



\$250

**DEVELOPMENT REVIEW**

Property address or Location 316 S. Ocean Dr  
Parcel ID #(s) 2401-501-0022-000-5  
Project description stairs and dune walkover

Property Owner(s) Steven Tarr  
Street Address 316 S. Ocean Dr.  
City F.P. State FL Zip 34949  
Phone Number \_\_\_\_\_  
Email Address hovenre@gmail.com

Applicant/Representative, Title, Company \_\_\_\_\_  
Street Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
Phone Number \_\_\_\_\_  
Email Address \_\_\_\_\_

*Property Owner(s) Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein. The undersigned consents to inspection and photographing of the subject property by the Planning staff for purposes of consideration of this Application and/or presentation to the Planning Board and City Commission.*

Property Owner(s) Signature(s) \_\_\_\_\_

STATE OF FLORIDA FL COUNTY ST. LUCIE  
The foregoing instrument was acknowledged before me this 10th day of January, 2019, by STEVE TARR who is personally known to me or has produced \_\_\_\_\_ as identification.

Signature of Notary \_\_\_\_\_

NOTARY PUBLIC  
AMARIS ISABEL GIL  
MY COMMISSION # FF 914194  
EXPIRES: August 30, 2019  
Bonded Thru Budget Notary Services

**INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3729**

**TO BE COMPLETED BY STAFF**

Zoning	Future Land Use	Total Acres	Historic District	Historic Designation
				Contributing Individual Non-Contributing None

Pre-Application Meeting Date \_\_\_\_\_ Fees \_\_\_\_\_ Control # \_\_\_\_\_ B. Permit # \_\_\_\_\_  
Intake Planner \_\_\_\_\_  
Planner Assigned \_\_\_\_\_  
Approved By \_\_\_\_\_ Date \_\_\_\_\_  
Comments \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Intake Date Stamp

# DEVELOPMENT REVIEW

## General Information

- Incomplete application packets cannot be accepted.
- Site Plan approval is valid for one (1) year following City Commission approval. In order to maintain site plan approval, vertical improvements, permitted by the Building Department must commence prior to the 12-month expiration date, and building permits must be maintained until site plan is completed, per plans, or approval shall lapse.

Choose Application Type:

### Application Type

- Site Plan       Conditional Use with New Const.       Major Amendment  
 Conceptual Development Plan       Minor Amendment

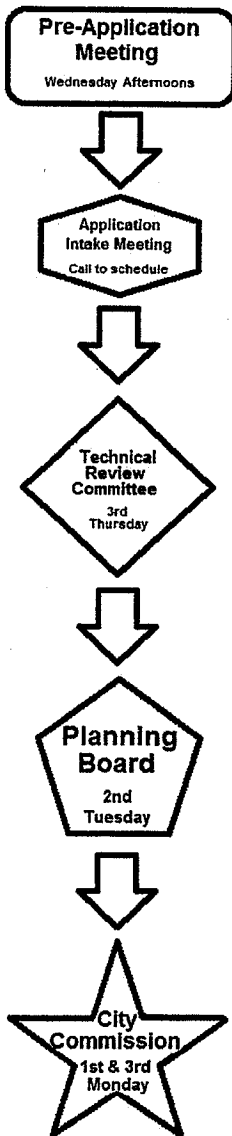
### Site Information:

Non-Residential: Proposed Sq. Ft.: \_\_\_\_\_ Residential: Proposed Units: \_\_\_\_\_

Surrounding Uses: (i.e. single family home, retail, industrial, etc.)

North	South	East	West

## Application Outlook



## Site Plan submittal requirements:

Submit one (1) original & thirteen <sup>(13)</sup> hard copies and one (1) <sup>photo</sup> CD of the following. Additional copies will be required of subsequent submittals.

- Complete notarized application
- Warranty Deed
- SLC Property Record Card
- Statements of ownership & control of proposed development. Statement describing in detail: character & intended use.  
**STEVEN TARR - OWNER PRIVATE USE OF DUNE WALKOVER AND ENTRY STAIRS.**
- General location map (see Section 22-58.d.2)
- Survey (see Section 22-58.d.3)
- Site Plan (see Section 22-58.d.4)
- Landscaping Plan (see Section 22-187) - **NO NEW LANDSCAPING**
- Storm Drainage Plan (see Section 22-58.d.6) - **NO IMPACT ON DRAINAGE.**
- Environmental Impact Report - **DEP PERMIT**
- Beach/Dune System protection plan, if applicable (see Section 22-58.d.7) - **DEP PERMIT**
- Lighting Plan (see Section 22-58.d.8) - **NONE, NO LIGHTS.**
- Design Review submittals (see Design Review application) - **ABOVE**
- Traffic Impact Report - **NO NEW TRAFFIC**
- Concurrency Review submittals (see Concurrency Review application) - **NO IMPACT ON CONCURRENCY**
- BUILDING PLANS - REVISED PAGE**

Prepared by and Return to:  
S. A. Tarr  
4521 PGA Blvd., #201  
Palm Beach Gardens, FL 33418

Property Appraisers Parcel Identification  
(Folio)Number(s): 2401-501-0022-000/5

Space Above This Line for  
Recording

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This Quit Claim Deed is a corrective deed to define the proper ownership of said property.

**QUIT-CLAIM DEED**

**THIS QUIT-CLAIM DEED**, Executed this 19<sup>th</sup> day of March, 2018, by

**316 Ocean, LLC, a Florida limited liability company** first party, whose address is 4521 PGA Blvd., #201, Palm Beach Gardens, FL 33418, to **Steven Tarr, as Trustee, of the Steven Tarr Revocable Trust dated September 16, 2015**, second party, whose address is 4521 PGA Blvd., #201, Palm Beach Gardens, FL 33418:

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successor and assigns corporations, wherever the context so admits or requires.)

