



TO: Nicholas Mimms, PE, City Manager

THROUGH: Rebecca Grohall, AICP, Planning Director

FROM: Brandon Creagan, LEED Green Associate, Planner

SUBJECT: **Conditional Use (New Construction) & Design Review**
RG Towers – Telecommunications Tower
2006 Orange Avenue

DATE: February 15, 2018

STAFF REPORT

Applicant(s): RG Towers LLC
2141 Alternate A1A Suite 440
Jupiter, FL 33477

Property Owner: Lesley Phillips & Abdel Jebbar Elbakkari
2006 Orange Avenue
Fort Pierce, FL 34950

Requested Action: Recommendation of Approval of a Conditional Use & Design Review Application to Construct a One Hundred & Fifty (150) foot Tall Slim Pole Telecommunication Tower

Location: 2006 Orange Avenue

Parcel IDs: 2409-605-0008-000-4

Parcel Size: 0.45 acres

Zoning: C-3, General Commercial

Future Land Use: GC, General Commercial

Surrounding Zoning:

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

Staff Analysis:

The applicant RG Towers is seeking a Conditional Use with New Construction & Design Review approval to construct a telecommunications tower at 2006 Orange Avenue. The structure that is proposed is a one hundred and fifty (150) foot slim pole communications tower. The property is zoned C-3, General Commercial with a Future Land-Use of GC, General Commercial. Urban Fashions currently runs its business on the parcel. The communications tower will be located on the vacant part of the parcel.

The applicant will provide a six (6) foot tall wood fence that will shield the site from the right of way and from nearby properties. In addition to the fence, the applicant will also install sixty nine (69) six (6) foot tall Podocarpus that will act as a landscape buffer to further shield the compound from the right of way and nearby properties. Lastly, seven (7) ten (10) foot tall Southern Live Oaks are to be installed to act as a secondary landscape buffer around the site.

The applicant will install a sidewalk along North 21 Street in accordance with City Code 22-62. The tower itself will provide one antenna for T-Mobile as well as a T-Mobile support structure. According to the plans the tower has the capacity to support two additional antenna and two additional support structures on the ground. The pole is designed to have a twenty five (25) foot fall zone so that in the event of structural failure the pole would buckle in on itself and fall within twenty five (25) feet and remain on the parent tract. With that said the Planning Board has added a condition to the approval that would change the fall zone to a zero (0) radius fall zone instead of the original proposed twenty five (25) foot fall zone. The applicant has accepted this condition and will make the change to the plans.

Technical Review Committee:

All affected City Departments have reviewed the proposed Conditional Use with New Construction & Design Review and have provided conditional approval based on compliance with requirements of the City Code. The comments generated from the technical review are provided for review. The applicant has addressed each reviewers comment and has made the proper corrections. The applicant's response to comments generated by the reviewers will also be included for your review.

Planning Board:

The Planning Board at their meeting on February 13, 2018 voted 7-0 to recommend approval of the request as presented by staff. They added one condition to the approval as discussed in the staff analysis above. That condition was to change the fall radius zone of the tower from a twenty five (25) foot fall radius to a zero (0) foot fall radius. This condition was accepted by the applicant.

Public Notification:

78 notification letters have been mailed out to owners of property within 500 feet of the proposed Telecommunications Tower. As of February 15, 2018 no letters have been received in favor of or in opposition to the request. An update will be given at the City Commission meeting on March 5, 2018.

Staff Recommendation:

Staff recommends that the City Commission approve the Conditional Use with New Construction & Design Review with the following conditions:

1. Pursuant to City Code 22-178 (c), an irrigation plan that shows the installation of a permanent irrigation system must be submitted with the building permit.
2. The plans for the tower must be revised to show a zero (0) radius fall zone instead of the previously proposed twenty five (25) foot fall zone. This change must be made on the plans when they are submitted with the building permit.