

CITY OF PORT ST. LUCIE, FL - CITY COUNCIL

COUNCIL ITEM 13A
DATE 11/26/12

AGENDA ITEM REQUEST

MEETING: REGULAR X SPECIAL

DATE: November 26, 2012

ORDINANCE RESOLUTION MOTION X PUBLIC HEARING

ITEM: PROJECT NO. P12-013
 TRADITION TELECOMMUNICATIONS TOWER
 SITE PLAN APPLICATION

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.

EXHIBITS:

- A. Staff Report
- B. Support Materials

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.

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

None.

SUBMITTING DEPARTMENT: Planning and Zoning

DATE: 11/13/12



City of Port St. Lucie

Planning and Zoning Department Memorandum

TO: Karen Philip, City Clerk

THROUGH: Daniel Holbrook, AICP, Director of Planning and Zoning *DH*

FROM: Katherine H. Huntress, Planner *KHH*

DATE: November 16, 2012

SUBJECT: Site Plan Application (Project No. P112-013)
Tradition Telecommunications Tower

Please add the subject project to the November 26, 2012 City Council meeting agenda under New Business. The review of P12-013 Tradition Telecommunications Tower Site Plan Application needs to be after P12-012 Tradition Telecommunications Tower Special Exception Use Application (Resolution #12-R104), which is scheduled for the same meeting.



City of Port St. Lucie

Planning and Zoning Department Memorandum

TO: CITY COUNCIL – MEETING OF NOVEMBER 26, 2012

FROM: KATHERINE H. HUNTRESS, PLANNER *KHH*

RE: SITE PLAN APPLICATION PROJECT NO. P12-013
TRADITION TELECOMMUNICATIONS TOWER

DATE: NOVEMBER 13, 2012

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.

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.

FUTURE LAND USE: NCD (New Community Development District)

PROPOSED PROJECT: The proposed project consists of a 100' monopole telecommunications tower on a 50' by 50' (2,500 square foot) area within a designated park site within the Residential land use sub-category of the Tradition MPUD.

IMPACTS AND FINDINGS The project has been reviewed for compliance with Chapter 160, City Code, regarding provision of adequate public facilities and documented as follows:

Sewer/Water Service: The City of Port St. Lucie Utility Department is the service provider. There will be no water or sewer hook up required.

Transportation: The use of this site as a wireless communication tower is not a land use that is included in the ITE Trip Generation Manual. There will be approximately 4 trips per month once the site is operational. This is minimal and is not expected to adversely impact the level of services of the adjacent road.

Parks/Open Space: This is not applicable.

Stormwater: The site plan is in compliance with the adopted level of service standard.

Solid Waste: Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.

Fire District: The access location (external and internal) has been reviewed by the Fire District for safety purposes.

Environmental: The location of the tower on the site has previously been cleared.

Architectural Design Standards: This is not applicable as the Citywide Design Standards do not apply to Tradition. The site plan has been reviewed and approved by the Tradition Architectural Review Board.

Public Art Requirement: On March 13, 2012 the Public Art Advisory Board unanimously approved a proposed payment will be made in lieu of artwork on site in the amount of \$940.00.

Related Projects:

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

P12-012 Tradition Telecommunications Tower Special Exception Use Application; the accompanying special exception use application is scheduled for the October 2, 2012 Planning and Zoning Board meeting.

STAFF RECOMMENDATION: The Site Plan Review Committee reviewed the request on February 22, 2012 and unanimously recommended approval with conditions. The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the City's Land Development Regulations and policies of the Comprehensive Plan and recommends approval with conditions. 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.
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CITY OF PORT ST. LUCIE, FL - CITY COUNCIL

AGENDA ITEM REQUEST

MEETING: **REGULAR** X **SPECIAL**

DATE: November 26, 2012

ORDINANCE **RESOLUTION** **MOTION** X **PUBLIC HEARING**

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SUBMITTING DEPARTMENT: Planning and Zoning

DATE: 11/13/12

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.

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

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 foot 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 collocated 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.

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

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.

Sincerely,



Paul A. Scott
Managing Partner
PJ Development, LLC

APPLICATION FOR SITE PLAN REVIEW

ONLY COMPLETE SUBMISSIONS WILL BE PROCESSED

CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPARTMENT
(772) 871-5212 FAX: (772) 871-5124

P&Z File No. P12-013
Fees (Nonrefundable) \$ 1,775.00 Arch.: \$ _____
Receipt #'s: 11534

PROJECT NAME: CPSL2601 Tradition Tower

LEGAL DESCRIPTION: See attached Plat.

LOCATION OF PROJECT SITE: Tradition Parkway, Port St. Lucie, Florida

PROPERTY TAX I.D. NUMBER: Newly Platted

STATEMENT DESCRIBING IN DETAIL 100' monopole communications tower with landscape buffer.

THE CHARACTER AND INTENDED USE OF THE DEVELOPMENT: Unmanned co-locatable monopole tower.

RECEIVED

GROSS SQ. FT. OF STRUCTURE (S): _____
NUMBER OF DWELLING UNITS & DENSITY FOR MULTI-FAMILY PROJECTS: _____

JAN 30 2012

UTILITIES & SUPPLIER: AT&T Phone Service. FPL Power

PLANNING DEPARTMENT
CITY OF PORT ST. LUCIE, FL

GROSS ACREAGE & SQ. FT. OF SITE: 4,900 square feet **ESTIMATED NO. EMPLOYEES: unmanned

FUTURE LAND USE DESIGNATION: MPUD ZONING DISTRICT: MPUD

OWNER(S) OF PROPERTY: PSL acquisitions 1, LLC
Name, Address, Telephone & Fax No.: 4333 Edgewood Rd. N.E. Cedar Rapids, IO. 52499-5443
772-340-3500 / 772-340-3718

APPLICANT OR AGENT OF OWNER: Paul Scott / Tom Mackiewicz
Name, Address, Telephone & Fax No.: PJ Development LLC, 356 NW Alice Ave. Stuart, FL. 34994
772-692-4474 / 772-692-4475

PROJECT ARCHITECT/ENGINEER: John Andrew Minich, P.E.
(Firm, Engineer Of Record, Florida Registration No., Contact Person, Address, Phone & Fax No.) Minich Engineering & Design Company
#60186 John Minich, 142 Pennock Trace Dr. Jupiter, FL. 33458
561-575-2066, 561-743-1843

- I hereby authorize the above listed agent to represent me. I grant the planning department permission to access the property for inspection.
- I fully understand that prior to the issuance of a building permit and the commencement of any development, all plans and detail plans must be reviewed and approved by the City pursuant to Sections 158.237 through 158.245, inclusive, of the zoning ordinance.
***When a corporation submits an application, it must be signed by an officer of the corporation.** Corporation signatures must be accompanied with an approved resolution authorizing the individual to sign such applications.
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.

