



City of Port St. Lucie

Planning and Zoning Department Memorandum

TO: PLANNING AND ZONING BOARD - MEETING OF DECEMBER 7, 2010

FROM: THRESIAMMA KURUVILLA, PLANNER *TK*

RE: VARIANCE APPLICATION (PROJECT NO. P10-127)
KNIGHTS OF COLUMBUS-DYNAMIC TOWERS INC.

DATE: NOVEMBER 10, 2010

APPLICANT: Dynamic Towers Inc.

OWNER: St. Lucie Association, Inc. (Knights of Columbus)

LOCATION: The property is located on the east side of Ravenswood Lane, between Prima Vista Boulevard and Lucero Drive.

LEGAL DESCRIPTION: Port St. Lucie Section 60, Tract A

SIZE: 4.71 Acres (205,168 sq. ft.)

EXISTING ZONING: I (Institutional)

EXISTING USE: Knights of Columbus building

SURROUNDING USES: North = I (Institutional), Preschool/Daycare center, South = Drainage right-of-way/Public Utility Easement and RS-2 (Single Family Residential), houses, East = Drainage right of way/Public Utility Easement and Unincorporated St. Lucie County, RS-4 (Single Family Residential), houses; and West = I (Institutional), Fire Station, Ravenswood Complex, Parish office of St. Lucie Catholic Church and St. Lucie Library.

REQUESTED VARIANCE: As per section 158.213 (F) (1) (b) of the City's Code, the required acreage is 5 in an (I) Institutional zoning. Dynamic Towers is proposing a wireless communication tower in the 4.71 acres of land that belongs to Knights of Columbus. The requested variance is 0.29 acres.

IMPACTS AND FINDINGS

Compatibility with variance criteria: The variance request does not appear to be consistent with the variance criteria as outlined below.

Evaluation of Variance Criteria (Section 158.295(C):

1) That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district.

Applicant: 'The property is 4.71 acres according to the City Planning and Zoning Department. The property appraiser says it is 5.03 acres. We would like to ask for the variance on the discrepancy.'

Staff Response: Per Section 158.213 (F) (1) (b) of the Land Development Regulation, a tower is to be built on property zoned I (Institutional) that has a minimum of 5 acres. The subject property is 4.71 acres. Special conditions and circumstances do not relate to this site. The attached copy (Exhibit A) of Plat Book 23, page 9-B shows the area of Tract A as 4.71 acres. Therefore, the need for this variance is a direct result of action by the applicant.

2) That these special conditions and circumstances do not result from any action of the applicant.

Applicant: 'No! These special conditions and circumstances do not result from the action of the applicant.'

Staff Response: The staff agrees with the applicant's statement that there is no special condition peculiar to this property.

3) That granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, buildings, or structures in the same zoning district.

Applicant: 'This will not confer on the applicant any special privilege that is not available to other lands, buildings, or structure in the same zoning district.'

Staff Response: This variance would confer a special privilege to the applicant. It would grant the applicant relief from the zoning code for a variance of 0.29 acres, or 5.8% deficiency.

4) That literal interpretation of the provisions of the chapter would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the chapter and would work unnecessary and undue hardship on the applicant.

Applicant: 'This is the only property that is almost big enough to meet the requirements of 5 acres. We are only 0.29 acres short of the 5 acres.'

Staff Response: The City's code specifies that institutionally zoned properties must be 5 acres in size in order to host a telecommunication tower. But there is only a marginal shortage of 0.29 acres. The literal interpretation of the zoning code does not deny the applicant of rights commonly enjoyed by other property owners in the I (Institutional) Zoning District. The Knights of Columbus has utilized this site since 1989.

5) That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.

Applicant: 'This is a minimum variance request. We are short 0.29 acres. Reasonable use of the land would be allowed with adherence to the code.'

Staff Response: Denying the variance does not hinder the reasonable use of the land, building, or structure. Reasonable use of the land would be allowed with adherence to the code. The request is the minimum required to allow for wireless communication tower.

6) That the granting of the variance will be in harmony with the general intent and purpose of the chapter and that the variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

Applicant: 'This unmanned facility will not generate new traffic to the area, and it will enhance the 911 communications for the public.'

Staff Response: Granting the variance would be in harmony with the intent or purpose of the City's Land Development Regulations. Approving this variance would not be injurious to the area since the subject tract is located in an Institutional zoning district of the City, which more than exceeds minimum requirements. See Existing Zoning Area Map (Exhibit B). The entire area is of Institutional (18.42 acres and 0.87 acres) and Open Space Recreation (13.15 acres and 4.98 acres) characteristics. This site is surrounded by 100 feet Drainage Right-Of-Way and is barely under 5 acres (a deficiency of 0.29 acres) requirement for telecommunication tower. As per the site plan amendment application (P10-141), the tower is proposed to be 150 feet tall. The distance between the residential area on the south and the proposed tower is about 360 ft. and 157 ft. from the houses on the east side. If the variance is approved the proposed tower should be relocated to a greater distance from the residential houses on the eastside.

7) That there will be full compliance with any additional conditions and safeguards which the Planning and Zoning Board or Zoning Administrator may prescribe, including but not limited to reasonable time limits within which the action for which variance is required shall be begun or completed, or both.

Applicant: 'Yes! There will be full compliance with Planning and Zoning.'

