



RG Towers, LLC

Ft Pierce Planning and Zoning
100 N. U.S. Highway 1
Fort Pierce, FL 34950

10/26/18

RE: TRC Comments Response RG Towers - Ft Pierce- 2006 Orange Ave

Attached please find the following documents **(one original and nine copies and one CD)** to complete our response for a new communication tower; Technical Review Project #18-42700001

- (1) Written Response
- (2) Photo Simulations
- (3) (10) 24 x 36 Site and landscape plan- revised

We look forward to being heard by Planning and Zoning on November 13, 2018 and on December 17 for the Commission Hearing.

Please let me know if you have any questions.

Sincerely,

Holly Valdez
RG Towers, LLC
V.P. Operations

Ft Pierce Planning and Zoning
100 N. U.S. Highway 1
Fort Pierce, FL 34950
Attn:
Brandon Creagan

10/26/18

RE: TRC Comments Response RG Towers – Ft Pierce- 2006 Orange Ave
Technical Review Project #18-42700001 Conditional Use with New Construction

Comments 10/18/18

- 1 **Revise the landscape plan to add shrubs to the south and west side of the fence as well as along the north and south perimeter of the driveway**
We have added the suggested ground cover to the areas listed keeping in mind that the south and west sides of the fence will remain mostly clear of vegetation for the requested artwork to be displayed
- 2 **Provide an irrigation plan that will show continued daily watering of all vegetation and plants on site**
On page L-1 of the landscape plans there is a note #8 as follows;

8. ALL NEW AND TRANSPLANTED PLANT MATERIAL SHALL BE IRRIGATED BY TYING INTO THE EXISTING AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.

- 3 **Provide a 5' foot wide sidewalk along 21st St. The sidewalk should extend the length of the parent tract**
The sidewalk has been added to the site plan however per discussions we suggested that RG Towers pay a contribution to the City in lieu of installing the sidewalk.
- 4 **Indicate that the tower will have a zero (0) fall radius on the site plan**
The note has been added under tower elevation notes on site plan page 2/3
- 5 **Provide a detailed rendering of what the stealth tower will look like on the site along with all site improvements including the fence, landscaping and so on.**
Photo simulations have been provided showing a stealth unipole of 130' with a galvanized steel finish
- 6 **The tower itself should be a neutral color**
Galvanized steel is considered by tower manufacturers as a neutral color as it blends with the natural sky. The pole can be painted if the Commission so decides.

Advisory Comments

Recommendations for Multi Modal Improvements

- **Dedication of land for a bus shelter**
- **Donations towards construction of shelter (shelter can incorporate public art) and related improvements**
- **Installation of a bike rack**
- **Installation of a bike “fix it” station**
- **Explore with St Lucie County the potential for a bus bay for loading and unloading**

As these types of improvements are not our core business interest we would like to make a capital contribution to the City in lieu of these multi modal improvements. We are awaiting the figure from Planning however we do have limitations.

Please let me know if you have any questions.

Sincerely,

Holly Valdez
RG Towers, LLC
V.P. Operations

Ft Pierce Planning and Zoning
100 N. U.S. Highway 1
Fort Pierce, FL 34950
Attn: John R. Andrews. P.E. City Engineer

10/26/18

ENGINEERING COMMENTS: 10/17/18

1. **Provide a 5' wide concrete sidewalk along 21st Street. The sidewalk should extend the length of the parent tract.**
The sidewalk has been added to the site plan however per discussions we suggested that RG Towers pay a contribution to the City in lieu of installing the sidewalk
2. **Provide a note on the Site Plan that all construction will comply with Sections 17 and 22 of the City of Fort Pierce Code of Ordinances.**
Note has been put on the site plan

Please let me know if you have any questions.

Sincerely,

Holly Valdez
RG Towers, LLC
V.P. Operations

Ft Pierce Planning and Zoning
100 N. U.S. Highway 1
Fort Pierce, FL 34950
Attn: Paul Thomas – Building Official

10/26/18

Comments

- 1 Building Official or his representative has no comment at the time of this meeting, but reserves submission of comments upon completion of the official plan review.**
Understood
- 2 Pre-construction meeting with the City's Building Department is requested.**
Understood
- 3 Any construction will need to meet the requirements of the Florida Building Code 61h Edition.**
Understood

Please let me know if you have any questions.

Sincerely,

Holly Valdez
RG Towers, LLC
V.P. Operations

Ft Pierce Planning and Zoning
100 N. U.S. Highway 1
Fort Pierce, FL 34950
Attn: Captain Paul Langel, Fire Captain

10/26/18

Comments 10/15/18

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/permits.htm>**
- 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 (pdf format)**
- 4. A separate review and permit is required for Underground Fire Mains connected to standpipes or sprinkler systems.**

Please see attached form and payment

Please let me know if you have any questions.

Sincerely,

Holly Valdez
RG Towers, LLC
V.P. Operations

Ft Pierce Planning and Zoning
100 N. U.S. Highway 1
Fort Pierce, FL 34950
Attn: Kori Benton

10/26/18

Review Comments 10/18/18

1. **Will the applicant be required to extend a sidewalk along N 21st Street?**
The sidewalk has been added to the site plan however per discussions we suggested that RG Towers pay a contribution to the City in lieu of installing the sidewalk
2. **Doe the proposed driveway conform to City/FDOT corner clearance standards for a commercial driveway? Should the applicant be required to improve a portion of the alley to provide access to the site as the use shouldn't generate significant traffic activities? Further, if a driveway advances on N 21st Street, shouldn't access be extended to the commercial plaza on-site to improve access, parking, etc. for this commercial site sought for new development activities? The proposed design appears to require vehicles to back into the adjacent right-of-way.**
Driveway will conform to all standards. Access via the alleyway was discouraged as the proposed development is proposing access from 21st St in order to stay further away from residential area. This is an unmanned facility for which there will be very minimal traffic
3. **Does the proposed fence and landscaping comply with the City's Design Review Guidelines as this is a primary entry corridor?**
Fence and landscaping complies with City's review guidelines and landscaping was a custom design dictated by the City leaving blank fence space for artwork along the south and west sides of the development
4. **The plan does not reflect buffering of the commercial site (entire parcel) from adjacent residentially zoned and occupied property. The applicant is encouraged to consider buffering along the entire commercial property line.**
The lease area of the proposed development is 25' wide east to west and along that edge we are proposing (7) podocarpus 7 gal 36" at 6' high and (1) Southern Live Oak 30 gal 3" caliper 10' high in order to adequately buffer he development per the code requirements
5. **The plan does not appear to demonstrate landscape buffering on vehicular use areas, whereas this is encouraged, where not impacting a clear vision area.**
Non vision impacting landscaping has been added around vehicular areas

Please let me know if you have any questions.

Sincerely,

Holly Valdez
RG Towers, LLC
V.P. Operations