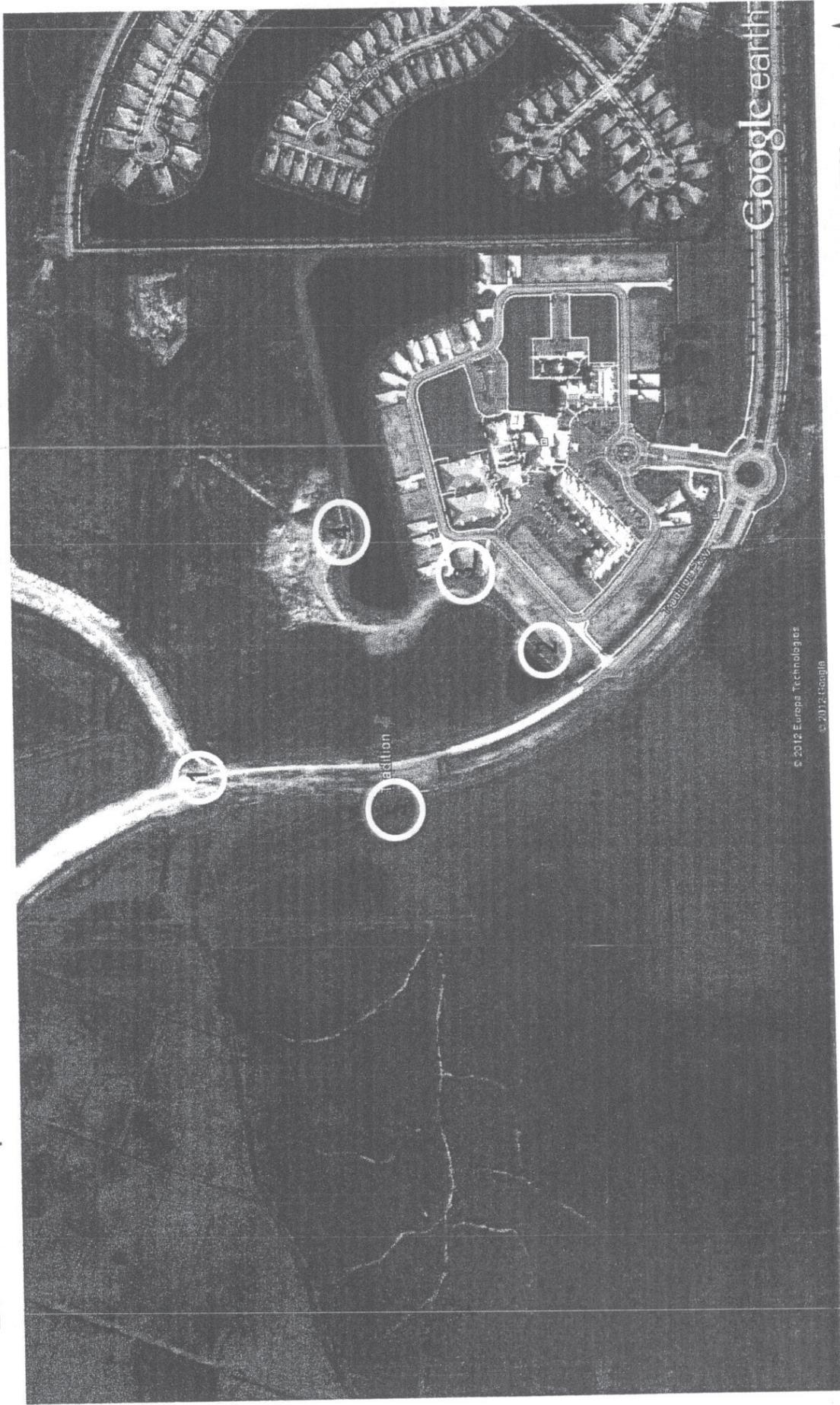
Paul A. Scott
OWNER'S SIGNATURE

Paul A. Scott
HAND PRINT NAME

Mugger
TITLE

1/18/2012
DATE

Location Map



3000
900

feet
meters

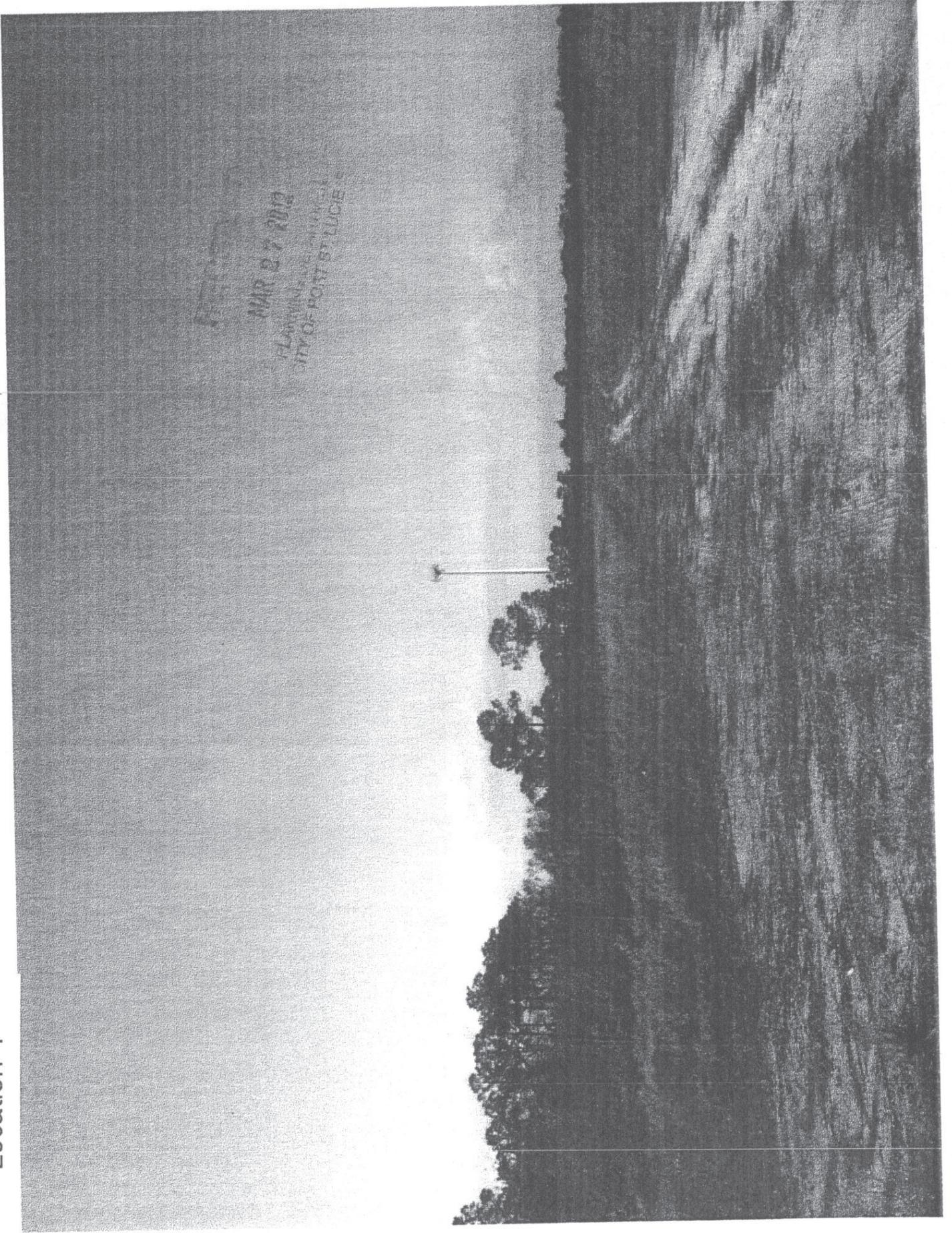
Google earth

RECEIVED

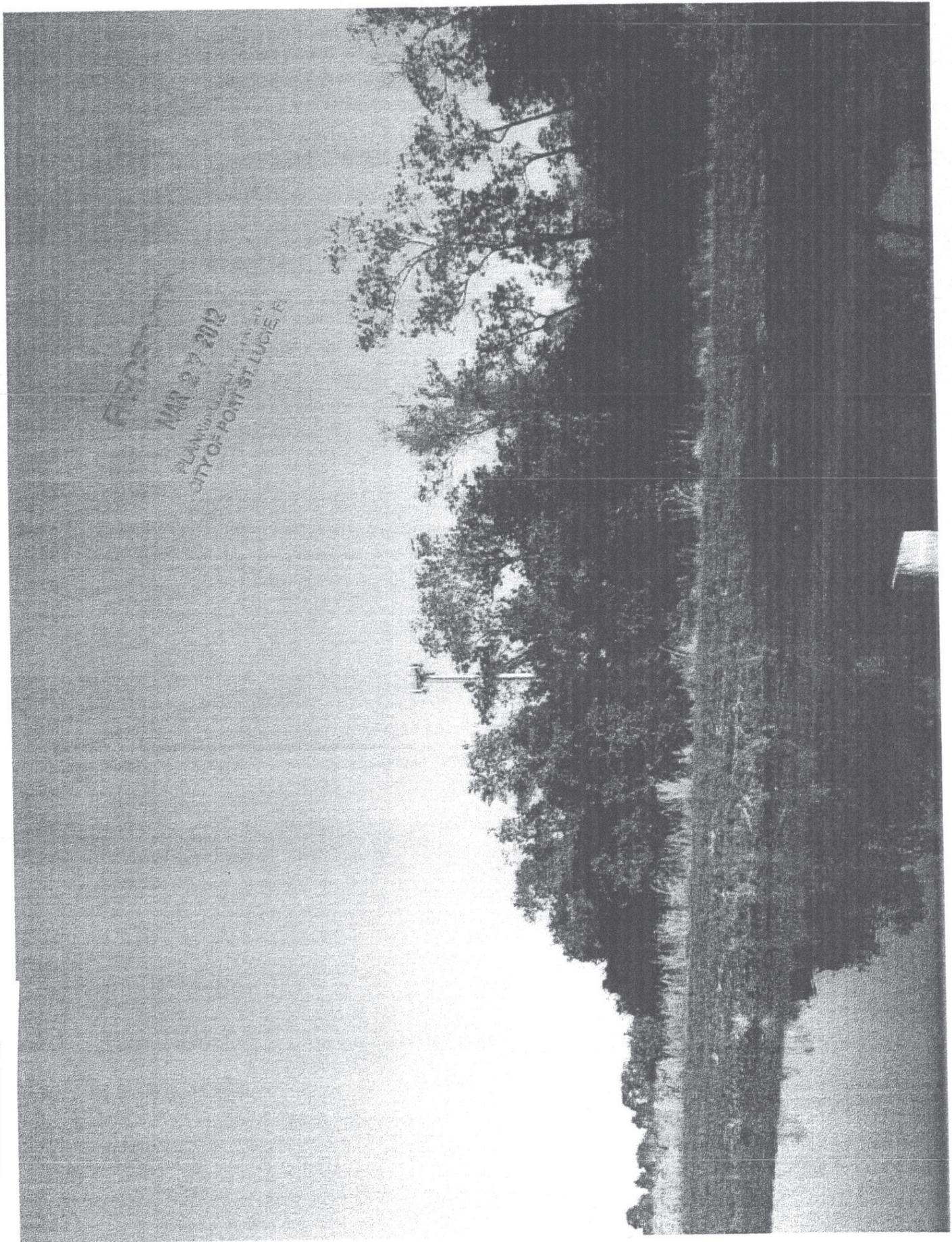
MAR 27 2012

PLANNING
CITY OF

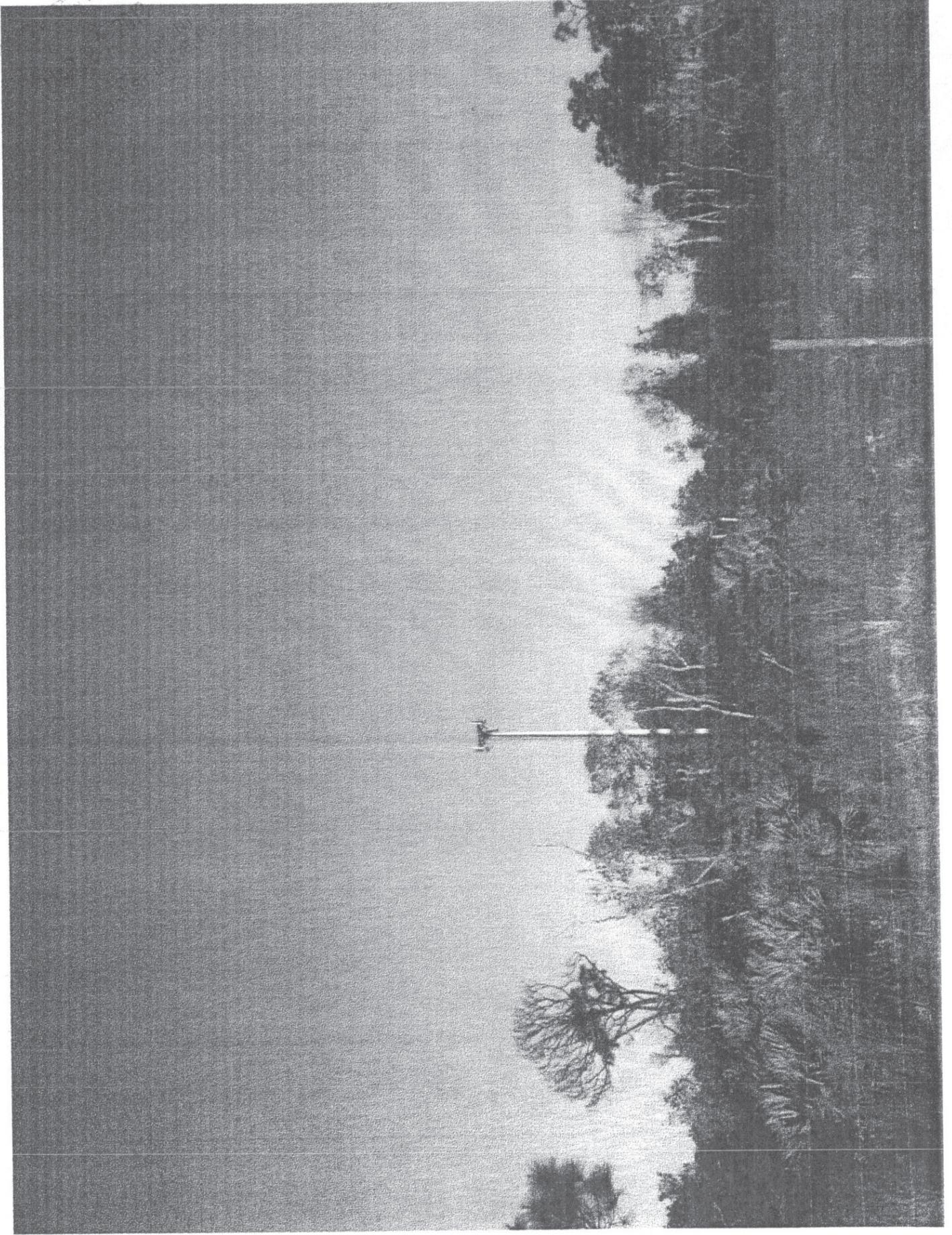
Location 1



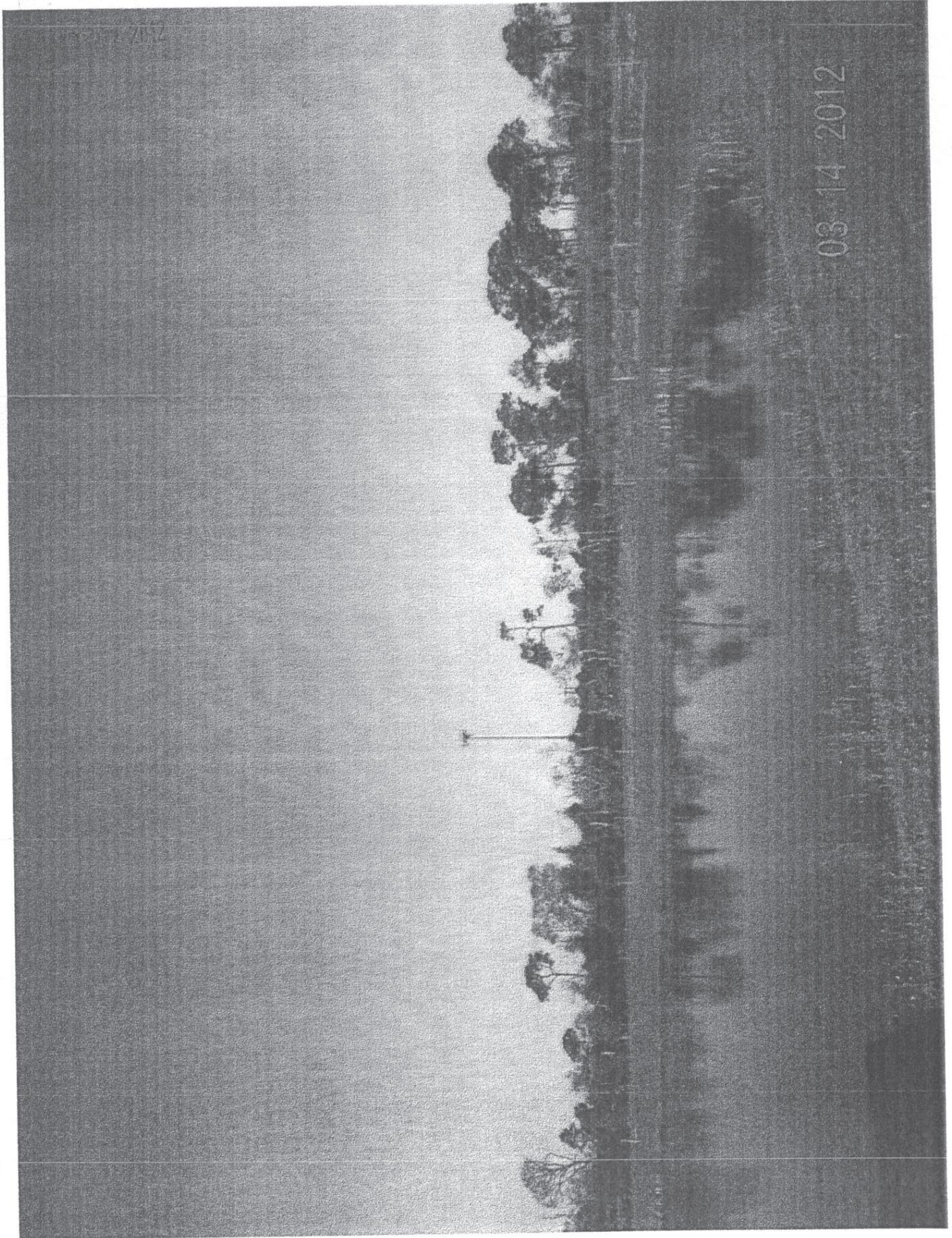
Location 2



Location 3

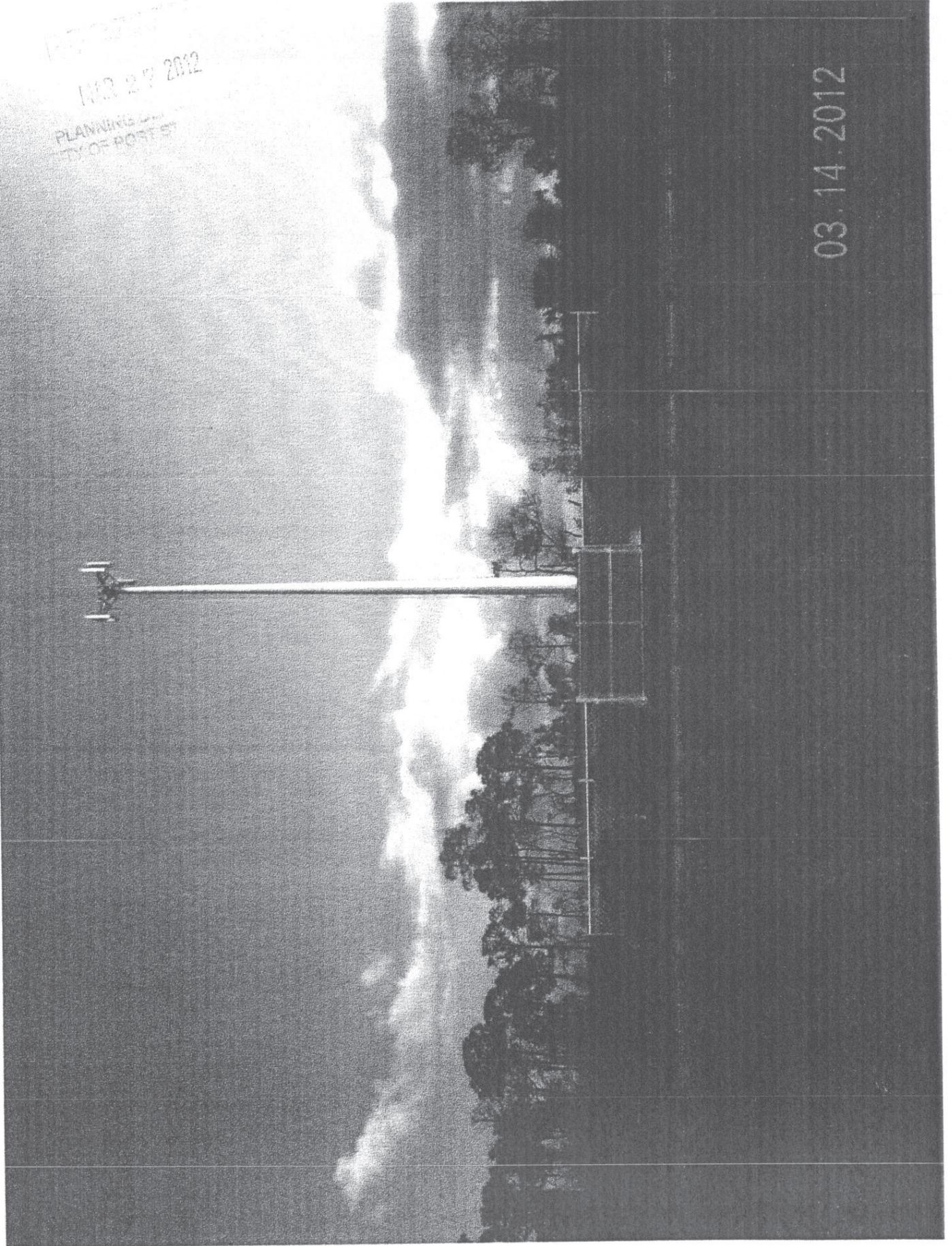


Location 4



03 14 2012

