



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

THROUGH: Jennifer Hofmeister, AICP, LCAM, Planning Director

FROM: Brandon Creagan, LEED Green Associate, Planner

RE: **Application for Conditional Use with New Construction and Design Review
 Coastal Construction Control Line (CCCL)
 1814 Surfside Drive**

BOARD DATE: October 21, 2019

STAFF REPORT

Property Owner: Surfside Equities, LLC
 2835 Donnell Street
 Baltimore, MD 21221

Representative: Braden & Braden
 417 Coconut Avenue
 Stuart, FL 34996

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

Site Location: 1814 Surfside Drive

Parcel ID: 2412-501-0124-000-4

Parcel Size: .54 Acres

Current Zoning: R-1, Single Family Low Density

Future Land Use: RL, Low Density Residential

Surrounding Zoning

North	East	South	West
R-1	Ocean	R-1	R-2

Staff Analysis:

In accordance with Sections 22-59, 22-66 and 22-76 of the City Code, the applicant is requesting approval for a Conditional Use with New Construction and Design Review for a single-family home seaward of the Coastal Construction Control Line (CCCL).

The proposed single-family home is located at 1814 Surfside Drive and is owned by Surfside Equities, LLC. The subject property has a Future Land Use designation of Low Density Residential (RL) with a compatible zoning classification of Single-Family Low Density Residential (R-1). The properties to the north and south are also zoned R-1. To the west, the property is zoned Single Family Intermediate Density (R-2) and to the east is the Atlantic Ocean.

As the site is seaward of the CCCL, the proposed construction requires a Conditional Use Approval by the City of Fort Pierce City Commission prior to review for permitting by both the City and the Florida Department of Environmental Protection (FDEP). The FDEP regulates construction eastward of the CCCL under the established State coastal construction guidelines. The FDEP defines the CCCL as portions of beaches and dune systems subject to severe fluctuations based on a 100-year storm event. The FDEP further guides that the CCCL is not a seaward limit for construction of upland structures (as in a setback line) but rather the CCCL delineates the inland limit of areas where special siting and design considerations are necessary to protect the beach-dune system and to protect proposed and existing structures, adjacent properties, and the preservation of public beach access.

Design Review

Design & Height

The home will have a total square footage of 3,907 square feet. The proposed height of the structure is 28 feet above the FEMA Based Flood Elevation and 32.7 feet above existing grade. 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. City Code 22-16(a)(3)b guides that structures in the R-1 zoning district can be built up to 28 feet from the FEMA Based Flood Elevation. This proposed home is exactly 28 feet from the FEMA Based Flood Elevation and complies with the provision in the code that regulates height in the South Beach Overlay District. Additionally, the proposed single-family home also complies with the setback provisions as stipulated in City Code 22-24(b)(2).

The structure meets the design review standards of City Code 22-59 with regards to the purpose and intent of the code. The intent of the code provided in section 22-59(b) states that "The intent of the city's design review process is not to stifle innovative architecture but rather to assure respect for and reduce incompatible and adverse impacts on the visual experience throughout the city". The proposed structure meets the purpose of the code as the overall design seeks to minimize the impacts to the surrounding neighborhood as well as the impacts to the environment. The applicant has expressed that the design of the structure will not detract from the built environment but will instead blend in with the surrounding build environment. Although there are no additional design standards in the South Beach Overlay for single family homes, the design chosen mimics the styles of similar homes in the area.

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 regarding lights effect on the ability of sea turtles to reach the ocean. Any light that can be seen from the beach has the potential of disorienting sea turtles and preventing them from reaching the shoreline. The Code specifies that lighting shall be mounted as low as possible and shall be shielded. These two specifications help to prevent visible light from the beach. The applicant has provided a lighting plan in compliance with City Code 5-375. The applicant has also provided a landscape plan that complies with City Code 22-186, Single-Family dwelling units and duplexes that requires, among other things, that four trees shall be planted on site.

Technical Review Committee

All affected Departments have reviewed the submittals and provided comments regarding the proposed Conditional Use application with New Construction and Design Review seaward of the CCCL based on compliance with the requirements of the City Code and Comprehensive Plan. All comments received are attached for your review.

