



THE SUNRISE CITY  
**FORT PIERCE**  
ENGINEERING  
DEPARTMENT

Florida

**To : Brandon Creagan, Planner**

**FROM : John R. Andrews, P.E., City Engineer**

**RE : Drulard Dune Crossover – 620 South Ocean Drive  
TRC No. 19-04000006**

**DATE : May 15, 2019**

This is to advise you that we have completed the review of the following documents as received by this office on May 3, 2019:

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Conditional Use                                       | <input type="checkbox"/> P/D Drawings  |
| <input type="checkbox"/> Test Reports & Related Documents                                 | <input type="checkbox"/> Certificate of Completion                               |
| <input type="checkbox"/> Record Drawings  | <input type="checkbox"/> Permits from applicable Local, State & Federal Agencies |
| <input type="checkbox"/> Clearances from all applicable Local, State and Federal Agencies |  |

Based on our reviews and appropriate site final inspection, we

- |   |   |                              |
|---|---|------------------------------|
| <input checked="" type="checkbox"/> Recommend                   | <input type="checkbox"/> Do Not Recommend |                              |
| <input checked="" type="checkbox"/> Approval of Conditional Use | <input type="checkbox"/> Building Permit  | <input type="checkbox"/> C/O |

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

- No comment



**BUILDING DEPARTMENT  
TECHNICAL REVIEW COMMITTEE (TRC)  
COMMENT FORM**

Meeting Date: 5.16.19  
Property Address: 620 S Ocean Dr.  
Property Name: Drulard Dune Crossover  
Project Name:  
Planner: Brandon Creagan

*Please be advised that the project may trigger the requirements indicated below:*

- 1. Building Official or his representative has no comment at the time of this meeting, but reserves submission of comments upon completion of the official plan review.
- 2. Pre-construction meeting with the City's Building Department is requested.
- 3. Any construction will need to meet the requirements of the Florida Building Code 6<sup>th</sup> Edition.
- 4. Means of egress is required.
- 5. Means of ingress is required.
- 6. Must meet the following Accessibility requirements:
  - Accessible route
  - Handicapped parking spaces
  - Means of egress
- 7. Change of Use required
  - to include a signed and sealed Life Safety Plan
  - to include a signed and sealed detailed comprehensive building plan.
- 8. Property exists in Special Flood Hazard Area. All Federal and State requirements shall be addressed.
- 9. Flood Development Permit required.
- 10. Building Permit required.
- 11. Signed and sealed construction drawings required.
- 12. Will need to meet the Fire Code.
- 13. Sprinkler system is required.
- 14. Smoke alarm system is required.
- 15. Other

**Additional Comments/Requirements:**


Building Official's or Representative's Signature \_\_\_\_\_

Date: \_\_\_\_\_

5/13/19



Fort Pierce Utilities Authority  
Water/Wastewater Engineering  
1701 South 37<sup>th</sup> Street  
Fort Pierce, FL 34947  
772.466.1600 x3473

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## Technical Review Committee meeting

May 16, 2019

TECHNICAL REVIEW PROJECT # 19-04000006

Conditional Use New Construction – Drulard Dune Crossover – 620 S. Ocean Drive

### Comments

FPUA W/WW Engineering: Approved

FPUA Electric & Gas Engineering: No comment



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THE SUNRISE CITY  
**FORT PIERCE**  
POLICE DEPARTMENT  
"In Honor We Serve"

*Florida*

## Technical Review Committee meeting

May 16th, 2019

Case # 19-0400006

Conditional Use with new construction

Drulard dune crossover, 620 South Ocean Dr., Ft. Pierce

**Comments:**

No comments.

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.

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

**FROM:** Kori Benton, Senior Planner

**DATE:** May 15, 2019

**SUBJECT:** **Conditional Use New Construction – Drulard Dune Crossover – 620 S. Ocean Drive**  
Technical Review Project # 19-04000006

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The St. Lucie County Planning & Development Services Department has completed a review of the distribution of Technical Review Project 19-04000006.

