

**A RESOLUTION GRANTING A SPECIAL EXCEPTION USE PROVIDED FOR IN SECTION 1(C)1 OF THE TRADITION MASTER PLANNED UNIT DEVELOPMENT TO ALLOW A TELECOMMUNICATIONS TOWER IN A DESIGNATED PARK SITE WITHIN THE RESIDENTIAL LAND USE SUB-CATEGORY FOR TRADITION TELECOMMUNICATIONS TOWER, LEGALLY DESCRIBED AS TRACT A, TRADITION PLAT NUMBER 68, P12-012; PROVIDING AN EFFECTIVE DATE.**

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**WHEREAS**, the City of Port St. Lucie, Florida, has been requested by PJ Development LLC acting as agent for PSL Acquisitions 1, LLC, owner, to grant a special exception use for a telecommunications tower on property presently zoned MPUD (Master Planned Unit Development) and legally described as Tract A, Tradition Plat Number 68; and

**WHEREAS**, the City Council determines that the granting of this special exception use is authorized by Section 158.255, et seq. Code of Ordinances, City of Port St. Lucie, and Section 1(C)1 Tradition MPUD, and further that the granting of this special exception use will not adversely affect the public interest; and

**WHEREAS**, the subject application has been reviewed in accordance with Section 158.260, and meets the special exception use requirements as stipulated; and

**WHEREAS**, the Planning and Zoning Board, on October 2, 2012, recommended approval (P12-012); and

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Port St. Lucie as follows:

## RESOLUTION NO. 12-R104

Section 1. That the City of Port St. Lucie hereby grants a special exception use to PJ Development, LLC at the Tract A, Tradition Plat Number 68, P12-013, to allow a telecommunications tower, pursuant to Section 158.255, et seq., Code of Ordinances, City of Port St. Lucie, and Section 1(C)1, said special exception use is depicted on the conceptual plan which is hereby formally adopted and attached as Exhibit "A", to be located at Tract A, Tradition Plat Number 68, with the following conditions:

1. The applicant shall provide certification from a Florida-registered professional engineer stating that the tower would collapse within the designed and specified fall radius depicted in the plans. Further, the engineer shall certify that it is documented that the tower shown in the plan can withstand winds of Category 3 hurricane intensity prior to issuance of a building permit.
2. Any obsolete or unused tower shall be removed after 12 months of non-use. A removal bond or irrevocable letter of credit equal to \$15,000 for a tower up to 100' in height shall be required prior to obtaining final site development permits.
3. Any proposed tower or antennae shall not cause interference with the use of radio, television, or telephone broadcasting and reception. Interference as a result of any approved tower or antennae shall be considered a violation of the special exception approving the tower and may result in the revocation of the special exception. Such interference may further be

**RESOLUTION NO. 12-R104**

considered a public nuisance, and the city may order abatement of the same, including but not limited to requiring removal of the tower.

Section 2. This resolution shall take effect immediately upon its adoption.

**PASSED AND APPROVED** by the City Council of the City of Port St. Lucie, Florida, this 26<sup>th</sup> day of November, 2012.

CITY COUNCIL  
CITY OF PORT ST. LUCIE

BY: \_\_\_\_\_  
JoAnn M. Faiella, Mayor

ATTEST:

\_\_\_\_\_  
Karen A. Phillips, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Roger G. Orr, City Attorney





**SPECIAL SITE NOTES**

BEFORE THE START OF CONSTRUCTION CONTRACTOR SHALL INSTALL A SILT FENCE AROUND THE ENTIRE PERIMETER OF THE PLATTED SITE.

**Silt Fence Physical Property Requirements:**

- Filtering efficiency - 75%-85% (minimum)
  - Tensile strength at 20% (maximum) Elongation - Standard strength: 30 lb/linear inch (minimum)
  - Extra strength: 50 lb/linear inch (minimum)
  - Ultraviolet radiation - 90% (minimum)
  - Slurry flow rate - 0.3 gal/ft<sup>2</sup>/min (minimum)
- If a standard-strength fabric is used, it can be reinforced with wire mesh behind the filter fabric. This increases the effective life of the fence. The maximum life expectancy for synthetic fabric silt fences is about 6 months, depending on the amount of rainfall and runoff. Burlap fences have a much shorter useful life span, usually up to 2 months.

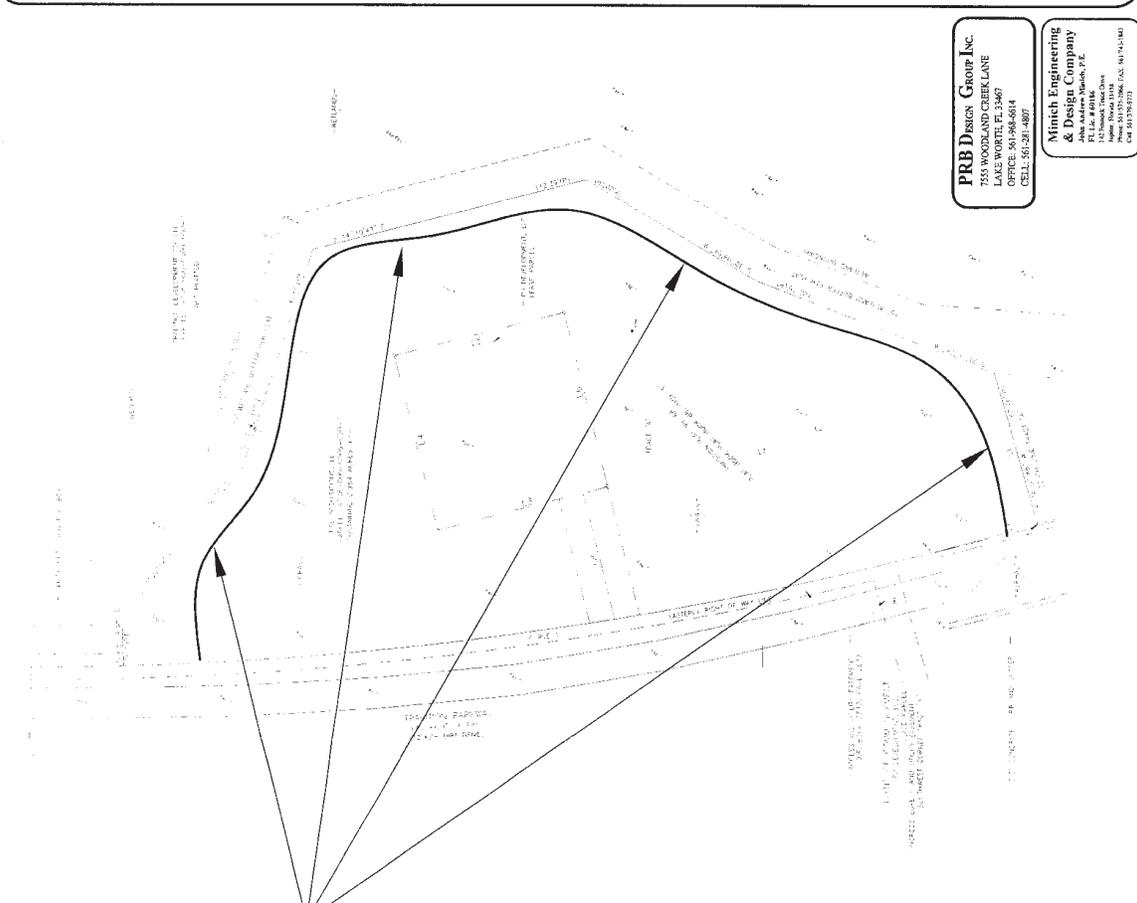
The stakes used to anchor the filter fabric should be wood or metal. Wooden stakes should be at least 5 feet long and have a minimum diameter of 2 inches. If a hardwood like oak is used, stakes from soft woods like pine should be at least 4 inches in diameter. When using metal posts in place of wooden stakes, they should weigh at least 1.00 to 1.33 lb/linear foot. If metal posts are used, attachment points are needed for fastening the filter fabric with wire ties.

Erect silt fence in a continuous fashion from a single roll of fabric to eliminate gaps in the fence. If a continuous roll of fabric is not available, overlap the fabric from both directions only at stakes or posts. Overlap at least 6 inches. Excavate a trench to bury the bottom of the fabric fence at least 6 inches below the ground surface. This helps to prevent gaps from forming near the ground surface. Gaps would make the fencing useless as a sediment barrier.

The height of the fence posts should be 16 to 34 inches above the original ground surface. If standard-strength fabric is used with wire mesh, space the posts no more than 10 feet apart. If extra-strength fabric is used without wire mesh reinforcement, space the posts no more than 6 feet apart (VDGR, 1995).

The fence should be designed to withstand the runoff from a 10-year peak storm event. Once installed, it should remain in place until all areas upslope have been permanently stabilized by vegetation or other means.

**SILT FENCE**



General Notes	
No.	Rev./Issues
1	City Comments 3/7/12
GENERAL REVISION	

**P J Development, LLC**  
 7341 Westport Place  
 West Palm Beach, FL 33413  
 phone: 772-692-4474  
 fax: 772-692-4475

TRADITION TOWER  
 SPECIAL EXCEPTION  
 PROJECT P12-012

Sheet: **3** of **3**  
 Date: January 10, 2012  
 Status: AS SHOWN

**PRB DESIGN GROUP INC.**  
 7633 WOODLAND CREEK LANE  
 LAKELAND, FL 33809  
 OFFICE: 863-988-8604  
 CELL: 863-281-4897

**Minich Engineering & Design Company**  
 142 THUNDER TOWER DRIVE  
 WEST PALM BEACH, FL 33411-1401  
 PHONE: 561-975-7286 FAX: 561-741-1401  
 CELL: 561-728-8723

CITY OF PORT ST. LUCIE, FL - CITY COUNCIL

AGENDA ITEM REQUEST

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MEETING:                REGULAR   X                  SPECIAL     

DATE:                    November 26, 2012

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ORDINANCE             RESOLUTION   X          MOTION             PUBLIC HEARING   X  

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ITEM:                    PROJECT NO. P12-012  
                             TRADITION TELECOMMUNICATIONS TOWER  
                             SPECIAL EXCEPTION USE APPLICATION

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**RECOMMENDED ACTION:** The Planning and Zoning Board reviewed the request on October 2, 2012 and unanimously recommended approval with the following conditions:

1. The applicant shall provide certification from a Florida-registered professional engineer stating that the tower would collapse within the designed and specified fall radius depicted in the plans. Further, the engineer shall certify that it is documented that the tower shown in the plan can withstand winds of Category 3 hurricane intensity prior to issuance of a building permit.
  2. Any obsolete or unused tower shall be removed after 12 months of non-use. A removal bond or irrevocable letter of credit equal to \$15,000 for a tower up to 100' in height shall be required prior to obtaining final site development permits.
  3. Any proposed tower or antennae shall not cause interference with the use of radio, television, or telephone broadcasting and reception. Interference as a result of any approved tower or antennae shall be considered a violation of the special exception approving the tower and may result in the revocation of the special exception. Such interference may further be considered a public nuisance, and the city may order abatement of the same, including but not limited to requiring removal of the tower.
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**EXHIBITS:**

- A. Resolution
  - B. Staff Report
  - C. Support Materials
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**SUMMARY EXPLANATION/BACKGROUND INFORMATION:** The requested special exception use is to allow a 100' monopole telecommunications tower in the MPUD (Master Planned Unit Development) Zoning District per Section 1(C)(1) of the MPUD document.

