



# CITY OF FORT PIERCE

## PLANNING DEPARTMENT

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

**TO:** Members of the City of Fort Pierce Planning Board  
**THROUGH:** Rebecca Grohall, AICP, Planning Manager  
**FROM:** Alison Rutkowski, Planning Analyst  
**SUBJECT:** 1913 Surfside Dr. – Conditional Use  
**DATE:** November 3, 2014

### STAFF REPORT

**Owner/Applicant:** Patricia Roth  
4269 S, Alton St.  
Fort Pierce, FL 34949

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

**Requested Action:** Approval

**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

**Surrounding FLU:**

North	East	South	West
RL	RL	RL	RL

**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 square foot wooden deck wrapping half way around the east side of the building (Figure 1).



**Figure 1**

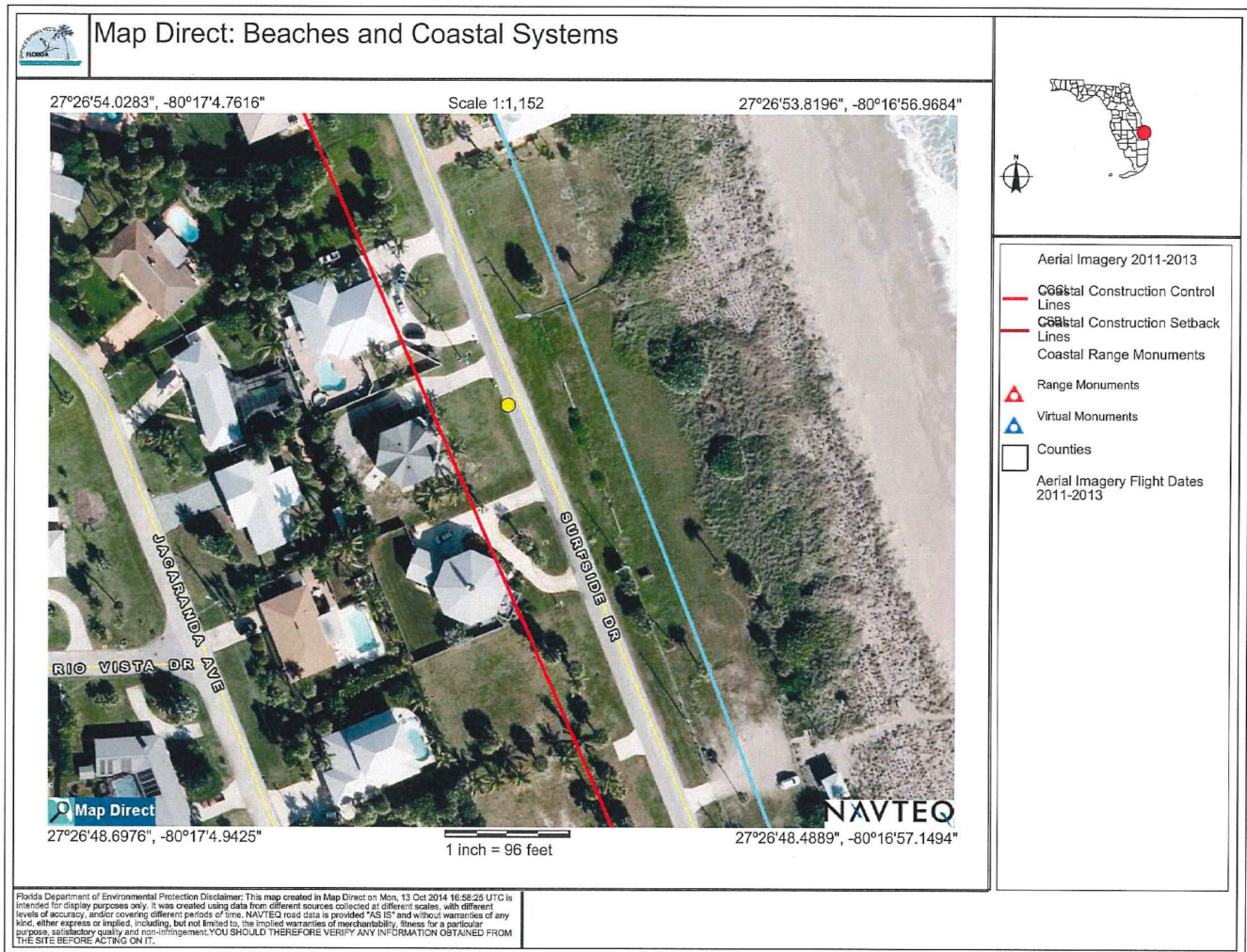


Figure 2

**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.

**TRC Recommendations/Comments:**

**City Engineering:** No Comment

**Applicant Response:** No Comment

**City Code Compliance:** No Comment

**Applicant Response:** No Comment

**City Planning:** No Comment

**Applicant Response:** No Comment

**Staff Comments:** No Comment

**Staff Recommendation:**

Staff recommends that the Planning Board forward a recommendation of approval to the City Commission.