



LCS Communications - Copper Creek

Text Amendment

CITY OF PORT SAINT LUCIE
CITY COUNCIL MEETING
OCTOBER 28, 2019

Requests

- ▶ Text Amendment to Section 158.213: *Wireless Communication Antennas and Towers*, changes include:
 - ▶ Addition of Planned Unit Developments (PUDs) to the list of zoning districts eligible to apply for a special exception use for a wireless communication antenna or tower;
 - ▶ Allowing antennas or towers in PUDs with over 250 acres with an Institutional (I) future land use designation and limiting the height to one hundred (100) feet; and
 - ▶ Adding provisions that antennas or towers in PUDs meet certain architectural and aesthetic design requirements.

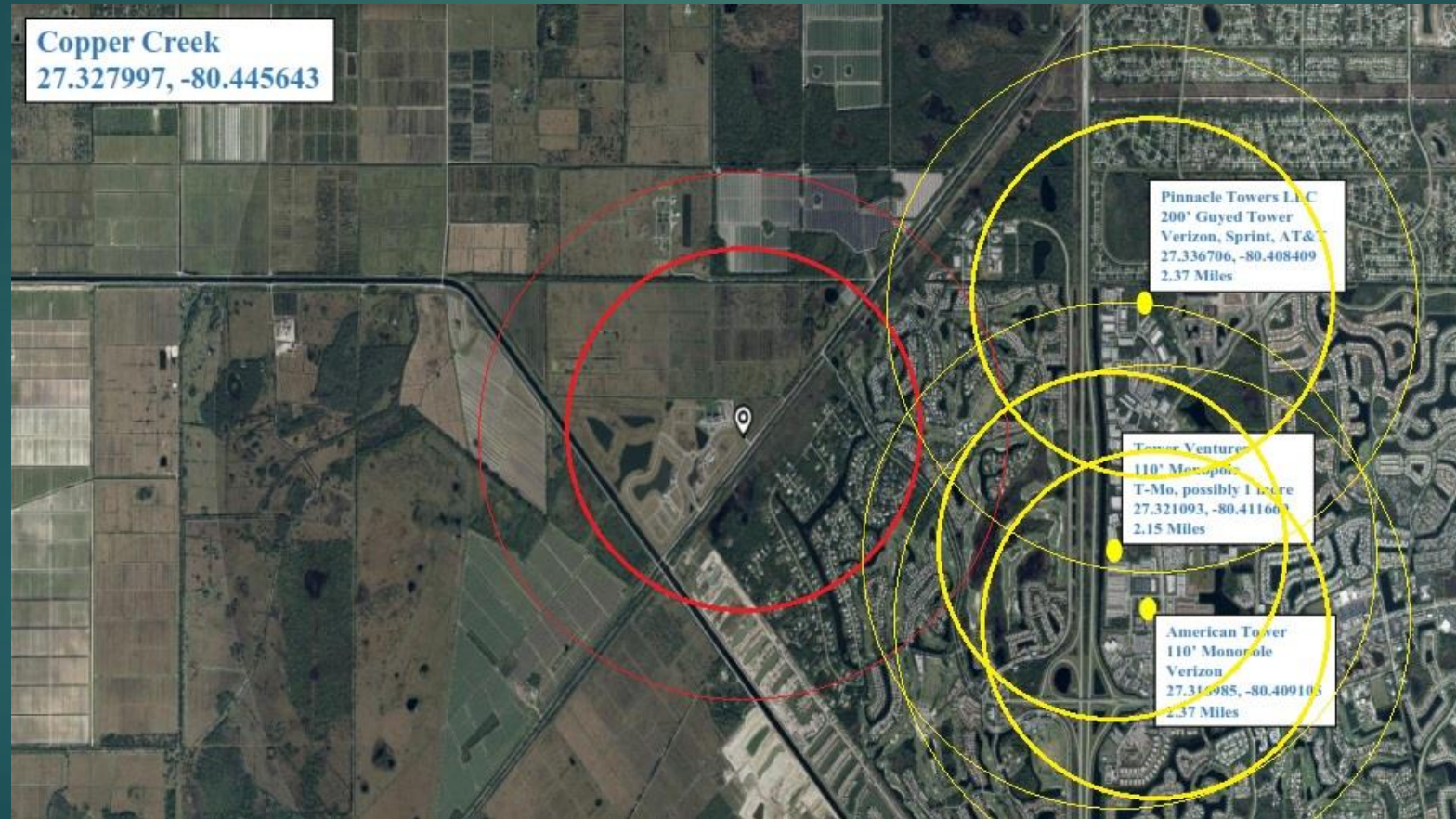
Text Amendment Request

1. Proposed text amendment to Section 158.213: *Wireless Communication Antennas and Towers* as follows:
 - ▶ 158.213(D) (10) PUD (Planned Unit Development) in excess of 250 acres.
 - ▶ 158.213 (F)(1) (d) Located in PUDs in excess of 250 acres within an Institutional future land use: up to one hundred (100) feet.
 - ▶ 158.213(Q) Towers in PUD. All towers within a PUD must be a stealth tower with architectural and aesthetic design to mimic a clock tower, bell tower, or match the architecture of the proposed or existing development within the PUD.

Text Amendment - 158.213(D)(10) PUD (Planned Unit Development) in excess of 250 acres.

- ▶ City of Port St Lucie is home to 350 PUDs
- ▶ The text amendment is intended to ensure effective coverage for large PUDs within the City.
