



CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

TO: Nicholas Mimms, PE, City Manager

THROUGH: Rebecca Grohall, AICP, Planning Manager

FROM: Kori Benton, Senior Planner

RE: Application for Site Plan with Conditional Use
Baker Residence
1709 Surfside Drive

DATE: December 21, 2015

STAFF REPORT

Property Owner/Applicant: Cynthia J Baker
155 Bilbao ST
Royal Palm Beach, FL 33411

Representative: William P. Stoddard, Ph.D., P.E., LEED AP
Schulke, Bittle & Stoddard, LLC
1717 Indian River Boulevard, Suite 201
Vero Beach, Florida 32960

Requested Action: Application for Site Plan with Conditional Use to construct a Single-family home seaward of the Coastal Construction Control Line (CCCL).

Proposed Height (BFE) 27.69 ft.

Site Location: 1709 Surfside Drive

Parcel ID: 2412-501-0108-000-6

Current Zoning: Single-Family Intermediate Density zone (R-2).

Surrounding Zoning

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

Staff Analysis:

In accordance with Sections 22-58, 22-66 and 22-76 of the City Code, the applicant is requesting the review and approval of a Site Plan and Conditional Use to construct a new two-story single family home on a 0.22 acre parcel located at 1709 Surfside Drive. Per Section 22-66, Conditional Use approval is required for any new construction seaward of the Coastal Construction Control Line (CCCL).

The subject lot, located at the southwest corner of Surfside Drive and Cypress Avenue, was previously developed with a single-family home in the mid-1960s, however the previous structure was demolished in 2006 after incurring damage in the 2004 hurricane season. The lot remains vacant with the exception of a few native palm trees. The lot is located west of Surfside Drive; therefore the proposed construction will not impact the coastal dune system.

The new home proposed features 1,938 sq. ft. of living space, a 562 sq. ft. attached two-car garage, covered porch, and covered first floor. The structure features three (3) bedrooms, three (3) baths, kitchen, living room, and dining space.

The construction type presented is a CBS structure with a stucco finish. The architectural design of the home is influenced by a Key West theme, represented by end gables, a standing seam mill finish metal roof, and variable deck and balcony features. Complementary landscaping is presented to augment the presented development. Access to the property will be from Cypress Avenue via a brick paver driveway, which provides adequate parking.

Exterior site lighting has not been detailed with the current elevations, however lighting to be located on the northern, eastern and southern elevations may require the use of amber led bulbs subject to permitting by the Florida Department of Environmental Protection (FDEP), to prevent impact to sea turtles and sea turtle hatchlings. Per Section 5-375(b)(3) of the City Code, all windows and glass doors visible from any point on a nesting beach (north, east and south) must have a light transmittance value of 45 percent or less. At this time, the presented height of the structure and proximity to the adjacent dune system do not present any conflicts for compliance.

A CCCL permit must be awarded by the FDEP prior to issuance of a building permit for construction.

Technical Review Committee:

All affected City Departments have reviewed the proposed Site Plan and Conditional Use and have provided approval based on compliance with requirements of the City Code. The comments generated from the technical review are provided for review.

Property Owner Response Summary:

A total of 56 notifications of the proposed Conditional Use were mailed to the owners of property located within 500 feet of the subject property. As of December 21, 2015, 0 responses have been received. An update will be provided to the City Commission at the public hearing.

Planning Board Recommendation:

The Planning Board, at their December 8th, 2015 meeting, voted unanimously to recommend approval of the request.

Staff Recommendation:

The requested Site Plan and Conditional Use are consistent with City Code, the Comprehensive Plan, and do not adversely affect the public health, safety, convenience and general welfare; therefore Staff recommends approval of the request.