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**IF PRESENTATION IS TO BE MADE, HOW MUCH TIME WILL BE REQUIRED?**

None.

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**SUBMITTING DEPARTMENT:** Planning and Zoning

**DATE:** 11/13/12



**City of Port St. Lucie**  
**Planning and Zoning Department**  
**A City for All Ages**

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**TO:** CITY COUNCIL - MEETING OF NOVEMBER 26, 2012

**FROM:** KATHERINE H. HUNTRESS, PLANNER 

**RE:** SPECIAL EXCEPTION USE APPLICATION (PROJECT NO. P12-012)  
TRADITION TELECOMMUNICATIONS TOWER

**DATE:** NOVEMBER 13, 2012

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**APPLICANT:** PJ Development, LLC.

**OWNER:** PSL Acquisitions 1, LLC. Due to the size of the deed for Tradition it is not included with the staff report and is located in the subject file.

**LOCATION:** The property is located east of the existing Tradition Parkway and north of Abingdon.

**LEGAL DESCRIPTION:** Tract A, Tradition Plat No. 68

**SIZE:** .984 acres

**EXISTING ZONING:** Tradition MPUD (Master Planned Unit Development)

**EXISTING USE:** Vacant land

**PROPOSED USE:** The proposed use is a 100' monopole telecommunications tower.

**REQUESTED SPECIAL EXCEPTION:** The requested special exception is to allow a 100' monopole telecommunications tower in the MPUD (Master Planned Unit Development) Zoning District per Section 1(C)(1) of the MPUD document.

**SURROUNDING USES:** North, south, and east, and west = Tradition MPUD (Master Planned Unit Development), existing vacant land and Abingdon at Tradition Retirement Community to the south.

## **IMPACTS AND FINDINGS:**

### **Evaluation of Special Exception Criteria (Section 158.260)**

(A) Adequate ingress and egress may be obtained to and from the property, with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or other emergency.

*Applicant response: "Once the tower site is completed and the tower is collocated with the maximum 4 service providers the maximum traffic impact would be 4 visits per month."*

*Staff evaluation: The applicant has indicated that there will be approximately 4 vehicle trips per month, which is minimal. The site plan indicates a 12' wide concrete driveway from the Tradition Parkway road right-of-way to the tower facility. There is a Fire Department knock box or lock on the gate indicated on the site plan. The Tradition Parkway Extension is not proposed to be constructed at this time, it is currently a dirt road. Due to the nature of the intended use for this site and the present economy, it makes it unfeasible to construct that portion of Tradition Parkway.*

*The Site Plan Review Committee may exempt utilities, cellular towers, billboards, and other similar uses from the access standards required by the City Code, provided sufficient access to the facility is provided and the facility is not accessible for the benefit of the general public. Access for construction and maintenance of the proposed tower will be permitted through the road right-of-way Tract R-1. The Site Plan Review Committee reviewed the request on February 22, 2012 and unanimously recommended approval. Therefore adequate ingress and egress can be obtained to and from the property, with particular reference to automotive safety and convenience, traffic flow and control, and access in case of fire or other emergency. Pedestrian access is not anticipated.*

(B) Adequate off-street parking and loading areas may be provided, without creating undue noise, glare, odor, or other detrimental effects upon adjoining properties.

*Applicant response: "Once constructed there will be no more than 4 vehicular visits per month; two parking spaces have been provided in the access easement for this facility."*

*Staff evaluation: The applicant has indicated that the 12' driveway and the 20' access easement can accommodate the expected number of vehicles. The use of this site as a wireless communication tower is not a land use that is included in the ITE Trip Generation Manual. The applicant has indicated that there will be approximately 1 trip per month per carrier once the site is operational. With a total of 4 potential carriers, the expected number of trips will be 4 trips per month for this facility. This is minimal and is not expected to adversely impact the level of services of the adjacent road.*

(C) Adequate and properly located utilities are available or may be reasonably provided to serve the proposed development.

*Applicant response: "Source of electric and telephone facilities extending to the ground space from the nearest public electric and telephone utility easements."*

*Staff evaluation: The site has adequate and properly located utilities to serve the development.*

(D) Adequate screening or buffering. Additional buffering beyond that which is required by the code may be required in order to protect and provide compatibility with adjoining properties.

*Applicant response: "PJD has hired a licensed landscape architect to design an extensive landscape buffer around the proposed tower site to meet or exceed the Tradition MPUD landscape requirements."*

*Staff evaluation: The applicant has adequately addressed the criteria. The landscape plan provided includes the required landscape buffer, trees, and shrubs.*

*The landscape plan indicates a 10' landscape buffer with two 16' high live oak trees, eight 14' high live oak trees, and fifty-three 42" high wax myrtle bushes along the perimeter of the leased area. The proposed landscaping is adequate to help screen and buffer this site.*

(E) Signs, if any, and proposed exterior lighting will be so designed and arranged so as to promote traffic safety and to eliminate or minimize any undue glare, incompatibility, or disharmony with adjoining properties. Light shields or other screening devices may be required.

*Applicant response: "Safety signs will be mounted to the security fence surrounding the facility. There will be no lighting."*

*Staff evaluation: The applicant has adequately addressed the criteria. There are no proposed additional signs or lighting that would cause undue glare, incompatibility, or disharmony with adjoining properties.*

(F) Yards and open spaces will be adequate to properly serve the proposed development and to ensure compatibility with adjoining properties.

*Applicant response: "The tower is being developed in an unfinished area within the Tradition MPUD. PJD will strictly adhere to the Tradition MPUD document to insure compatibility with the adjoining property that will be the continuation of Tradition Parkway."*

*Staff evaluation: The landscape plan indicates the required landscape buffer and landscaping. The applicant has provided graphics depicting the view of the proposed tower from 5 different locations. The yards and open space will be adequate to properly serve the proposed development and ensure compatibility with adjoining properties.*

(G) The use as proposed will be in conformance with all stated provisions and requirements of this chapter.

*Applicant response: "The wireless communications tower will be constructed in accordance with Port St. Lucie Code of Ordinances and will meet all requirements of Sections 158.255 through 158.262."*

*Staff evaluation: The proposed use is in conformance with Section 1(C)1 of the Tradition MPUD. The proposed tower will be located on a proposed park site within the Residential land use sub-category of the Tradition MPUD.*

(H) Establishment and operation of the proposed use upon the particular property involved will not impair the health, safety, welfare, or convenience of residents and workers in the City.

*Applicant response: "Improve service to residents, business, and mobile phone users traveling in the area's heavily trafficked nearby arteries in this area. This site will also enhance emergency 911 services in the area; ensuring calls made in cases of emergency"*

*emergency will be delivered and responded to by the emergency service agencies.”*

*Staff evaluation: The applicant has indicated that the proposed tower will have a 83’ setback from the east property line, a 89.5” setback from the west property line, a 92” setback from the north property line, and a 99’ setback from the south property line. This is considerable more than the required setbacks of 35’. This and the entire findings in this report should ensure that the health, safety, welfare, and convenience of the residents and workers in the City are not impaired.*

(I) The proposed use will not constitute a nuisance or hazard because of the number of persons who will attend or use the facility, or because of the hours of operation, or because of vehicular movement, noise, fume generation, or type of physical activity.

*Applicant response: “The proposed facility is unmanned and will require only household level electrical current and standard phone service.”*

*Staff evaluation: The applicant has indicated that there will be approximately 4 vehicle trips per month once the site is operational. This is minimal and is not expected to adversely impact the adjacent roads. The proposed tower may not constitute a nuisance or hazard because of the number of persons who will attend or use the facility, or because of the hours of operation, or because of vehicular movement, noise, fume generation, or type of physical activity.*

(J) The use as proposed for development will be compatible with the existing or permitted uses of adjacent property. The proximity or separation and potential impact of the proposed use (including size and height of buildings, access location, light, and noise) on nearby property will be considered in the submittal and analysis of the request. The City may request project design changes or changes to the proposed use to mitigate the impacts upon adjacent properties and the neighborhood.

*Applicant response: “This telecommunications tower site is permitted by ordinance on this zoning designated property. It is not permitted on all surrounding property designations.”*

*Staff evaluation: The proposed use complies with Chapters 158.213 and the Tradition MPUD. The applicant has provided perspective graphics to depict what the structure would look like from various surrounding locations. See the attached photographs provided by the applicant. The proposed tower has an 89’ setback from the west property line, an 83’ setback from the east property line, a 92’ setback from the north property line, and a 99’ setback from the south property line. Similar projects have setbacks as follows:*

- *P10-119 Apache Park Telecommunications Tower has a 46.5’ setback from the west property line, a 652’ setback from the east property line, a 141’ setback from the north property line, and a 599’ setback from the south property line.*
- *P11-007 Tulip Public Works Telecommunications Tower has a 612’ setback from the west property line, a 612’ and a 122.5’ setback from the east property line, a 242’ setback from the north property line, and a 364’ setback from the south property line.*
- *P11-058 Torino Park Telecommunications Tower has a 829’ setback from the west property line, a 75’ setback from the east property line, a 50’ setback from the north property line, and a 359’ setback from the south property line.*

(K) As an alternative to reducing the scale and/or magnitude of the project as stipulated in

criteria (J) above, the City may deny the request for the proposed use if the use is considered incompatible, too intensive, or intrusive upon the nearby area and would result in excessive disturbance or nuisance from the use altering the character of neighborhood.

*Applicant response: None*

*Staff evaluation: The applicant shall acknowledge this.*

(L) Development and operation of the proposed use will be in full compliance with any additional conditions and safeguards which the City Council may prescribe, including but not limited to reasonable time limit within which the action for which special approval is requested shall be begun or completed or both.

*Applicant response: None*

*Staff evaluation: The applicant shall acknowledge this.*

### **Evaluation of Wireless Communication Antennas and Towers Criteria (Section 158.213)**

(D) Wireless communication antennas and towers shall be considered a special exception use in the following zoning districts and shall meet all requirements of §§ 158.255 through 158.262 Special Exception Use:

- (1) GU (General Use)
- (2) OSR (Open Space Recreational)
- (3) OSC (Open Space Conservation)
- (4) I (Institutional)
- (5) CS (Service Commercial)
- (6) WI (Warehouse Industrial)
- (7) IN (Industrial)
- (8) U (Utility)

(9) Neighborhood Village/Commercial Areas, Town Center, Resort, Employment Center, Mixed Use and designated park or school sites within Residential land use sub-categories in MPUD's (Master Planned Unit Development) in NCD (New Community Development District) future land use areas.

