

CGI St Lucie, LLC, Wireless Communications Tower Site Plan Amendment P21-081

City Council Meeting
July 26, 2021



Proposed Project

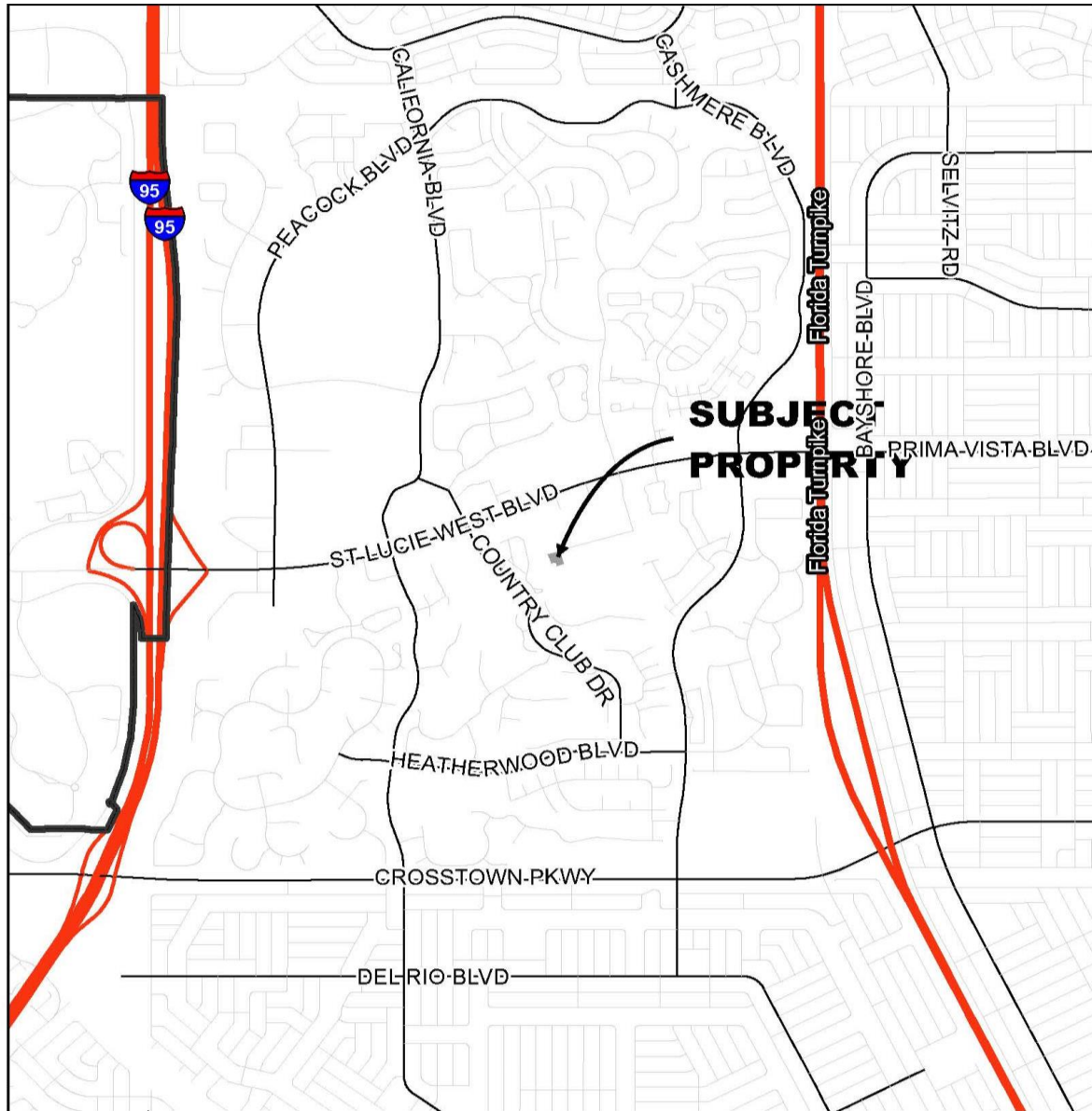
- The proposed project is the addition of a wireless communications tower at the St Lucie Trail Golf Club maintenance facility and related to P21-082 – CGI St. Lucie, LLC Special Exception Use.