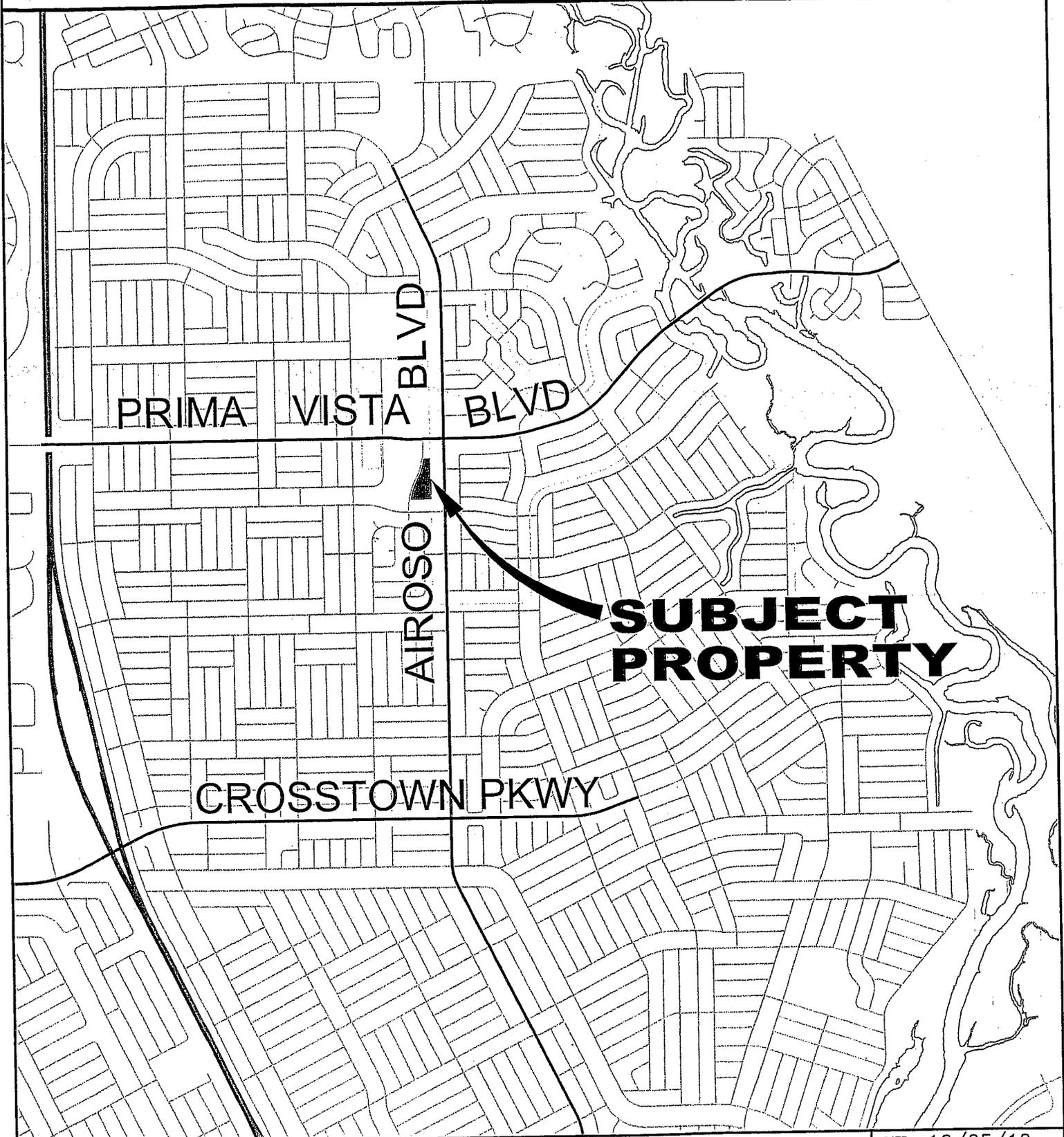
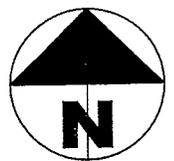
Staff Response: During a field visit the staff found out that the handicapped parking is not stripped and the dumpster and some landscaping trees are missing. The parking area is not stabilized as shown on the approved site plan P84-018. The applicant has applied concurrently for the Special Exception Use (P10-126) and Site Plan Amendment (P10-141) in connection with this application and is under review process.

STAFF RECOMMENDATION:

The Planning and Zoning Department staff finds the request to be inconsistent with variance criteria as stipulated in Section 158.295(C) of the Zoning Code and recommends denial.

(NOTE TO APPLICANT: Any request for a variance that is denied by the Planning and Zoning Board may be appealed to the City Council. Appeal applications are made through the City Clerk's office and must be submitted within 15 days after the Planning and Zoning Board hearing).

SITE LOCATION



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

Prepared by:
GIS, Division of M.I.S.