*Staff evaluation: As previously stated, the request meets all of the special exception use requirements. The proposed tower will be located on a park site within Residential land use sub-category of the Tradition MPUD. The Tradition MPUD allows a height of 100' for telecommunications towers.*

(E) Wind Load. Certification from a Florida-registered professional engineer stating that the tower would collapse within the designed and specified fall radius depicted in the plans is required. Further, the engineer shall certify that it is documented that the tower shown in the plan can withstand winds of Category 3 hurricane intensity.

*Staff evaluation: The applicant shall provide certification from a Florida-registered professional engineer stating that the tower would collapse within the designed and specified fall radius depicted in the plans prior to issuance of a building permit. Further, the engineer shall certify*

*shall certify that it is documented that the tower shown in the plan can withstand winds of Category 3 hurricane intensity prior to issuance of a building permit.*

(F) Height Limits. Wireless communication towers located in the Tradition MPUD have a height limit of up to 300 feet.

*Staff evaluation: The applicant has provided an elevation of the tower that indicates the tower to be 100 feet above ground level.*

(G) Co-Location. To discourage the proliferation of communication towers, shared use of tower structures is both permitted and encouraged. As part of special exception applications, applicants shall be required to verify that they have attempted to co-locate any proposed antenna on an existing tower within the proposed service area prior to approval of new towers. Applicants shall also provide evidence that they have mailed a "notice of intent" letter to all known telecommunication providers within the city to determine if any providers can co-locate on the proposed tower.

*Staff evaluation: The applicant has provided certified mail receipts to telecommunications providers and a copy of the letter sent. Exhibit 1 shows the existing towers within the proposed service area. Exhibit 2 shows the approved tower sites in the City.*

(H) Fencing. A chain-link fence, with or without barbed wire, or solid wood or masonry wall at least six feet in height, shall be constructed and maintained around the perimeter of the tower and associated structures and equipment. Access shall be through a locked gate.

*Staff evaluation: The applicant has provided a site plan that indicates 8' chain link fence around the perimeter of the leased area which measures 50' by 50'.*

(I) Landscaping. Landscaping for sites either in or adjacent to residential land use areas shall be as follows: a row of trees, a minimum of eight feet tall, set 20 feet apart, shall be planted around the outside perimeter of the fence, plus a hedge a minimum of three feet in

height and spaced three feet apart to be planted on the outside of the fence and tree row. Plantings shall be from the approved list in the landscaping code. Landscaping for sites in commercial and industrial areas shall follow the city's landscaping code for those land uses.

*Staff evaluation: The applicant has provided a landscape plan that indicates the required amount of shrubs, and trees to adequately screen and buffer the site. The landscape plan indicates a 10' landscape buffer with two 16' high live oak trees, eight 14' high live oak trees, and fifty-three 42" high wax myrtle bushes along the perimeter of the leased area.*

(J) Signs. No advertising signage of any type is permitted on a wireless communication antenna, tower, or equipment storage area. Safety and cautionary signs shall be attached to the fence or structure for those facilities using more than 220 voltage. The following signage shall be in large bold letters: "HIGH VOLTAGE – DANGER"

*Staff evaluation: The applicant has stated that proper FCC signs will be attached to the gates.*

(K) Lighting. For the placement and use of any lights on such towers or antennas, the applicant shall submit a lighting plan which includes methods for shielding adjacent properties from glare.

*Staff evaluation: The applicant has stated that there will be no lighting.*

(L) Site Plan Review. All proposals for towers are required to follow the site plan review regulations set forth under §§ 158.235 through 158.245. Site plan reviews are to be processed as a part of the special exception application.

*Staff evaluation: Per Section 158.237(E) site plans within a Planned Unit Development with a New Community Development future land use designation are not required to be reviewed by the Planning and Zoning Board, but are reviewed by the City Council. P12-013 Tradition Telecommunications Tower Site Plan Application, the accompanying site plan application is included on the October 2, 2012 Planning and Zoning Board meeting agenda as an attachment to this application.*

(M) Any obsolete or unused tower shall be removed after 12 months of non-use. A removal bond or irrevocable letter of credit equal to \$15,000 for a tower up to 150' in height shall be required prior to obtaining final site development permits.

*Staff evaluation: The applicant shall provide a removal bond in the amount of \$15,000 for a tower up to 150' in height prior to obtaining final site development permits.*

(N) Towers greater than 100' in height shall locate a minimum of 1,500 feet apart.

*Staff evaluation: The proposed tower is not located within 1,500 feet of any existing or proposed tower. The applicant has provided a graphic depicting a 1.73 mile separation from the nearest tower (see attached).*

(O) As a condition of approval, any proposed tower or antennae shall not cause interference with the use of radio, television, or telephone broadcasting and reception. Interference as a result of any approved tower or antennae shall be considered a violation of the special exception approving the tower and may result in the revocation of the special exception. Such interference may further be considered a public nuisance, and the city may order abatement of the same, including but not limited to requiring removal of the tower.

*Staff evaluation: The applicant has stated that their FCC approved and licensed customers will not interfere with other companies or government agencies.*

(P) For City owned property, a lease agreement shall be included as a part of the special exception application.

*Staff evaluation: This is not applicable.*

Compatibility with special exception criteria: As noted above, the proposed use is compatible with all of the special exception criteria.

Notice to Property Owners: Notice was sent to all neighbors within a 300 foot radius.

**Related Projects:**

*P11-093 Tradition Plat 68 Preliminary and Final Subdivision Plat Application was approved by City Council on October 17, 2011.*

*P12-013 Tradition Telecommunications Tower Site Plan Application, the accompanying site plan application is scheduled for the October 2, 2012 Planning and Zoning Board meeting.*

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**STAFF RECOMMENDATION:** The Planning and Zoning Department staff finds the request to be consistent with special exception use criteria, as stipulated in Section 158.260 of the Zoning Code, and recommends approval with the conditions as noted below. The Planning and Zoning Board reviewed the request on October 2, 2012 and unanimously recommended approval with the following conditions:

1. The applicant shall provide certification from a Florida-registered professional engineer stating that the tower would collapse within the designed and specified fall radius depicted in the plans. Further, the engineer shall certify that it is documented that the tower shown in the plan can withstand winds of Category 3 hurricane intensity prior to issuance of a building permit.
  2. Any obsolete or unused tower shall be removed after 12 months of non-use. A removal bond or irrevocable letter of credit equal to \$15,000 for a tower up to 100' in height shall be required prior to obtaining final site development permits.
  3. Any proposed tower or antennae shall not cause interference with the use of radio, television, or telephone broadcasting and reception. Interference as a result of any approved tower or antennae shall be considered a violation of the special exception approving the tower and may result in the revocation of the special exception. Such interference may further be considered a public nuisance, and the city may order abatement of the same, including but not limited to requiring removal of the tower.
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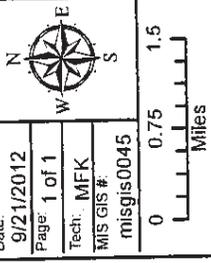
# Wireless Communication Tower Sites Map

