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**TO:** Nicholas Mimms, PE, City Manager  
**FROM:** Rebecca Grohall, AICP, Planning Director  
**RE:** **Application for Conditional Use (Coastal Construction Control Line) CCCL  
Steve Tarr (TR) - 316 South Ocean Drive**  
**DATE:** February 4, 2019

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**STAFF REPORT**

**Property Owner**

**Applicant:** Steven Tarr (TR)  
4521 PGA Boulevard #201  
Palm Beach Gardens, FL 33418

**Requested Action:** Recommendation of Approval with Conditions for a Conditional Use with New Construction submitted by property owner Steve Tarr (TR), for new construction of an exterior staircase to the residence and a dune crossover with a deck, located seaward of the Coastal Construction Control Line (CCCL).

**Site Location:** 316 S. Ocean Drive

**Parcel IDs:** 2401-501-0022-000-5

**Current Zoning:** R4A, Hutchinson Island Medium Residential

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

North	East	South	West
R4A	N/A	R4A	R4A

**Staff Analysis:**

In accordance with Section 22-66 and 22-76 of the City Code, the applicant is requesting the review and approval of an elevated dune crossing with deck, and an exterior staircase to the existing residence. The structure is a duplex located on the east side of Ocean Drive.

This site was first constructed in 2002, and in general, vertical construction seaward of the Coastal Construction Control Line (CCCL) requires additional review and approval as a Conditional Use. The CCCL is intended to help reduce beach erosion through protection of the dune. In compliance with the FDEP Permit, all work near dunes must cease by sea turtle nesting season, which is March 1<sup>st</sup> through October for the Atlantic coast.

During the course of review, St. Lucie County provided information on the St. Lucie County Perpetual Construction Easement that exists but was not shown on the survey, including support documentation on the recordation of the easement.

The proposed construction was reviewed according to Sec. 22-74 and would not adversely affect the public health, safety, comfort, good order, appearance, convenience and the general welfare provided that the applicant reaches an agreement with St. Lucie County in accordance with the conditions of the perpetual construction easement.

**Technical Review Committee:**

All affected City Departments have reviewed the proposed Application for Conditional Use with New Construction; and have provided conditional approval based on compliance with requirements of the City Code. The comments generated from the technical review are provided for review. The applicant has reviewed the comments and will work with St. Lucie Erosion Control district.

**Planning Board Recommendation:**

The Planning Board will review this application at their meeting of February 12<sup>th</sup>, 2019, and the Commission will be updated during the Staff presentation.

**Staff Recommendation:**

The requested Application for Conditional Use meets the requirements of the City Code specifically Section 22-66, Coastal Construction Control Line (CCCL) and Article V- Conditional Uses Sec 22.74. Therefore, Staff recommends that the Planning Board recommend approval of the request as presented, subject to the following Conditions of Approval:

1. The segment of the proposed dune cross-over extending into the perpetual construction easement, contained in Resolution No. 98-016, as recorded in OR Book 1154, Pages 1351-1360, is approved by the St. Lucie County Erosion District in accordance with the requirements of said easement *or* is eliminated, prior to issuance of a building permit by the City of Fort Pierce. The contact information for St. Lucie County Erosion District is: Joshua Revord, P.E., Coastal Engineer St. Lucie County Erosion District - (772) 462-1269 / [Revordj@stlucieco.org](mailto:Revordj@stlucieco.org).
2. The proposed observation deck (12ft. by 12ft. - Future) will not be located the perpetual construction easement contained in Resolution No. 98-016, as recorded in OR

Book 1154, Pages 1351-1360, with the construction drawings and DEP permit updated accordingly.

3. The work is completed in compliance with DEP rules for dune construction, and in accordance with sea turtle compliant lighting (Sec 5-375 if lighting is to be used).