**WITNESSETH**, that the said first party, for and in consideration of the sum of ten Dollars (\$10.00), in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit-claim unto the said second party forever, all the right, title, interest, claim, and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of St. Lucie, State of Florida, to-wit:

The following property located at: 316 S. Ocean Drive, Fort Pierce, FL 34949 which is not the homestead of grantor or grantee:

Legal:

**Lots 8 & 9, Block 3, Revised Map Fort Pierce Beach, according to the map or plat thereof as recorded in Plat Book 8, page 29, Public Records of St. Lucie County,**

Prepared by and Return to:  
S. A. Tarr  
4521 PGA Blvd., #201  
Palm Beach Gardens, FL 33418

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### Property Identification

Site Address: 316 S OCEAN DR  
Sec/Town/Range: 01/35S/40E  
Map ID: 24/01A  
Zoning: R4A

Parcel ID: 2401-501-0022-000-5  
Account #: 14615  
Use Type: 0800  
Jurisdiction: Fort Pierce

### Ownership

Steven Tarr (TR)  
4521 PGA BLVD # 201  
Palm Beach Gardens, FL 33418

### Legal Description

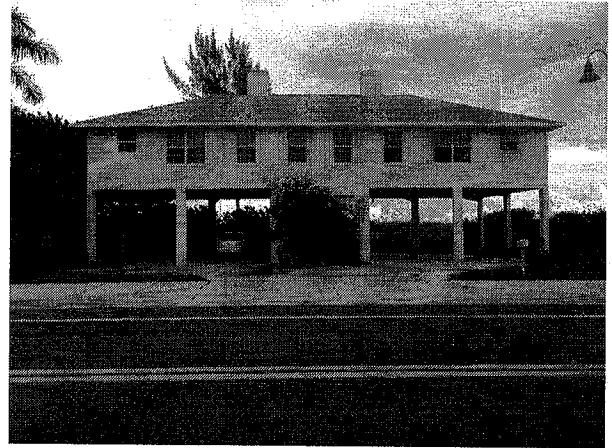
FT PIERCE BEACH S/D BLK 3 LOTS 8AND 9-LESS THAT PART LYG  
E OF LI IN PL BK 37-2- (OR 4022-2507: 4024-532; 4109-1878)

### Current Values

Just/Market Value:	\$623,200
Assessed Value:	\$623,200
Exemptions:	\$0
Taxable Value:	\$623,200

Taxes for this parcel: SLC Tax Collector's Office

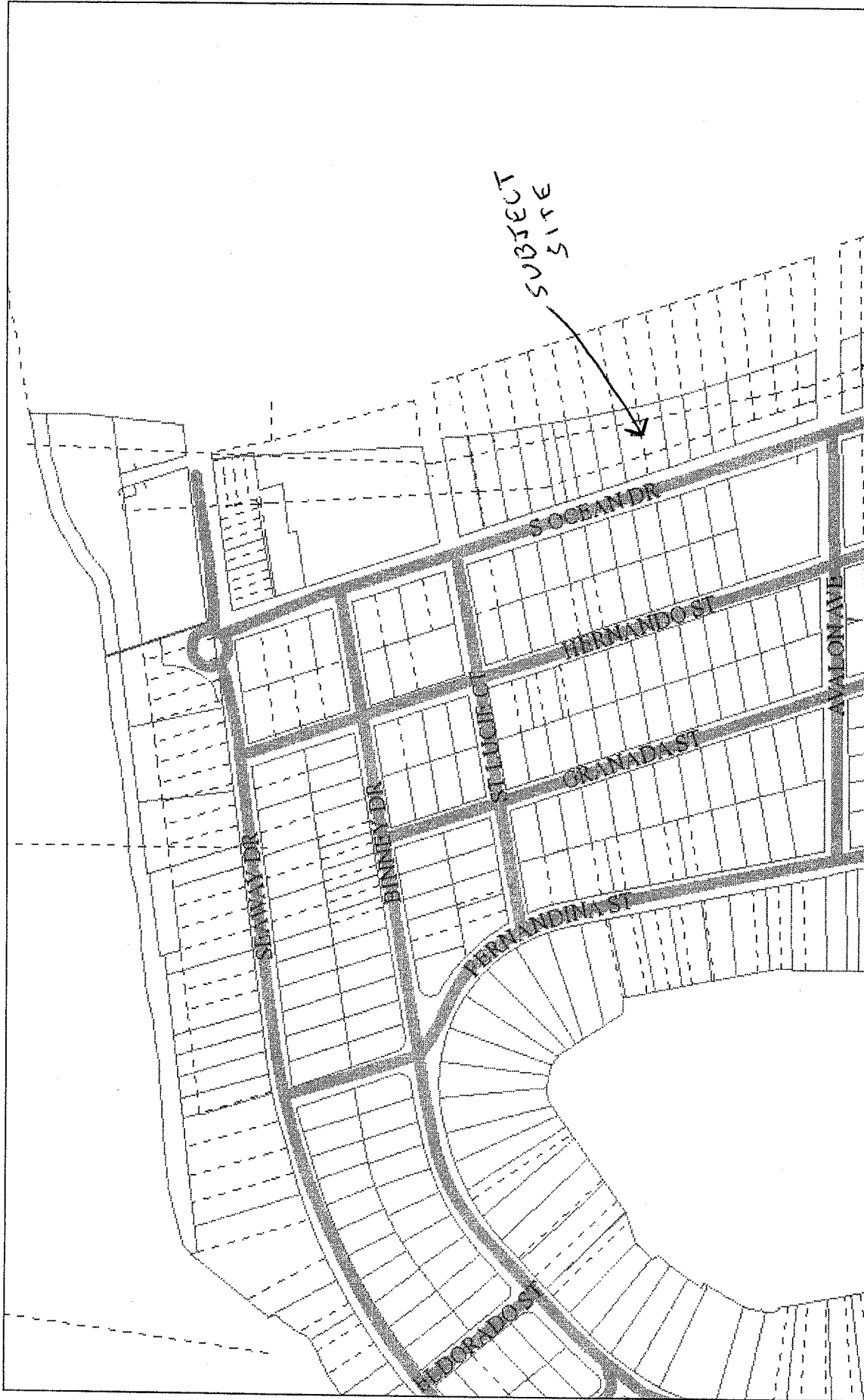
Download TRIM for this parcel: [Download PDF](#)