Location 5



175-37-100
MAR 27 2012
PLANNING
CITY OF PORT ST

03.14.2012

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

SIGN #1
"NO TRESPASSING" &
"DANGER - HIGH VOLTAGE"
SIGNS TO BE LOCATED
NO FARTHER THAN 40 FEET
APART AT THE PERIMETER
OF THE TOWER SITE

SIGN #2
SIGN INDICATES TOWER
OWNER, LOCATION, NUMBER
FCC REGISTRATION

TOWER FALL RADIUS 50'

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

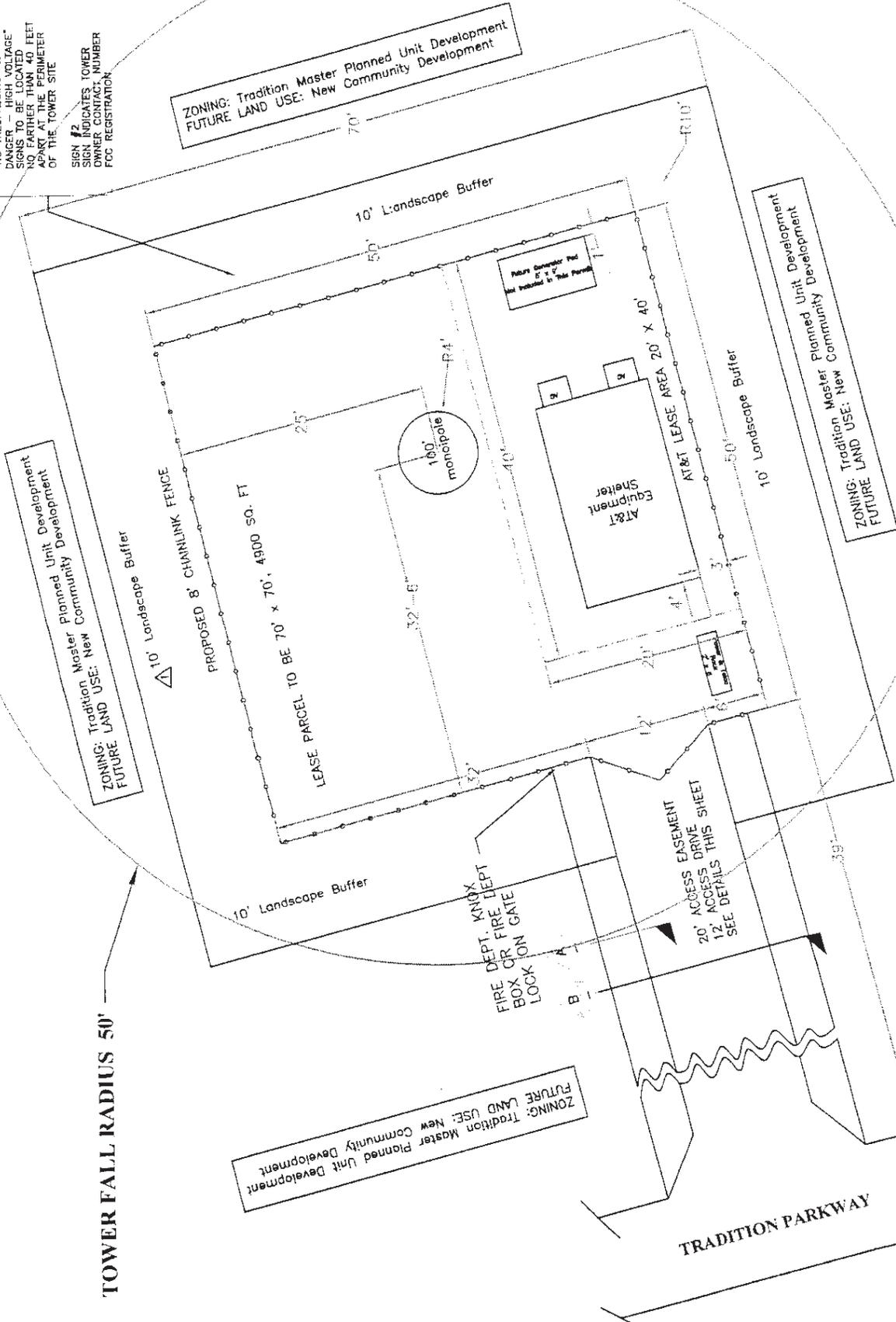
ZONING: Tradition Master Planned Unit Development
FUTURE LAND USE: New Community Development

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'





PUBLIC ART REQUIREMENT CHECKLIST

January 4, 2011

RECEIVED
 FEB 16 2012
 PLANNING DEPARTMENT
 CITY OF PORT ST. LUCIE, FL

Project Name: CPSL2601 Tradition Tower

Project Number: P12-013 **New Submittal:** **Re-submittal:** (check one)

Applicant is required to submit the public art requirement package to the City Clerk's Office with all items listed below a minimum of three weeks prior to a regularly scheduled Public Art Advisory Board (PAAB) meeting to initiate the review process. PAAB meetings are the first Tuesday of every month and the applicant is strongly encouraged to attend. If any items are incomplete or missing, it may delay review of the application by the PAAB. Other drawings or information may be required, if deemed necessary, upon review by the PAAB. The Public Art Requirement approval must be obtained prior to the site plan being scheduled for City Council.

