



CITY OF FORT PIERCE

PLANNING DEPARTMENT

REBECCA GROHALL, AICP, PLANNING MANAGER
COMPREHENSIVE PLANNING ♦ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ♦ URBAN DESIGN ♦ URBAN FORESTRY ♦ ZONING

TO: Robert Bradshaw, City Manager
THROUGH: Rebecca Grohall, AICP, Planning Manager
FROM: Alison Rutkowski, Planning Analysts
SUBJECT: 1913 Surfside Drive – Conditional Use
DATE: November 20, 2014

STAFF REPORT

Owner/Applicant: Patricia Roth
4269 S. Alton St.
Englewood CO 80111

Representative: Jeff Mc Cauley, Franklin Construction
1599 N.E. Amy Ave.
Jensen Beach FL, 34957

Requested Action: Approval of Conditional Use for Deck.

Location: 1913 Surfside Dr.

Parcel IDs: 2412-503-0065-000-8

Current Future Land Use: RL, Low Density Residential

Current Zoning: R-2, Single Family Intermediate Density

Surrounding Zoning:

North	East	South	West
R-2	R-2/R-1	R-2	R-2
RL	RL	RL	RL

Surrounding FLU:

Parcel(s) Size: .27 total acres

Applicant Request:

The applicant is requesting approval for a Conditional Use for a portion of a new deck. The need for a Conditional Use review is due to the location of the deck which is partially situated seaward of the Coastal Construction Control Line (CCCL).

The applicant would like to construct a 1,243 ft. wooden deck wrapping half way around the east side of the building (Figure 1).



Figure 1

Staff Analysis:

This proposed project is submitted as a Conditional Use to meet the requirements per **Sec. 22-66. Coastal construction control line.** *“No construction is permitted on the seaward side of the coastal construction control line in any zoning district except for navigational structures, private and semi-public water-dependent recreational uses and water-dependent public uses. Any other construction shall be approved in the form and manner provided for by Chapter 22, Article V, Conditional Uses, of this Code of Ordinances and otherwise shall conform with all other applicable ordinance requirements. The coastal construction control line is that certain line designated by the department of natural resources or its successor agency in accordance with section 161.053, Florida Statutes.”*

In reviewing the overall plan of the subject property, it is apparent that the proposed deck improvement will only extend slightly over the Coastal Construction Line (Figure 2) and will not have any impact beyond that which has been previously permitted. Furthermore, the proposed improvements should have no impact on the existing dune system.



Figure 2

TRC Recommendations/Comments:

All reviewing agencies provided either no objections or no comments.

Planning Board Recommendation:

Approved on November 12, 2014.

Surrounding Property Summary:

41 Letters of Conditional Notice were sent to surrounding property owners within 500' of the subject property. A total of 8 letters were returned, they were the following:

6 were positive responses

0 were negative response

2 were sent back by postal office

Staff Recommendation:

In review of this Conditional Use application, staff recommends that the City Commission **APPROVE** .