- ▶ 250 Acres is the minimum area being proposed by the Applicant for consideration of a cell tower or antenna within a PUD;
 - ▶ For larger neighboring PUDs, proposed amendment ensures effective coverage.
 - ▶ Average coverage radius for cell tower or antenna is 1 mile.
- ▶ Amendment provides effective emergency communication coverage within the PUD and surrounding uses

Coverage Radius



Text Amendment - 158.213 (F)(1) (d) Located in PUDs in excess of 250 acres within an Institutional future land use: up to one hundred (100) feet.

- ▶ Limiting uses designation as Special Exception within the Institutional future land use district is intended to ensure there is no proliferation of the use throughout the City.
- ▶ The subject Property is +/- 470 feet from the existing Alapattah Flats K-8 School.

158.213(Q) Towers in PUD. All towers within a PUD must be a stealth tower with architectural and aesthetic design to mimic a clock tower, bell tower, or match the architecture of the proposed or existing development within the PUD.

- ▶ Amendment ensures that a proposed cell tower or antenna within a PUD are constructed in accordance with strict architectural guidelines to ensure conformity with surrounding properties.
- ▶ Camouflages the use when it exists within a PUD.
- ▶ Aesthetically pleasing appearance.

Tower Elevations

Standard Communication Tower



Enhanced Architecture proposed for
PUD communication tower





QUESTIONS?

