



MEMORANDUM

TO: Mayor and City Council members *RB*

VIA: Russ Blackburn, City Manager

THROUGH: Teresa Lamar-Sarno, AICP, Interim Planning and Zoning Director *RL*

FROM: Bridget Kean, AICP, Senior Planner *BK*

DATE: October 7, 2019

RE: P19-030 CGI St. Lucie, LLC, - Wireless Communications Antennas and Towers special Exception Use Application

At the October 28, 2019 City Council meeting, the City Council will hear an application for a special exception use to allow a wireless communication tower in the General Use Zoning District (GU). Section 158.060 (C) (11) of the Zoning Code lists wireless communication antennas and towers as a special exception use in the General Use Zoning District. The proposed location is the maintenance facility for the St. Lucie Trail Golf Club. A 25 foot by 80 foot (2,000 S.F.) rectangular area on the east side of the property is proposed for lease by CGI St. Lucie, LLC, owner, to RG Towers, LLC, for a monopole wireless communication tower with a maximum height of 150 feet.

The application was heard by the Planning and Zoning Board on October 1, 2019 and received a recommendation for approval by a unanimous vote of the Board. There were members of the public who spoke against the application and staff has received email and mail correspondence in opposition to the application. The correspondence will be included in the City Council agenda packet.

At the October 28th meeting, the Council will be presented with an application for a small scale comprehensive plan amendment from Lennar Homes, LLC, to amend the land use on .20 acres (8,710 square feet) from Low Density Residential (RL)/General Commercial (CG) to Institutional (I) (P19-147). It will be accompanied by an application from LCS Communications, LLC, for a text amendment (P19-102) to add Planned Unit Developments (PUDs) to the list of zoning districts that could apply for a special exception use for a wireless communication antenna or tower. The text amendment would apply to PUDs with over 250 acres with an Institutional (I) future land use designation. It sets a height limit of one hundred (100) feet and includes provisions for architectural and aesthetic design requirements.

The purpose of these applications is to permit the submittal of an application for a special exception use for a wireless communications tower with the Copper Creek Planned Unit Development located on Glades Cut-Off Road.

Exhibit "A" depicts the CGI St. Lucie, LLC, property and Exhibit "B" depicts the Copper Creek property. Exhibit "C" provides the height and location of wireless communications towers in the city. Planning and Zoning Department staff is available to answer any questions.

EXHIBIT "A" AERIAL



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

SPECIAL EXCEPTION USE

CGI ST. LUCIE, LLC

SLW PLAT NO. 15, TRACT 'B'