Applicant and Owner

- Owner – CGI St. Lucie, LLC
- Applicant/Lessee – Holly Valdez, RG Towers, LLC
- Address - 460 SW Utility Drive
- 2,000 square foot leased area (25' X 80') along the eastern property line





Location Map





Aerial Map

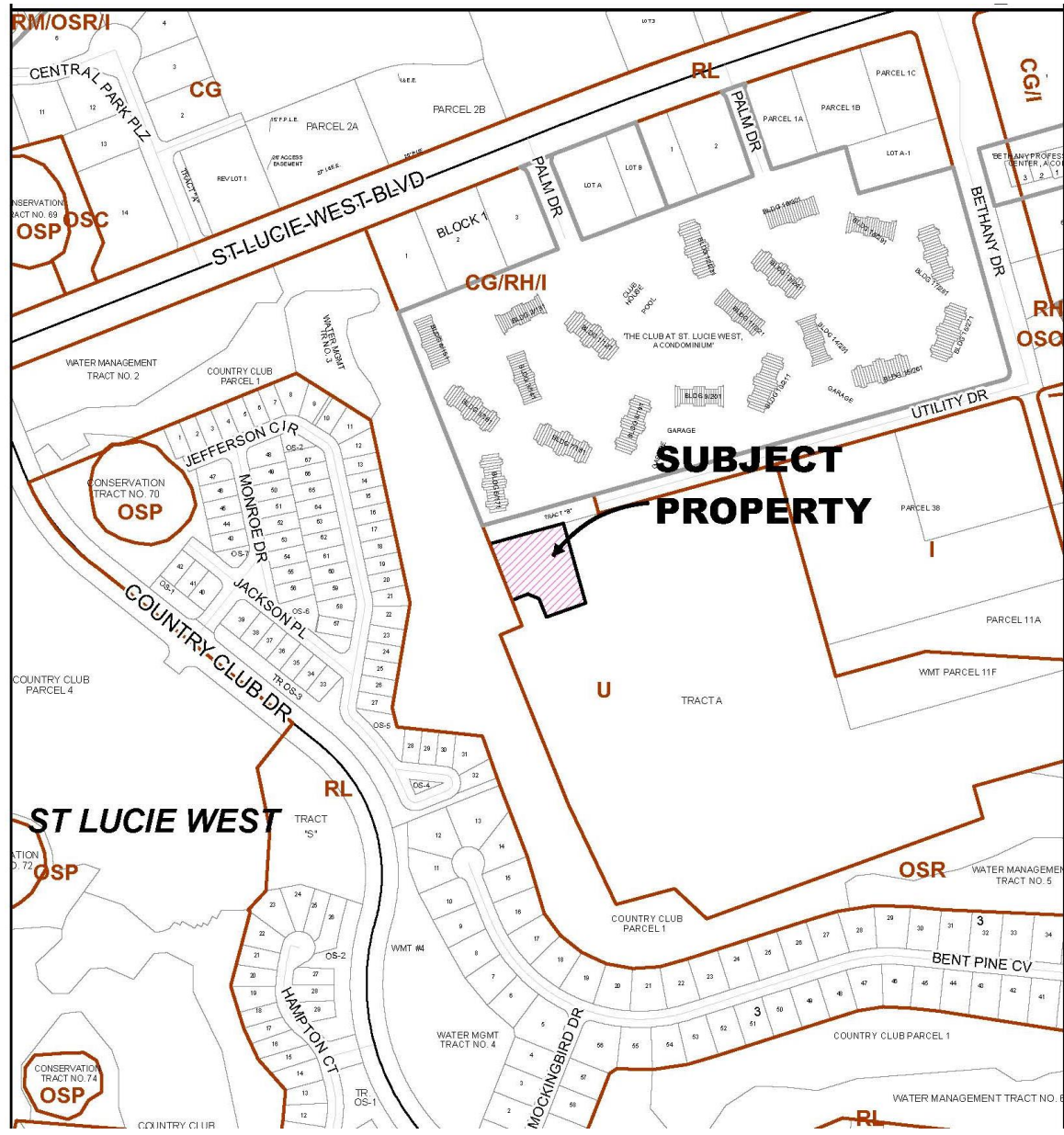


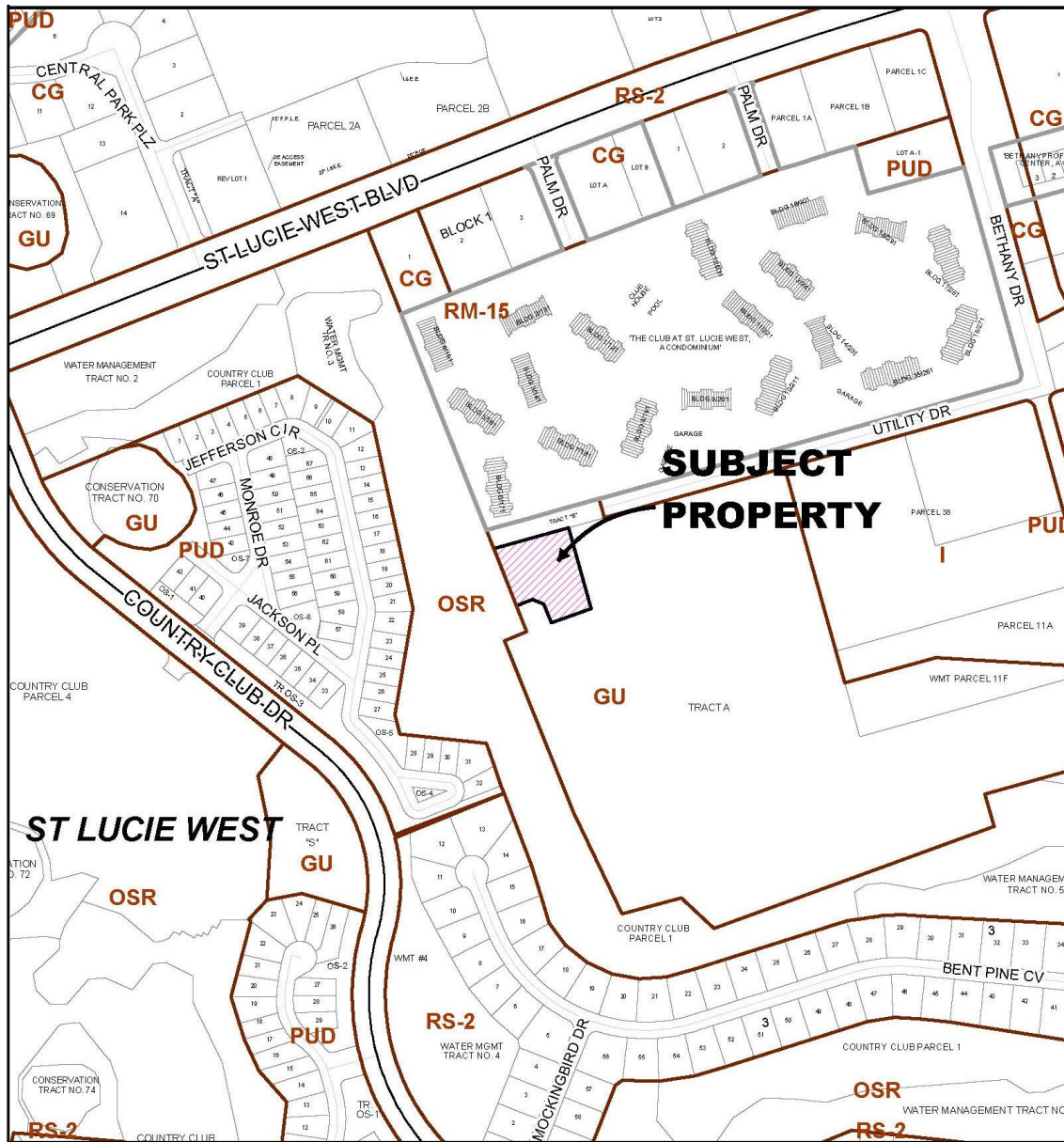


Proposed tower location

CityofPSL.com







COMMITTEE NUMBER	PLAT NUMBER	SURF.	DATE OF REV.	REV. ZONE	DATE FLOOD ELEVATION
120287	0275	J	02/16/2012	X	N/A

NEAREST FIRE HYDRANT IS LOCATED NORTH IN THE CLUB AT ST. LUCIE WEST 321'± FROM EDGE OF MAINTENANCE BUILDING

NEPA ENVIRONMENTAL CHECKLIST DATED 4/28/2011 HAS FOUND NO EVIDENCE THAT ADVERSE ENVIRONMENTAL IMPACTS OR EFFECTS, AS DEFINED IN THE FC RULES CONTAINED IN 17 CFR SECTIONS 1.1320 THROUGH 1.1320, WOULD RESULT FROM THE UNDERTAKING. (NO ENVIRONMENTAL ASSESSMENT NECESSARY)