PZ2008.DWG

VARIANCE
TRACT "A"
PORT ST LUCIE SECTION 60

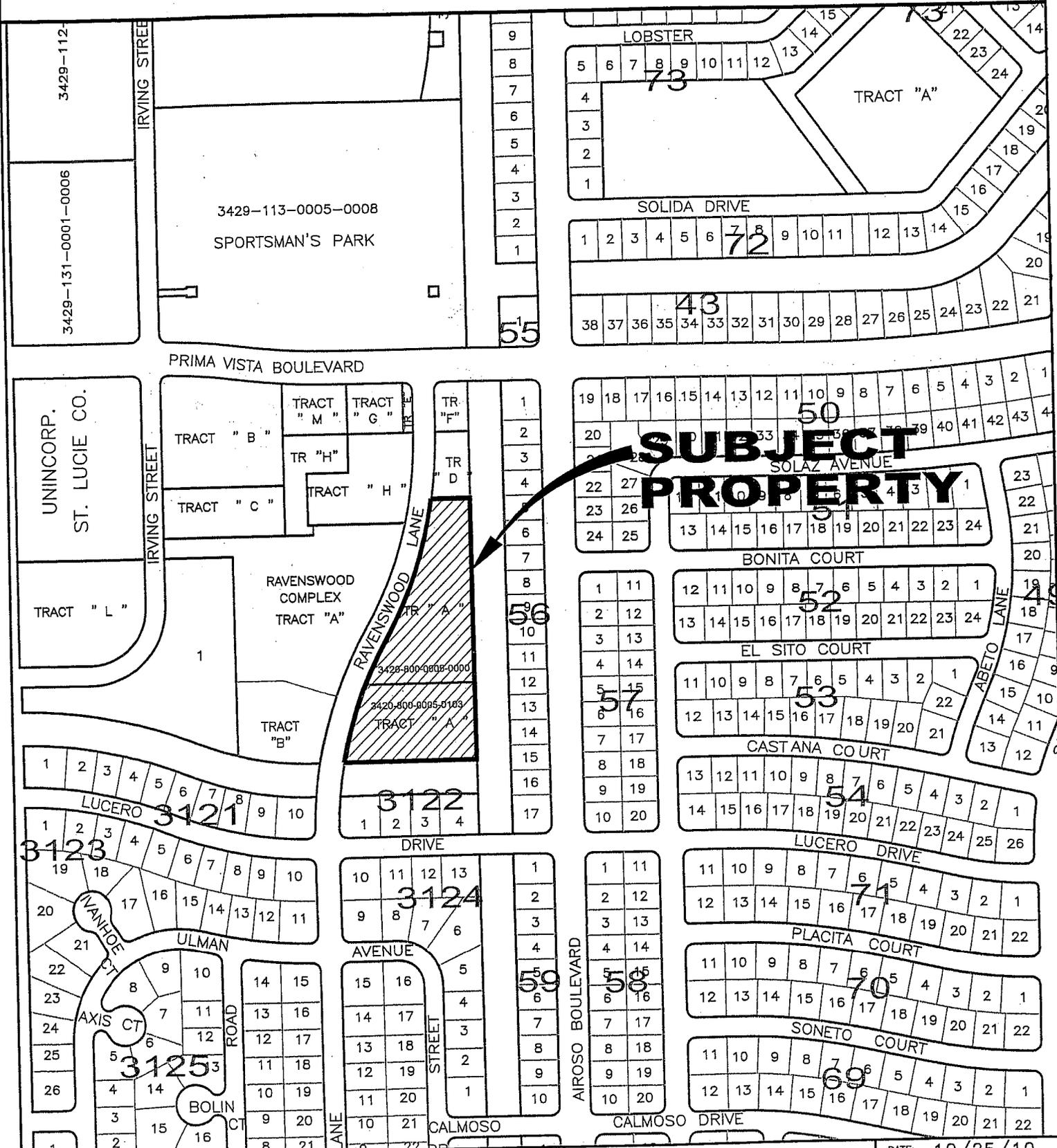
DATE: 10/25/10

APPLICATION NUMBER:
P10-127

CADD FILE NAME:
P10-127L

SCALE: 1" = .5 MI

SITE LOCATION



SUBJECT PROPERTY



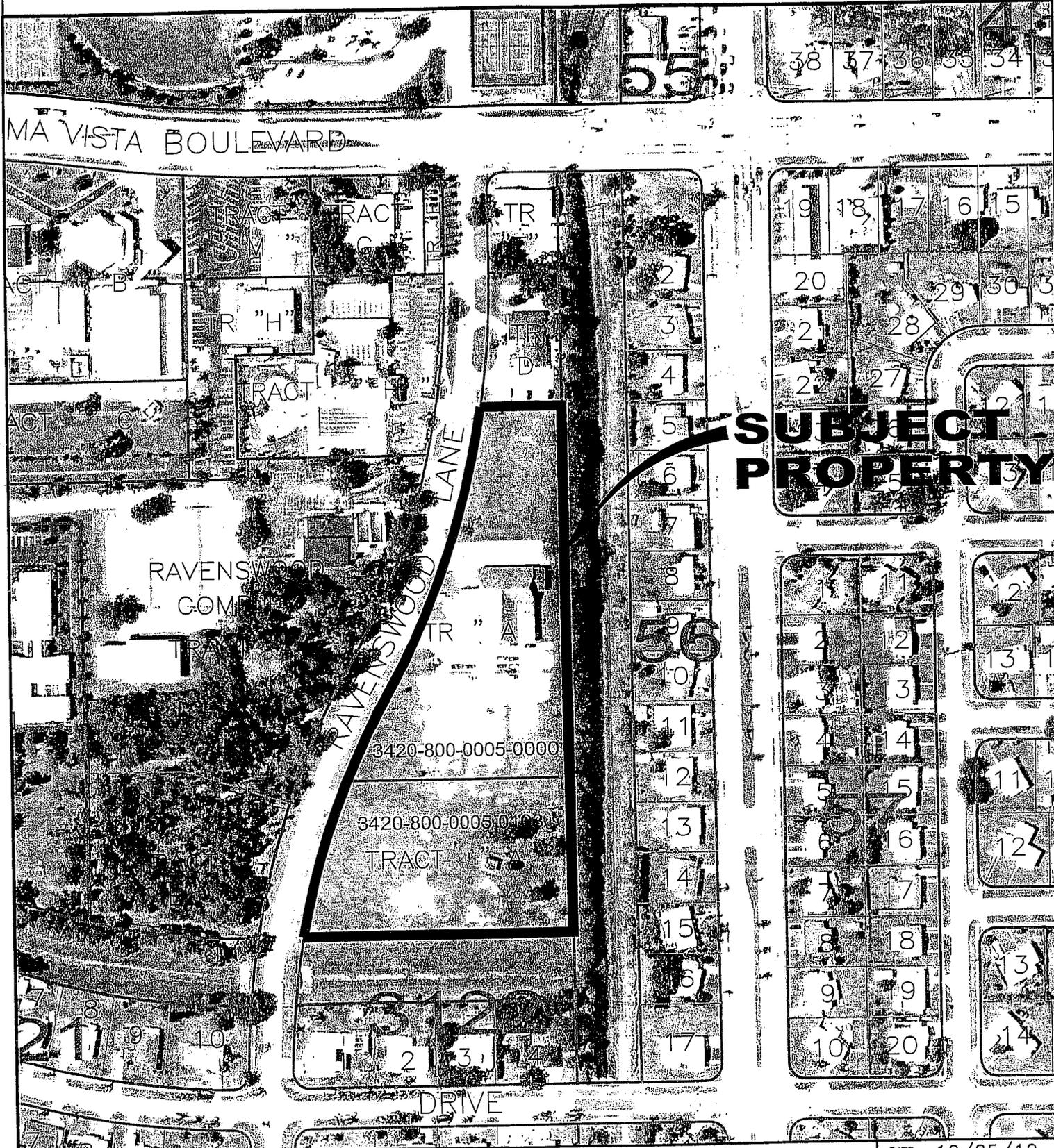
CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

Prepared by:
GIS, Division of M.I.S. PZ2008.DWG

VARIANCE
TRACT "A"
PORT ST LUCIE SECTION 60

DATE: 10/25/10
APPLICATION NUMBER:
P10-127
CADD FILE NAME:
P10-127M
SCALE: 1"=400'

