



# 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:** December 18<sup>th</sup>, 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.

### **Planning Board Recommendation:**

At their December 8<sup>th</sup> meeting, the Planning Board on their third motion recommended approval of the application with the following conditions:

1. The monopole is approved as presented by the applicant
2. Engineer tower to be self-collapsible within property owned. Reflect in revisions prior to City Commission.
3. Tower must be 25' from all property lines.

The motion passed with a 7-3 vote.

### **Staff Comments:**

Staff recommends that the City Commission approve the Conditional Use application with the following conditions:

1. Engineer tower to be self-collapsible within property owned.
2. Tower must be 25' from all property lines.
3. Minimize adverse visual effects of the wireless communication tower facilities through innovative camouflaging techniques.