TOTAL IMPERVIOUS AREA:	8,245.09 ± S.F. (12.25%)
EXISTING BUILDINGS AREA:	2,000 ± S.F. (3.92%)
PAVED/PARKING LOT AREA:	29,559.14 ± S.F. (50%)
TOTAL IMPERVIOUS AREA:	37,804.23 ± S.F. (74.18%)
TOTAL PERVIOUS AREA:	13,160.77 ± S.F. (25.82%)
LANDSCAPE/PERVIOUS AREA:	13,160.77 ± S.F. (25.82%)
TOTAL PERVIOUS AREA:	13,160.77 ± S.F. (25.82%)
TOTAL COMBINED AREA:	50,965 ± S.F. (100%)

PROJECT DESCRIPTION
 THIS PROJECT IS FOR THE CONSTRUCTION OF AN UNMANNED TELECOMMUNICATIONS FACILITY CONSISTING OF THE INSTALLATION OF A 120' MONOPINE COMMUNICATIONS 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' MONOPINE)
 LAT: 27°18'43.549" N (NAD 83/2011)
 LONG: 80°23'23.833" W (NAD 83/2011)
 ELEVATION: 23.0'± NAVD 88 (PER SURVEY)
 FIELD NUMBER: 3325-423-0028-000-4
PROJECT APPLICANT/LESSEE/TOWER OWNER
 RG TOWERS, LLC
 2141 ALTERNATE A1A SOUTH, SUITE 440
 JUPITER, FL 33477
 561-749-0302 ATTN: SCOTT RICHARDS
PROPERTY OWNER
 CGI ST. LUCIE, LLC
 4225 S.W. BIRMI CIRCLE SOUTH
 PALM CITY, FL 34980
UTILITIES
 THIS PROJECT WILL REQUIRE POWER AND TELEPHONE SERVICE ONLY. NO NET UTILITIES OR GARBAGE 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 (65% MAX)
PROJECT DENSITY
 THERE ARE NO RESIDENTIAL UNITS FOR THIS PROJECT. PROJECT DENSITY IS N/A.
LANDSCAPING REQUIREMENTS
 PER CITY CODE, A LANDSCAPE STRIP AT LEAST TEN FEET IN WIDTH, EXCLUSIVE OF CURBS, SHALL BE LOCATED ADJACENT TO ALL RIGHTS-OF-WAY AND ABUTTING PROPERTIES. ONE TREE FOR EACH 30 LINEAR FEET OF CURB SHALL BE PROVIDED. THE TREES MAY BE A MINIMUM OF 12 FEET AT THE TIME OF PLANTING. ONE SHRUB SHALL BE REQUIRED FOR EACH 2 LINEAR FEET AND THE SHRUBS SHALL BE AT LEAST 14 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 3 TO PROVIDE A BUFFER FOR THE OPEN STORAGE. REMOVED LANDSCAPING NEEDS TO BE IMPROVED ALONG THE EASTERN PROPERTY LINE WHERE THE PROPERTY ADJUTS ST. LUCIE WEST SERVICES DISTRICT OFFICE SINCE THIS AREA IS WITHIN FROM THE ROAD. THE ONE TREE FOR EACH 30 LINEAR FEET AND SHRUBS WILL BE REQUIRED. IF THE REQUIRED TREES WILL NOT FIT BEHIND THE 1200 S.F. MAINTENANCE BUILDING, THEN THEY CAN BE RELOCATED SOMEWHERE ELSE ON SITE

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

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 JUPITER, FL 33477
 561-749-0302 ATTN: SCOTT RICHARDS
PROPERTY OWNER
 CGI ST. LUCIE, LLC
 4225 S.W. BIRMI CIRCLE SOUTH
 PALM CITY, FL 34980
CURRENT ISSUE DATE:
 MAY 2012
ISSUED FOR:
CONSTRUCTION DRAWINGS