## EXHIBIT "1"

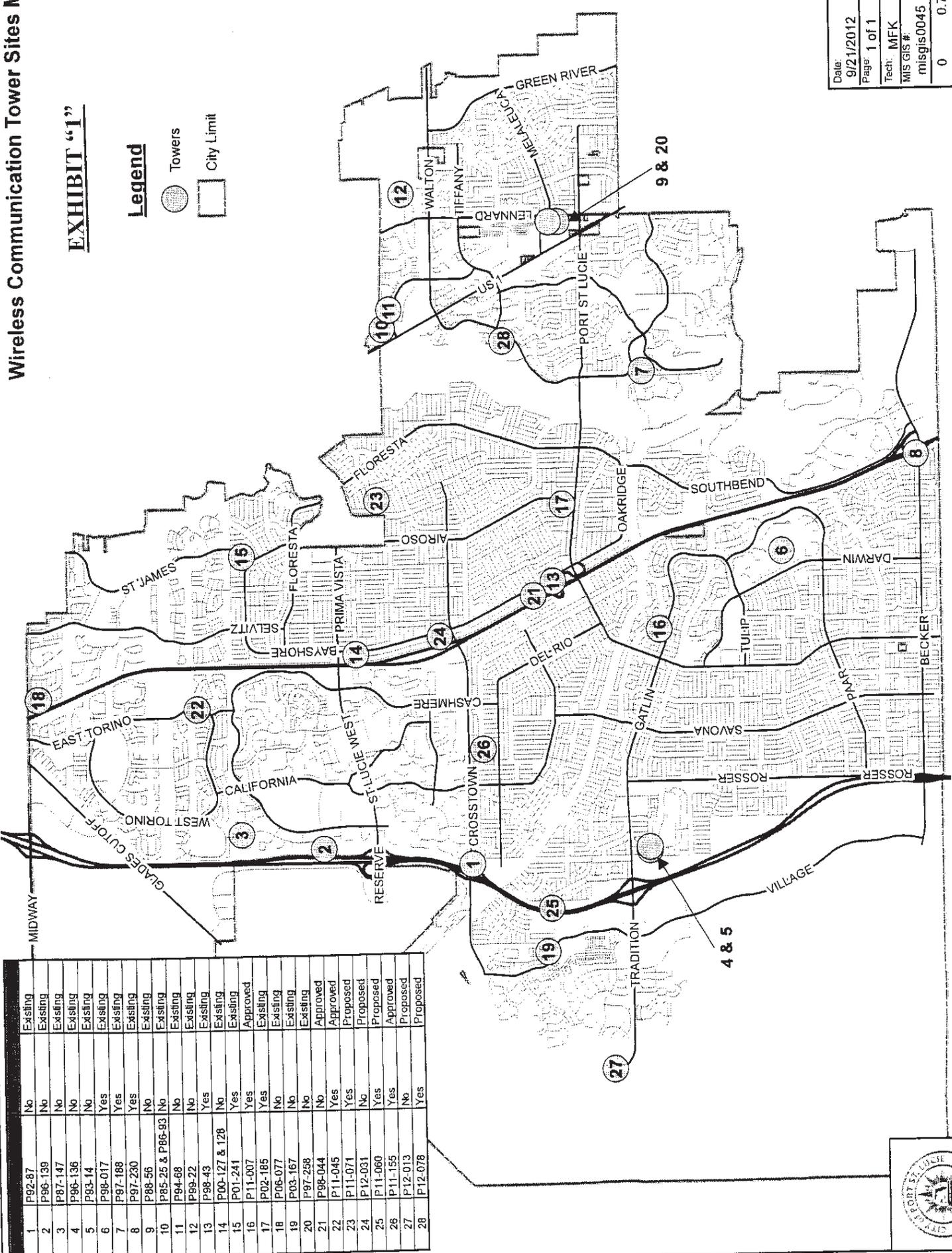
### Legend

-  Towers
-  City Limit

Date: 9/21/2012  
 Page: 1 of 1  
 Tech: MFK  
 MIS GIS #: misgis0045



0 0.75 1.5 Miles

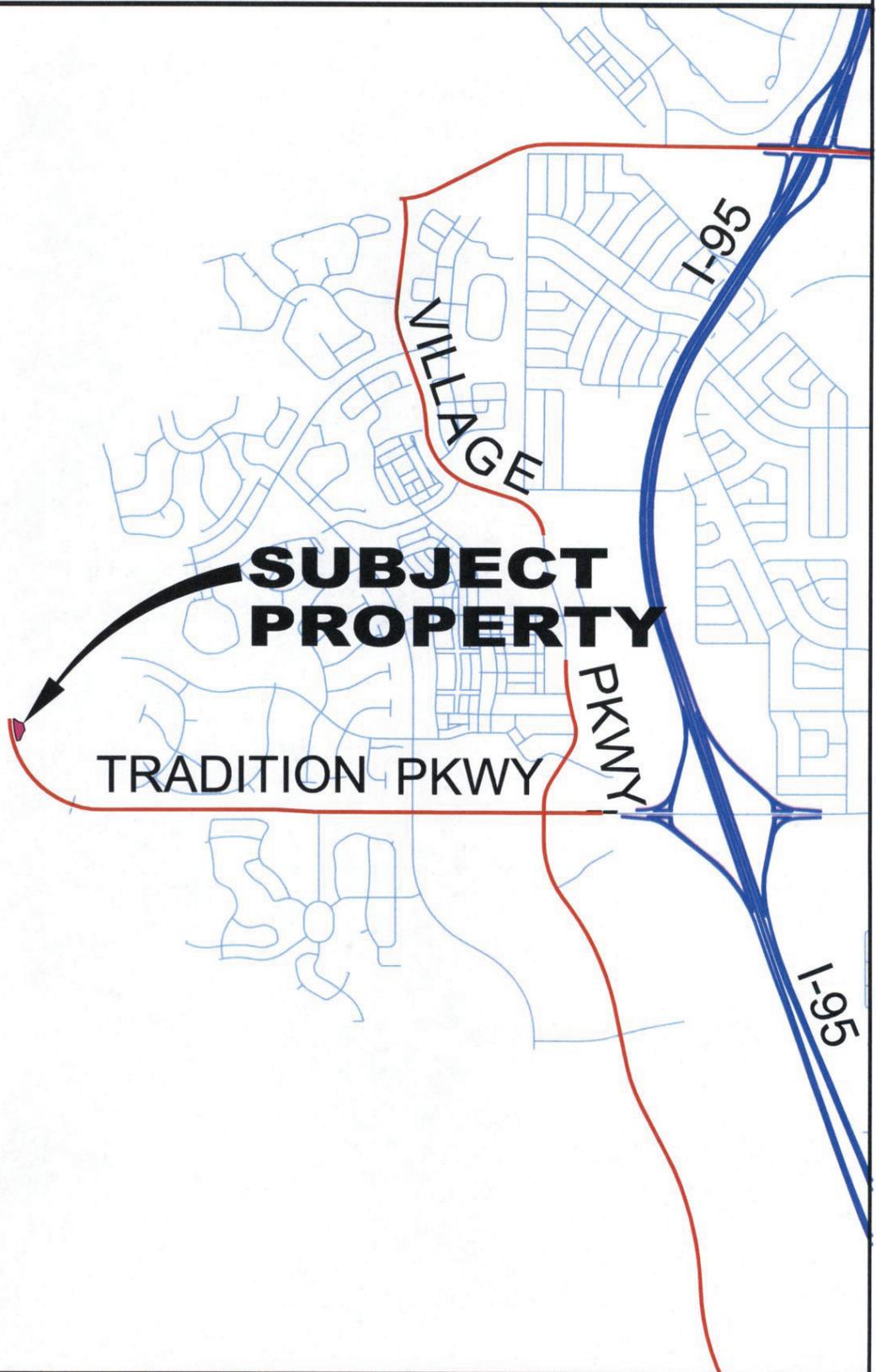


1	P92-87	No	Existing
2	P96-139	No	Existing
3	P87-147	No	Existing
4	P96-136	No	Existing
5	P83-14	No	Existing
6	P96-017	Yes	Existing
7	P97-188	Yes	Existing
8	P97-230	Yes	Existing
9	P88-56	No	Existing
10	P85-25 & P86-93	No	Existing
11	P94-68	No	Existing
12	P99-22	No	Existing
13	P98-43	Yes	Existing
14	P00-127 & 128	No	Existing
15	P01-241	Yes	Existing
16	P11-007	Yes	Approved
17	P02-185	Yes	Existing
18	P08-077	No	Existing
19	P03-167	No	Existing
20	P97-258	No	Existing
21	P98-044	No	Approved
22	P11-045	Yes	Approved
23	P11-071	Yes	Proposed
24	P12-031	No	Proposed
25	P11-060	Yes	Proposed
26	P11-155	Yes	Approved
27	P12-013	No	Proposed
28	P12-078	Yes	Proposed





# SITE LOCATION



CITY OF PORT ST. LUCIE  
PLANNING & ZONING DEPT.

Prepared by:  
M.I.S. DEPARTMENT

PZ 2012.DWG

SPECIAL EXCEPTION USE  
TRACT "A"  
TRADITION PLAT 68

DATE: 2/8/2012

APPLICATION NUMBER:  
P12-012

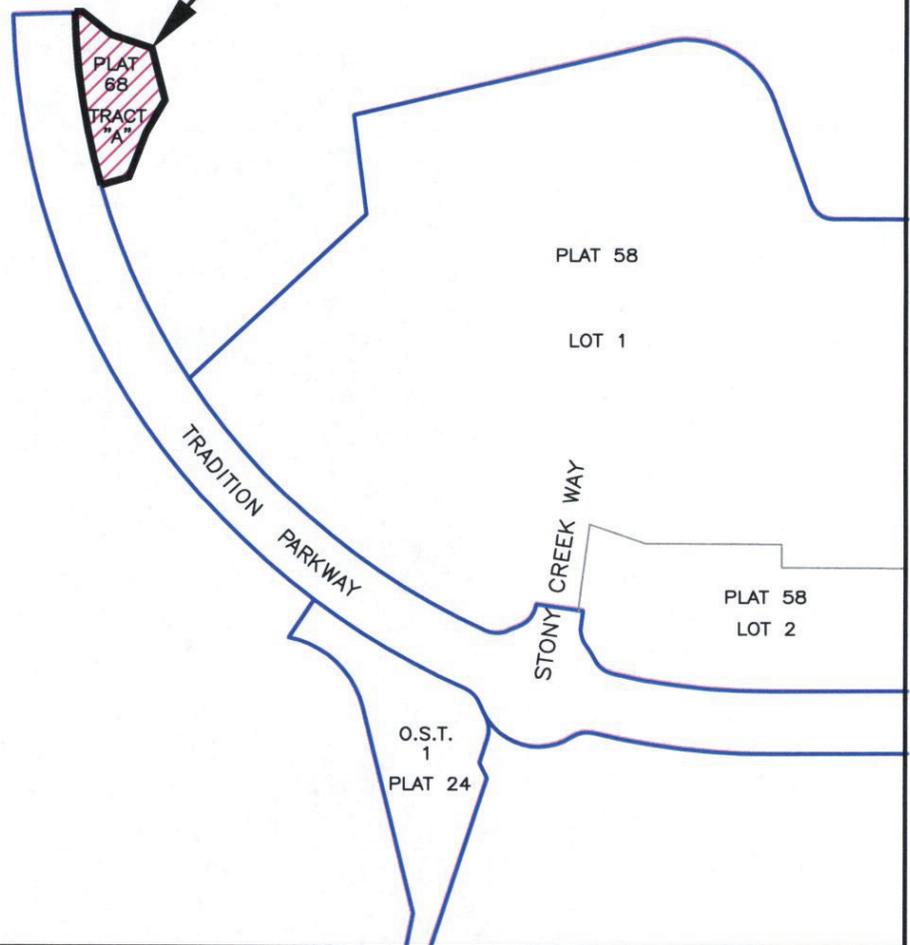
CADD FILE NAME:  
P12-012L

SCALE: 1" = .5 MI

# SITE LOCATION



**SUBJECT  
PROPERTY**



CITY OF PORT ST. LUCIE  
PLANNING & ZONING DEPT.

Prepared by:  
M.I.S. DEPARTMENT

PZ 2012.DWG

SPECIAL EXCEPTION USE  
TRACT "A"  
TRADITION PLAT 68

DATE: 2/8/2012

APPLICATION NUMBER:  
P12-012

CADD FILE NAME:  
P12-012M

SCALE: 1" = 400'

# SITE LOCATION



**SUBJECT  
PROPERTY**

PLAT  
68  
TRACT  
"A"

PLAT 58

LOT 1

TRADITION PARKWAY

STONY CREEK WAY

O.S.T.



CITY OF PORT ST. LUCIE  
PLANNING & ZONING DEPT.

Prepared by:  
M.I.S. DEPARTMENT

PZ 2012.DWG

SPECIAL EXCEPTION USE

TRACT "A"

TRADITION PLAT 68

AERIAL DEC 2010

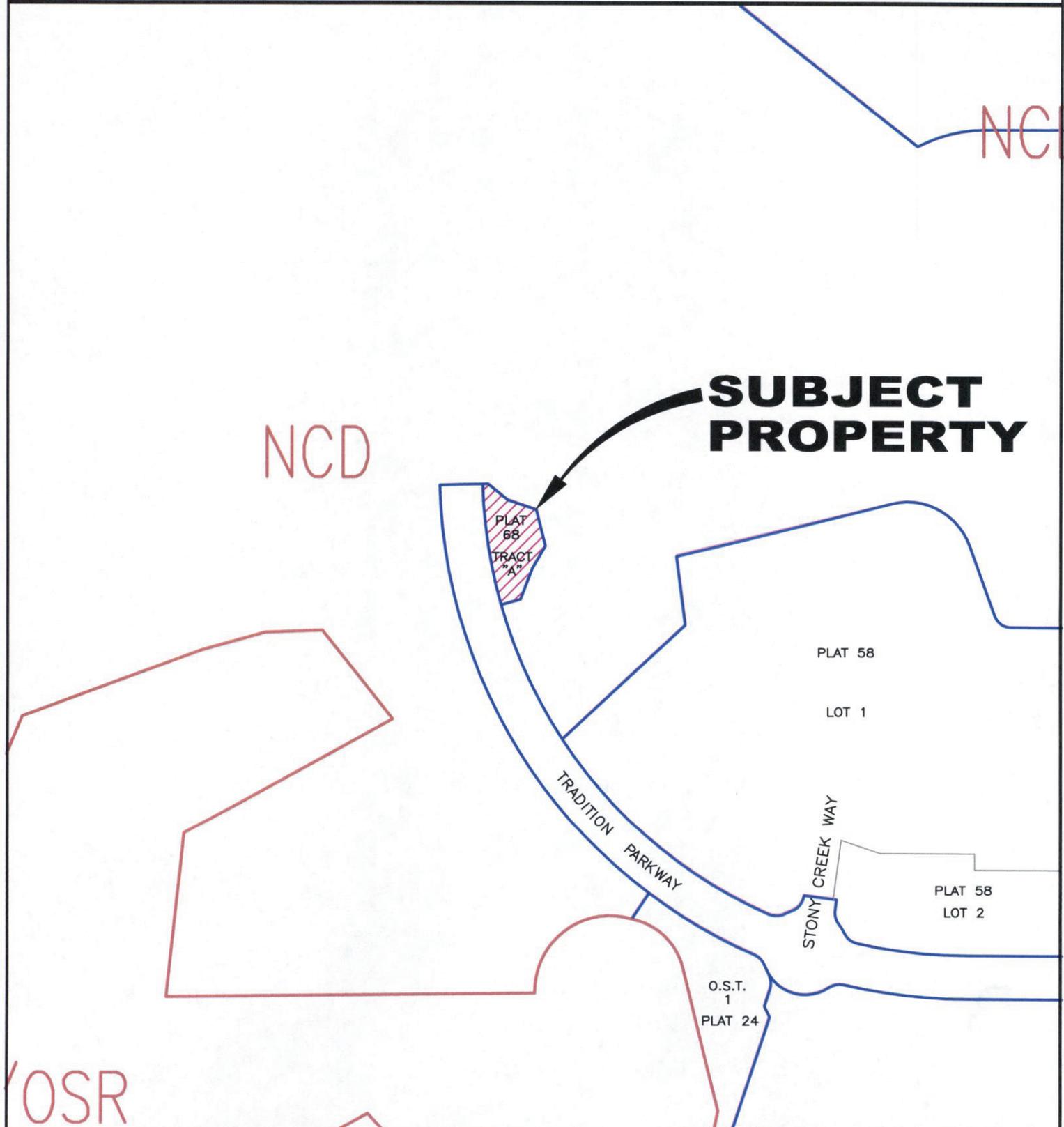
DATE: 2/8/2012

APPLICATION NUMBER:  
P12-012

CADD FILE NAME:  
P12-012A

SCALE: 1" = 300'

