



TO: Steve Tarr, Applicant
FROM: Rebecca Grohall, AICP Planning Director
RE: **TECHNICAL REVIEW COMMITTEE REVIEW COMMENTS**
DATE: FEBRUARY 1, 2019

Conditional Use with New Construction – 316 S. Ocean Dr.

Attached are the comments received from the TRC. Please review the comments received for the proposed dune crossing and exterior staircase. Please note comments were not received from the Transportation Planning Organization (TPO), FP Public Works, or St. Lucie County Engineering, although comments were received from St. Lucie County.

FP Building – lighting, if any, should comply with regulations for the protection of sea turtles.

FP Planning – the 12 x 12 deck is not reflected on the DEP permit. Please ensure the permit is modified if you wish to proceed.

SLC Planning, in conjunction with SLC Erosion Control District:

1.) The Conditional Use Plan is updated to certify the proposed observation deck (12ft. by 12ft. – Future) will not be located the perpetual construction easement contained in Resolution No. 98-016, as recorded in OR Book 1154, Pages 1351-1360.

2.) The segment of the proposed dune cross-over extending into the perpetual construction easement, contained in Resolution No. 98-016, as recorded in OR Book 1154, Pages 1351-1360, is approved by the St. Lucie County Erosion District where applicable in accordance with the requirements of said easement or is eliminated, prior to issuance of a building permit by the City of Fort Pierce. The contact information for St. Lucie County Erosion District is:

Joshua Revord, P.E., Coastal Engineer St. Lucie County Erosion District - (772) 462-1269 / RevordJ@stlucieco.org.

Alternatively, the applicant may consider modification to the proposed conditional use plan to reflect adjustment to the observation deck location and note acknowledging appropriate approval or elimination of a portion of the structural crossover extending into this easement.

This project is scheduled for Feb. 12th Planning Board meeting at 6:00 PM and Tuesday, Feb. 19th City Commission meeting at 6:00 PM.

If you have questions, please feel free to email rgrohall@city-ftpierce.com or call 467-3729. Thank you!



Conditional Use with New Construction - 316 S. Ocean Dr.

Martha Kerr

to:

'arosenthal@city-ftpierce.com'

01/22/2019 12:04 PM

Hide Details

From: "Martha Kerr" <mkerr@fpua.com>

To: "'arosenthal@city-ftpierce.com'" <arosenthal@city-ftpierce.com>

Good morning,

Below are FPUA comments on the submission for Conditional Use with New Construction – 316 S Ocean Dr.

W/WW Engineering: Approved

Electric & Gas Engineering: Approved

Thank you



Martha Kerr

Staff Assistant

W/WW Engineering Department

Fort Pierce Utilities Authority

1701 S. 37th Street,

Fort Pierce, FL 34984

772.466.1600 Ext. 3473

772.468.2414 Fax

Please note: Florida has a very broad public records law. Most written communications to or from Fort Pierce Utilities Authority employees regarding government business are public records, available to the public and media upon request. Your e-mail communications may be subject to public disclosure.

(For additional information, go to http://www.fpu.com/important_information/privacy.php)



THE SUNRISE CITY
FORT PIERCE
ENGINEERING
DEPARTMENT

Florida

RECEIVED

To : Rebecca Grohall, AICP, Planning Director

JAN 18 2019

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

CITY OF FORT PIERCE
PLANNING & ZONING

**RE : 316 South Ocean Drive Conditional Use - Dune Crossover
TRC No. 18-01000003**

DATE : January 18, 2019

This is to advise you that we have completed the review of the following documents as received by this office on January 17, 20189:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Conditional Use Application | <input type="checkbox"/> Construction Drawings |
| <input type="checkbox"/> Test Reports & Related Documents | <input type="checkbox"/> Executed Construction Contract |
| <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"/> 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

JRA/TST/tst

Q:\ENGINEERING\Site Development Projects\Addresses\305 South Ocean Drive\CU Approval- 011819.docx



Fw: TRC Review Needed by Jan. 31, 2019

Peggy Arraiz to: Rebecca Grohall

Cc: Alicia Rosenthal

01/24/2019 05:39 PM

Code does not have any comments.