Project Location



Lennar Site Plan

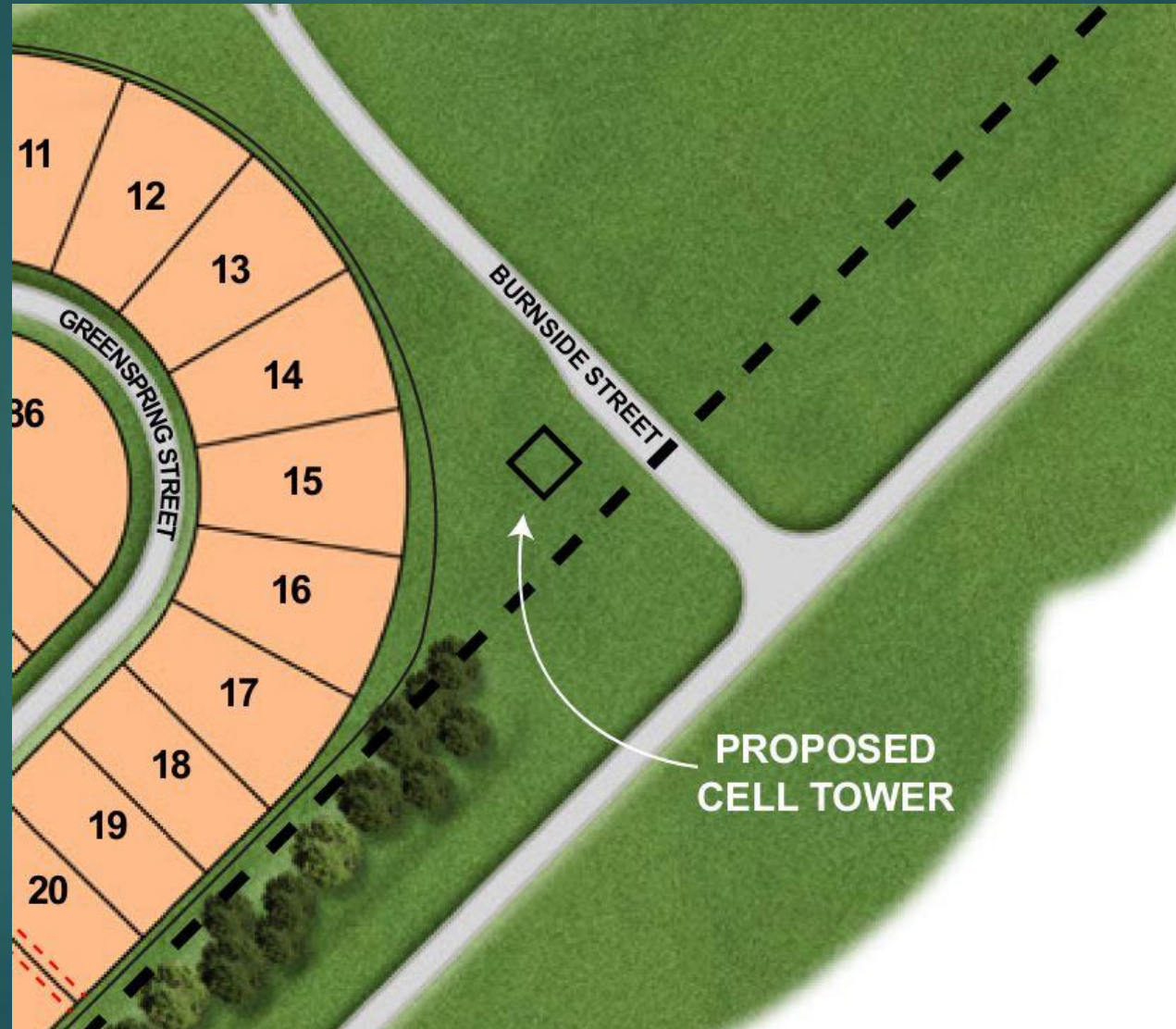
Copper Creek *Homesites*

Preliminary Overall Community Site Plan

-  The Classic Collection
52' x 125' Homesites
-  The Signature Collection
65' x 150' Homesites

LENNAR





Key Facts

- ▶ **“At this time, there is very little evidence to support this idea. In theory, there are some important points that would argue against cellular phone towers being able to cause cancer...”**
 - ▶ Energy level of radiofrequency (RF) waves is relatively low, especially when compared with the types of radiation that are known to increase cancer risk, such as gamma rays, x-rays, and ultraviolet (UV) light;
 - ▶ Energy of RF waves given off by cell phone towers is not enough to break chemical bonds in DNA molecules, which is how these stronger forms of radiation may lead to cancer;
 - ▶ RF waves have long wavelengths, which can only be concentrated to about an inch or two in size. This makes it unlikely that the energy from RF waves could be concentrated enough to affect individual cells in the body.
 - ▶ RF waves present at ground level is very low – well below the recommended limits. Levels of energy from RF waves near cell phone towers are not significantly different from the background levels of RF radiation in urban areas from other sources, such as radio and television broadcast stations.

“Cellular Phone Towers.” American Cancer Society, 5 Nov. 2018,
www.cancer.org/cancer/cancer-causes/radiation-exposure/cellular-phone-towers.html.