SITE LOCATION



SUBJECT PROPERTY



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

Prepared by:
GIS, Division of M.I.S. PZ2008.DWG

VARIANCE
TRACT "A"
PORT ST LUCIE SECTION 60
AERIAL JAN 2009

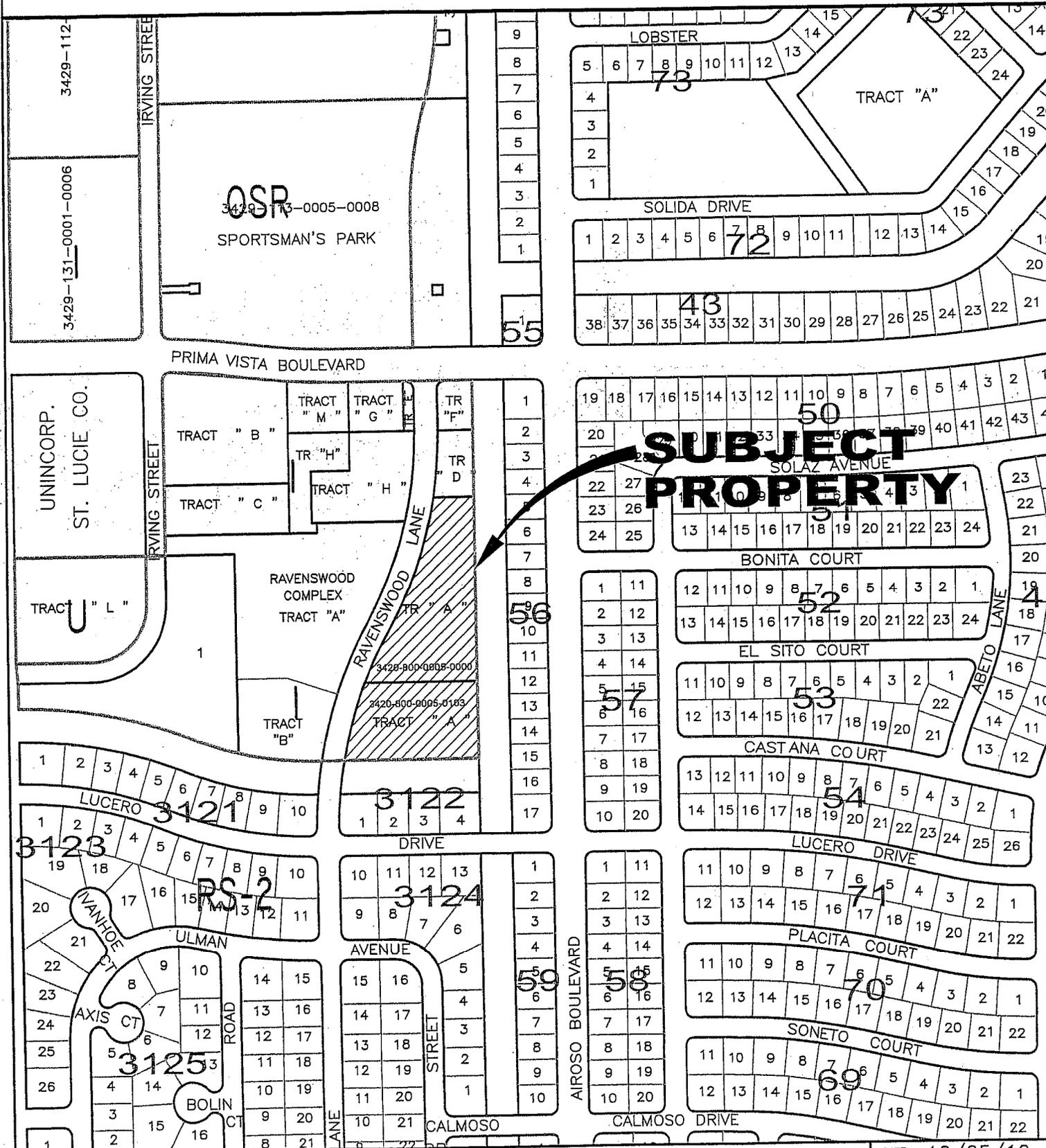
DATE: 10/25/10

APPLICATION NUMBER:
P10-127

CADD FILE NAME:
P10-127A

SCALE: 1"=200'

EXISTING ZONING



SUBJECT PROPERTY



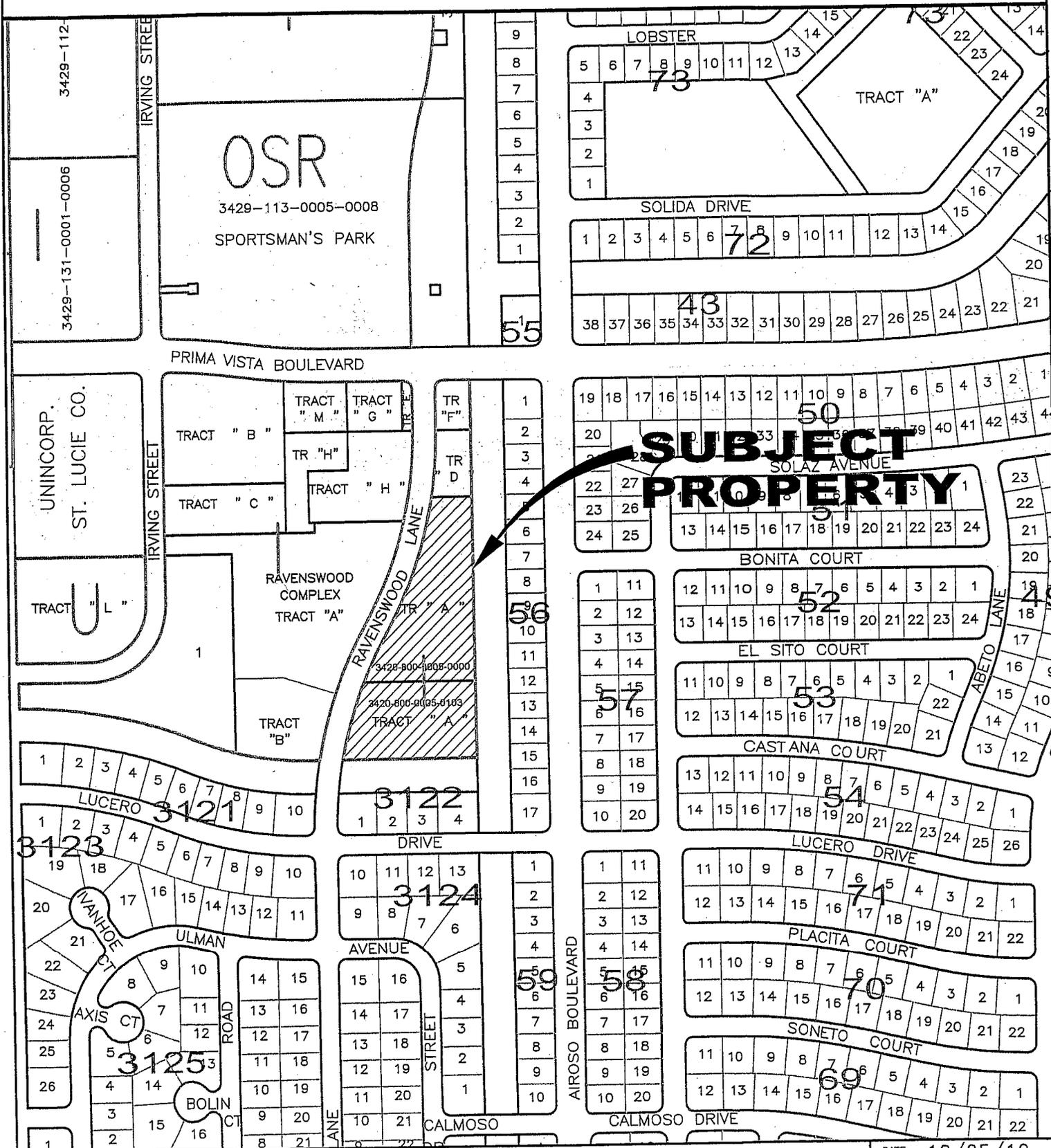
CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