REV. DATE: DESCRIPTION:

SEAL:

PLANS PREPARED BY:
Kimley-Horn
 © 2012 KIMLEY-HORN AND ASSOCIATES, INC.
 1920 MEKIVA WAY, SUITE 200
 WEST PALM BEACH, FLORIDA 33411
 (561) 845-0665
 FIFE REGISTRY NO. 696

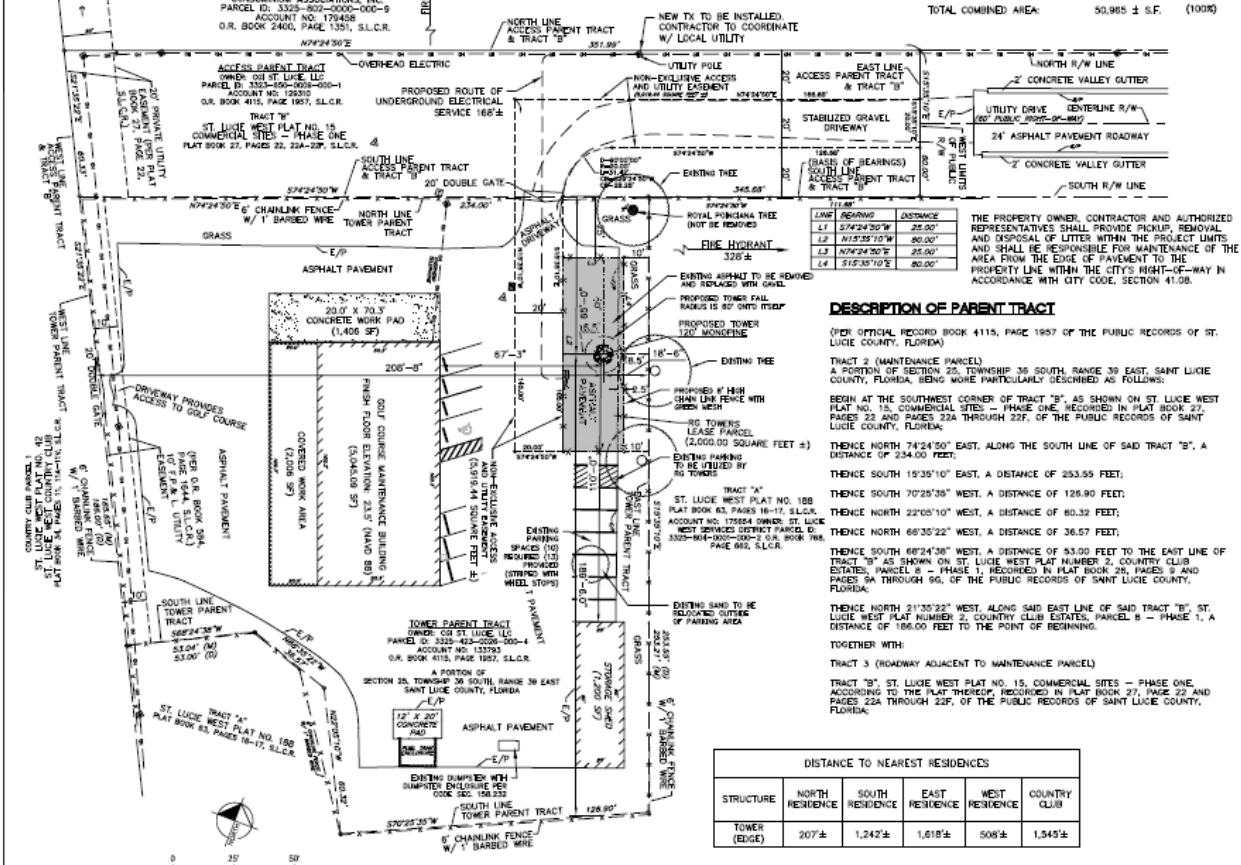
PROVIDER:

DRAWN BY: CHK. APV.:
 GD LF MM

LICENSURE:
 MAIRA VICTORIA MARTIN FE 7287
 DELESA M. MARAH FE 84300
 TRISA C. RICHTER, P.L.A. FLA 0687244

SHEET TITLE:
 FINAL SITE PLAN
SHEET NUMBER:
 1
REVISION:

KHA Job #:
 144042051



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 39 EAST, SAINT LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGIN AT THE SOUTHWEST CORNER OF TRACT "3", 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°24'50" EAST, ALONG THE SOUTH LINE OF SAID TRACT "3", A DISTANCE OF 234.00 FEET;
 THENCE SOUTH 19°35'10" EAST, A DISTANCE OF 253.95 FEET;
 THENCE SOUTH 70°25'35" WEST, A DISTANCE OF 126.90 FEET;
 THENCE NORTH 22°05'10" WEST, A DISTANCE OF 80.32 FEET;
 THENCE NORTH 69°35'22" WEST, A DISTANCE OF 36.57 FEET;
 THENCE SOUTH 89°24'38" WEST, A DISTANCE OF 53.00 FEET TO THE EAST LINE OF TRACT "3" AS SHOWN ON ST. LUCIE WEST PLAT NUMBER 2, COUNTRY CLUB ESTATED, PARCEL 8 - PHASE 1, RECORDED IN PLAT BOOK 28, PAGES 8 AND PAGES 9A THROUGH 9G, OF THE PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA;
 THENCE NORTH 21°35'22" WEST, ALONG SAID EAST LINE OF SAID TRACT "3", ST. LUCIE WEST PLAT NUMBER 2, COUNTRY CLUB ESTATED, PARCEL 8 - PHASE 1, A DISTANCE OF 186.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:
 TRACT 3 (ROADWAY ADJACENT TO MAINTENANCE PARCEL)
 TRACT "3" 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;

STRUCTURE	NORTH RESIDENCE	SOUTH RESIDENCE	EAST RESIDENCE	WEST RESIDENCE	COUNTRY CLUB
TOWER (EDGE)	207'±	1,242'±	1,618'±	508'±	1,545'±

DESCRIPTION OF RG TOWERS LEASE PARCEL

A PARCEL OF LAND BEING A PORTION OF SECTION 25, TOWNSHIP 36 SOUTH, RANGE 39 EAST, SAINT LUCIE COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCE AT THE SOUTHWEST CORNER OF TRACT "3", 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 "3", 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 23.00 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.

STRUCTURE	SQUARE FOOTAGE	PARKING REQUIREMENTS	REQUIRED AMOUNT OF PARKING SPACES	EXISTING AMOUNT OF PARKING SPACES
MAINTENANCE BUILDING	5,045.09	1 FOR 500 S.F.	10	13

This document, together with the complete design presented herein, is an integral part of the contract and shall be read in conjunction with the other documents and specifications herein and shall be subject to the terms and conditions of the contract and the rules and regulations of the City of Port St. Lucie, Florida.

Site Plan



Zoning Review

<u>CRITERIA</u>	<u>FINDINGS</u>
USE	Section 158.060 (C)(11) Special Exception Use
DUMPSTER ENCLOSURE	N/A
<u>ARCHITECTURAL DESIGN STANDARDS</u>	N/A
PARKING REQUIREMENTS	Ten (10) required. Thirteen (13) provided, including one (1) handicapped space.
SETBACKS	Complies
BUILDING HEIGHT	Complies. Proposed tower maximum height 120 feet



Concurrency Review

<u>CRITERIA</u>	<u>FINDINGS</u>
SEWER/WATER SERVICES	St. Lucie West Services District is the provider; no services required
TRANSPORTATION	Traffic impact statement provided, no impact
PARKS AND OPEN SPACE	N/A
STORMWATER	Required to be provided to be in compliance with adopted Level of Service Standards
SOLID WASTE	Adequate capacity
PUBLIC SCHOOL CONCURRENCY	N/A

