



**TO:** Nicholas Mimms, P.E., City Manager

**THROUGH:** Rebeca A. Guerra, AICP, LEED-AP, CPD, Interim Planning Director

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

**RE:** **Application for Conditional Use With New Construction  
 Drulard Dune Crossover - 620 South Ocean Drive**

**BOARD DATE:** July 1, 2019

**STAFF REPORT**

**Property Owner/Applicant:** Lawrence Drulard  
 620 South Ocean Drive  
 Fort Pierce, Florida 34949

**Requested Action:** Approval for the after the fact construction of a dune crossover located seaward of the Coastal Construction Control Line (CCCL)

**Site Location:** 620 South Ocean Drive

**Parcel ID:** 2401-503-0002-400-9

**Existing Use:** Residential

**Parcel Size:** 0.22 Acres

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

**Current Future Land Use** Hutchinson Island Residential (HIR)

**Surrounding Zoning**

North	East	South	West
R-4A	Ocean	ROW	R-4A

**Staff Analysis:*****Request***

In accordance with Sections 22-66 & 22-76 of the City Code, the applicant is requesting the review and approval of an elevated dune crossover that will supplement the existing residence. The structure is for one of five townhouses that are connected. There is a City right-of-way abutting the southern portion of this property that is being used as a beach access point and the Atlantic Ocean abuts the eastern boundary.

The townhomes constructed in 1988, and subsequent to this date, City Code requires that vertical construction seaward of the Coastal Construction Control Line (CCCL) go through additional review and approval as a Conditional Use. The CCCL is intended to help reduce beach erosion through protection of the dune. This dune crossover is considered an after-the-fact request for approval as the applicant applied for and received building permits for the construction of this dune cross over and the structure has already been completed. The applicant has also received all applicable approval from the Florida Department of Environmental Protection (FDEP) for construction of this structure. During the Building Permit process, the St. Lucie County Erosion District had the opportunity to regulate the development of this dune crossover as it fell within their Perpetual Construction Easement. After speaking with the applicant and his representative, the St. Lucie County Erosion District declined to take any action on the dune crossover and that the dune crossover could remain as is.

The proposed construction was reviewed in accordance to City Code 22-74 and it was determined that as the St. Lucie County Erosion District and the FDEP have no concerns with the construction of the dune crossover, the structure does not adversely affect the public health, safety, comfort, good order, appearance, convenience, and the general welfare.

**Technical Review Committee:**

All affected Departments have reviewed the submittals and have recommended conditional approval and provided comments regarding the proposed private 6-12 school based on compliance with the requirements of the City Code.

**Planning Board:**

The Planning Board at their meeting on June 11, 2019 voted 6-0 to recommend approval of the request as presented by staff.

**Public Notification:**

154 letters were sent out to property owners within 500 feet of the subject property. As of June 19, 2019 no letters have been returned. An update will be given at the City Commission meeting.

**Staff Recommendation:**

The requested Application for Conditional Use with New Construction meets the criteria specified in City Code 22-66 & City Code 22-74, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience and general welfare. Therefore, Staff recommends that the City Commission **APPROVE** the requested as presented.