Prepared by:
GIS, Division of M.I.S. PZ2008.DWG

VARIANCE
TRACT "A"
PORT ST LUCIE SECTION 60

DATE: 10/25/10
APPLICATION NUMBER:
P10-127
CADD FILE NAME:
P10-127M
SCALE: 1"=400'

FUTURE LAND USE



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

Prepared by:
GIS, Division of M.I.S. PZ2008.DWG

VARIANCE
TRACT "A"
PORT ST LUCIE SECTION 60

DATE: 10/25/10
APPLICATION NUMBER:
710-126
CADD FILE NAME:
P10-127M
SCALE: 1"=400'

VARIANCES

The Planning and Zoning Board and Zoning Administrator may authorize the variance from the provisions of this chapter as will not be contrary to the public interest when, owing to special conditions, a literal enforcement of the provisions will result in unnecessary and undue hardship. In order to authorize any variance from the terms of this chapter, the Planning and Zoning Board or Zoning Administrator will consider the variance criteria in § 158.295 (C) 1-7 and consider your responses to the following when making a determination.

(1) Please explain special conditions and circumstances that exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district;

The property is 4.71 acres according to the city planning & zoning department. The property appraiser says it is 5.03 acres. We would like to ask for the variance on the discrepancy.

(2) Please explain if these conditions and circumstances result from actions by the applicant;

No! these special conditions and circumstances do not result from any action of the applicant.

(3) Please explain how granting the variance requested will not confer on the applicant special privilege that is denied by this chapter to other lands, buildings, or structures, in the same zoning district;

This will not confer the applicant any special privileges that is not available to other lands, buildings, or structures, in the same zoning district.

(4) Please explain how a literal interpretation of the provisions of the chapter would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the chapter and would work unnecessary and undue hardship on the applicant; This is the only property that is almost big

enough to meet the requirements of 5 acres. We are only .29 acres short of the 5 acres.

(5) Please illustrate and explain if the variance requested is the minimum variance that will make possible the reasonable use of the land, building, or structure;

This is a minimum variance request. We are short .29 acres Reasonable use of the land would be allowed with adherence to the code.

(6) Please indicate how granting variance will be in harmony with the general intent and purpose of the chapter and that granting the variance will not be injurious to the area involved or otherwise detrimental to the public welfare;

This unmanned facility will not generate new traffic to the
area, and it will enhance the 911 communications for the public.

(7) Please indicate that there will be full compliance with any additional conditions and safeguards which the Planning and Zoning Board or Zoning Administrator may prescribe, including but not limited to reasonable time limits within which the action for which variance is required shall be begun or completed, or both.

Yes! There will be full compliance with Planning and
zoning.

Kevin T. Aycock
Signature of Applicant

KEVIN T. AYCOCK
Print Name

10/25/10
Date

Dynamic Towers Inc.

Project Name: Knights of Columbus

To: City of Port St. Lucie

Subject: Cover Letter

Dynamic Towers has entered into a lease agreement with the St. Lucie Association also known as the Knights of Columbus to build a telecommunications site on their property. They own 2 adjoining parcels of land that total to ^{4.71}5 acres. The telecommunications site will be located on the 3 acres site adjoining the additional 2 acres. We would like to ask for a variance and a special exception use approval to build a telecommunications tower on the property.

Thank You,

Kevin T. Aycock

549409

AMCOR FORM 88

WARRANTY DEED
MAY BE RECORDED

This Warranty Deed made and executed the 30th day of November A.D. 19 81 by

GENERAL DEVELOPMENT CORPORATION

a corporation existing under the laws of Delaware and having its principal place of business at 1111 So. Bayshore Drive, Miami, Florida 33131

hereinafter called the grantor, to ST. LUCIE ASSOCIATION, INC., a Florida corporation

whose postoffice address is 440 E.E. Sunnydale Lane, Port St. Lucie, Florida, 33452

hereinafter called the grantees:

Witnesseth: That the grantor for and in consideration of the sum of \$ 10.00 and other valuable considerations (receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise release, convey and confirm unto the grantees all that certain land situate in St. Lucie County Florida etc.

See Exhibit "A" attached hereto and made a part hereof.

This Deed is executed subject to taxes assessed for the year 1962 and all subsequent years and to conditions, easements, limitations and restrictions of record.

Grantee acknowledges that a Development of Regional Impact Scheduling Agreement dated February 10, 1978 has been entered into between General Development Corporation and the Florida Division of State Planning. A Master Plan has been filed pursuant to said Agreement under which the real property contemplated herein has been designated as community-civic use. (Continued on Rider)

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining

To Have and to Hold, the same to the grantees forever.

And the grantor hereby covenants with said grantees that he lawfully seized of said land in fee simple that he has good right and lawful authority to sell and convey said land; that he hereby fully warrants the same and will defend the same against the lawful claims of all persons claiming the same and land is free of all encumbrances.

In Witness Whereof

the grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereto duly authorized, the day and year first above written.

ATTEST
SAUL J. SACK, Assistant Secretary

GENERAL DEVELOPMENT CORPORATION

Signed, sealed and delivered in the presence of:

By ERIC A. TRAUB, Senior Vice President

STATE OF FLORIDA
COUNTY OF DADE

I HEREBY CERTIFY that on this day before me an officer duly appointed in the State and County aforesaid to take acknowledgments, personally appeared ERIC A. TRAUB and SAUL J. SACK Senior Vice President and Asst. Secretary respectively of the corporation named in grantor.