# FUTURE LAND USE



NCD

**SUBJECT  
PROPERTY**

PLAT  
68  
TRACT  
"A"

PLAT 58

LOT 1

TRADITION  
PARKWAY

STONY  
CREEK  
WAY

PLAT 58  
LOT 2

O.S.T.  
1  
PLAT 24

OSR



CITY OF PORT ST. LUCIE  
PLANNING & ZONING DEPT.

Prepared by:  
M.I.S. DEPARTMENT

PZ 2012.DWG

SPECIAL EXCEPTION USE  
TRACT "A"  
TRADITION PLAT 68

DATE: 2/8/2012

APPLICATION NUMBER:  
P12-012

CADD FILE NAME:  
P12-012M

SCALE: 1" = 400'

# EXISTING ZONING



**SUBJECT  
PROPERTY**

PLAT  
68  
TRACT  
"A"

PLAT 58

LOT 1

TRADITION PARKWAY

STONY CREEK WAY

**MPUD**

PLAT 58  
LOT OR 08-21

O.S.T.  
1  
PLAT 24

**TBD**



CITY OF PORT ST. LUCIE  
PLANNING & ZONING DEPT.

Prepared by:  
M.I.S. DEPARTMENT

PZ 2012.DWG

SPECIAL EXCEPTION USE  
TRACT "A"  
TRADITION PLAT 68

DATE: 2/8/2012

APPLICATION NUMBER:  
P12-012

CADD FILE NAME:  
P12-012M

SCALE: 1" = 400'

# PJ DEVELOPMENT, LLC

TREASURE COAST OFFICE  
356 Alice Avenue  
Stuart, Florida 34996

CORPORATE HEADQUARTERS  
7541 Westport Place  
West Palm Beach, Florida 33413

---

## **Site Requirements and Necessity**

The placement of the propose facility and related radio equipment is necessary to provide the Service Providers continuous coverage in a high cell phone usage area where capacity is lacking. We have searched and reviewed the area for Buildings or other Towers within the AT&T search area and have concluded there are no other wireless communications facilities that can be used for adequate capacity and or coverage. No other parcel has been found within this coverage area that is suitable or leasable to provide the required coverage's.

The closest tower locations to this site are;

NORTH EAST 1.71–miles  
EAST 2.78 –miles  
NORTH WEST 2.13 –miles  
SOUTH EAST 5.56 –miles

AT&T (RF) Engineers have identified this site as critical to meet coverage requirements mandated by their FCC license and provide adequate coverage in an area currently experiencing insufficient coverage and or capacity to handle the current volume of calls. Customers in the area are experiencing dropped or incomplete calls, as well as spotty coverage.

This facility will provide adequate coverage, relieve over capacity of adjacent cell sites, and improve service to residents; business and mobile phone users traveling in the areas heavily trafficked nearby arteries. This site will also enhance emergency 911 services in the area; ensuring calls made in cases of emergency will be delivered and responded to by the emergency service agencies.

## **Details about the Site Location**

The subject property is located on the unpaved section of Tradition Parkway, Port St Lucie, Florida and is owned by PSL Acquisitions 1. LLC. The parent tract is a newly platted parcel and has not received a property appraiser's ID number.

PJ Development has entered into a lease agreement with PSL Acquisitions 1 for the placement of a Telecommunications Tower. The PUD allows for the construction of a 100' Monopole.

Telephone 772-692-4474 \* Facsimile 772-692-4475

# PJ DEVELOPMENT, LLC

TREASURE COAST OFFICE  
356 Alice Avenue  
Stuart, Florida 34996

CORPORATE HEADQUARTERS  
7341 Westport Place  
West Palm Beach, Florida 33413

---

The proposed facility will be located on a 4900 square feet parcel in the undeveloped section of Tradition. All design and construction of the facility will be done in compliance with the City of Port St Lucie Building and Zoning ordinances relating to this type of facility. The Monopole will be designed and engineered in accordance with City of Port St Lucie, State of Florida Building Code, and all Federal Guidelines.

## **Traffic**

Once the Telecommunications Site is completed and four Service Providers have co-located on the Tower, the maximum traffic impact will be four (4) visits per month, one visit per Service Provider.

## **Site Design**

The site will be comprised of a 100 foot Monopole, enclosed by a fenced area in which radio shelters and cabinets will be enclosed.

The Monopole structure will be designed to accommodate up to four (4) Service Providers. The facility has been presented to all FCC licensed Service Providers.

Only household level electrical current and standard phone service will be used. **The proposed unmanned Telecommunications facility will not utilize any water or sanitary sewer services.** Thus it will not overburden existing public services of facilities such as schools, public safety, water, sanitary sewer, roads, storm drainage, or other public improvements nor create any hazard of any type. PJD intends to have a well permit issued for irrigation only.

## **Public Benefit**

The area's personal and business communications will be served by this facility thus enabling many of the service providers to vastly improve their coverage by collocating at this site. The community will also benefit by having these Service Providers with improved coverage thus providing the consumers a viable choice among the carriers.

The Service Providers systems at this collocation facility will be a vital link for everyday personal communications, as well as emergency communications needs related to civil defense in times of natural disasters and the daily reporting of accidents, emergencies and crime.

# PJ DEVELOPMENT, LLC

TREASURE COAST OFFICE  
356 Alice Avenue  
Stuart, Florida 34996

CORPORATE HEADQUARTERS  
7341 Westport Place  
West Palm Beach, Florida 33413

---

This **unstaffed facility** use will not adversely affect population density, activity, traffic or parking. The proposed use will have no detrimental impact on the surrounding property or community.

If you have any questions or require additional information please contact me at 772-692-4474 or e-mail your request to [psscott@pjdevl.com](mailto:psscott@pjdevl.com).

Sincerely,



Paul A. Scott  
Managing Partner  
PJ Development, LLC

# PJ DEVELOPMENT, LLC

TREASURE COAST OFFICE  
356 Alice Avenue  
Stuart, Florida 34996

CORPORATE HEADQUARTERS  
7341 Westport Place  
West Palm Beach, Florida 33413

---

January 18, 2012

**RECEIVED**

City of Port St Lucie  
121 SW Port St Lucie Blvd.  
Port St Lucie, Florida 34984-5099

JAN 30 2012

PLANNING DEPARTMENT  
CITY OF PORT ST. LUCIE, FL

**RE: Special Exception Application – Proposed Telecommunications Wireless Facility**  
**100' Monopole – Wireless Collocation Facility**  
**Location: Tradition Parkway, City of Port St Lucie**  
**Property ID: Newly Platted**

Dear City Council Member & Planning and Zoning Official,

Please find the enclosed a Special Exception Application with supporting materials and documentation for review.

The narrative is submitted for approval consideration of the construction of a one hundred (100') foot tall Monopole to accommodate multiple four (4) Service Providers. Please see the attached aerials which show the site location. The first service provider to be placed on the facility will be AT&T. PJD has an application from Verizon to collocate. PJD expects to have two additional Service Providers co-locate on this facility. The proposed collocation Telecommunications facility is to be located on a newly platted parcel in Tradition.

## **Technology**

The Service Providers offer phone, e-mail, data, and messaging services that make communications easier, cost effective, and efficient to end users. The Service Providers systems operate in the frequency ranges from 700 MHz to 1900 MHz. All Service Providers to use this facility are licensed by the FCC to offer their services.

# APPLICATION FOR SPECIAL EXCEPTION USE

## FOR OFFICE USE ONLY

CITY OF PORT ST. LUCIE  
Planning & Zoning Department  
121 SW Port St. Lucie Blvd.  
Port St. Lucie, Florida 34984  
(772)871-5212 FAX: (772)871-5124

RECEIVED  
JAN 18 2012

Planning Dept. P12-012  
Fee (Nonrefundable)\$ 2115.00  
Receipt # 11533

Refer to "Fee Schedule" for application fee. ~~Make check payable to the "City of Port St. Lucie".~~ Fee is nonrefundable unless application is withdrawn prior to being scheduled for the Site Plan Review Committee meeting or advertising for the Planning and Zoning Board meeting. Attach two copies of proof of ownership (e.g., warranty deed, affidavit), lease agreement (where applicable), approved Concept Plan or Approved Site Plan, and a statement addressing each of the attached criteria.

### PROPERTY OWNER:

Name: PSL Acquisitions 1, LLC  
Address: 4333 Edgewood Rd. N.E. Cedar Rapids, IO. 52499-5443  
Telephone No.: 772-340-3500 Fax No.: 772-340-3718

### APPLICANT (IF OTHER THAN OWNER, ATTACH AUTHORIZATION TO ACT AS AGENT):

Name: PJ Development, LLC  
Address: 356 NW Alice Ave. Stuart, FL 34994  
Telephone No.: 772-692-4474 Fax No.: 772-692-4475

### SUBJECT PROPERTY:

Legal Description: See Attached Plat  
Parcel I.D Number: Newly Platted  
Address: N/A Bays: N/A  
Development Name: CPSL2601 Tradition Tower (Attach Sketch and/or Survey)  
Gross Leasable Area (sq. ft.): 4,900 square feet Assembly Area (sq. ft.): 4,900 square feet  
Current Zoning Classification: Institutional SEU Requested: Communications Tower

Please state, as detailed as possible, reasons for requesting proposed SEU (continue on separate sheet, if necessary):

Ground Space will be used by PJD for the purpose of installing, maintaining and operating, a wireless communications facility composed of a

100' Monopole Tower. The site will be surrounded by a security fence and a landscape buffer.