### Total Areas

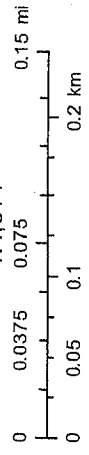
Finished/Under Air (SF):	1,944
Gross Area (SF):	4,608
Land Size (acres):	0.32
Land Size (SF):	13,860

Michelle Franklin, CFA - Saint Lucie County Property Appraiser



January 16, 2019

1:4,514



SCALE	1" = 20'-0"
DATE	APR 1958
BY	PLN
CHECKED BY	ALY
APPROVED BY	RLA
PROJECT NO.	98-163
JOB NO.	98-163

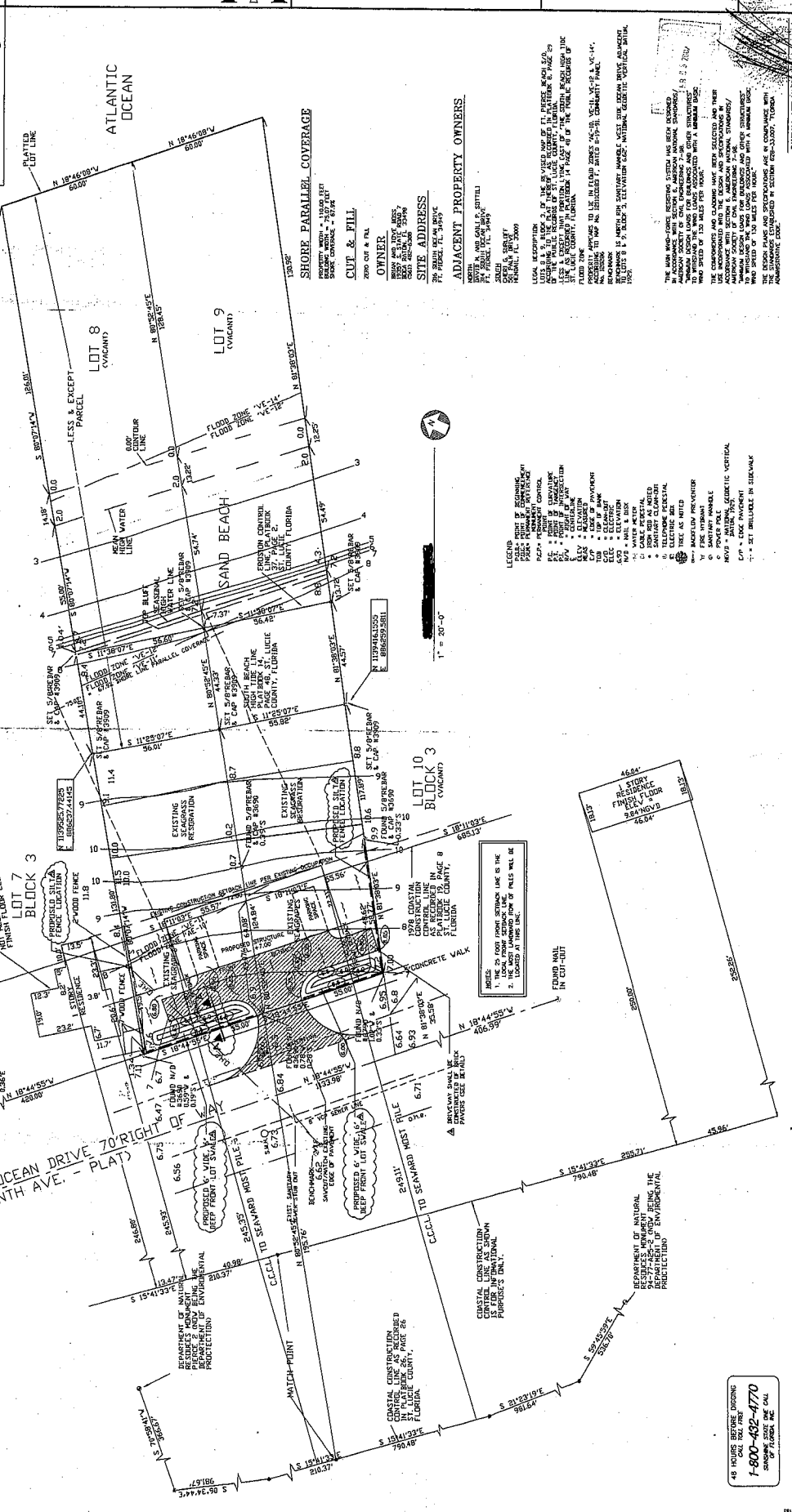
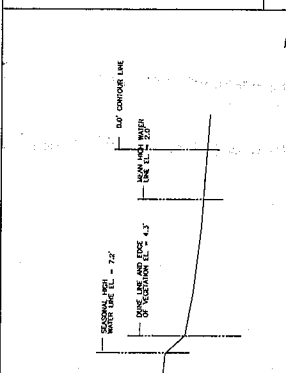
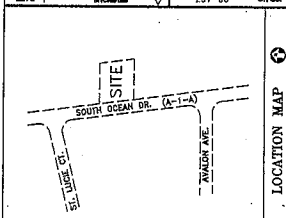
ST. LUCIE COUNTY, FLORIDA

