



**TO:** Members of the City of Fort Pierce Planning Board

**THROUGH:** Rebecca Grohall, AICP, Planning Director *RG*

**FROM:** Brandon Creagan, LEED Green Associate, Planner *BCL*

**RE:** **Application for Conditional Use with New Construction**  
**Ghezzer Residence**  
**410 South Ocean Drive**

**DATE:** December 3, 2018

**STAFF REPORT**

**Property Owner/Applicant:** Side & Elissa Ghezzer  
 6701 Mallards Cove Road Apt 42F  
 Jupiter, FL 33458

**Requested Action:** Approval with Conditions of a Conditional Use with New Construction for a single family home seaward of the Coastal Construction Control Line (CCCL)

**Site Location:** 410 South Ocean Drive

**Parcel ID:** 2401-502-0006-000-0

**Parcel Size:** .20 acres

**Current Zoning:** R-4A, Hutchinson Island Medium Density Residential

**Future Land Use:** HIR, Hutchinson Island Residential

**Surrounding Zoning**

North	East	South	West
R-4A	Ocean/A2	R-4A	C-5

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## Staff Analysis:

In accordance with Sections 22-66 and 22-76 of the City Code, the applicant is requesting approval for a Conditional Use with New Construction for a single family home seaward of the Coastal Construction Control Line (CCCL)

The proposed single family home is located at 410 South Ocean Drive. The proposed property that the single family home is planned to be built on is owned Sid & Elissa Ghezzar. The subject property is zoned R-4A, Hutchinson Island Medium Density Residential with a Future Land Use Designation of HIR, Hutchinson Island Residential. The properties to the north & south, are zoned R-4A, Hutchinson Island Medium Density Residential. The property to the west is zoned C-5, Tourist Commercial. The Atlantic Ocean and Aquatic Zone A-2 is to the east

The site is seaward of the Coastal Construction Control Line (CCCL), therefore the proposed construction requires authorization of a Conditional Use to advance for permitting. The Florida Department of Environmental Protection (FDEP) regulates the seaward most limits for construction, and will review the final proposal according to established coastal construction guidelines. The seaward most limits depend on the existing line of construction in the immediate area, the landward toe of the frontal dune, and the landward limits of the projected 30-year erosion.

### *Design & Height*

The home will be constructed of pilings, poured concrete columns and beams, insulated concrete form exterior walls with hardie board vertical siding, wood trusses and a MOP roofing over plywood decking. The proposed height of the structure is 35 ft., to comply with City Code section 22-16(a)(3)b. guiding height within the South Beach Overlay District, for a single-family home in the R-4A zoning district. In the South Beach Overlay District, the height of a structure is not determined by measurement from existing grade, but rather from the FEMA Base Flood Elevation. The proposed single family home will have a front yard setback of 25ft with a rear setback of 15 feet and a side setback of 6 feet.

### *Lighting & Landscaping*

The proposed beachside lighting shall be in full compliance with City Code 5-375 (Lighting on the Beach). City Code section 5-375 provides for the protection of sea turtles and sea turtle hatchlings in regards to lights effect on the ability of sea turtles to reach the sea. Any light that can be seen from the beach has the potential of disorienting sea turtles and preventing them from reaching the sea. The Code specifies that lighting shall be mounted as low as possible and lights shall be shielded. These two specifications help to prevent visible light from the beach. The applicant has not provided a lighting plan, but is aware of the requirements above and will provide one at the time of building permit. The applicant has also not provided a landscape plan and is aware that they will need to provide one that is in compliance with City Code 22-186, Single Family & Two Family Dwelling Units. This landscape plan will be provided at the time of building permit.

## Technical Review Committee

All affected Departments have reviewed the submittals and provided comments regarding the proposed voluntary annexation application based on compliance with the requirements of the City Code and Comprehensive Plan. All comments received are attached for your review.

## Staff Comments:

The proposed single family home meets the requirements of the City Code, and is in compliance with the City's Comprehensive plan. Staff recommends that the Planning Board forward a recommendation to the City Commission for **approval** of the Conditional Use with New Construction, seaward of the CCCL, for the Ghezzar Residence at 410 S Ocean Drive with the following conditions.

1. A landscape plan that demonstrates compliance with City Code 22-186 must be submitted with the building permit.
2. A lighting plan or photometric survey that demonstrates compliance with City Code 5-375 must be submitted with the building permit.
3. Prior to any construction the applicant shall obtain an FDOT Driveway Connection Permit.
4. Prior to construction activities the applicant shall obtain approval from the FDEP for construction activities seaward of the Coastal Construction Control Line.