This facility will provide adequate coverage, relieve over capacity of adjacent cell sites, and improve service to residents,

business, and mobile phone users traveling in the areas heavily trafficked arteries. This site will also enhance emergency 911 services in the area;

  
Signature of Applicant

PAUL A. SCOTT  
Hand Print Name

1/18/2012  
Date

NOTE: Signature on this application acknowledges that a certificate of concurrency for adequate public facilities as needed to service this project has not yet been determined. Adequacy of public facility services is not guaranteed at this stage in the development review process. Adequacy for public facilities is determined through certification of concurrency and the issuance of final local development orders as may be necessary for this project to be determined based on the application material submitted.

H:\PZ\SHARED\APPLCTN\SEU\APPL (06/14/06)

### SPECIAL EXCEPTION USES

The Planning and Zoning Board, and Zoning Administrator, may authorize the special exception use from the provisions of § 158.260. In order to authorize any special exception use from the terms of this chapter, the Planning and Zoning Board, or Zoning Administrator, will consider the special exception criteria in § 158.260 and consider your responses to the following when making a determination.

(A) Please explain how adequate ingress and egress will be obtained to and from the property, with particular reference to automotive and pedestrian safety and convenience, traffic flow, and control, and access in case of fire or other emergency.

A non-exclusive easement access to the lease parcel extending to the nearest public right-of-way, Tradition Parkway.

Once the Tower site is completed and the tower is collocated with the maximum 4 service providers the maximum traffic impact would be four (4) visits per month.

(B) Please explain how adequate off-street parking and loading areas will be provided, without creating undue noise, glare, odor or other detrimental effects upon adjoining properties.

Once constructed there will be no more than 4 vehicular visits per month, two parking spaces have been provided in the access easement for this facility.

(C) Please explain how adequate and properly located utilities will be available or will be reasonably provided to serve the proposed development.

source of electric and telephone facilities extending to the Ground Space from the nearest public electric and telephone utility easements

(D) Please explain how additional buffering and screening, beyond that which is required by the code, will be required in order to protect and provide compatibility with adjoining properties.

PJD has hired a licensed landscape architect to design an extensive landscape buffer around the proposed tower site

to meet or exceed the Tradition PUD landscape requirements.

(E) Please explain how signs, if any, and proposed exterior lighting will be so designed and arranged so as to promote traffic safety and to eliminate or minimize any undue glare, incompatibility, or disharmony with adjoining properties. Light shields or other screening devices may be required.

Safety signs will be mounted to the security fence surrounding the facility. There will be no lighting.

(F) Please explain how yards and open spaces will be adequate to properly serve the proposed development and to ensure compatibility with adjoining properties.

The tower is being developed in an unfinished area within the Tradition PUD. PJD will strictly adhere to the Tradition PUD document to insure compatibility with the adjoining property that will be the continuation of Tradition Parkway.

(G) Please explain how the use, as proposed, will be in conformance with all stated provisions and requirements of the City's Land Development Regulation.

The Wireless Communications Tower will be constructed in accordance with Port St. Lucie Code of Ordinances and will meet all requirements of sections 158.255 through 158.262.

(H) Please explain how establishment and operation of the proposed use upon the particular property involved will not impair the health, safety, welfare, or convenience of residents and workers in the city.

Improve service to residents; business and mobile phone users traveling in the areas heavily trafficked nearby arteries in this area.

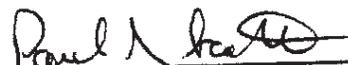
This site will also enhance emergency 911 services in the area; ensuring calls made in cases of emergency will be delivered and responded to by the emergency service agencies.

(I) Please explain how the proposed use will not constitute a nuisance or hazard because of the number of persons who will attend or use the facility, or because of the hours of operation, or because of vehicular movement, noise, fume generation, or type of physical activity.

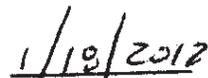
The proposed facility is unmanned and will require only household level electrical current and standard phone service.

(J) Please explain how the use, as proposed for development, will be compatible with the existing or permitted uses of adjacent property. The proximity or separation and potential impact of the proposed use (including size and height of buildings, access, location, light and noise) on nearby property will be considered in the submittal and analysis of the request. The City may request project design changes or changes to the proposed use to mitigate the impacts upon adjacent properties and the neighborhood.

This telecommunications tower site is permitted by ordinance on this zoning designated property. It is not permitted on all surrounding property designations.

  
Signature of Applicant

  
Hand Print Name

  
Date

**PLEASE NOTE:**

(K) As an alternative to reducing the scale and/or magnitude of the project as stipulated in criteria (J) above, the City may deny the request for the proposed use if the use is considered incompatible, too intensive or intrusive upon the nearby area and would result in excessive disturbance or nuisance from the use altering the character of neighborhood.

(L) Development and operation of the proposed use will be in full compliance with any additional conditions and safeguards which the City Council may prescribe, including but not limited to reasonable time limit within which the action for which special approval is requested shall be begun or completed or both.

H:\PZ\SHARED\APPLCTN\SEUCRITERIA & QUESTONS (04/26/05)