**MOSBY AND ASSOCIATES, INC.**  
 3428 - 11th Avenue  
 St. Petersburg, Florida 33708  
 Phone (813) 778-8817



PROJECT: 2000 C&P  
 OWNER: 2000 C&P  
 SITE ADDRESS: 2000 C&P  
 ADJACENT PROPERTY OWNERS: [List of names and addresses]

ST. LUCIE COUNTY, FLORIDA  
 SHEET 10 OF 13  
 FEB 23 1962



- LEGEND:
- 1. BOUNDARY OF RECORDING
  - 2. BOUNDARY OF PRESENT INTEREST
  - 3. BOUNDARY OF ADJACENT PROPERTY
  - 4. BOUNDARY OF EASEMENT
  - 5. BOUNDARY OF EASEMENT
  - 6. BOUNDARY OF EASEMENT
  - 7. BOUNDARY OF EASEMENT
  - 8. BOUNDARY OF EASEMENT
  - 9. BOUNDARY OF EASEMENT
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  - 17. BOUNDARY OF EASEMENT
  - 18. BOUNDARY OF EASEMENT
  - 19. BOUNDARY OF EASEMENT
  - 20. BOUNDARY OF EASEMENT

48 HOURS BEFORE RECORDING  
 1-800-462-4770  
 STATE OF FLORIDA REG. NO. 0000000000

SURVEY





**FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION**

Division of Water Resource Management  
Coastal Construction Control Line Program  
2600 Blair Stone Road, M.S. 3522  
Tallahassee, FL 32399-2400  
Phone: (850) 245-8336

Permit No. 8033417 - SL

No. of Pages Attached: 9

**FIELD PERMIT PURSUANT TO SECTION 161.053 OR 161.052, FLORIDA STATUTES**

**FINDINGS OF FACT AND CONCLUSION OF LAW:** The request for a field permit was considered by the staff designee of the Department of Environmental Protection and found to be in compliance with the requirements of Chapter 62B-33, Florida Administrative Code (F.A.C.). Approval is specifically limited to the activity in the stated location and by the project description, approved plans (if any), attached standard conditions, and any special conditions stated below pursuant to Paragraph 161.053(5), Florida Statutes (F.S.). This permit may be suspended or revoked in accordance with Section 62-4.100, F.A.C.

**PROJECT LOCATION:**

S0200/S0300 of DEP R-35  
316 S. Ocean (Steve Tarr)  
Fort Pierce

**PROJECT DESCRIPTION:**

As proposed and in location(s) specified permittee may construct stairway along north side of dwelling from upper floor to ground level. In addition, permittee is also authorized to construct multi-family dune walkover in area generally void of native dune vegetation.

**SPECIAL PERMIT CONDITIONS:** The permit is valid only after all applicable federal, state, and local permits are obtained and does not authorize contravention of local setback requirements or zoning or building codes. This permit and public notice shall be posted on the site immediately upon issuance and shall remain posted along with local approval until the completion of any activity authorized by this permit. Other special conditions of this permit include:

Standard field permit conditions and dune walkover guidelines prevail.  
 No additions and/or modifications w/o prior DEP approval.  
 All seaward work on dune walkover must be complete prior to marine turtle nesting season (3/1/19)  
 Any impacted/removed native dune vegetation must be replaced/replanted in equal square footage on other areas of the dune, if applicable.

**STANDARD PERMIT CONDITIONS:** The permittee shall comply with the attached standard field permit conditions.

**APPLICANT INFORMATION:** I hereby certify that I am either: (1a) the owner of the subject property or (1b) I have the owner's consent to secure this permit on the owner's behalf; and that (2) I shall obtain any applicable licenses or permits which may be required by federal, state, county, or municipal law prior to commencement of the authorized work; (3) I acknowledge that the authorized work is what I requested; and (4) I accept responsibility for compliance with all permit conditions.

Applicant's Signature [Signature] Date 1/1/2019 Telephone No. (561) 622-3386  
 Applicant's Printed Name Steve Tarr Address 316 S Ocean Dr Ft. Pierce, FL 34949

If applicant is an agent:

See above  
 Printed name of property owner / Property owner's address ( ) Property owner's telephone no. /

**DEPARTMENT FINAL ACTION AND FILING AND ACKNOWLEDGMENT:** This field permit is approved on behalf of the Department of Environmental Protection by the undersigned staff designee, and filed on this date, pursuant to section 120.52, F.S., with the undersigned designated Deputy Clerk, receipt of which is hereby acknowledged.

Jason M. Spanier / Jason M. Spanier / 12/27/18  
 Staff Designee/Deputy Clerk Printed Name of Designee/Deputy Clerk Date

EXPIRATION DATE: 02/28/19

(Emergency permits issued pursuant to Section 62B-33.014, F.A.C., are valid for no more than ninety days and other field permits are valid for no more than 12 months. The staff designee may specify a shorter time limit.)

EMERGENCY PERMIT:  YES  NO

Approved plans are attached:  YES  NO

**POST PERMIT AND PUBLIC NOTICE CONSPICUOUSLY ON THE SITE****PUBLIC NOTICE**

The foregoing constitutes final agency action. Any person whose substantial interests are affected by any decision made by the Department on the Field Permit has a right to request an administrative hearing in accordance with the provisions of Sections 120.569 and 120.57, F.S. The request for an administrative hearing must comply with the provisions of Rule 28-106.201, F.A.C., and must be received by the Department (at the address given below) within twenty-one (21) days from the date of this notice.

