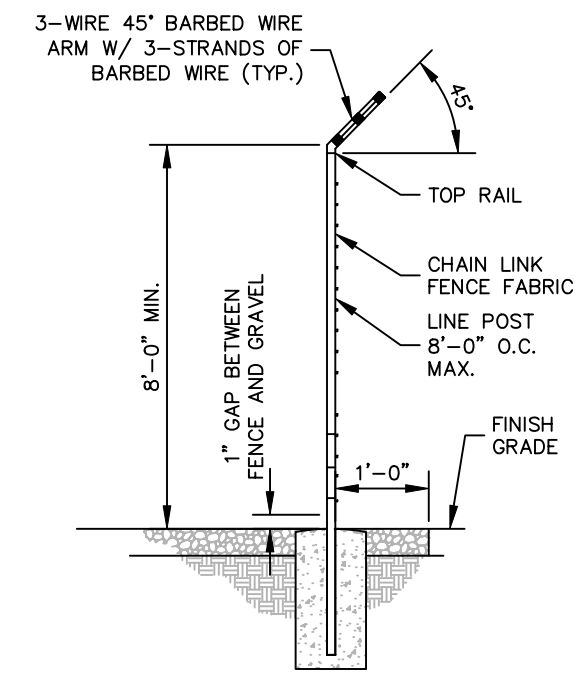
1 CHAIN LINK FENCE AND GATE ELEVATION
C3 NOT TO SCALE



2 MUSHROOM STOP
C3 NOT TO SCALE



3 SITE COMPOUND SURFACE DETAIL
C3 NOT TO SCALE



4 SECTION AT FENCE
C3 NOT TO SCALE

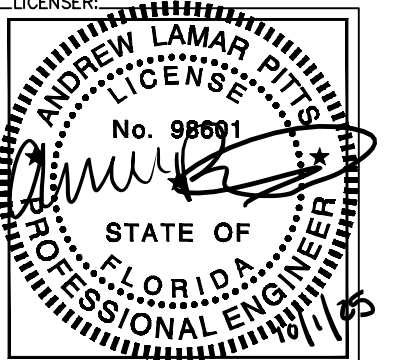


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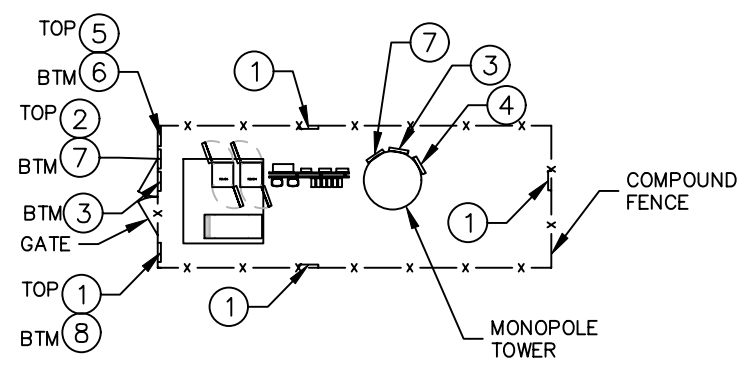
SHEET TITLE:

FENCE DETAILS

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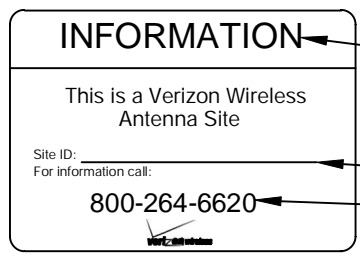


NOTE: SEE TYPICAL SIGNS AND SPECIFICATIONS DETAIL ON THIS SHEET FOR SIGN DESIGNATIONS.

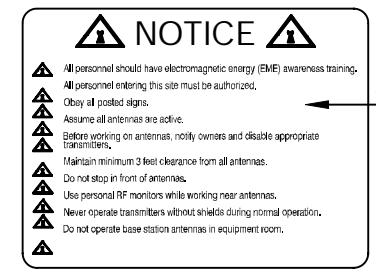
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C4 SIGN PLACEMENT PLAN VIEW
NOT TO SCALE



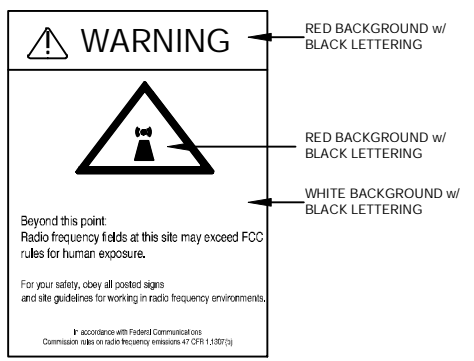
1 NO-TRESPASSING SIGN
18" HIGH X 24" WIDE
(OPERATIONS PROVIDED)



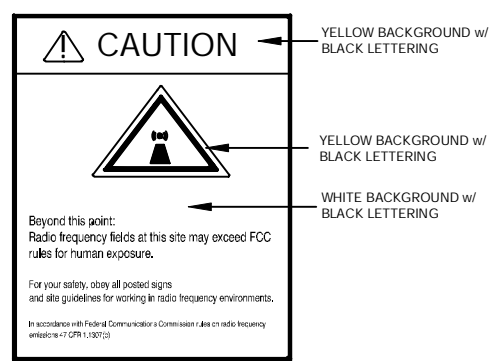
2 VERIZON WIRELESS - SITE ID SIGN
15" HIGH X 23" WIDE
(OPERATIONS PROVIDED)



