



Southern Grove - Baron Shoppes Tradition-Cell Tower (PCW Holdings LLC)

Special Exception Use
Project No. P23-194

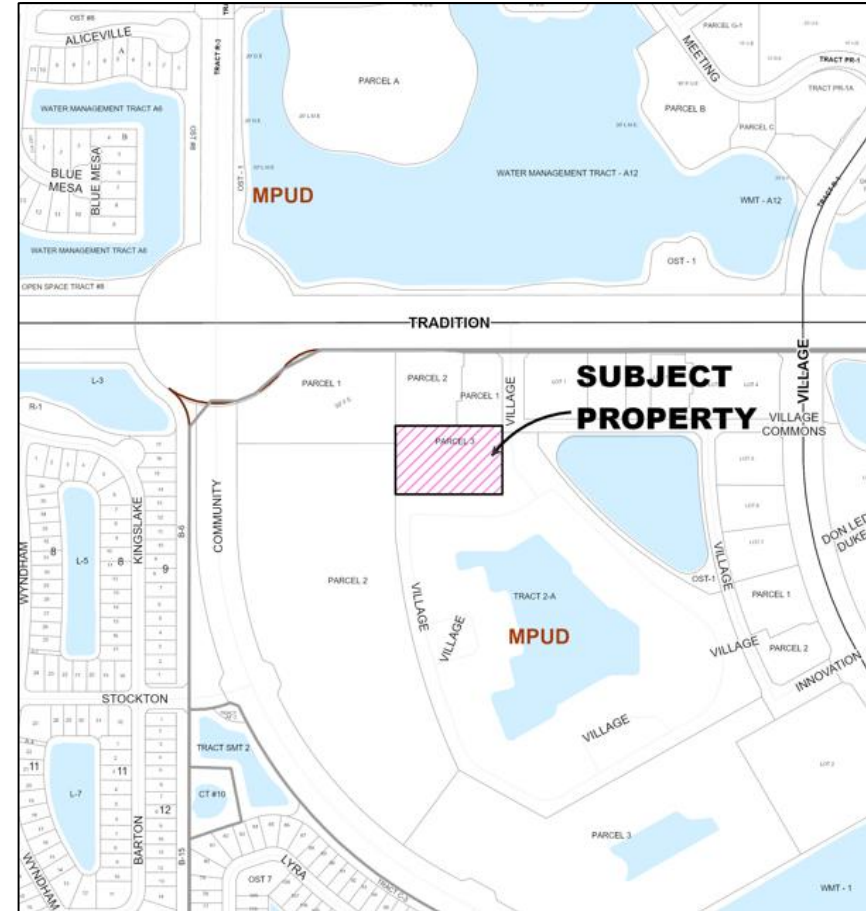
City Council Meeting
Bethany Grubbs, Planner III
May 28, 2024

Request Summary

- Owner/Applicant: PCW Holdings, LLC
- Agent: Vlada Peterka, Redtail Design Group, Inc.
- Location: 10870 SW Tradition Parkway, south of SW Tradition Parkway, west of SW Village Commons, and east of SW Community Boulevard
- 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 a Mixed Use Area designation, per Section 2.C.1. of the Southern Grove MPUD Regulation Book and Section 158.213 of the Zoning Code.