When the Department receives an adequate and timely filed request for hearing, the Department will request the assignment of an administrative law judge. Once the administrative law judge is requested, the Division of Administrative Hearings will have jurisdiction over the formal proceeding and the Department (as the referring agency) will take no further action with respect to the proceeding except as a party litigant.

Section 120.54(5)(b)4, F.S., and Rule 28-106.201(2), F.A.C., explain that the following items must be included in a petition for a formal administrative hearing

- (a) The name and address of each agency affected and each agency's file or identification number, if known;
- (b) The name, address, any e-mail address, any facsimile number, and telephone number of the petitioner, if the petitioner is not represented by an attorney or a qualified representative; the name, address, and telephone number of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceedings; and an explanation of how the petitioner's substantial interests will be affected by the agency determination;
- (c) A statement of when and how the petitioner received notice of the agency decision;
- (d) A statement of all issues of material fact disputed by the petitioner, or a statement that there are no disputed facts;
- (e) A concise statement of the ultimate facts alleged, including a statement of the specific facts that the petitioner contends warrant reversal or modification of the Department's action;
- (f) A statement of the specific rules or statutes the petitioner contends require reversal or modification of the Department's action, including an explanation of how the alleged facts relate to the specific rules or statutes; and
- (g) A statement of the relief sought by the petitioner, stating precisely the action that the petitioner wants the Department to take with respect to its action.

A person may request an extension of time to petition for an administrative hearing. The person filing the request for extension must do so within the time limits for filing a petition described above. The request must state why an extension of time is needed. The Department will grant an extension only when good cause is shown.

If a petition or a request for time extension is filed, further order of the Department becomes necessary to effectuate this Field Permit. Accordingly, the Department's final action may be different from the position taken in this notice. Actions undertaken by any person under this permit, pending the lapse of time allowed for the filing of such a request for hearing, may be subject to modification, removal, or restoration.

Failure to petition within the allowed time frame constitutes waiver of any right that a person has to request a hearing under Section 120.57, F.S., and to participate as a party to the proceeding. If a legally sufficient petition for hearing is not timely received, this notice constitutes final agency action.

When this order becomes final and is filed with the Department Clerk, any party to the order has the right to seek judicial review under Section 120.57, F.S., and Rule 9.030(b)1(c) and 9.110, Florida Rules of Appellate Procedure. A notice of appeal must be filed within thirty (30) days with both the Department Clerk (see address below) and with the appropriate district court of appeal. The notice filed with the district court must be accompanied by the filing fee specified in Section 35.33(3), F.S. Any subsequent intervention will be only by the approval of the presiding officer on motion filed under Rules 28-5.207 or 60Q-2.010, F.A.C.

All requests for hearings are to be filed with the Department at the following address:

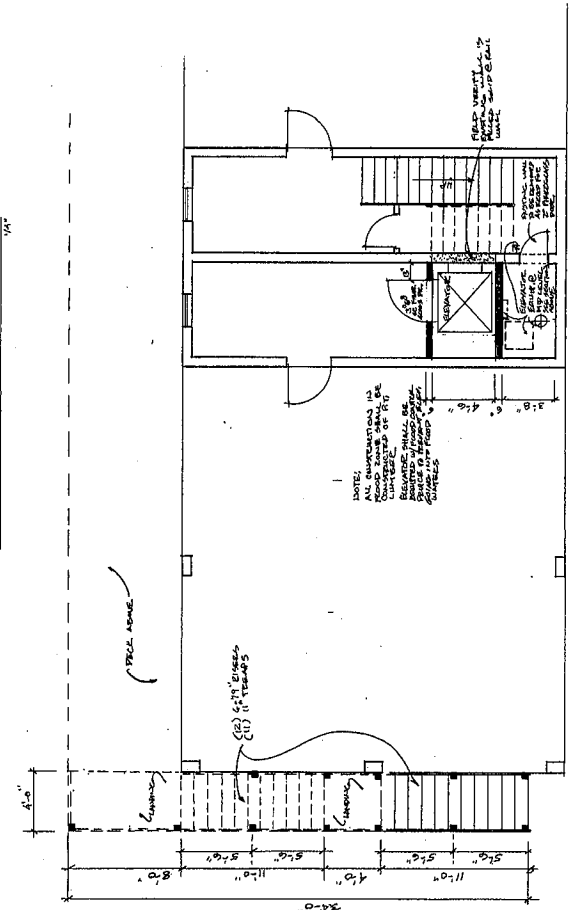
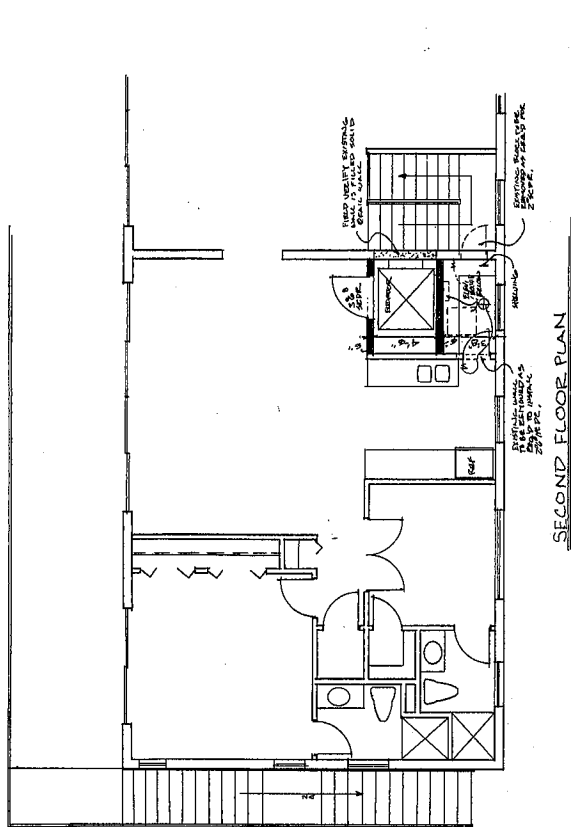
Florida Department of Environmental Protection  
Office of General Counsel  
Department Clerk  
3900 Commonwealth Boulevard Mail Station 35  
Tallahassee, Florida 32399-3000

