

City of Port St. Lucie  
Planning & Zoning Department  
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Bridget Kean, AICP  
Senior Planner  
772.873.6489  
[bkean@cityofpsl.com](mailto:bkean@cityofpsl.com)

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February 8, 2022

Via email

Bradley J. Currie, AICP  
Engineering, Design & Construction, Inc  
10250 SW Village Pkwy, Suite 201  
Port St. Lucie, FL 34987

Re: P18-011 - Rosser Lakes Site Plan Extension Request

Dear Mr. Currie:

The Planning and Zoning Department is in receipt of your letter dated November 3, 2021, requesting an extension to the approved site plan for Rosser Lakes (P18-011). The Rosser Lakes Site Plan was approved by the City Council on January 14, 2019, to allow for construction of a monopole wireless communication tower within an existing 250-foot city easement that runs along the western portion of the 108.344 acre property. At the January 14, 2019, meeting, the City Council also approved a special exception use for the wireless communications tower and a consent agreement between the City of Port St. Lucie and Rosser Lakes, LLC, for the purpose of installing, removing, replacing, maintaining, and operating a wireless communications tower in the city easement. Per Section 158.244 of the City of Port St. Lucie Code of Ordinances, a site plan shall terminate 3 years from the date of approval by the City Council if no building permits are issued for the project. Section 158.245 of the Code allows an applicant to request an extension to an approved site plan prior to the expiration date. If the request is timely filed, the site plan remains valid until the request for an extension is acted upon by the City Council. However, no building permit shall be approved until the request for an extension is acted upon by the City Council. Each extension shall be limited to a maximum period of 2 years, and shall not exceed 4 years in total.

Your request for an extension for the Rosser Lakes Site Plan was scheduled for the December 8, 2021, City Council meeting. Per Section 158.245, a request for an extension of a site plan shall be reviewed for compliance with the current comprehensive plan, land development

regulations, and other city requirements. Prior to the Council meeting, the Planning and Zoning Department was made aware of an active Code violation associated with the Applicant's use of the subject property. At your request, the item was tabled at the December 8, 2021 Council meeting so that the Code violation could be remedied prior to the extension request going before City Council. As of today, the Code violation case is still active. This letter serves as notice that the Planning and Zoning Department will be scheduling the request for an extension of the Rosser Lakes Site Plan (P18-011) for the April 11, 2022 City Council meeting. If the Code violation case has not been resolved by that time, the item will move forward with a staff recommendation for denial and a staff recommendation for termination of the Rosser Lakes Consent Agreement.

If you have any questions or want to discuss the matter further, I can be reached at 772-873-6489 or [bkean@cityofpsl.com](mailto:bkean@cityofpsl.com).

Sincerely,

A handwritten signature in blue ink that reads "Bridget Kean". The signature is fluid and cursive.

Bridget Kean, AICP  
Senior Planner

cc: Teresa Lamar-Sarno, Deputy City Manager  
Elizabeth Hertz, Deputy City Attorney  
Michael B. Lubeck, Assistant Director, NSD