AERIAL DATE 2018

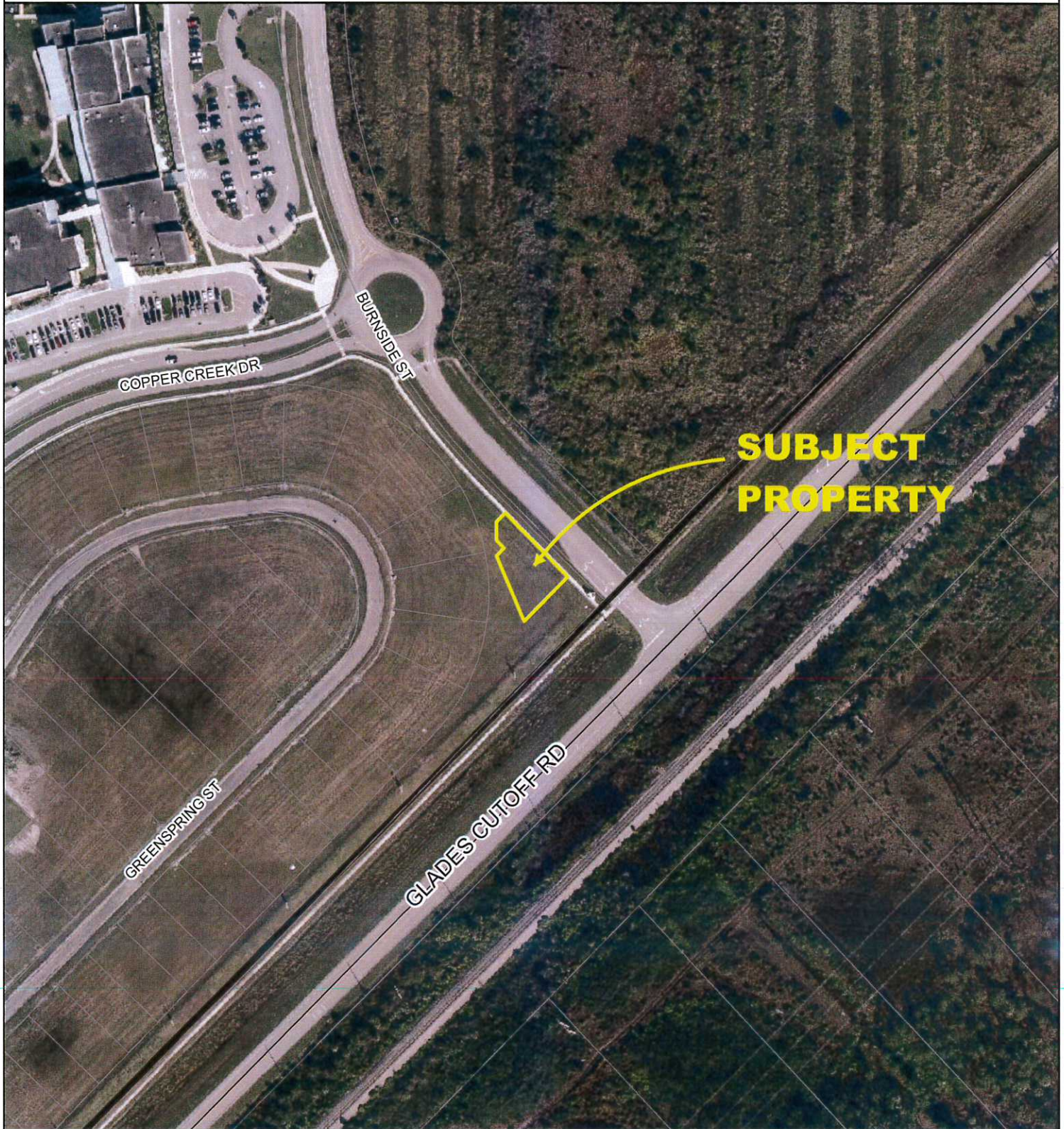
DATE: 4/8/2019

APPLICATION NUMBER:
P19-030

USER: patricias

SCALE: 1 in = 300 ft

EXHIBIT "B" AERIAL



**SUBJECT
PROPERTY**



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

COMPREHENSIVE PLAN AMENDMENT

LENNAR HOMES, LLC

COPPER CREEK, PHASE 2

AERIAL DATE 2018

DATE: 9/9/2019

APPLICATION NUMBER:
P19-147

USER:
patricias

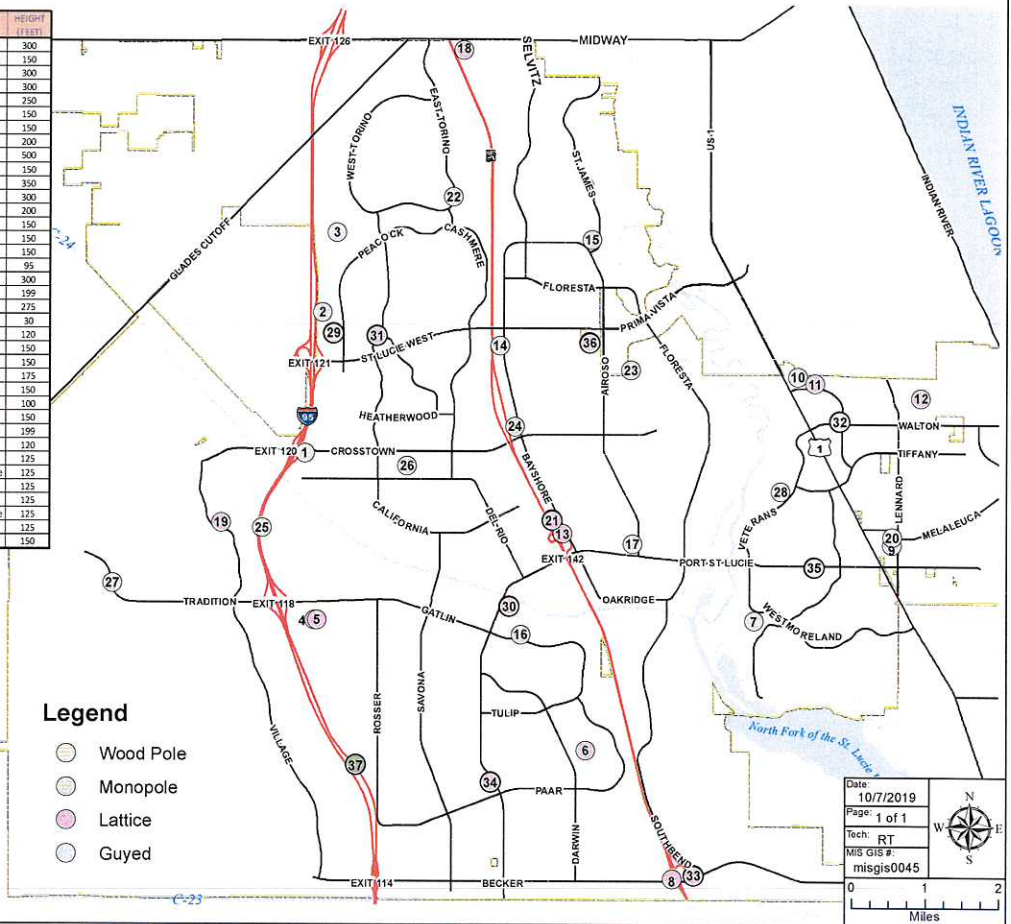
SCALE: 1 in = 200 ft

Exhibit "C" 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 PFL 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	MIA 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	Bilmore AT & T	601-TW SW Bilmore St	Existing	Monopole	150
15	P02-241	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	S/C 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	Sepier	3974 SW Bilmore 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	Bilmore	1365-TW SW Bilmore 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 @ SW 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	Yes	Rosser Lakes	1890 SW OPEN VIEW DR	Approved	Monopole	150

Legend

- Wood Pole
- Monopole
- Lattice
- Guyed



Date: 10/7/2019
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Tech: RT
MIS GIS #: misgis0045

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Miles