**STANDARD FIELD PERMIT CONDITIONS**

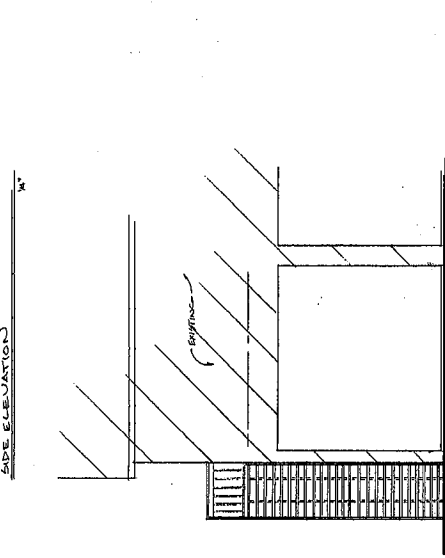
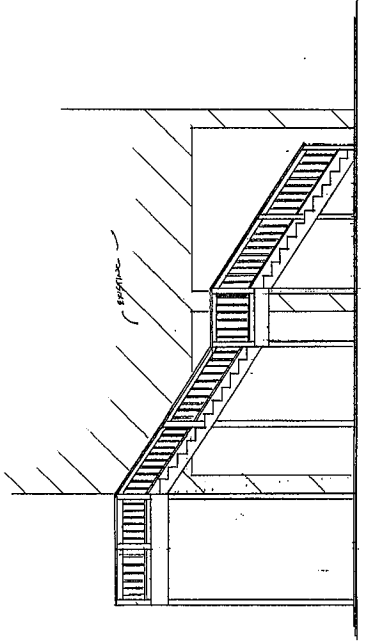
The following conditions shall apply to **FIELD PERMITS** (unless waived by DEP or modified by special permit condition). In the event of a conflict between a field permit condition and a special permit condition, the special condition shall prevail.

- 1) The permittee shall carry out the construction or activity for which the permit was granted in accordance with the plans and specifications that were approved by DEP as part of the permit. Any deviation there from shall be grounds for suspension of the work and revocation of the permit pursuant to Section 120.60(7), F.S., and may result in assessment of civil fines or issuance of an order to alter or remove the unauthorized structure, or both. No other construction or activities shall be conducted. No modifications to project size, location, or structural design are authorized. A copy of the permit shall be conspicuously displayed at the project site.
- 2) The permittee shall conduct the construction or activity authorized under the permit using extreme care to prevent any adverse impacts to the beach and dune system, marine turtles and their nests and habitats, or adjacent property and structures.
- 3) The permittee shall allow any duly authorized member of the staff to enter upon the premises associated with the project authorized by the permit for the purpose of ascertaining compliance with the terms of the permit and with the rules of DEP, until all construction or activities authorized or required in the permit have been completed and the project accepted by DEP.
- 4) The permittee shall hold and save the State of Florida, DEP, its officers and employees, harmless from any damage (no matter how occasioned and no matter what the amount) to persons or property that might result from the construction or activity authorized under the permit and from any and all claims and judgments resulting from such damage.
- 5) The permittee shall allow DEP to use all submitted records, notes, monitoring data, and other information relating to construction or any activity under the permit for any purpose it may deem necessary or convenient, except where such use is otherwise specifically forbidden by law.
- 6) Construction traffic shall not operate and building materials shall not be stored on vegetated areas seaward of the control line, unless specifically authorized by the permit. If (in the opinion of DEP staff) this requirement is not being met, positive control measures shall be provided by the permittee at the direction of DEP staff. Such measures may include temporary fencing, designated access roads, adjustment of construction sequence, or other requirements.
- 7) The permittee shall not disturb existing beach and dune topography and vegetation except as expressly authorized in the permit. Before the project is considered complete, any disturbed topography or vegetation shall be restored (as prescribed in the permit) with suitable fill material or revegetated with appropriate beach and dune vegetation.
- 8) The fill material shall be obtained from a source landward of the control line and shall consist of sand which is similar to that already on the site in both grain size and coloration. This fill material shall be free of construction debris, rocks, or other foreign matter. A sample of the sand shall be provided to the staff representative of the Bureau of Beaches and Coastal Systems during the preconstruction conference.
- 9) If surplus sand fill results from any approved excavation seaward of the CCCL, such material shall be distributed seaward of the CCCL on the site, as directed by DEP staff (unless otherwise specifically authorized by the permit).
- 10) Any native salt-resistant vegetation destroyed during construction shall be replaced with plants of the same species or, by authorization of DEP, with other native salt-resistant vegetation suitable for beach and dune stabilization. Unless otherwise specifically authorized by the staff, all plants installed in beach and coastal areas (whether to replace vegetation displaced, damaged, or destroyed during construction or otherwise) shall be of species indigenous to Florida beaches and dunes (i.e., sea oats, sea grape, saw palmetto, panic grass, salt meadow hay cord grass, seashore salt grass, and railroad vine).
- 11) All topographic restoration and revegetation work is subject to approval and acceptance by DEP staff.
- 12) If not specifically authorized elsewhere in this permit, no operation, transportation, or storage of equipment or materials is authorized seaward of the dune crest or rigid coastal structure during the marine turtle-nesting season. The marine turtle-nesting season is May 1 through October 31 in all counties (except Brevard, Indian River, St. Lucie, Martin, Palm Beach and Broward counties where marine turtle nesting occurs during the period of March 1 through October 31).
- 13) If not specifically authorized elsewhere in this permit, no temporary lighting of the construction area is authorized at any time during the marine turtle-nesting season and no additional permanent exterior lighting is authorized.
- 14) This permit has been issued to a specified property owner and is not valid for any other person.