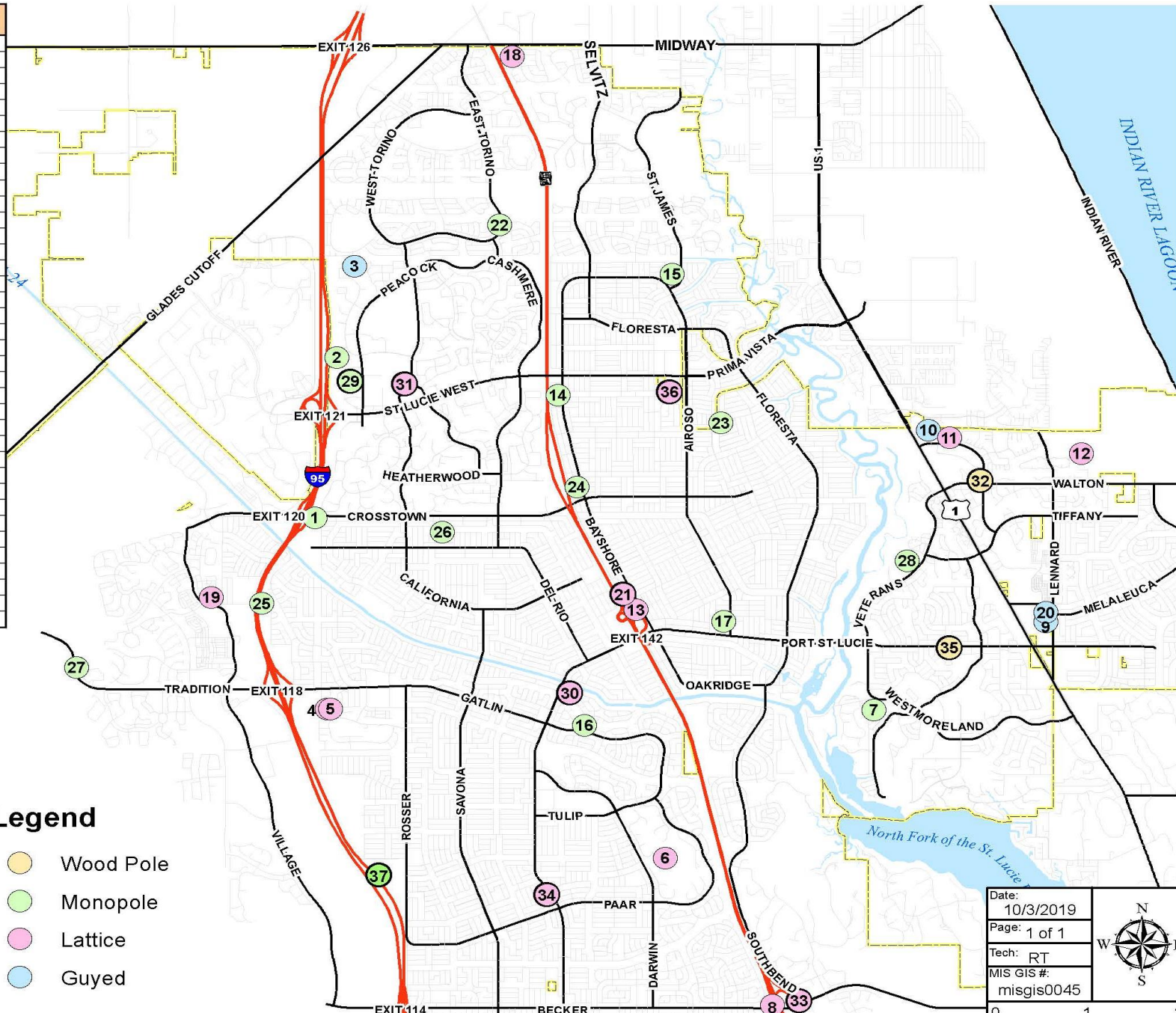


Other

<u>CRITERIA</u>	<u>FINDINGS</u>
NATURAL RESOURCE PROTECTION	No clearing is required. Site is missing perimeter landscaping. Revised landscape plan has been submitted.
FIRE DISTRICT	Access location (external and internal) has been reviewed by the Fire District for safety purposes
PUBLIC ART	Applicant will pay fee in lieu or providing public art onsite.

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:

Site Plan Review Committee reviewed the site plan on April 28, 2021, and recommended approval with the following conditions:

1. The current dumpster will require an enclosure per City Code.
2. The landscaping shall be restored as provided for in the landscape plan submitted with this site plan and approved by the Site Plan Review Committee.



The Planning and Zoning Board unanimously recommended approval of the Site Plan amendment for P21-081 - CGI St. Lucie, LLC, with the conditions of the Site Plan Review Committee.

