



# 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:** Minor Replat – RG Towers – 2551 Jenkins Road  
**DATE:** February 29<sup>th</sup>, 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.

**Staff Comments:**

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

1. The way the property is to be split will render it landlocked. An access agreement with the neighboring property from the newly made parcel must be provided before the Minor Plat application is approved. If agreement has been made please provide documentation.
2. Adhere to any comments that may be rendered by NorthStar Geomatics, the City third-party surveyor.