### **Background**

Application for Development Review (Conditional Use with New Construction) for the after the fact approval for a dune crossover. The applicant has met with the City Manager's Office and it was determined that Planning Staff would carry the project forward and would be recommending approval of this project all the way up to the City Commission. The applicant has already received approval for the Florida Department of Environmental Protection which monitors construction past the Coastal Construction Control Line (CCCL). The parcel currently has a zoning R-4A, Hutchinson Island Medium Density Residential and a Future Land Use of HIR, Hutchinson Island Residential. The parcel ID is 2401-503-0002-400-9.

Perpetual easements were recorded for all property adjacent to the Fort Pierce Beach Shore Protection Project (approximately 1.3 miles) in 1998. The intent of these federally required easements was not only to create a construction corridor along the Federal project area (if needed due to erosion) but to allow Federal dollars to be spent addressing erosion into private properties. In establishing these easements, the Federal government provided local sponsors with jurisdiction over the all structures within these areas.

Considering the responsibility identified above, and 1) the recurring, chronic erosion exhibited at Fort Pierce Beach, 2) the ever increasing cost of nourishing the beach, 3) the real possibility of an Emergency Truck haul this year at this beach, and 4) the possible precedent that allowing such over walk to exist in its current form, St. Lucie County's staff strongly suggests the City cautiously approach approving construction of this magnitude/type. While the perpetual easement language does not prohibit dune over walk construction in this area, it does identify such structures as "subordinate to the construction, operations, maintenance, repair and replacement of the project". Assessing both the extent of the structure (traversing the entire perpetual easement, and some) and the location of the structure (within one of Florida's most erosive coastlines) it is easy to see why the structure may unintentionally effect future construction. Most alarming would be the precedent that this structure would set for future structures along Fort Pierce Beach.

On a separate note, a similar structure was recently constructed just north of this area. In that instance, the owner decided it was in his/her best interest to limit the rigid components of the proposed over walk structure to areas west of the perpetual easement; opting to construct only a small (+/- 15') removable ramping segment east of his/her perpetual easement. Conceptually, this approach would allow for the extended portion of this "removable" structure (the portion within the perpetual easement) to be removed, if and when, it were to be impacted by erosion and/or construction. This approach not only safeguards the property owner from impacts associated with beach erosion but also limits the potential for conflict(s) and/or construction obstacles that naturally results from placing structures in this highly eroding segment of beach.

## Review Comments

St. Lucie County's staff have identified a few conditions that may assist in abating negative effects associated with structures built in this specific location (adjacent to an extremely unstable Federal Beach Project); thereby possibly reducing any negative effects (financial and/or reduced accessibility) that may result from construction within this easement corridor . Please consider the following:

- 1) Considering the high likelihood of said structure being impacted by future erosion, it might be in everyone's best interest to require the owner to:
  - scale back or modify the structure (eastward segment) to temper expectations associated with future permit applications along this stretch of beach, and/or
  - actively scale back the seaward extent of said structure, as impacts happen; requiring the owner to remove seaward segments of the structure that are compromised during construction and/or storm events.
  
- 2) The perpetual easement language requires all structures to be "subordinate to the construction, operations, maintenance, repair and replacement of the project", it may be prudent to:
  - require the owner to remove said structure if, during the course of beach construction, the structure's existence impacts construction in any way.
  - remind the applicant that any damages to the structure that result from construction are not the responsibility of the Federal Government and/or the County.
  - require the owner to pay any/all additional cost(s) associated with:
    - the removal of said structure (by future beach contractors) for construction access purposes; if said structure limits needed access for sand placement.
    - the working around and/or placing of sand in-between said structure during future beach construction.

Again, it is in everyone's best interest to reduce costs associated with future Federal beach projects. Structures built within perpetual easement areas at Fort Pierce Beach may create obstacles that not only limit construction access but may, as more are built, reduce the future efficiency of beach projects. As future funding is of particular concern, we hope the City understands the unintended consequences of not limiting construction within this area.

Moving forward, the County would appreciate the opportunity to be engaged during the City's permitting process; as we understand that addressing "after the fact" issues can be challenging.

Please contact me at 772-462-2518 if you have any questions or would like to discuss the presented comments.