WITNESS my hand and official seal in the County and State last aforesaid the 30th day of November A.D. 19 81

This instrument was prepared by:
Address General Development Corporation
1111 S. Bayshore Drive
Miami, Florida 33131

BOOK 367 PAGE 592

1182

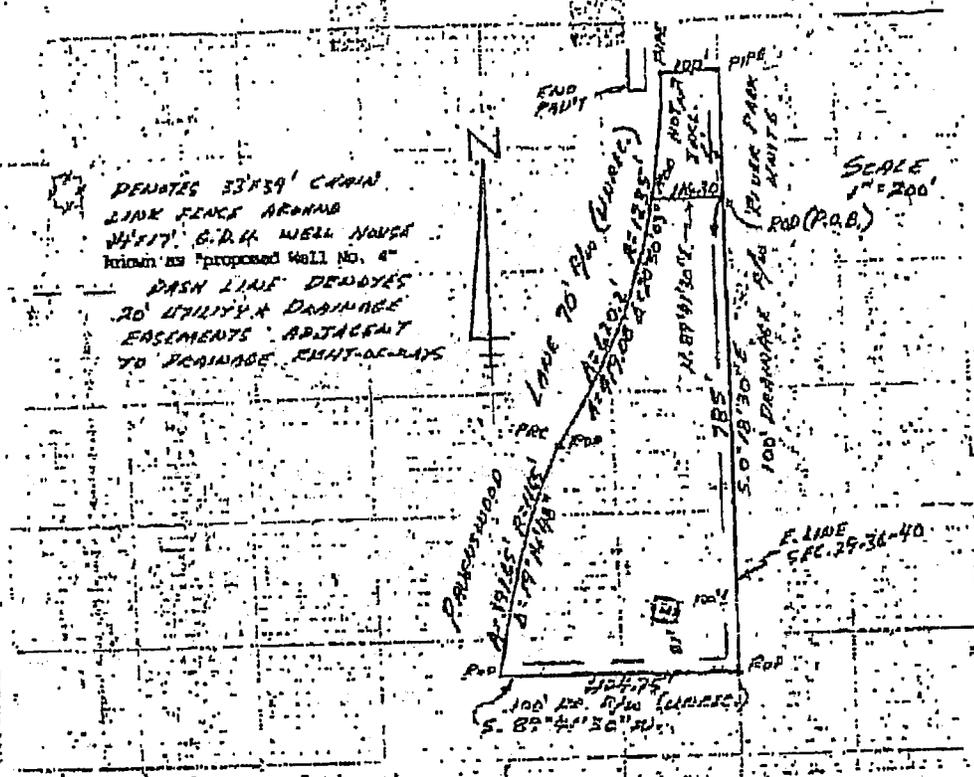
RIDER TO WARRANTY DEED FROM GENERAL DEVELOPMENT CORPORATION
TO ST. LUCIE ASSOCIATION, INC., a Florida corporation

The Grantee's development and improvement of this real property shall be in compliance with the Master Plan described above and on file with the Florida Division of State Planning as of the date of the recording of this Deed, or a revised Master Plan with which said Grantee is in agreement. Chapter 380, Florida Statutes, and Chapter 22-F, Florida Administrative Code, shall be applied to this real property notwithstanding the existence of said Development of Regional Impact Scheduling Agreement, and said Grantee shall not be bound by any Development of Regional Impact filing commitments made by Grantor by virtue of said Agreement as distinguished from any legal responsibility imposed upon said Grantee by Chapter 380, Florida Statutes, and Chapter 22-F, Florida Administrative Code.

Further, the following restrictions shall remain in full force and effect for a period of twenty (20) years from the date of recording of this Deed:

1. Prior to the commencement of construction of any kind, including but not limited to original construction and subsequent or future alterations or modifications, Grantee agrees that all plans and specifications shall be submitted for approval to Grantor. Grantor shall review the data submitted as to aesthetical functional/development and Grantor agrees that such approval shall not be unreasonably withheld.
and economic conformance with the area and its proposed
2. The parties acknowledge and agree that the premises shall be used for the sole purpose of community-civic use and any modification or change in such use will require the consent and approval of Grantor.
3. The proposed well site, known as "Proposed Well No. 4", shall have and retain a 100-foot radius around said well with the proviso that Grantee cannot build or otherwise use any of the property within said 100-foot radius. In connection therewith, Grantor reserves to itself and its successors and assigns an easement upon and along the southerly 20 feet of the subject property for ingress and egress to and from the site of said Proposed Well No. 4 to Ravenwood Road.

EXHIBIT "A"



A Parcel of Land, lying and being in Section 29, Township 36 South, Range 40 East, St. Lucie County, Florida; being more particularly described as follows: Commencing at the Northeast corner of said Section 29, run S. 09°18'30" E. along the East line of said Section 29 for a distance of 2415.20 feet, to the POINT OF BEGINNING; thence continue S. 09°18'30" E. along the East line of said Section 29 for a distance of 785 feet, thence S. 50°02'55" W. for a distance of 404.75 feet to a point on a curve on the Eastern HIGHWAY of RAYNESWOOD LANE, through said point a radial line bears S. 40°33'49" E. thence Northeastly along the arc of said E. H/W of a curve concave Northernly having a radius of 1165 feet and a central angle of 19°14'48". For a distance of 391.35 feet to a point of reverse curvature, through which a radial line bears N. 60°08'37" E. said point being the beginning of a curve, tangent, concave Northernly and having a radius of 1235 feet, and a central angle of 20°30'03", thence continue Northernly along the arc of said curve for a distance of 419.08 feet to a point, thence N. 89°41'30" E. for a distance of 116.50 feet to the POINT OF BEGINNING.

Containing 4.60 acres, more or less.

I HEREBY CERTIFY that the above is true and correct to the best of my knowledge and belief as a surveyor under my direction on July 21, 1981. There are no visible encroachments except as shown.

R. L. Hollett

Description revised September 4, 1981.

549409

DEC 1 11 9 00

ST. LUCIE COUNTY
CLERK OF COURTS
MARK COUNTY CLERK

R. L. Hollett
Reg. Surveyor No. 2035
State of Florida
170 Celestia Ct.
Fort St. Lucie, Fla.

367 594

PORT ST LUCIE SECTION SIXTY

PLAT BOOK 23
AND PAGE 9A

A SUBDIVISION OF A PORTION OF
SECTION 25, TOWNSHIP 34 NORTH, RANGE 60 EAST
CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

CERTIFICATE OF COMPLETION AND DECLARATION

I, the undersigned, being a duly qualified and licensed Surveyor, State of Florida, do hereby certify that the above described land is the same as shown on the plat of the same as filed in the office of the Clerk of the County of St. Lucie, Florida, and that the same is in accordance with the provisions of the laws of the State of Florida relating to the subdivision of land.

ACKNOWLEDGMENT
I, the undersigned, do hereby acknowledge that the above described land is the same as shown on the plat of the same as filed in the office of the Clerk of the County of St. Lucie, Florida, and that the same is in accordance with the provisions of the laws of the State of Florida relating to the subdivision of land.

ACKNOWLEDGMENT
I, the undersigned, do hereby acknowledge that the above described land is the same as shown on the plat of the same as filed in the office of the Clerk of the County of St. Lucie, Florida, and that the same is in accordance with the provisions of the laws of the State of Florida relating to the subdivision of land.