- CONSTRUCTION NOTES:**
- STRUCTURAL LUMBER TO BE KILN DRIED OR BETTER WITH MOISTURE CONTENT NOT EXCEEDING 19%.
  - CONCRETE FOUNDATION AND FOOTINGS TO BE 2000 PSI LUMBER.
  - REINFORCING SHALL BE PLACED OVER ALL JOINTS WITH 1" MIN. LAP.
  - CONCRETE SHALL BE PLACED OVER ALL JOINTS WITH 1" MIN. LAP.
  - ALL JOINTS SHALL BE REINFORCED WITH 1" MIN. LAP.
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## Beach and Dune Walkover Guidelines

Florida Department of Environmental Protection  
Division of Water Resource Management  
Bureau of Beaches and Coastal Systems  
3900 Commonwealth Boulevard, MStation  
Tallahassee, Florida 32399-3000  
(850) 488-7708

On many of Florida's beaches, sand dunes and coastal vegetation provide significant protection to upland property, upland development, and the beach dune system. The Florida Department of Environmental Protection (DEP) encourages the design of beach access, including beach and dune walkovers, to protect the dune topography and dune vegetation from pedestrian traffic and allow for the natural recovery of damaged or eroded dunes.

### PERMIT REQUIREMENTS

A permit from DEP is required for construction of walkovers on most sandy beaches fronting on the open waters of the Atlantic Ocean or Gulf of Mexico. In areas where a Coastal Construction Control Line (CCCL) has been established pursuant to provisions of Section 161.053, Florida Statutes (F.S.), a permit is required for all excavation, construction, or other activities with the potential to cause beach erosion or damage coastal vegetation. On sandy shorelines where a CCCL line has not been established, a permit is required for construction activities within 50 feet of the mean high water line (see Section 161.052, F.S.).

Permits for walkovers contain standard conditions that require construction to be conducted in a manner that minimizes short-term disturbance to the dune system and existing vegetation. Replacing vegetation destroyed during construction with similar plants suitable for beach and dune stabilization is required. Only limited excavation for the placement of support posts is authorized, and construction of walkovers may not occur during the marine turtle-nesting season, which extends May 1 through October 31 (except for Brevard through Dade counties, which extends March 1 through October 31).

### GENERAL SITING GUIDELINES

The walkover shall be designed and sited to protect dune features, to minimize disturbance of native vegetation, to not restrict lateral beach access and to minimize the amount of construction material that may become debris during a storm. Elevated walkovers are not required for all beach accesses, such as in sparsely vegetated, low profile dune areas where on-grade sand or shell paths are suitable for controlling foot traffic. Walkovers should generally be constructed perpendicular to the shoreline and extend at least to the seaward toe of the frontal dune or the existing line of vegetation but not farther than 10 feet seaward of the vegetation. The optimum siting of the walkover structure can be determined by contacting a CCCL field inspector.

### GENERAL DESIGN GUIDELINES

Walkovers are designed to be minor, expendable structures that pose a minimal interference with coastal processes and generate minimal amounts of debris. Walkovers constructed across native beach and dune vegetation should be post-supported and elevated a sufficient distance above the existing or proposed vegetation to allow for sand build-up and clearance above the vegetation. Whenever possible, stairways and ramps leading from the dune bluff or crest down to the beach should be designed with posts that completely span the seaward slope of the dune. The structure should be designed to minimize the quantity of material used in construction, such as avoiding the use of vertical wood pickets, and reducing the length and width of construction on the beach.

Single family walkovers should not exceed 4 feet in overall width and the support posts shall not be greater than 4-inch wide posts. Multi-family walkovers shall not exceed 6 feet in overall width and the support posts shall not be greater than 6-inch wide posts. Round posts are preferred to square posts. Support posts shall not be

encased in concrete nor installed into dune slopes that are steeper than approximately 30 degrees. Support posts should have a minimum 5 feet of soil penetration. Applicants should consult with the Bureau prior to requesting a permit for a walkover that contains switchbacks, long ramps or other features required to comply with the Americans with Disabilities Act Accessibility Guidelines.

## **WALKOVER ELEVATION GUIDELINES**

Site conditions affecting walkover heights vary as the structure traverses the beach/dune system. The ground cover changes from the uplands, commonly covered with woody scrub or coastal strand vegetation (saw palmetto/sea grape/scrub oaks), over a dune bluff or one or several dune crest(s), covered with either coastal strand or coastal grassland (sea oats/bitter panicum/marsh hay), down the slope to the dry sand beach, either uncovered bare escarpment or partially covered with beach/dune vegetation (railroad vine/sea rocket/sea oats). The type of structure and height from the dune bluff or crest down to the beach also must be considered in setting the walkover elevation. Increased elevation of the structure requires a longer run to the beach and additional construction material within this high energy area. This creates additional storm generated debris, sea turtle nesting habitat impacts, sand losses due to storm wave scour, and interferes with people's ability to walk along the beach.

