



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: December 5, 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 with Conditions for a Conditional Use & Design Review Application to Construct a One Hundred & Thirty (130) foot Tall Slim Stealth Pole Telecommunications 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 thirty (130) foot slim stealth pole telecommunications 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 telecommunications tower will be located on the vacant part of the parcel.

The applicant is proposing a six (6) foot tall wood fence that will shield the site from the right of way and from nearby properties. At the Planning Board on November 11, 2018 a condition was placed on the project to install a concrete wall instead of a wood fence. In addition to the fence or wall, the applicant will also install thirty seven (37) six (6) foot tall Podocarpus on the north and east side of the fence that will act as a landscape buffer to further shield the compound from the right of way and nearby properties. On the south and west side of the fence the applicant will install fifty (50) eighteen (18) inch Dwarf Florida Gamagrass. The applicant is proposing the installation of a shorter shrub on the south and west sides of the fence to allow for the fence space to be utilized for public art. 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 zero (0) foot fall zone so that in the event of structural failure the pole would buckle in on itself and not fall over.

The Orange Avenue corridor serves as a gateway to the Peacock Arts District, the Lincoln Park Neighborhood, and our Historic Downtown. It is vital that projects being develop along this corridor are planned so that they may integrate into the surrounding area and act as an entrance to the areas mentioned above. Because this project will be built in a gateway to all the districts mentioned above the applicant is donating space on their fence for public art or a mural of some kind. The applicant will sign the City's Mural Agreement with the Grants Administration Division that will enable the fence to be used as a canvas for a local artist. This will help with the beautification of this corridor and will help to give residents and visitors a positive feel as they drive down this corridor.

Lastly, the applicant has been in discussions with the Planning Department and St. Lucie County about a capital contribution for multi-modal improvements. In communication with St. Lucie County they have indicated a need for a bus shelter at 15th Street and Orange Avenue. The applicant has also expressed interest in installing one bike rack and one bike "fix it" station.

Planning Board:

At their meeting on November 13, 2018 the Planning Board voted 5-2 to recommend approval of the request with one condition that was different than staffs recommendation:

1. The applicant sign the City's Mural Agreement & coordinate with the Grants Administration Division regarding their mural program for the proposed public art space on a 6 foot concrete wall before the City Commission meeting and that the landscaping be adjusted in regards to the concrete wall versus the wooden fence.

Public Notification:

78 letters were sent to property owners within 500 feet of the subject property. As of December 5, 2018 0 letters have been returned. A update will be given at the City Commission meeting on December 17, 2018.

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.

Staff Recommendation:

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

1. The applicant sign the City's Mural Agreement & coordinate with the Grants Administration Division regarding their mural program for the proposed public art space on a 6 foot concrete wall before the City Commission meeting and that the landscaping be adjusted in regards to the concrete wall versus the wooden fence.
2. The applicant donate \$25,000 for the cost associated with the installation & engineering for a bus shelter at 15th Street & Orange Avenue.
3. The applicant donate \$4,231.56 for the cost, shipping, & taxes for a bike rack and a bike "fix it" station.