Surrounding Areas

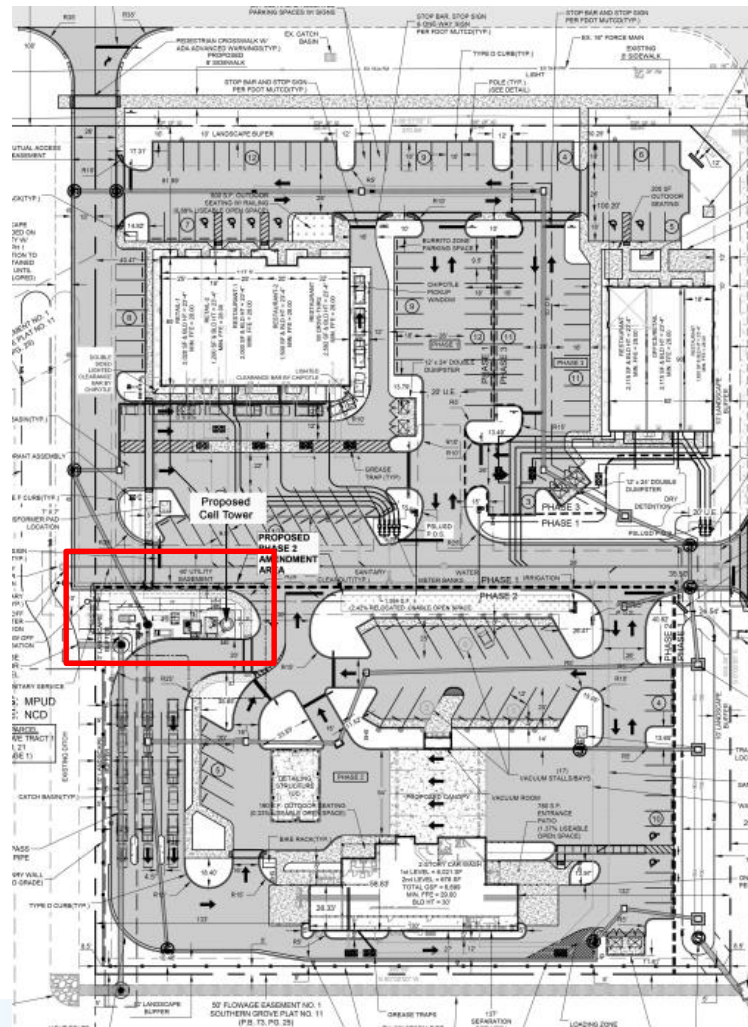
Direction	Future Land Use	Zoning	Existing Use
North	NCD	MPUD	Tradition Plat No. 17, Water Management Tract A 12
South	NCD	MPUD	Springs at Tradition multi-family apartment complex
East	NCD	MPUD	Culver's Restaurant
West	NCD	MPUD	Residential homes



Distance Map



Conceptual Plan



Color Rendering



Photo Simulations



<u>Evaluation of SEU CRITERIA</u> <u>(Section 158.260)</u>	<u>FINDINGS</u>
ADEQUATE INGRESS AND EGRESS (§ 158.260 (A))	<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>
ADEQUATE OFF-STREET PARKING AND LOADING AREAS (§ 158.260 (B))	<p>The use requires 1 parking space for maintenance which is being provided. Adequate parking exists for the existing car wash facility.</p>
ADEQUATE AND PROPERLY LOCATED UTILITIES (§ 158.260 (C))	<p>Adequate utilities are available to service the proposed development. The site will require electrical services from FPL.</p>
ADEQUATE SCREENING OR BUFFERING (§§ 158.260 (D) (F))	<p>An 8-foot opaque fence with associated landscaping will be installed around the leased area.</p>
SIGNAGE AND EXTERIOR LIGHTING (§158.260 (E))	<p>No signage or exterior lighting is proposed.</p>
COMPATIBILITY WITH SURROUNDING USES (§§ 158.260 (H) (I) (J))	<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>
WIND LOAD (§158.213 (E))	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.
FENCING (§ 158.213(H))	A six-foot fence with a gate around the tower and outside structures is required. An eight-foot fence is proposed.
SITE PLAN REVIEW (§ 158.213(L))	An application for a site plan amendment was submitted (P20-004-A2)
OBSOLETE AND UNUSED TOWERS (§ 158.213(M))	A removal bond or irrevocable letter of credit in the amount of \$15,000 will be required prior to obtaining final set development permits.
SEPARATION (§ 158.213(N))	A map was provided that shows the nearest tower is approximately 7,128 feet away from the proposed location, exceeding the 1,500 foot requirement.

Recommendation

- The Site Plan Review Committee (SPRC) approved the application at their March 27, 2024 meeting.
- On May 7, 2024, the Planning and Zoning Board approved the special exception use application subject to the following conditions:
 1. As required by Section 158.214 (O) of the Code of Ordinances, interference with the use of radio, television, or telephone broadcasting and reception, 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. As required by Section 158.214 (M), 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.