Description of Item to be provided: (Twelve copies of all items collated into sets)

X	Completed Public Art Requirement Checklist: One original, completed and signed by applicant.
X	Copy of Site Plan Application: Copy of Signed Site Plan application as submitted to P&Z.
	Cover Letter: Describe to the PAAB your proposal to meet the Public Art Requirements. Please be as descriptive as possible.
	Written Response to Comments: For resubmittals only.
X	Calculation of Public Art Requirement Value: Applicant must provide cost estimate for proposed improvements which include building, site improvements such as paving, drainage and parking (civil), landscape, and site lighting. Complete Public Art Requirement Value Calculation section of this application and attach supportive cost estimates from licensed professionals within each discipline.
3	Proposed Public Art Requirement Method: Identify which method you are choosing to meet the requirement by placing the number in the box to the left. 1. Artwork On Site 2. Art Donated to the City of Port St. Lucie 3. Payment of Fee in Lieu of Artwork On Site
	Public Art Requirement Proposal: Submit the appropriate supportive information to clearly communicate the proposal and to assist the PAAB in evaluation of the proposed Public Art. ART ON SITE: Complete "Artwork Proposal and Specifications" Section of Application. ENHANCED ARCHITECTURE: Provide proposed elevations clearly showing enhanced elements above minimum architectural requirements. ENHANCED LANDSCAPE: Provide proposed plan and elevation views clearly showing 'enhanced elements' above minimum landscape requirements. Applicant must clearly demonstrate a unique and identifiable element or space which is definable apart from the minimum landscape or site design requirements.
	Payment in Lieu of Artwork On Site: (if applicable) Check must be attached to application. Payment made to: City of Port St. Lucie: \$

CALCULATION OF PUBLIC ART REQUIREMENT VALUE:

Building Costs (Vertical construction estimate)	\$ 61,000
Civil Costs (Paving, Drainage, Parking)	\$ 23,000
Landscape Costs	\$ 10,000
Site Lighting Costs	\$ N/A
TOTAL ESTIMATED COSTS:	\$ 94,000
Public Art Requirement Value: (1% of Total Estimated Costs)	\$ 940.00

(Maximum Public Art Requirement Value is \$50,000.00.)

ARTWORK PROPOSAL AND SPECIFICATIONS:

1. Artwork & Artist Information:

Artwork Title: _____
 Artwork Site: _____
 Artwork Material: _____
 Artwork Dimensions: _____
 Artist Name: _____
 Address: _____
 City, State Zip: _____
 Telephone: _____
 Website: _____

2. Artwork Description:

3. Siting:

4. Materials with Specifications:

5. Fabrication and Installation Procedures:

6. Yearly Maintenance and Conservation Plan:

7. Examples of artist's work or related pieces:

I acknowledge (as applicant/owners representative) that The Public Art Requirement approval must be obtained prior to the site plan being scheduled for City Council. I have provided all required checklist items and the estimates used to calculate the Public Art Requirement Value are accurate to the best of my knowledge.





Applicant's Signature Printed Applicant Name: Date:



TRADITION

Your Kind of Town!

April 9, 2012

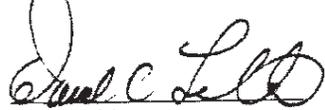
City of Port St. Lucie
121 S.W. Port St. Lucie Boulevard
Port St. Lucie, FL 34952

**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,

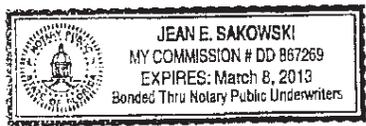
PSL Acquisitions I, LLC

By:		<u>David C. Felton</u>	<u>President</u>	<u>4/9/12</u>
	Signature	Print name	Title	Date

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me this 9th day of APRIL, 2012 by David C. Felton, 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

Tradition Tower

PSL Project P12-013

Tradition Parkway Port St. Lucie, Florida

PROJECT DESCRIPTION
THE PROPOSED PROJECT CONSISTS OF THE INSTALLATION OF NEW TELECOMMUNICATION COMPOUND WITH NEW 100' MONOPOLE TOWER

IMPERVIOUS COVERAGE
PROPOSED IMPERVIOUS SURFACE COVERAGE IS EQUAL TO FUTURE BUILDING & TOWER FOOTPRINTS (1000 SF MAX) PLUS CONCRETE DRIVEWAY EXTENSION OF XXXX SF

LANDSCAPE REQUIREMENTS
LANDSCAPE REQUIREMENTS AROUND COMPOUND TO BE IN COMPLIANCE WITH CITY OF PORT ST LUCIE CODE AS WELL AS TRADITION LANDSCAPE REQUIREMENTS. SEE LANDSCAPE PLAN.

DRAINAGE REQUIREMENTS
STORMWATER RUNOFF TO DISCHARGE TO THE PARENT TRACT.

UTILITIES
THIS PROJECT WILL REQUIRE POWER & TELEPHONE SERVICE ONLY. NO WET UTILITIES OR GARBAGE COLLECTION REQUIRED TO SUPPORT THIS PROJECT.

PARKING
THERE IS NO CURRENT SITE PLAN APPROVAL FOR THIS PARCEL. PARKING FOR TOWER COMPOUND WILL BE IN ACCESS EASEMENT IN FRONT OF GATE. AFTER COMPLETION OF CONSTRUCTION, THERE WILL BE MINIMAL TECHNICAL ACCESS TO THE SITE ON A MONTHLY BASIS. EXPECTED NUMBER OF VEHICLES AT ANY GIVEN TIME AT SITE WILL BE ONE FOR EQUIPMENT SERVICE.

