



CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

TO: The Honorable Mayor and Members of the City Commission
THROUGH: Rebecca Grohall, AICP, Planning Manager
FROM: Clarissa Davis, Planner
SUBJECT: Minor Replat – RG Towers – 2551 Jenkins Road
DATE: March 23, 2016

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 Minor Replat application to divide a platted lot.

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

Risidual Parcel Size: .468 acres

Staff Analysis:

The applicant, RG Towers, is seeking approval to replat land part of the Fort Pierce Plaza plat. The applicant recently applied for a Conditional Use to construct a 150' monopole on the property. The proposed effort to replat the lot allows the applicant to take ownership of the land the pole will be constructed on.

The Fort Pierce Plaza plat was recorded in February of 1997. Currently a Home Depot, Waffle House, Race Trac as well as a Sonic Drive-in Restaurant reside in this plat. The portion to be replatted is the parcel used for the Sonic-Drive-in Restaurant. The establishment shares its land with a large open space area. This area is the approved site for the monopole. The land size for the existing parcel is 1.48 acres. Once replatted, the residual land RG Towers will occupy totals .468 acres. Per Florida State Statute Chapter 177, a governing body must approve replats prior to being recorded.

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

The Planning Board at their February 9th meeting approved the application unanimously.

Staff Comments:

Staff recommends that the City Commission approve the Minor Replat application.