ACKNOWLEDGMENT
I, the undersigned, do hereby acknowledge that the above described land is the same as shown on the plat of the same as filed in the office of the Clerk of the County of St. Lucie, Florida, and that the same is in accordance with the provisions of the laws of the State of Florida relating to the subdivision of land.

ACKNOWLEDGMENT
I, the undersigned, do hereby acknowledge that the above described land is the same as shown on the plat of the same as filed in the office of the Clerk of the County of St. Lucie, Florida, and that the same is in accordance with the provisions of the laws of the State of Florida relating to the subdivision of land.

ACKNOWLEDGMENT
I, the undersigned, do hereby acknowledge that the above described land is the same as shown on the plat of the same as filed in the office of the Clerk of the County of St. Lucie, Florida, and that the same is in accordance with the provisions of the laws of the State of Florida relating to the subdivision of land.

ACKNOWLEDGMENT
I, the undersigned, do hereby acknowledge that the above described land is the same as shown on the plat of the same as filed in the office of the Clerk of the County of St. Lucie, Florida, and that the same is in accordance with the provisions of the laws of the State of Florida relating to the subdivision of land.

ACKNOWLEDGMENT
I, the undersigned, do hereby acknowledge that the above described land is the same as shown on the plat of the same as filed in the office of the Clerk of the County of St. Lucie, Florida, and that the same is in accordance with the provisions of the laws of the State of Florida relating to the subdivision of land.

ACKNOWLEDGMENT
I, the undersigned, do hereby acknowledge that the above described land is the same as shown on the plat of the same as filed in the office of the Clerk of the County of St. Lucie, Florida, and that the same is in accordance with the provisions of the laws of the State of Florida relating to the subdivision of land.

ACKNOWLEDGMENT
I, the undersigned, do hereby acknowledge that the above described land is the same as shown on the plat of the same as filed in the office of the Clerk of the County of St. Lucie, Florida, and that the same is in accordance with the provisions of the laws of the State of Florida relating to the subdivision of land.

ACKNOWLEDGMENT
I, the undersigned, do hereby acknowledge that the above described land is the same as shown on the plat of the same as filed in the office of the Clerk of the County of St. Lucie, Florida, and that the same is in accordance with the provisions of the laws of the State of Florida relating to the subdivision of land.

ACKNOWLEDGMENT
I, the undersigned, do hereby acknowledge that the above described land is the same as shown on the plat of the same as filed in the office of the Clerk of the County of St. Lucie, Florida, and that the same is in accordance with the provisions of the laws of the State of Florida relating to the subdivision of land.

ACKNOWLEDGMENT
I, the undersigned, do hereby acknowledge that the above described land is the same as shown on the plat of the same as filed in the office of the Clerk of the County of St. Lucie, Florida, and that the same is in accordance with the provisions of the laws of the State of Florida relating to the subdivision of land.

ACKNOWLEDGMENT
I, the undersigned, do hereby acknowledge that the above described land is the same as shown on the plat of the same as filed in the office of the Clerk of the County of St. Lucie, Florida, and that the same is in accordance with the provisions of the laws of the State of Florida relating to the subdivision of land.

ACKNOWLEDGMENT
I, the undersigned, do hereby acknowledge that the above described land is the same as shown on the plat of the same as filed in the office of the Clerk of the County of St. Lucie, Florida, and that the same is in accordance with the provisions of the laws of the State of Florida relating to the subdivision of land.

ACKNOWLEDGMENT
I, the undersigned, do hereby acknowledge that the above described land is the same as shown on the plat of the same as filed in the office of the Clerk of the County of St. Lucie, Florida, and that the same is in accordance with the provisions of the laws of the State of Florida relating to the subdivision of land.

ACKNOWLEDGMENT
I, the undersigned, do hereby acknowledge that the above described land is the same as shown on the plat of the same as filed in the office of the Clerk of the County of St. Lucie, Florida, and that the same is in accordance with the provisions of the laws of the State of Florida relating to the subdivision of land.

ACKNOWLEDGMENT
I, the undersigned, do hereby acknowledge that the above described land is the same as shown on the plat of the same as filed in the office of the Clerk of the County of St. Lucie, Florida, and that the same is in accordance with the provisions of the laws of the State of Florida relating to the subdivision of land.

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----

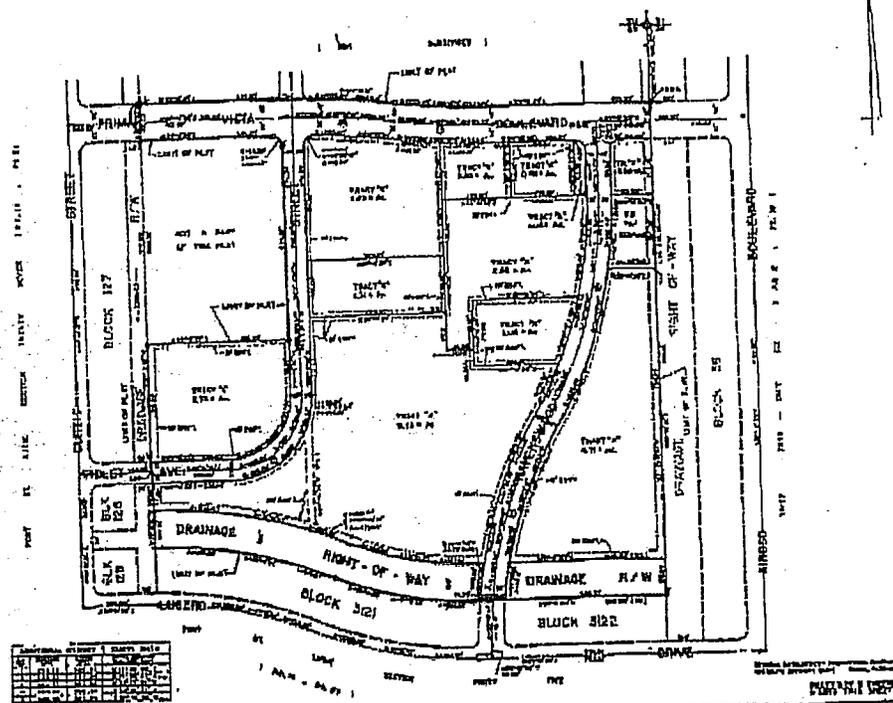
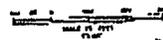
MADE BY: [Signature]
POWERED BY: [Signature]

PL 80

PORT ST LUCIE SECTION SIXTY

A SUBDIVISION OF A PORTION OF SECTION 24, TOWNSHIP 34 NORTH, RANGE 40 EAST, CITY OF PORT ST LUCIE, ST. LUCIE COUNTY, FLORIDA