TRAFFIC STATEMENT
THERE WILL BE APPROXIMATELY 1 TRIP PER MONTH PER CARRIER ONCE THE SITE IS OPERATIONAL WITH THE TOTAL OF 4 POTENTIAL CARRIERS THE EXPECTED NUMBER OF TRIPS WILL BE 4 TRIPS/MONTH FOR THE FACILITY

PROJECT DENSITY
THERE ARE NO RESIDENTIAL UNITS FOR THIS PROJECT. PROJECT DENSITY IS N/A

BUILDING COVERAGE
PROPOSED FUTURE BUILDING (EQUIPMENT SHELTER), FOOTPRINTS, EQUIPMENT PADS, AND TOWER FOUNDATION FOOTPRINTS OF 2500 SF COMPOUND AREA, TOTAL NON-RESIDENTIAL FLOOR AREA (IN EQUIPMENT SHELTERS) WILL BE LESS THAN 1000 SF

SITE COVERAGE	EXISTING SF	PROPOSED SF
BLDG & CONC. EQUIP PADS	0	1,000 MAX
PARKING & DRIVE ISLES	0	500
TOTAL IMPERVIOUS SPACE	0	1500

HANDICAP ACCESS
FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION
NO HANDICAP ACCESS WILL BE REQUIRED.

ZONING DISTRICT: City of Port St. Lucie
TOLU NUMBER: TBD
FUTURE USE: M/UD
ZONING: M/UD

PROPERTY OWNER
PSL ACQUISITIONS 1, LLC
4333 EDGEWOOD ROAD NE
CEDAR RAPIDS, IOWA, 52499-5443

TOWER OWNER
PJ DEVELOPMENT, LLC
7341 WESTPORT PLACE, UNIT A
WEST PALM BEACH, FL 33413
CONTACT: PAUL SCOTT
PHONE: (772) 692-4474

ENGINEER
JOHN ANDREW MINICH, P.E.
142 PENNOCK TRACE DRIVE
JUPITER, FL 33458
PHONE: (561) 575-2066

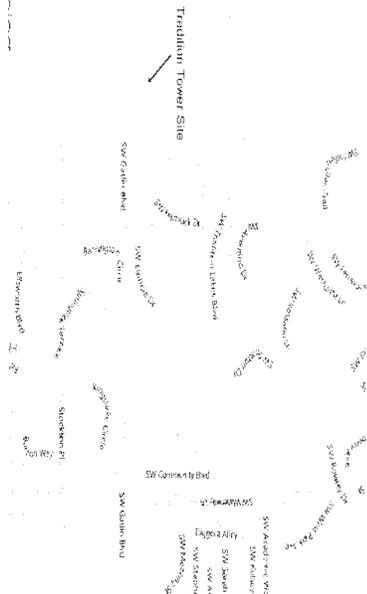
INSPECTIONS DEPARTMENT
CITY OF PORT ST. LUCIE

SURVEYOR
ADVANCE LAND SURVEYING & MAPPING
CONTACT: KIRK B. MITCHELL P.S.M.
P.O. BOX 560698
ORLANDO, FL 32856-0698
PHONE: (407) 509-2305

- NOTES:**
- UNMANNED SITE. NO WATER, SEWER REQUIRED.
 - MAX USAGE 1 CAR PER MONTH PER SERVICE PROVIDER.

NOTE:

SURVEY BY OTHERS. SEE SURVEYOR'S SIGNED DRAWING SET



TOWER SETBACKS	REQUIRED SETBACKS	PROPOSED SETBACKS
TOWER TO NORTH PROPERTY LINE	33'	92'
TOWER TO WEST PROPERTY LINE	33'	83.5'
TOWER TO EAST PROPERTY LINE	33'	83'
TOWER TO SOUTH PROPERTY LINE	33'	99'

ADJACENT ZONING CLASSIFICATIONS	ZONING CLASSIFICATION	FUTURE LAND USE CLASSIFICATION
ZONING NORTH	Tradition Master Planned Unit Development	New Community Development
ZONING WEST	Tradition Master Planned Unit Development	New Community Development
ZONING EAST	Tradition Master Planned Unit Development	New Community Development
ZONING SOUTH	Tradition Master Planned Unit Development	New Community Development
PARENT TRACT	Tradition Master Planned Unit Development	New Community Development

LEGAL DESCRIPTION AND SITE MAP
WERE OBTAINED FROM SURVEY AS PREPARED BY:

PRB Design Group Inc.
7551 WOODLAND CREEK LANE
LAKE WORTH, FL 33467
OFFICE: 561-888-6634
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Minich Engineering & Design Company
John Andrew Minich, P.E.
142 Pennock Trace Drive
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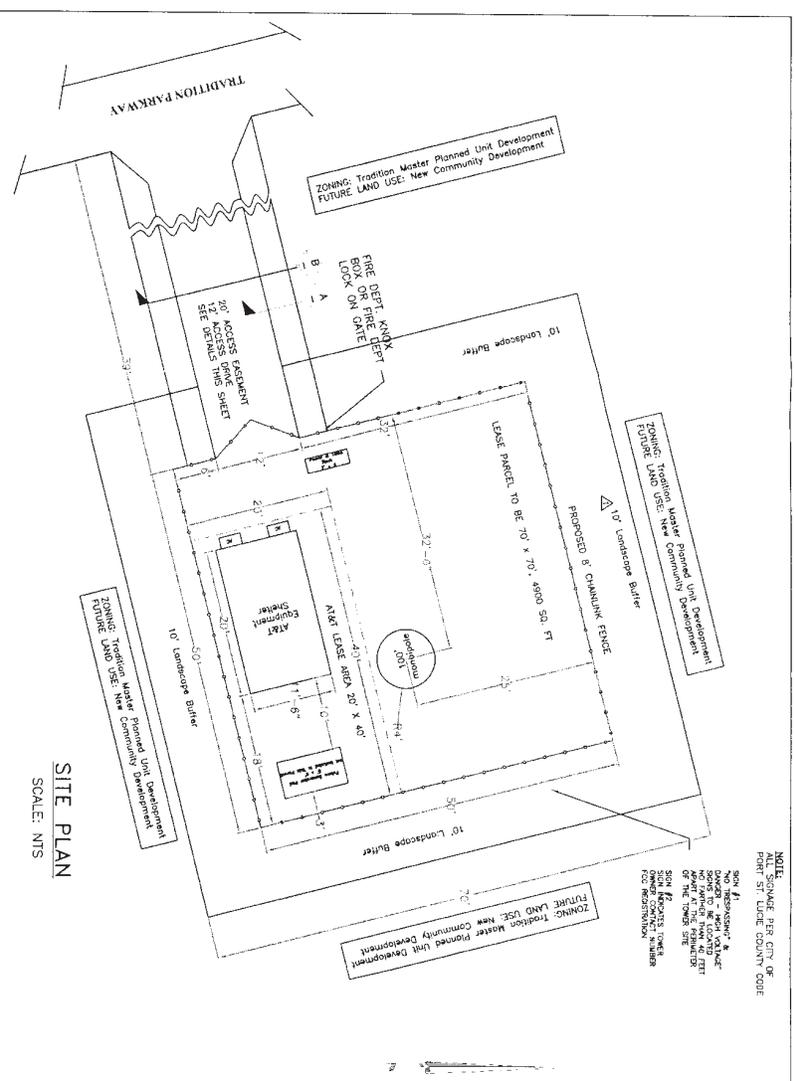
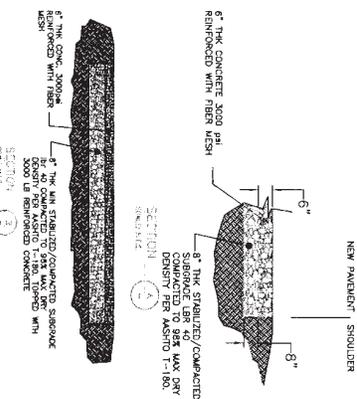
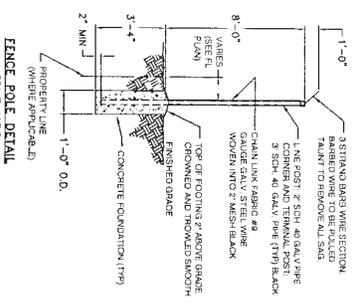
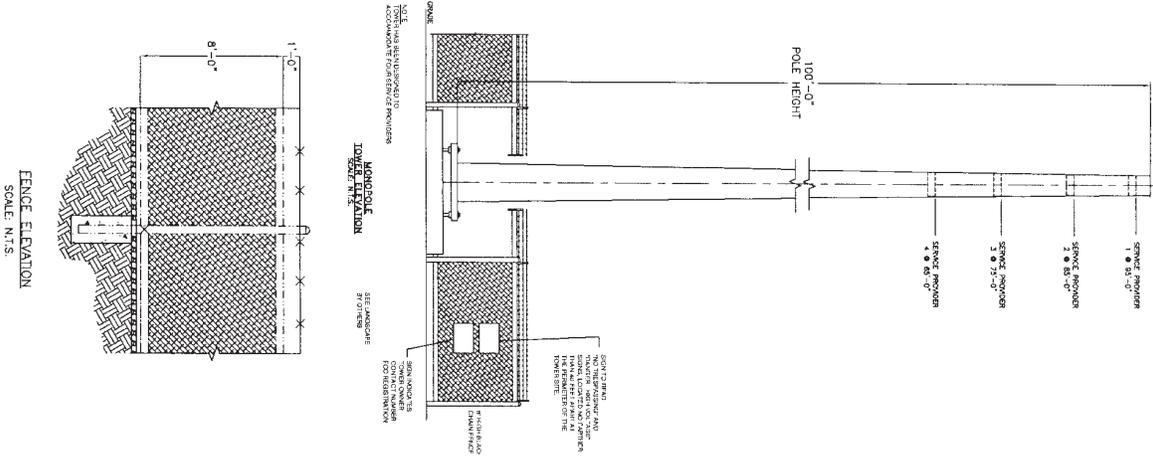
CFSL2601
January 10, 2012
AS SHOWN