Walkover Elevations in Uplands. The upland environment of coastal scrub/coastal strand habitat is characterized by more stable soil conditions with less blowing sands and infrequent storm overwash events. The stable conditions allow for the development of a mature woody vegetation and saw palmetto dominated plant community. In addition to thick above ground stem and leaf vegetation between 5 and 15 feet in height, this plant community has an extensive below ground woody root mat. Walkovers in these upland habitats need be elevated only a sufficient distance above the ground to avoid disturbance of the soil and root systems or cutting of low tree and palmetto trunks. An elevation of the stringers from 6" to 2'-0" above existing grade should be sufficient. Walkover elevations crossing coastal wetlands within upland areas may require increased elevations. Elevation of the walkover above the leaf canopy is in most cases impractical in coastal scrub or coastal strand habitats.

Walkover Elevations over Bluffs. The low stringer elevation recommended for uplands can be carried to an eroded bluff line. This will reduce the length of a ramp or walkover down to the beach. Again the objective the walkover elevation is to reduce damage to coastal scrub soils and root systems.

Walkover Elevations over Dune Crests. Dune environments are characterized by mobile sands subject to storm effects (which lower grade elevations) and wind effects (which can raise elevation as sand is trapped). Dunes are dominated by coastal grassland plants adapted to the dynamic environment. These include sea oats, bitter panicum, and little bluestem. Walkovers sited within active dune systems are required to be elevated sufficiently to allow for sand movement and growth of vegetation. Walkover designs published in "Beach/Dune Walkover Structures" referenced below specify a 3'-10" minimum clearance from existing grade to the bottom of the stringers of an up to 6-foot wide (overall dimension) multi-family or public beach access structures, and a 3'-0" minimum clearance to the top of the deck for an up to 4-foot wide single family structures.

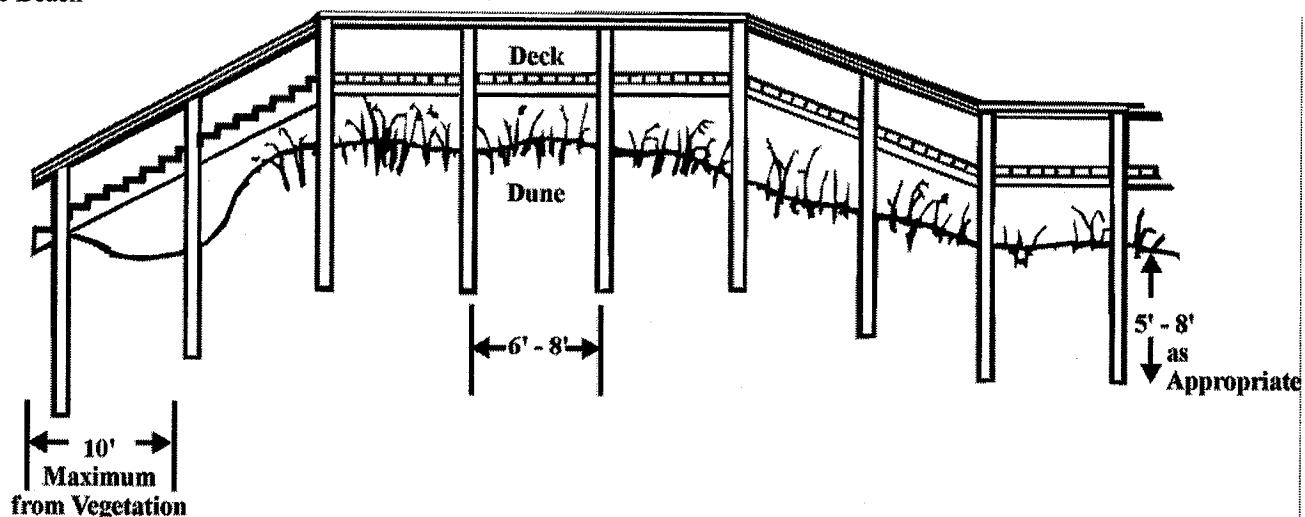
Walkover Elevations on Seaward Dune or Bluff Slopes. The elevation of the walkover at the dune crest and the distance of the seaward terminus from the water's edge determine the height of the steps or ramps crossing the seaward slope. The design objective is to get the structure down to the beach in as short a shore-normal (perpendicular to the shoreline) distance as possible while reducing the shore-parallel coverage of the slope. Department guidelines require that the seaward terminus of the structure be no farther seaward than 10 feet from the line of permanent beach dune vegetation or the toe of the frontal dune. Reducing the seaward encroachment and shore-parallel width decreases the potential for storms interacting with the structure, occupation of sea turtle nesting habitat by the structure, and interference with lateral public beach access. Walkovers designed for the Americans with Disabilities Act often increase the length of walkover ramps on the beach. This requires the need for a site specific review for environmental impacts. The burial of the ramp or

step terminus a minimum amount (0.5 to 1.0 feet)-foot below grade may allow for use of the walkover after some lowering of the beach elevation from minor storms. However, placement of this terminus below the depth of a post storm beach profile is discouraged as this portion of the walkover will most likely have been damaged by larger storms and to have interfered with coastal processes.

On Grade Walkovers. Elevated walkovers are not necessary in all site conditions and use situations. Where dune development is minimal, beach dune vegetation sparse or use infrequent, on-grade footpaths may be preferred. The Department discourages solid concrete walks and footpath surfaces such as stepping stones that create debris or missiles. Other surfaces such as geotextile fabrics, cabled wood planks, or shell require a case by case review. No permanent path surfaces are allowed seaward of the dune or within sea turtle nesting habitat.

### TYPICAL WALKOVER PROFILE

⇐ To the Beach



### References

Beach/Dune Walkover Guidelines, the Florida Bureau of Beaches and Coastal Systems, Florida Department of Environmental Protection, Revised January 1998.

Beach/Dune Walkover Structures, SUSF-SG-76 by Todd L. Walton, Jr., and Thomas C. Skinner. Published by the Marine Advisory Program of the Florida Cooperative Extension Service and the Florida Sea Grant, March, 1983.