# Location Map



Google earth

feet  
meters

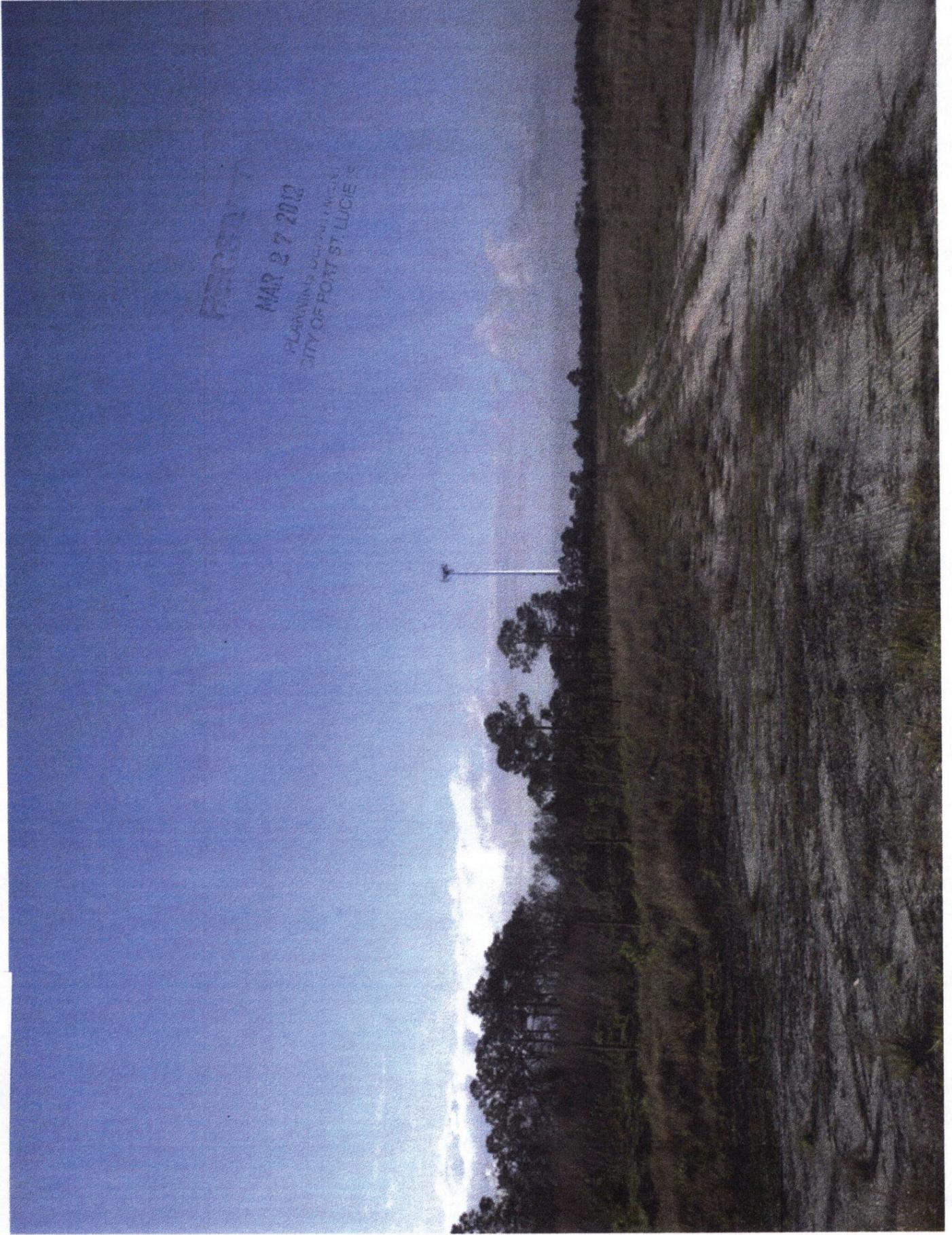
3000  
900

RECEIVED

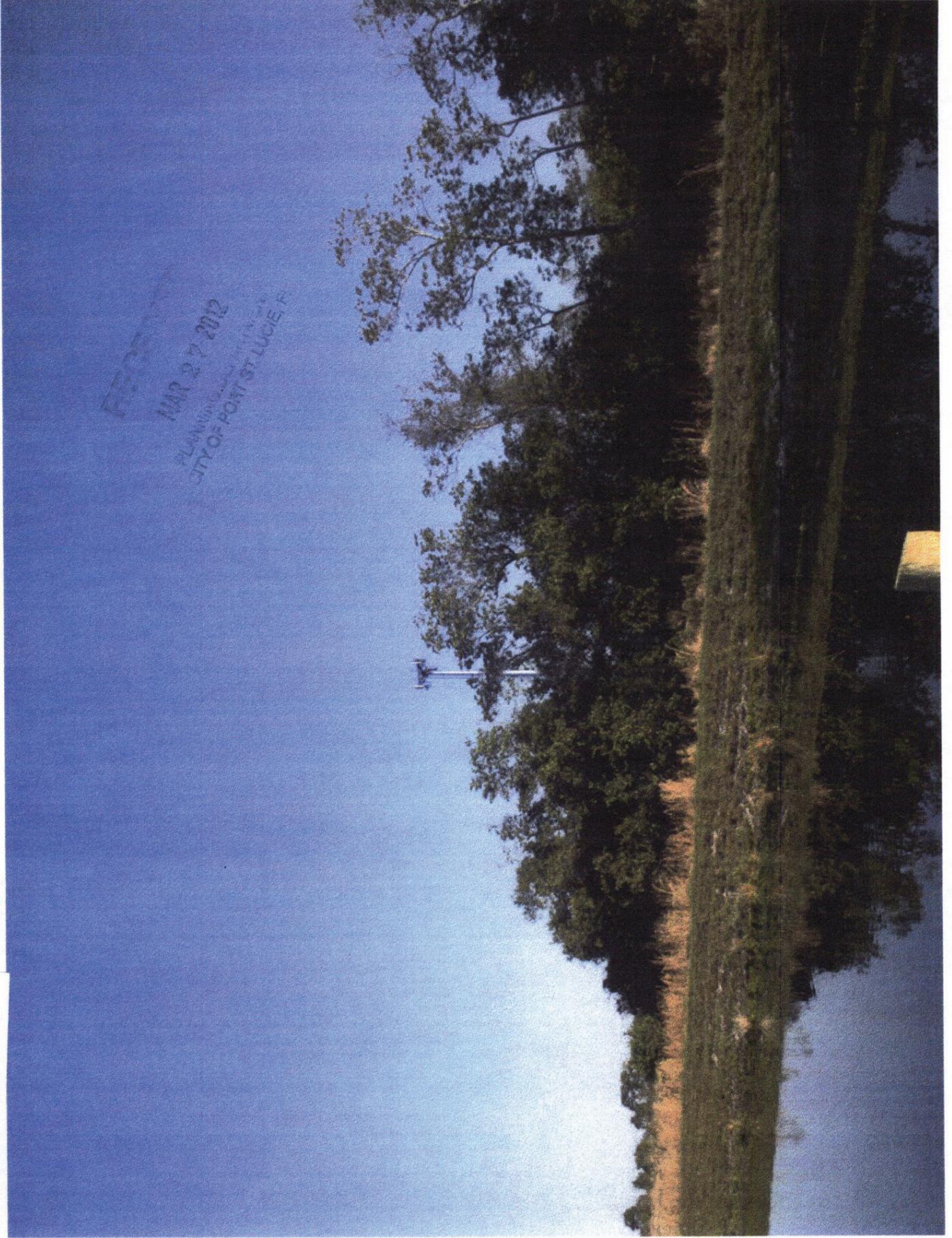
MAR 27 2012

PLANNING  
CITY OF

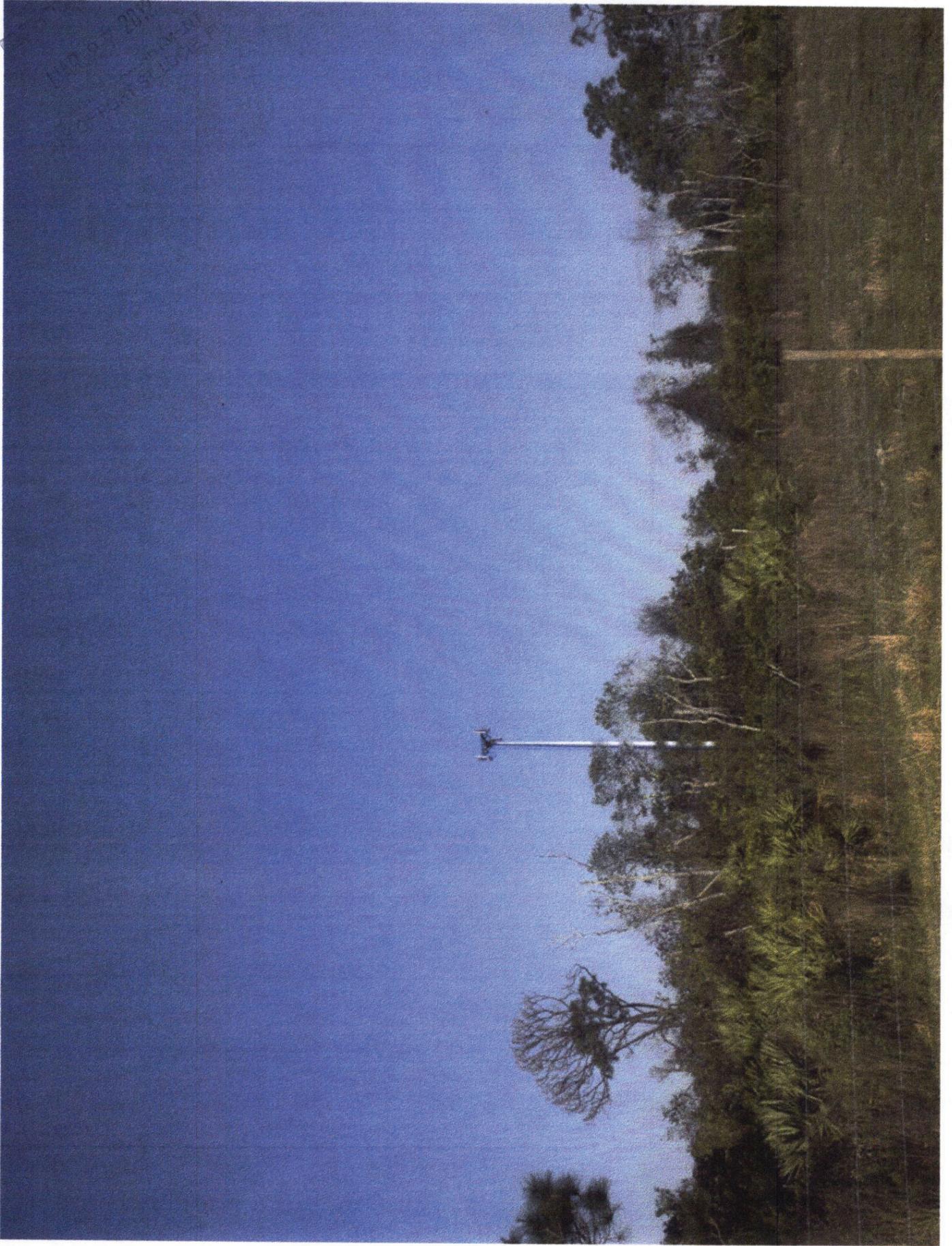
Location 1



Location 2



Location 3



RECEIVED

11/20/2011  
11/20/2011  
11/20/2011

Location 4

RECEIVED

MAR 28 2012



03.14.2012

Location 5

RECEIVED

MAR 27 2012

PLANNING DEPARTMENT  
CITY OF PORT ST. LUCIE

03.14.2012



**NOTE:**  
 ALL SIGNAGE PER CITY OF  
 PORT ST. LUCIE COUNTY CODE

**SIGN #1**  
 NO TRESPASSING &  
 DANGER - HIGH VOLTAGE  
 SIGNS TO BE PLACED  
 NO FEET FROM THE PERIMETER  
 OF THE TOWER SITE

**SIGN #2**  
 SIGN INDICATES TOWER  
 OWNER CONTACT NUMBER  
 FCC REGISTRATION

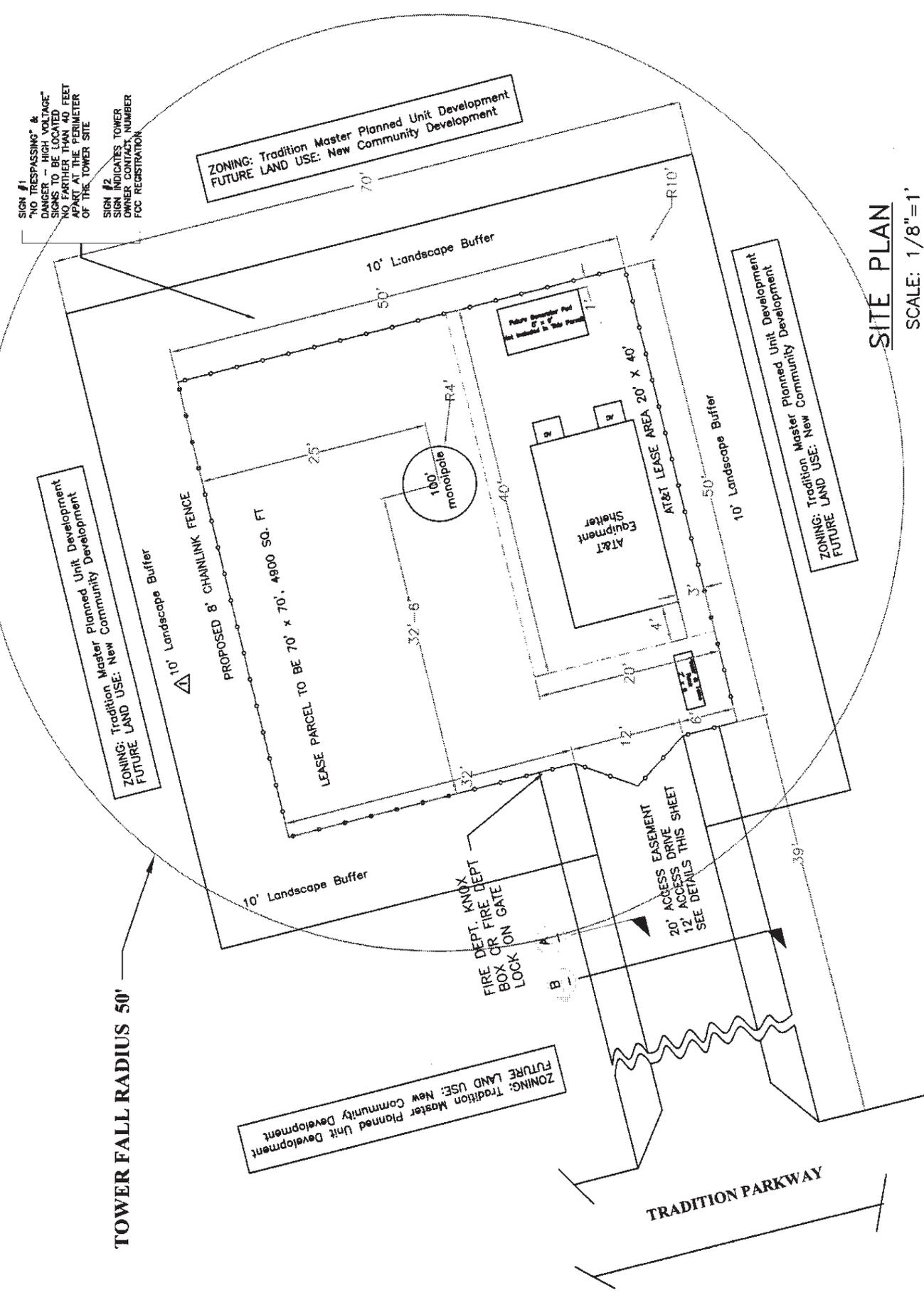
**TOWER FALL RADIUS 50'**

ZONING: Tradition Master Planned Unit Development  
 FUTURE LAND USE: New Community Development

ZONING: Tradition Master Planned Unit Development  
 FUTURE LAND USE: New Community Development

ZONING: Tradition Master Planned Unit Development  
 FUTURE LAND USE: New Community Development

ZONING: Tradition Master Planned Unit Development  
 FUTURE LAND USE: New Community Development



**SITE PLAN**

SCALE: 1/8"=1'



April 9, 2012

City of Port St. Lucie  
121 S.W. Port St. Lucie Boulevard  
Port St. Lucie, FL 34952

**RE: Wireless Communications Tower – CPSL 2601 Tradition  
Tradition Parkway - 4308-000-0000-0007**

Please be advised that PSL Acquisitions I, LLC hereby authorizes **PJ Development, LLC** to act as its agents relative to the above referenced project.

