



CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

TO: Nicholas Mimms, PE, City Manager
THROUGH: Rebecca Grohall, AICP, Planning Director
FROM: Kori Benton, Senior Planner
RE: Application for Conditional Use
Construction of Dock in the A-2 Zone
1703 Sunset Isles Road – Surfside Canal
DATE: July 22, 2016

STAFF REPORT

Owner: Vern Meyer
27469 W May Street
Wauconda, IL 60084

Applicant/Representative: Timbergate Builder
43 Tophary Avenue
Boynton Beach, FL 33437

Requested Action: Approval of a Conditional Use

Location: 1703 Sunset Isles Road

Parcel ID: 2412-502-0003-000-3

Current Zoning: R-1, Single-family Low Density Residential Zone
A-2, Aquatic Development Zone

Surrounding Zoning:

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

Future Land Use: Hutchinson Island Residential (HIR)

Parcel Size: .42 acres

Staff Analysis:

In accordance with Sections 22-22, 22-39(c), and 22-76 of the City Code, the applicant is requesting the review and approval of a Conditional Use to a construct a private dock accessory to a single-family home under construction at the property. The subject parcel is being furnished with a 3,900 sq. ft. single-family home. The proposed 10 ft. by 20 ft. dock, parallel to the seawall, will provide access to the abutting canal and ability for the homeowner to dock vessel behind their home.

Pursuant to City Code Section 22-39(c)(3), Water-dependent recreation with the A-2, Aquatic development zone as proposed by the applicant requires conditional use approval. Furthermore, Section 22-39(e) includes Special Conditional Use criteria to be considered with each application as follows:

Section 22-39 (e) Special conditional use criteria. No conditional use will be allowed in an A-2 zone unless it meets one or more of the following criteria:

(1) The use is a water-dependent use, which means that it can only be carried out on, in or adjacent to water and the location or access is needed for:

- a. Waterborne transportation (such as navigation; moorage, fueling and servicing of ships or boats; terminal and transfer facilities or fish or other resource and material receiving and shipping); or
- b. Recreation (active recreation such as swimming, boating or fishing; passive recreation such as viewing or walking); or
- c. A source of water (such as energy production, cooling of industrial equipment or wastewater or other industrial processes); or
- d. Marine research or education (such as viewing, sampling, recording information, conducting experiments or teaching).

The application indicates the use of the dock for recreational activities such as boating, viewing, etc. The proposed dock extends 10ft. from the seawall, spanning 20ft. parallel to the bulk head as detailed in the presented plans. The proposal further includes an additional floating dock, smaller in size, to be adjoined to this dock section at a later time. This floating dock will be setback 25ft. from the adjacent property, and provide ease of access into the water for kayaks, etc.

The property is situated at the mouth of the subject canal, at the widest point. The scale of dock presented should not adversely impact navigation to and from the canal, or restrict function of neighboring docks.

The applicant has completed repairs to the bulkhead along the southern property line and has initiated construction of the single-family home planned for the site. Additionally, an application has been filed with the Florida Department of Environmental Protection (FDEP) for self-certification of the proposed dock construction. Furthermore, all affected City departments have reviewed the submittal and have approved the proposed Conditional Use based on compliance with the requirements of the City Code.

Property Owner Response Summary:

A total of 37 notifications of the proposed Conditional Use were mailed to the owners of property located within 500 feet of the subject property. As of July 22, 2016, 4 responses have been received in favor of the request. An update will be provided to the City Commission at the public hearing.

Planning Board Recommendation:

The Planning Board, at their July 12th, 2016 meeting, voted unanimously to recommend approval of the request.

Staff Recommendation:

The proposed Conditional Use meets the requirements of the City Code, and is found to be consistent with the City's Comprehensive Plan; therefore Staff approval.