TRADITION TOWER
SITE PLAN REVIEW
PROJECT P12-013

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

No.	GENERAL REVISION	Date

Checked/Noted	Date



NOTE:
ALL SQUARE FEET CITY OF PALM SP. LOCAL COUNTY CODE

Site #1: 10' Landscape Buffer
OWNER - JEDI VILLAGE
NO. OF SQUARE FEET TO SET OFF THE BOUNDARY OF THE SITE
OF THE TIME OF REVIEW

Site #2: 10' Landscape Buffer
OWNER - JEDI VILLAGE
NO. OF SQUARE FEET TO SET OFF THE BOUNDARY OF THE SITE
OF THE TIME OF REVIEW

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TRADITION TOWER
SITE PLAN REVIEW
PROJECT P12-013

Project: GPS12601
Date: January 10, 2012
Sheet: 2 of 2

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fax: 772-692-4475

No.	GENERAL REVISION	Date

SPECIAL SITE NOTES

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

Silt Fence Physical Property Requirements:

- Filtering efficiency - 75%-85% (minimum)
- Tensile strength at 20% 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/12/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.

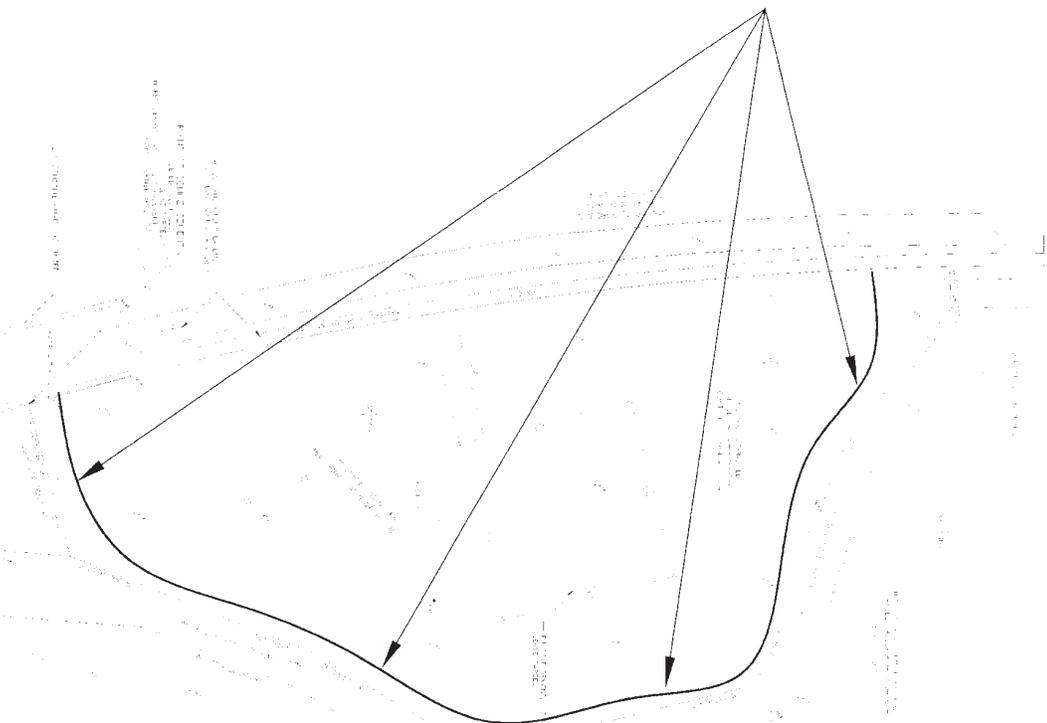
The stakes used to anchor the filter fabric should be wood or metal. Wooden stakes should be at least 3 feet long and have a minimum diameter of 2 inches. If a hardwood like oak is used, stakes from soft woods like pine should be at least 4 inches in diameter. When using metal posts in place of wooden 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 at least 6 inches below the ground surface. This helps to prevent gaps from forming near the ground surface. Caps 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 (VDCCR, 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.	City Comments	Date
1	GENERAL REVISION	3/7/12
	Revised/Issue	Date

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TRADITION TOWER
 SITE PLAN REVIEW
 PROJECT P12-013

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Project No. CP512601
 Date: January 10, 2012
 AS SHOWN
 3 of 3