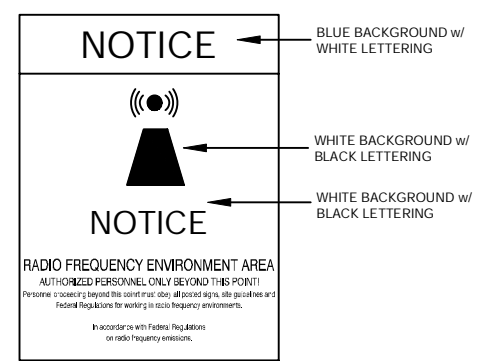
3 NOTICE-RFE SIGN
12" HIGH X 18" WIDE
(OPERATIONS PROVIDED)



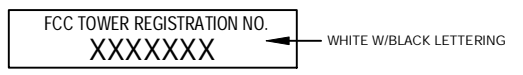
4 WARNING-RF SIGN (RED)
12" WIDE X 18" HIGH



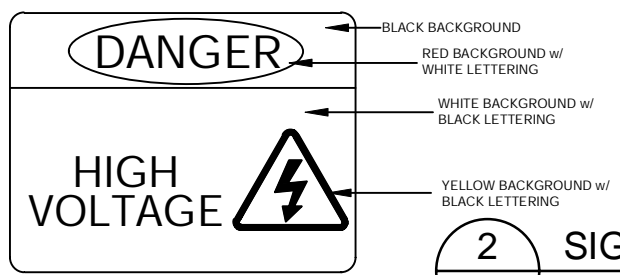
5 CAUTION-RF SIGN (YELLOW)
12" WIDE X 18" HIGH



6 NOTICE-RF SIGN (BLUE)
12" WIDE X 18" HIGH

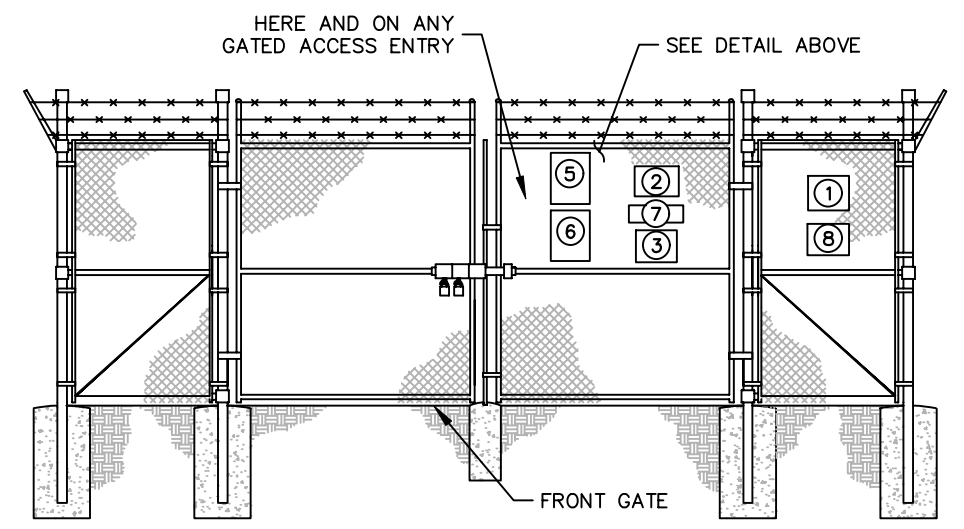


7 FCC REGISTRATION SIGN
20 WIDE X 4" HIGH



8 HIGH VOLTAGE SIGN
12" HIGH X 18" WIDE

2
C4 SIGNAGE SPECIFICATIONS
NOT TO SCALE



3
C4 SIGN PLACEMENT FRONT GATE VIEW
NOT TO SCALE

SIGNAGE NOTES:
1. SIGNS SHALL BE FABRICATED FROM CORROSION RESISTANT PRESSED METAL, AND PAINTED WITH LONG LASTING UV RESISTANT COATINGS.
2. SIGNS (EXCEPT WHERE NOTED OTHERWISE) SHALL BE MOUNTED TO THE TOWER, GATE, AND FENCE USING A MINIMUM OF 9 GAUGE ALUMINUM WIRE, HOG RINGS (AS UTILIZED IN FENCE INSTALLATIONS) OR BRACKETS WHERE NECESSARY. BRACKETS SHALL BE OF SIMILAR METAL AS THE STRUCTURE TO AVOID GALVANIC CORROSION.

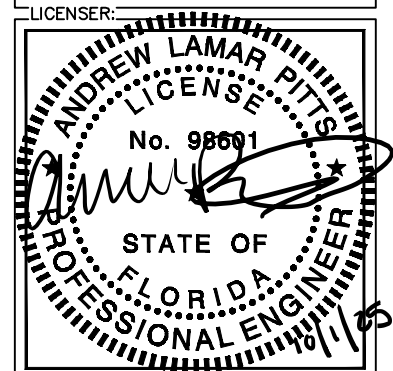


PROJECT INFORMATION:
SITE NAME:
FPL SAVANNAH SUB
SMB No. 500082433
PROJECT #: 16689127
S US HIGHWAY 1
PORT ST. LUCE, FL 34952
ST. LUCIE COUNTY

PLANS PREPARED BY:
Kimley»Horn
1920 WEKIVA WAY, SUITE 200
WEST PALM BEACH, FL 33411
PHONE: (561) 845-0865
WWW.KIMLEY-HORN.COM

REV: _____ DATE: _____ ISSUED FOR: _____ BY: _____

8			
7			
6			
5			
4	09/29/25	ZONING	ALP
3	09/03/25	ZONING	ALP
2	07/21/25	ZONING	DRC
1	06/09/25	ZONING	ALP
0	05/11/25	ZONING	ALP



LICENSER:
KHA PROJECT NUMBER:
013509590
DRAWN BY: JAR CHECKED BY: DMF
SHEET TITLE:
SIGNAGE DETAILS
SHEET NUMBER:
C4
P NUMBER:
P24-131