Planning Board:

At their meeting on September 17, 2019 the Planning Board voted 6-0 to recommend approval of the request as presented.

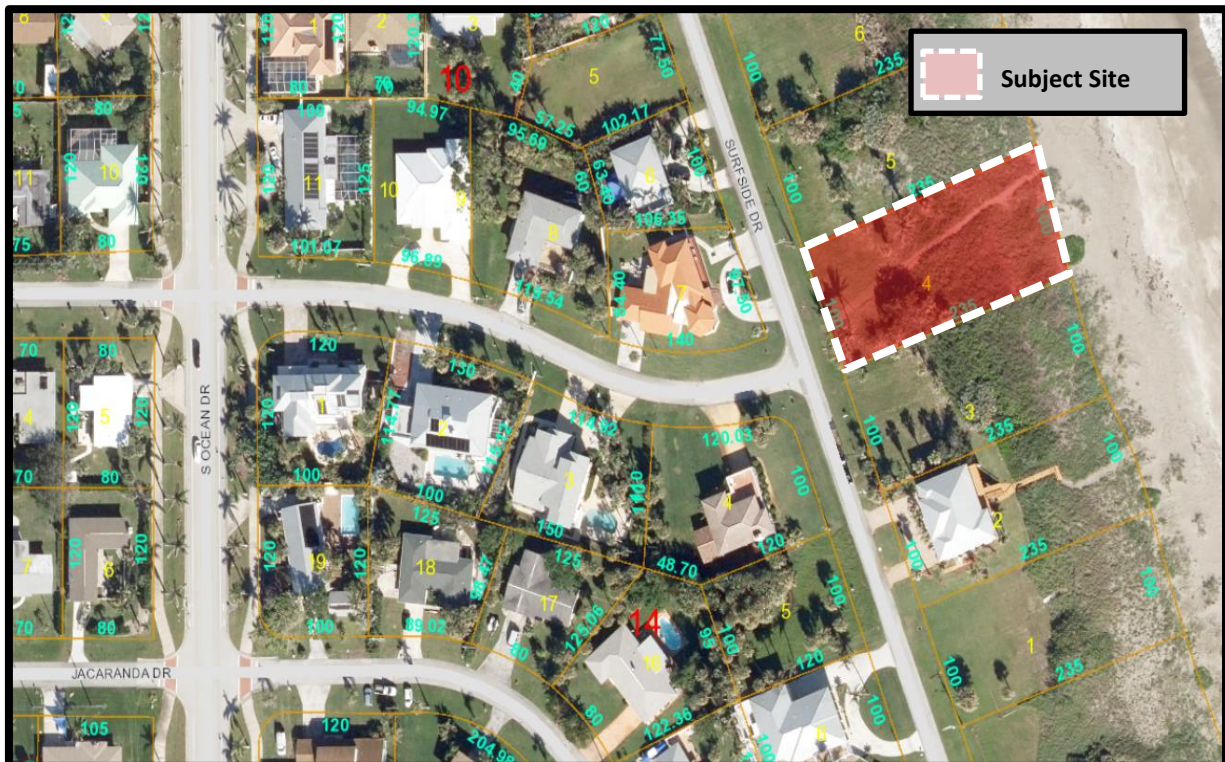
Public Notification:


36 letters were mailed to property owners within 500 feet of the subject property. As of October 9, 2019, no letters have been received, an update will be given at the City Commission meeting.

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 **approval** of the Conditional Use with New Construction and Design Review, seaward of the CCCL with the following condition:

1. Prior to construction activities the applicant shall obtain approval from the FDEP for construction activities seaward of the Coastal Construction Control Line.