Sincerely,

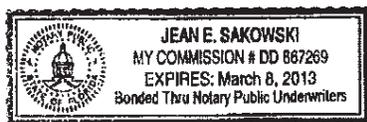
PSL Acquisitions I, LLC

By: *David C. Feltman*      David C. Feltman      President      4/9/12  
Signature                                      Print name                                      Title                                      Date

**STATE OF FLORIDA  
COUNTY OF ST. LUCIE**

The foregoing instrument was acknowledged before me this 9<sup>th</sup> day of APRIL, 2012 by David C. Feltman, as President of PSL, LLC, a Florida Corporation, on behalf of the corporation who is personally known to me.

[Notary Seal or Stamp]



*Jean E. Sakowski*  
Notary Public-State of Florida

Print Name: Jean E. Sakowski  
My Commission Expires: 3-8-2013

TCPALM.COM CLASSIFIED

**NOTICE**

**FORT PIERCE UTILITIES AUTHORITY (FPUA)**  
**FORT PIERCE, FLORIDA**

Sealed bids will be received by FPUA, Fort Pierce, Florida, in the office of the Purchasing Manager, until:

3:00 PM, MONDAY, NOVEMBER 26, 2012  
for furnishing:  
2-INCH BALL VALVE CURB STOPS, FORD P/N: B11-777W-NL

**TAX DEED APPLICATION**

**WARNING**

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION 12/17/2012 UNLESS THE BACK TAXES ARE PAID. TO MAKE PAYMENT, OR TO RECEIVE FURTHER INFORMATION, CONTACT THE CLERK OF COURT IMMEDIATELY AT 201 S. INDIAN RIVER DRIVE, 2ND FLOOR, FORT PIERCE, FL 34950, 772-462-6926.

**TAX DEED APPLICATION**

**WARNING**

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**NOTICE**

A PUBLIC HEARING will be conducted before the CITY COUNCIL of the CITY OF FORT ST. LUCIE at a meeting beginning at 7:00 p.m., or as closely thereafter as business permits on November 26, 2012 in the City Council Chambers, Building A, located at 121 S.W. Fort St. Lucie Blvd., in Port St. Lucie, Florida on the following:

A RESOLUTION (12-R104) TO GRANT A SPECIAL EXCEPTION TO ALLOW A 100' MONOPOLE TELECOMMUNICATIONS TOWER IN THE MPUD (MASTER PLANNED UNIT DEVELOPMENT) ZONING DISTRICT PER SECTION 11C(1) OF THE MPUD DOCUMENT.  
LEGAL DESCRIPTION: Tract A, Tradition Plat No. 68  
LOCATION: East of the existing Tradition Parkway and north of Abingdon  
APPLICANT: PJ Development, LLC  
FILE NUMBER: P12-012

A RESOLUTION (12-R121) TO GRANT A SPECIAL EXCEPTION USE TO ALLOW A CHURCH STEEPLE HEIGHT OF 59 FEET, 11 3/4 INCHES PER SECTION 158.215(B) OF THE ZONING CODE.  
LEGAL DESCRIPTION: Parcel 3B, St. Lucie West Plat No. 36  
LOCATION: SW Cashmere Boulevard, between St. Lucie West Boulevard and the Crosstown Parkway  
APPLICANT:  
FILE NUMBER: P12-134

A RESOLUTION (12-R122) TO GRANT A SPECIAL EXCEPTION USE TO ALLOW A RETAIL CONVENIENCE STORE IN THE CG (GENERAL COMMERCIAL) ZONING DISTRICT PER CHAPTER 158.124(C)(12) OF THE ZONING CODE.  
LEGAL DESCRIPTION: Lots 7-10 and 27-30, Block 704, Section 18  
LOCATION: 221 Port St. Lucie Boulevard (north of Port St. Lucie Boulevard, south of Chapman Avenue, west of Wayne Street and east of Trenton Lane)  
APPLICANT:  
FILE NUMBER: P12-136

A RESOLUTION (12-R123) TO GRANT A SPECIAL EXCEPTION USE TO ALLOW A AUTOMOTILE FUEL SERVICES IN THE CG (GENERAL COMMERCIAL) ZONING DISTRICT PER CHAPTER 158.124(C)(11) OF THE ZONING CODE.  
LEGAL DESCRIPTION: Lots 7-10 and 27-30, Block 704, Section 18  
LOCATION: 221 Port St. Lucie Boulevard (north of Port St. Lucie Boulevard, south of Chapman Avenue, west of Wayne Street and east of Trenton Lane)  
APPLICANT:  
FILE NUMBER: P12-137

Copies of the above Resolution have been placed on file in the City Clerk's Office and are available for public inspection Monday through Friday between the hours of 8:00 a.m. and 4:00 p.m. Interested parties may appear at the meeting and be heard with respect to the proposed resolution. No stenographic record by a certified court reporter will be made of the foregoing meeting. Accordingly, any person who may seek to appeal any decision involving the matters noticed herein will be responsible for making a verbatim record of the testimony and evidence at said meeting upon which any appeal is to be based.

Planning & Zoning Department  
Publish: November 16, 2012  
TCN2457841

FURTHER INFORMATION, CONTACT THE CLERK OF COURT IMMEDIATELY AT 201 S. INDIAN RIVER DRIVE, 2ND FLOOR, FORT PIERCE, FL 34950, 772-462-6926.

Property may be redeemed through the St. Lucie County Tax Collector. For redemption amounts and instructions please contact the Tax Collector, 772-462-3557.

Dated this 8th day of November, 2012.

Joseph E. Smith  
Clerk of the Circuit Court of St. Lucie, FL  
By: Cheryl Freeman  
Deputy Clerk

Publish: November 16, 23, 30, December 7, 2012.  
TCN2458129

**NOTICE OF APPLICATION FOR TAX DEED**

Tax Deed File No.: 12-292

NOTICE IS HEREBY GIVEN, that PENDER NEWKIRK CUST TC09 LLC the holder of the following certificate has filed said certificates for a tax deed to be issued thereon. The certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:

Certificate No.: 2009-3180  
Year of Issuance: 2009  
Property Description: Full Legal Description ANDREWS AND RICHARDS S/D THAT PART OF LOT 10 LYG E OF S 2 ST MPDAF-BEG  
Name(s) in Which Assessed: CHARLES ENNS  
Said property being in the County of St. Lucie, State of Florida.

Unless said certificate shall be redeemed according to law the property described in such certificate shall be sold to the highest bidder by electronic sale 17th of December, 2012 at <https://stlucieclerk.clerkauction.com> at 11:00 am.

PROPERTY WILL BE SOLD AT PUBLIC AUCTION 12/17/2012 UNLESS THE BACK TAXES ARE PAID. TO MAKE PAYMENT, OR TO RECEIVE FURTHER INFORMATION, CONTACT THE CLERK OF COURT IMMEDIATELY AT 201 S. INDIAN RIVER DRIVE, 2ND FLOOR, FORT PIERCE, FL 34950, 772-462-6926.

Property may be redeemed through the St. Lucie County Tax Collector. For redemption amounts and instructions please contact the Tax Collector, 772-462-3557.

Dated this 8th day of November, 2012.

Joseph E. Smith  
Clerk of the Circuit Court of St. Lucie, FL  
By: Cheryl Freeman  
Deputy Clerk

Publish: November 16, 23, 30, December 7, 2012.  
TCN2458134

**NOTICE OF APPLICATION FOR TAX DEED**

Tax Deed File No.: 12-305

NOTICE IS HEREBY GIVEN, that ELEVANT TALENT, LLC the holder of the following certificate has filed said certificates for a tax deed to be issued thereon. The certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:

Certificate No.: 2010-8373  
Year of Issuance: 2010  
Property Description: PORT ST LUCIE- SECTION 25-BLK 69 LOT 5 (MAP 34/20N) (OR 1955-2060)  
Name(s) in Which Assessed: MIRTHA RODRIGUEZ/ ELIEZIER RODRIGUEZ  
Said property being in the County of St. Lucie, State of Florida.

Unless said certificate shall be redeemed according to law the property described in such certificate shall be sold to the highest bidder by electronic sale 17th of December, 2012 at <https://stlucieclerk.clerkauction.com> at 11:00 am.

PROPERTY WILL BE SOLD AT PUBLIC AUCTION 12/17/2012 UNLESS THE BACK TAXES ARE PAID. TO MAKE PAYMENT, OR TO RECEIVE FURTHER INFORMATION, CONTACT THE CLERK OF COURT IMMEDIATELY AT 201 S. INDIAN RIVER DRIVE, 2ND FLOOR, FORT PIERCE, FL 34950, 772-462-6926.

Property may be redeemed through the St. Lucie County Tax Collector. For redemption amounts and instructions please contact the Tax Collector, 772-462-3557.

Dated this 8th day of November, 2012.

Joseph E. Smith  
Clerk of the Circuit Court of St. Lucie, FL  
By: Cheryl Freeman  
Deputy Clerk

Publish: November 16, 23, 30, December 7, 2012.  
TCN2458470

**NOTICE OF APPLICATION FOR TAX DEED**

Tax Deed File No.: 12-303

NOTICE IS HEREBY GIVEN, that POWELL LINK III LLC the holder of the following certificate has filed said certificates for a tax deed to be issued thereon. The certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:

Certificate No.: 2010-7597  
Year of Issuance: 2010  
Property Description: PORT ST LUCIE- SECTION 18-BLK 634 LOT 21 (MAP 44/04S) (OR 1168-383)  
Name(s) in Which Assessed: BLAS NARANJO/ PE-TRONA NARANJO  
Said property being in the County of St. Lucie, State of Florida.

Unless said certificate shall be redeemed according to law the property described in such certificate shall be sold to the highest bidder by electronic sale 17th of December, 2012 at <https://stlucieclerk.clerkauction.com> at 11:00 am.

TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION 12/17/2012 UNLESS THE BACK TAXES ARE PAID. TO MAKE PAYMENT, OR TO RECEIVE FURTHER INFORMATION, CONTACT THE CLERK OF COURT IMMEDIATELY AT 201 S. INDIAN RIVER DRIVE, 2ND FLOOR, FORT PIERCE, FL 34950, 772-462-6926.

Property may be redeemed through the St. Lucie County Tax Collector. For redemption amounts and instructions please contact the Tax Collector, 772-462-3557.

Dated this 9th day of November, 2012.

Joseph E. Smith  
Clerk of the Circuit Court of St. Lucie, FL  
By: Cheryl Freeman  
Deputy Clerk

Publish: Nov 23, 30, Dec 7, 2012.  
TCN2458500

**NOTICE OF APPLICATION FOR TAX DEED**

Tax Deed File No.: 12-311

NOTICE IS HEREBY GIVEN, that POWELL LINK III LLC the holder of the following certificate has filed said certificates for a tax deed to be issued thereon. The certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:

Certificate No.: 2010-6220  
Year of Issuance: 2010  
Property Description: PALMETTO VILLAGE BUILDING UNIT 2A (OR 2400-1708)  
Name(s) in Which Assessed: DAVID WHARMBY  
Said property being in the County of St. Lucie, State of Florida.

Unless said certificate shall be redeemed according to law the property described in such certificate shall be sold to the highest bidder by electronic sale 17th of December, 2012 at <https://stlucieclerk.clerkauction.com> at 11:00 am.