



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)
 1912 Surfside Drive**

BOARD DATE: October 21, 2019

STAFF REPORT

Property Owner: Anne Supina and Sandra Twoey
 1564 Thumb Point Drive
 Fort Pierce, FL 34949

Representative: Architectonic Inc
 806 Delaware Avenue
 Fort Pierce, FL 34950

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). Approval for a second Conditional Use for a height increase to 34 feet from FEMA Based Flood Elevation.

Site Location: 1912 Surfside Drive

Parcel ID: 2412-501-0121-000-3

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). There is also a request for a Conditional Use to allow for an increase in the height of the structure to 34 feet from FEMA Based Flood Elevation in accordance with City Code 22-16(a)(3)b.

The proposed single-family home is located at 1912 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 7,213 square feet between the first floor, second floor, and open-air patio. The proposed height of the structure is 34 feet above the FEMA Based Flood Elevation and 39 feet from 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. Structures in the R-1 zoning district can be built up to 28 feet from the FEMA Based Flood Elevation without any special approvals. Furthermore, structures can be built between 29 feet to 35 feet with a Conditional Use approval. As the proposed structure will be 34 feet from the FEMA Based Flood Elevation, a Conditional Use approval is required. 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.

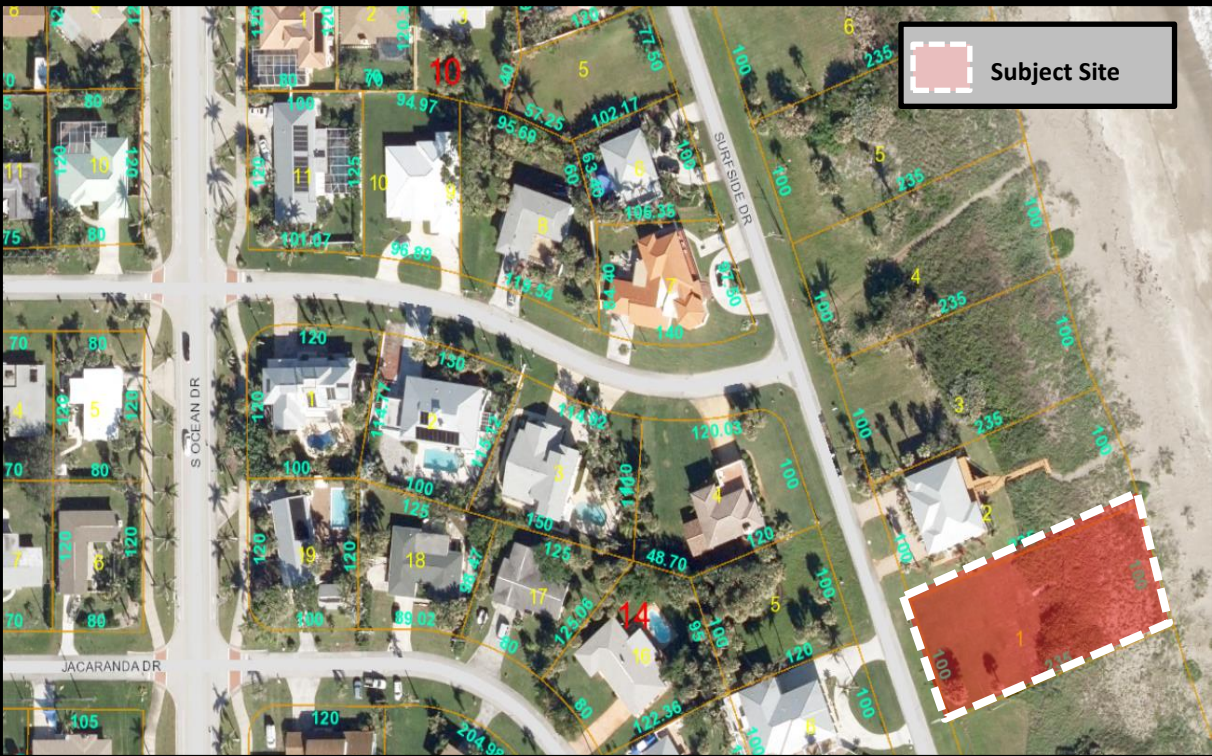
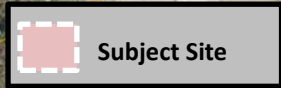
Public Notification:

30 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 conditions:

1. A landscape plan that demonstrates compliance with City Code 22-186 shall be submitted with the building permit.
2. A lighting plan or photometric survey that demonstrates compliance with City Code 5-375 shall be submitted with the building permit.
3. Prior to construction activities the applicant shall obtain approval from the FDEP for construction activities seaward of the Coastal Construction Control Line.



Development & Design Review
1912 Surfside Drive
Aerial Map

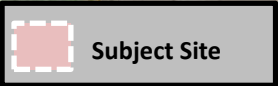


 Subject Site



Development & Design Review
1912 Surfside Drive
Future Land Use Map





Development & Design Review
1912 Surfside Drive
Zoning Map





August 14, 2019

Architectonic Inc
806 Delaware Avenue
Fort Pierce, FL 34950

SUBJECT: Supina/Twoey Residence – 1912 Surfside Drive
TECHNICAL REVIEW PROJECT: # 19-04000012
DEVELOPMENT REVIEW (CONDITIONAL USE) & DESIGN REVIEW

Comments:

1. Submit colored renderings or elevations of the building for the Design Review application.
2. Submit a project narrative that explains the project.
3. Submit a narrative as part of the Design Review application regarding how the chosen building design fits into the character of the surrounding area.

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 of 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

FORT PIERCE
Florida

To : Brandon Creagan, Planner

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

**RE : Single Family Home CU – 1912 Surfside Drive
TRC No. 19-04000012**

DATE : September 6, 2019

This is to advise you that we have completed the review of the following documents as received by this office on August 29, 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.

- No comments

JRA/VB/vb



To : Brandon Creagan, Planner

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

**RE : Single Family Home CU – 1912 Surfside Drive
TRC No. 19-04000012**

DATE : August 13, 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 type="checkbox"/> Recommend | <input checked="" 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. Provide a recent signed and sealed survey as the one submitted was a June 2018 copy that was not signed or sealed.
2. Revise the plans to include the applicable driveway widths 12-feet minimum and 26-feet maximum and driveway spacing of 40-feet.
3. The submitted survey identified the existing drainage basin located directly adjacent to the property. Revise the plot plan to identify the drainage basin to ensure no conflicts between the drainage system and the driveway construction will occur.

JRA/VB/vb





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

Meeting Date: 8.15.19
Property Address: 1912 Surfside Dr.
Property Name: CU with New Construction
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 is east of the CCCL, the structure is required to be elevated on piles or columns, DEP approval is 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 # 19-04000012

Conditional Use with new construction

Single family home 1912 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 # 19-04000012

Conditional Use with New Construction – Single Family Home – 1912 Surfside Drive

Comments

FPUA W/WW Engineering: Approved as noted: Wastewater Service – A sanitary sewer lateral must be constructed by the applicant’s contractor from the manhole to the northwest 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: Correct installation of sanitary sewer lateral, and Payment of all applicable fees and costs associated with the request.

FPUA Electric & Gas Engineering: Approved - the point of service location is Pole - FPI #11715 / SW corner of property



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www.fpua.com





PUBLIC WORKS
ENGINEERING DIVISION
DEVELOPMENT REVIEW
COMMITTEE

August 12, 2019

Project: Conditional Use-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, per Chapter 5J-17.050 thru 5J-17.052, Florida Administrative Code, pursuant to current Section 472.027, Florida Statutes.

SURVEY:

- 1) Please add to the Bearing Base Note (posted as Surfside Drive) to avoid confusion.
- 2) Please add to the face of Survey, South Ocean Drive as Platted, to avoid confusion.

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