



TO: Members of the City of Fort Pierce Planning Board

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 6, 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.

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 Planning Board forward a recommendation of approval for the Conditional Use with New Construction & Design Review to the City Commission with the following condition:

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.