



CITY OF FORT PIERCE

PLANNING DEPARTMENT

REBECCA GROHALL, AICP, PLANNING MANAGER
COMPREHENSIVE PLANNING ♦ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ♦ URBAN DESIGN ♦ URBAN FORESTRY ♦ ZONING

TO: Members of the City of Fort Pierce Planning Board
THROUGH: Rebecca Grohall, AICP, Planning Manager
FROM: Clarissa Davis, Planner
SUBJECT: Conditional Use w/ New Construction – RG Towers – 2551 Jenkins Road
DATE: November 30th, 2015

STAFF REPORT

Owner: SRI Real Estate Properties LLC
PO Box 2438, Oklahoma City, OK 73101

Applicant/Representative: RG Towers, LLC; Scott Richards, CEO, RG Towers
2414 Alternate A1A S, Suite 400, Jupiter, FL 33477

Requested Action: Approval of a Conditional Use application to construct a 150' tall communication tower

Location: 2551 Jenkins Road

Parcel IDs: 2324-500-0004-000-4

Current Zoning: C3, General Commercial

Current Future Land Use: GC, General Commercial

Surrounding Zoning:

North	East	South	West
C-3	C-3	C-3	C-3

Parcel(s) Size: 1.92 acres

Staff Analysis:

The applicant, RG Towers, is seeking approval to construct a communication tower located at 2551 Jenkins Road. This property is currently zoned C-3, General Commercial. While antennae are considered a permitted use in this zoning district, the construction of the tower requires Conditional Use approval.

The structure that is proposed is a one-hundred and fifty (150) foot monopole communication tower that will provide tenancy to up to five (5) wireless service providers, and will have a design that will accommodate for six (6) antennae per provider. The applicant is installing screening on the ground level via a wooden fence. Shrubs and trees will be installed to satisfy landscaping requirements. An access easement to the structure is shown to provide semi-annual trips for maintenance.

The subject parcel is shared with the Sonic Drive-in restaurant. The applicants will be proposing a minor plat to divide the parcel into two separate properties.

TRC Comments:

This project was transmitted to all reviewing departments of the Technical Review Committee. The generated comments are submitted along with application materials.

Staff Comments:

Staff recommends that the Planning Board forward a recommendation to the City Commission to approve the Conditional Use application with the following conditions:

1. Engineer tower to be self-collapsible within property owned. Reflect in revisions prior to City Commission.
2. Tower must be 25' from all property lines.
3. Tower must be camouflaged as flag pole.