



October 18, 2018

RG Towers, LLC
2141 Alt A1A Suite 440
Jupiter, FL 33477

SUBJECT: RG Towers – 2006 Orange Avenue
TECHNICAL REVIEW PROJECT: # 18-42700001
CONDITIONAL USE WITH NEW CONSTRUCTION

Comments:

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 drive way.
2. Provide an irrigation plan that will show continued daily watering of all vegetation & plants on site.
3. Provide a 5 foot wide sidewalk along 21st street. The sidewalk should extend the length of the parent tract.
4. Indicate that the tower will have a zero (o) fall radius on the site plan
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.
6. The tower itself should be a neutral color

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.

Please provide a written response to all TRC comments and provide submittal (10 copies) of all new materials by October 29, 2018 to advance to the November Planning Board. The presented review is specific to the proposed facility. Please contact me should you have any questions regarding the project at (772) 467-3742 or by e-mail: bcreagan@city-ftpierce.com.

Sincerely,

Brandon Creagan, LEED Green Associate
Planner



To : Brandon Creagan, Planner

FROM : John R. Andrews, P.E., City Engineer

**RE : RG Towers Conditional Use – 2006 Orange Avenue
 TRC No. 18-42700001**

DATE : October 17, 2018

This is to advise you that we have completed the review of the following documents as received by this office on October 4, 2018:

- | | |
|-------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> Conditional Use Application | <input type="checkbox"/> Construction Drawings |
| <input type="checkbox"/> Test Reports & Related Documents | <input type="checkbox"/> Executed Construction Contract |
| <input type="checkbox"/> Record Drawings | <input type="checkbox"/> Permits from applicable Local, State & Federal Agencies |
| <input type="checkbox"/> Clearances from all applicable Local, State and Federal Agencies | |

Based on our reviews and appropriate site final inspection, we

- Do Not Recommend Recommend
- CU Conditional Approval Building Permit C/O

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

- See attached for conditions of approval

ENGINEERING COMMENTS:

1. Provide a 5' wide concrete sidewalk along 21st Street. The sidewalk should extend the length of the parent tract.
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.

JRA/TST/tst

Project: RG TOWERS

Subject: Review Comments

To: Brandon Creagan

From: Rod Reed, County Surveyor
PW-Engineering Division

Date: October 16th, 2018

All comments are based on the Standards of Practice per 5J-17.050 thru 5J-17.052

SURVEY:

- 1) All previous comments have been addressed. I have no other comments.

Please provide a written response to all comments

Rod Reed, County Surveyor
St. Lucie County, Fl.
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Ft. Pierce, Fl. 34982-5652
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ST. LUCIE COUNTY FIRE DISTRICT
FIRE PREVENTION BUREAU
Office of the Fire Marshal



Telephone: (772) 621-3322
Fax: (772) 621-3604

BUREAU OF FIRE PREVENTION

SITE PLAN REVIEW

TO: Site Plan Applicant

SITE PLAN: RG Towers-2006 Orange Avenue #18-42700001

REVIEW DATE: October 15, 2018

PLANNER: BRANDON CREAGAN

REVIEWED BY: Captain Paul Langel

Site Plan Approved: _____

Site Plan Approved with conditions: X

Site Plan Approval withheld pending written acknowledgement of conditions: _____

Site Plan Rejected: _____

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.

"Our Family Serving Yours"
5160 N.W. Milner Drive, Port St. Lucie, Florida 34983-3392
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Review Comments

1. Will the applicant be required to extend a sidewalk along N 21st Street?
2. Does 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.
3. Does the proposed fence and landscaping comply with the City's Design Review Guidelines as this is a primary entry corridor?
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.



5. The plan does not appear to demonstrate landscape buffering of vehicular use areas, whereas this is encouraged, where not impacting a clear vision area.

Please contact me at 772-462-2518 if you have any questions or would like to discuss the presented comments.