



CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

TO: Holly Valdez, V.P. Operations
FROM: Clarissa Davis, Planner
RE: RG Towers; Conditional Use with New Construction & Minor Plat
DATE: November 12th, 2015

Ms. Valdez,

I have reviewed the proposed RG Towers project located at 2551 Jenkins Road and have produced the following comments:

1. The way the property is to be split will render it landlocked. An access agreement with the neighboring property must be provided before the Minor Plat application is approved. If agreement has been made please provide documentation.
2. The proposed fence must be of acceptable material per Design Review guidelines.
Code Section 22-59(g)(8)b Concrete walls shall be faced with stuccoed or stone, or shall incorporate some perforated pattern cohesive with the design intent. Gates and fences shall be wood, an appropriate composition of iron, metal or aluminum, or masonry piers with wood pickets.

This review is merely preliminary. Official comments will be rendered at the time of building permit. If you have any questions about the review above please feel free to contact me.

Sincerely,

Clarissa Davis, Planner
(772) 467-3742
CDavis@City-FortPerice.com



CITY OF FORT PIERCE DEPARTMENT OF ENGINEERING

Roadway Design, Engineering Reviews, Stormwater Utility Management,
Project Management, Traffic Control and Maintenance

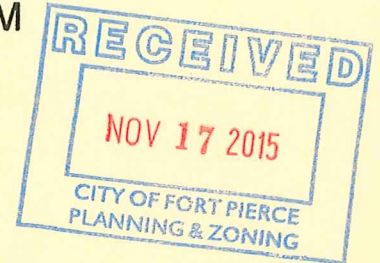
INTEROFFICE MEMORANDUM

TO: Clarissa Davis, Planner

FROM: John R. Andrews, P.E., City Engineer *JRA*

SUBJECT: **RG Towers Conditional Use and Minor Plat Review**
2551 Jenkins Road
TRC Project No. 15-04000015

DATE: November 13, 2015



CC:

Attachment(s):

This is to advise you that we have completed the review of the following documents as received November 6, 2015

- | | |
|---|--|
| <input checked="" type="checkbox"/> Site Plan and Survey | <input type="checkbox"/> P/D Drawings & Approved Site Plan |
| <input type="checkbox"/> Test Reports & Related Documents | <input type="checkbox"/> Certificate of Completion |
| <input type="checkbox"/> Record Drawings | <input type="checkbox"/> Permits from applicable Local, State & Federal Agencies |
| <input type="checkbox"/> Clearances from all applicable Local, State and Federal Agencies | |

Based on our reviews and appropriate site final inspection, we Recommend; Do Not Recommend

- Approval Building Permit C/O

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

- See attached for comments

ENGINEERING COMMENTS:

1. Please submit a Fort Pierce Plaza Revised plat incorporating the proposed lot split in accordance with FSS 17.0551 and the City of Fort Pierce Code of Ordinances Section 18-10. Please note, city staff will conduct the review of the Preliminary Plat at no cost to the applicant while the Final Plat will be reviewed by a registered land surveyor. All associated review fees by the surveyor will be forwarded to the applicant for payment.
2. The development plan reflects a proposed 20' wide access easement that traverses over two existing parking stalls and Type F curb and gutter; please provide information on how access for service vehicles requiring entrance to the tower site will maneuver across the "F" curb and provide data on whether these parking stalls will remain accessible to the public.
3. The Landscape Plan indicates that there is an existing Live Oak to remain which is located in the middle of the 20' wide access easement; how will access to the tower site be maintained without the removal of this tree?

JRA/tst



BUREAU OF FIRE PREVENTION

SITE PLAN REVIEW

TO: RG Towers, LLC / Scott Richards, CEO, RG Towers

**SITE PLAN: RG Towers – 2551 Jenkins Road (Conditional Use W / New Construction;
Minor Plat) TRC Project: # 15-04000015**

REVIEW DATE: 11/13/2015

PLANNER: CLARISSA DAVIS

REVIEWED BY: Lieutenant Richard Williams

Site Plan Approved: _____

Site Plan Approved with conditions: X

Site Plan Approval withheld pending written acknowledgement of conditions: _____

Site Plan Rejected: _____

The Following Revisions Are Necessary:

- 1. Please submit a completed application for Development/Site Plan Review (St. Lucie County Fire District Development & Site Plan Review Application). This form is available on-line at <http://www.slcfcd.com/documents/app2.pdf>.**
- 2. Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.**
- 3. Please provide an electronic copy of the Site Plan (.dwg or .pdf format)**



TRC submissions - Meeting 11/19/15 <Watchdog: Virus checked>
 Martha Kerr
 to:
 'Clarissa Davis'
 11/16/2015 08:36 AM
 Hide Details
 From: Martha Kerr <mkerr@fpu.com>
 To: 'Clarissa Davis' <CDavis@City-FtPierce.Com>

Good Morning,

Below are FPUA comments regarding the submission for the upcoming TRC meeting on Nov. 19th.

- A. **Zoning Text Amendment (PD) & Preliminary Plat** – Village at Midway – 9850 Midway Road (Clarissa Davis)
 - W/WW Engineering: Approved
 - Electric and Gas Engineering: Electric is not available. Fiber is available please contact Don Landin (772)466-1600x3307. Gas is available please contact Ted Cook for details (772)466-1600x4705
- D. **Final Plat** – Inlet Palms – 1502 Seaway Drive - (Clarissa Davis)
 - W/WW Engineering: No Objection
 - Electric and Gas Engineering Department: We have no objection. Approved as noted
- G. **Conditional Use** – RG Towers – 2551 Jenkins Road – (Clarissa Davis)
 - W/WW Engineering: Approved
 - Electric and Gas Engineering: No Comment
- H. **Site Plan** – Indian River Villas (Resubmittal) – 401 S. Indian River Drive – (Clarissa Davis)
 - W/WW Engineering: No Objection
 - Electric and Gas Engineering: Again, FPUA electric has facilities within the Citrus Avenue right of way (East of S. Indian Drive). This may require a design modification or relocation of facilities (Switchgear and underground lines) at developers cost. Electrical plans (load calculation and riser schedule) was not provided. A utility easement will be required for all FPUA facilities within the site. We have no objection. Approved as noted
- I. **Indian River Commerce** – PD and Minor Plat – 401 S. Indian River Drive – (Clarissa Davis)
 - W/WW Engineering: No Objection
 - Electric and Gas Engineering: FPUA has electric facilities along S. Indian Drive and S. 2nd Street. FPUA gas facilities are located along S. 2nd Street. Electrical plans will be needed, along with a utility easement for all propose FPUA facilities within the site. We have no objection. Approved as noted
- J. **ROW Abandonment** – Indian River Villas – 401 S. Indian River Drive - (Clarissa Davis)

- W/WW Engineering: No Objection
- Electric and Gas Engineering: Utility easement may be required if the existing electric distribution lines is within the propose R/W abandonment area. We have no objection. Approved as noted

Regards,
Martha Kerr

FPUA

Staff Assistant

W/WW Engineering Department

1701 S. 37th Street

Fort Pierce, FL 34947

Telephone: (772) 466-1600, Ext. 3473

Fax: (772) 468-2414

mkerr@fpu.com

Please note: Florida has a very broad public records law. Most written communications to or from Fort Pierce Utilities Authority employees regarding government business are public records, available to the public and media upon request. Your e-mail communications may be subject to public disclosure.

(For additional information, go to http://www.fpu.com/important_information/privacy.php)

RG Towers
Jenkins Road
November 17, 2015
Conditional Use and Plat

St. Lucie County Public Works/Engineering Comments

1. Jenkins Road is subject to the jurisdiction of St. Lucie County.
2. The applicant is advised that a re-plat shall be required pursuant to Chapter 177.051, Florida Statutes. The applicant is also advised that all re-plats shall conform to the requirements of Chapter 177 Part 1, Florida Statutes.
3. It is noted that the proposed RG parent parcel will not have road frontage on a designated public or private road right of way. Is this acceptable to the City of Ft. Pierce?
4. It is noted that the Surveyor's certification references the Minimum Technical Standards, Chapter 5J-17. This designation is no longer valid. As of July 1, 2014 the designation was changed to Standards of Practice.
5. Does the proposed tower meet all the setback requirements as required by the City Code?
6. What is the distance to the nearest existing communication tower?

Ron Harris, PLS
County Surveyor
772 462-1721