 Subject Site



Development & Design Review
1814 Surfside Drive
Aerial Map






 Subject Site



Development & Design Review
1814 Surfside Drive
Future Land Use Map



 Subject Site



Development & Design Review
1814 Surfside Drive
Zoning Map





August 14, 2019

Braden & Braden
417 Coconut Avenue
Stuart, FL 34996

SUBJECT: Surfside Equities – 1814 Surfside Drive
TECHNICAL REVIEW PROJECT: # 19-04000011
DEVELOPMENT REVIEW (CONDITIONAL USE) & DESIGN REVIEW

Comments:

1. Submit a project narrative that explains the project along with a statement of ownership & control.
2. Submit a narrative as part of the Design Review application regarding how the chosen building design fits into the character of the surrounding area.
3. Submit a Warranty Deed as part of the requirement for the Development Review Application

Please provide a written response to all TRC comments by August 30, 2019. Any department that has recommended disapproval must have their comments satisfied and must give at least a recommendation of approval with conditions before the project can move to the Planning Board stage. Once the project is ready for the Planning Board stage you will need to submit ten (10) full complete hard copies & one (1) complete digital copy all previous submittal materials with any revisions reflected. The presented review is specific to the proposed facility. Please contact me should you have any questions regarding the project at (772) 467-3742 or by e-mail: bcreagan@city-ftpierce.com.

Sincerely,

Brandon Creagan, LEED Green Associate
Planner



THE SUNRISE CITY
FORT PIERCE
ENGINEERING
DEPARTMENT

Florida



To : Brandon Creagan, Planner

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

**RE : Single Family Home CU – 1814 Surfside Drive
TRC No. 19-0400011**

DATE : August 14, 2019

This is to advise you that we have completed the review of the following documents as received by this office on August 2, 2019:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Conditional Use w/New Construction Application | <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.

- See attached for engineering comments

ENGINEERING COMMENTS:

1. Revise the plans to include the applicable driveway widths 12-foot minimum and 26-foot maximum and driveway spacing of 40-feet.

JRA/VB/vb





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

Meeting Date: 8.15.19
Property Address: 241250101240004
Property Name: Single-Family Home
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 6th 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:

Construction seaward of the CCCL shall be elevated on piles or columns to comply similar to V Zone Requirements. DEP approval required.

Building Official's or Representative's Signature _____ Date: 8.13.19



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

Florida

Technical Review Committee meeting

August 15th, 2019

Case # 19-04000011

Conditional Use with new construction

Single family home 1814 Surfside Dr, FP

Comments:

No comments at this time.

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.



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

Technical Review Committee meeting

August 15, 2019

TECHNICAL REVIEW PROJECT # 19-04000011

Conditional Use with New Construction – Single Family Home – 2412-501-0124-000-4

Comments

FPUA W/WW Engineering: Approved as Noted: Wastewater service lateral for the property presently exists in the North West corner of the property. The plumber is responsible to contact Robert Eschmann @ (772) 466-1600 ext. 5520 to schedule a sewer tap inspection. The plumber must be present for the inspection with the connection fully exposed for inspection purposes. Ferncos are not allowed to be used for connection of private lateral to FPUA's point of service. Ensure that FPUA Detail S-4A is strictly adhered to when restoring the excavation after the inspection is complete.

Water Service must be applied for at FPUA's Customer Service building @ 206 South 6th Street. Service is contingent on payment of all applicable fees and costs associated with such request.

FPUA Electric & Gas Engineering: Approved - the point of service location is Pole - FPI #18777 / NW corner of property.



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www.fpua.com





PUBLIC WORKS
ENGINEERING DIVISION
DEVELOPMENT REVIEW
COMMITTEE

August 12th, 2019

Project: Conditional Use with New Construction Single Family Home
Subject: SURVEY REVIEW
To: Brandon Creagan
From: Rod Reed, PLS
SLC-Engineering Division

All comments are based on the current Standards of Practice, established by the Board of Professional Surveyors and Mappers, Chapter 5J-17.050 thru 5J-17.052 Florida Administrative Code, pursuant to current Section 472.027, Florida Statutes.

SURVEY:

- 1) I have reviewed this survey for compliance to the Standards of Practice. I have no comments.
- 2) Advisory Comment: Be advised that the survey will need to comply with DNR survey requirements. Some of the items that are lacking is to contour the site, elevation 0 and the seasonal high water line to name a few. You can download their requirements from their website.

Please provide a written response to all comments

Rod Reed, County Surveyor
St. Lucie County, Fl.
2300 Virginia Avenue
Ft. Pierce, Fl. 34982-5652
www.stlucieco.org

Ph. (772) 462-1721
E-mail reedr@stlucieco.org