PLAT BOOK 13-9-B
AND PAGE 9-B

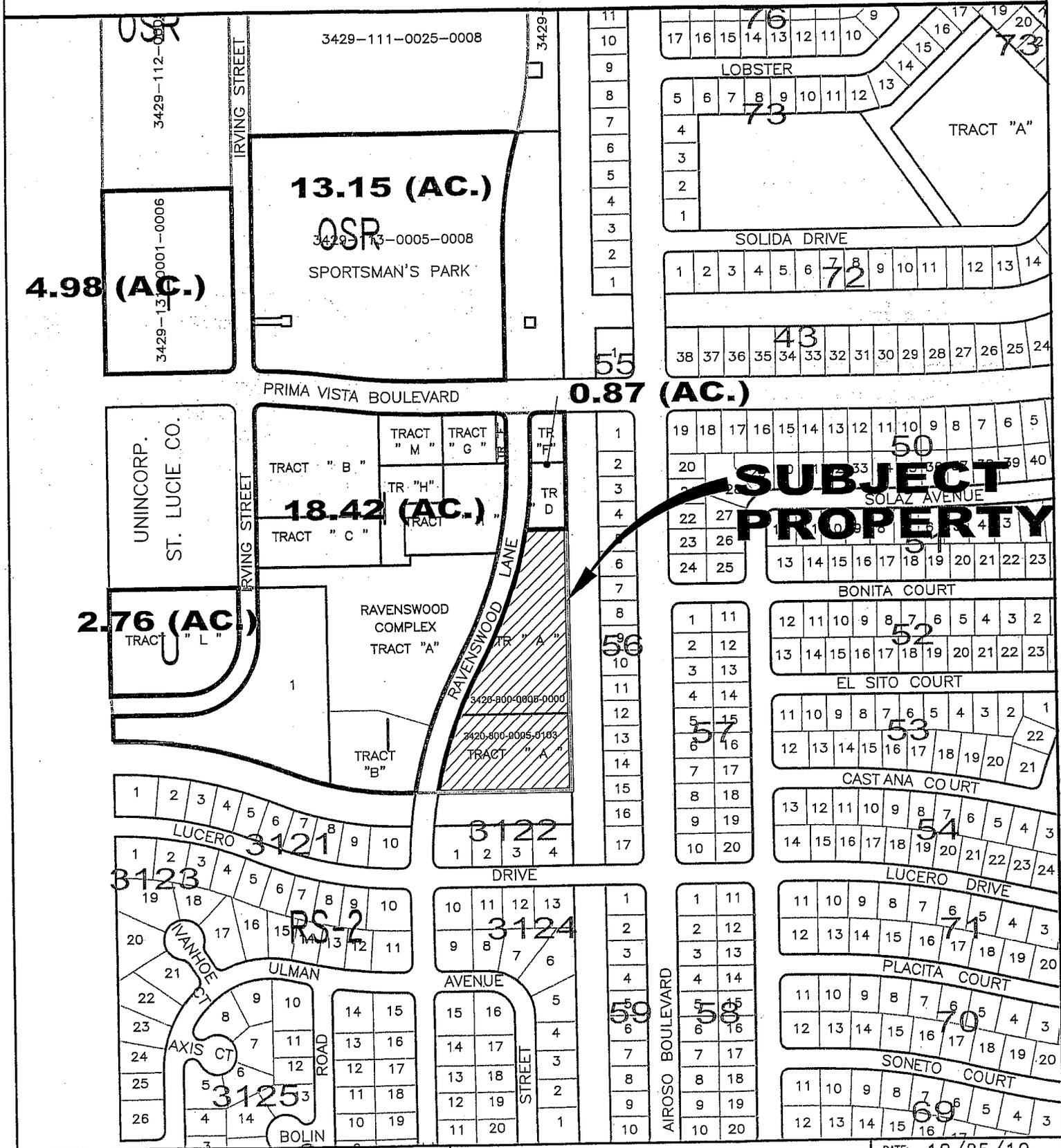


Lot No.	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)
127	10,000	10,000	10,000
128	10,000	10,000	10,000
129	10,000	10,000	10,000
130	10,000	10,000	10,000
131	10,000	10,000	10,000
132	10,000	10,000	10,000

MADE BY: [illegible]
DATE: [illegible]

PORT ST LUCIE
PL 60

SITE LOCATION(ACRES)



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

Prepared by:
GIS, Division of M.I.S. PZ2008.DWG

VARIANCE
TRACT "A"
PORT ST LUCIE SECTION 60

DATE:	10/25/10
APPLICATION NUMBER:	P10-127
CADD FILE NAME:	P10-127M
SCALE:	1"=400'

November 23, 2010

Ms. Thresiamma Kuruvilla
Planning and Zoning Department
City of Port St. Lucie

PLANNING DEPARTMENT
CITY OF PORT ST. LUCIE, FL

NOV 23 2010
RECEIVED

Re: Variance Application Dynamic Tower (P10-127)

Dear, Ms Kuruvilla

Please accept this as our opposition to the referenced variance application to erect a cell phone tower in a property within one hundred feet from our home. We are the parents of a three and fourteen year old daughters, and we are very concerned with the safety of cell phone towers as well as the detrimental effect to our property value.

The following are the basis of our request for the denial of the request:

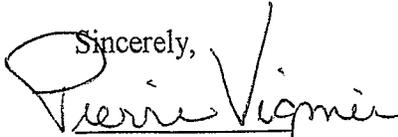
1) The safety of cell phone towers is the subject of extensive scientific debate. The electromagnetic radiation that cellular towers emit is dangerous to human health. It has been linked to brain tumors, cancer, suppressed immune function, miscarriage, and Alzheimer's disease. Furthermore, children are at the greatest risk, due to their thinner skulls, and rapid rate of growth.

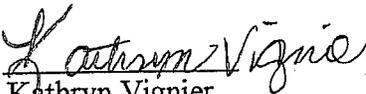
2) Property values will decline once a cell tower is erected due to the perceived risk of negative health effects. Our property values have been affected enough due to the current economic situation.

3) The area of the tract doesn't conform with the requirements of the City for this installation, and the approval of the variance is against the responsibility of the City to protect our rights and health than to big-money interests with profit as their bottom line.

We urge Planning and Zoning officials and our elected officials to encourage quality community development and protect our rights, health and welfare.

Sincerely,


Pierre W. Vignier


Kathryn Vignier

207 SW Lucero Dr. Port St. Lucie , Fl. 34983
Lot 4 Block 3122 Port St. Lucie Section 45

RECEIVED

NOV 23 2010

PLANNING DEPARTMENT
CITY OF PORT ST. LUCIE, FL