Margaret M. (Peggy) Arraiz | Code Compliance Manager | City of Fort Pierce

Community Response Divisions

Code Enforcement & Animal Control

Phone: 772.467.3148 • Fax: 772.468.0457 • 100 North U.S. 1 Fort Pierce, FL 34950

[Website](#) | [Facebook](#) | [Survey](#)



----- Forwarded by Peggy Arraiz/cfp on 01/24/2019 05:38 PM -----

From: Alicia Rosenthal/cfp
To: jschramm@fppd.org, EngelD@stlucieco.org, ReedR@stlucieco.org, base@stlucieco.org, ChambersG@stlucieco.org, haysd@stlucieco.org, pendarvisl@stlucieco.org, mreals@fppwd.com, jcisneros@fpua.com, jcarnes@fpua.com, dekleM@stlucieco.org, definie@stlucieco.org, buchwaldp@stlucieco.org, olsonl@stlucieco.org, djohnson@fppwd.com, marty.sanders@stlucieschools.org, WWW_FP UA@fpua.com, plaguerre@fpua.com, jmittler@fpua.com, dingy@stlucieco.org, mkerr@fpua.com, lammers@fpua.com, keymail@fpua.com, dknupp@slcfd.org, dhobley-burney@fppd.org, david.koerner@flhealth.gov, Peggy Arraiz/cfp@cfp, Tracy Telle/cfp@cfp, Paul Bertram/cfp@cfp, Julie Bye/cfp@cfp, Mike Reals/cfp@cfp, Linda Cox/cfp@cfp, Karen Murphy/cfp@CFP, Landryb@stlucieco.org, Paul Thomas/cfp@cfp, Keona.Gardner@tcpalm.com, Lhudson@city-ftpierce.com, Rsessions@city-ftpierce.com, Ralexander@city-ftpierce.com, Tperona@city-ftpierce.com, in2lawfl@aol.com, sarah772@bellsouth.net, Tomperona@gmail.com, Jeremiah Johnson/cfp@CFP, osteen@slccommercial.com, PLangel@slcfd.org, bentonk@stlucieco.org, santamariam@stlucieco.org, anjohnson@fpua.com, dspotts@fppd.org, knorris@fppd.org, rridle@fppd.org
Cc: Rebecca Grohall/cfp@cfp
Date: 01/23/2019 01:08 PM
Subject: TRC Review Needed by Jan. 31, 2019

Good afternoon Technical Review Committee,

Please review the attached TRC packet for 316 S. Ocean Drive and send comments by January 31, 2019.

Thank you.

Alicia



TRC Packet 316 S. Ocean Drive.pdf

Alicia Rosenthal | Executive Assistant | City of Fort Pierce

Planning Department

Phone: 772.467.3729 • Fax: 772.466-5808 • 100 North U.S. 1 Fort Pierce, FL 34950

[Website](#) | [Facebook](#) | [Survey](#)



Tell us how we are doing! Customer Service is a Priority for the City of Fort Pierce. Please take a moment to complete our customer service survey by following this link:

<http://cityoffortpierce.com/FormCenter/Planning-13/Planning-Department-Customer-Service-Fee-81>



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

Florida

Technical Review Committee meeting

January 31st, 2019

(Quick turnaround project to meet turtle season deadline)

Case # (no case # provided) Parcel ID # 2401-501-0022-000-5

(Steven Tarr residence) 316 S. Ocean Dr, Ft. Pierce FL 34950

Conditional use, no new construction

Comments:

No comments at this time

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.



Condition Use 316 S. Ocean Drive TRC Review SANDERS, MARVIN E. to: Alicia Rosenthal 01/23/2019 01:55 PM
 Cc: "Rebecca Grohall"
 From: "SANDERS, MARVIN E." <marvin.sanders@stlucieschools.org>
 To: "Alicia Rosenthal" <arosenthal@City-FtPierce.Com>
 Cc: "Rebecca Grohall" <rgrohall@city-ftpierce.com>

The St. Lucie County School District has reviewed the above reference project and have we do not have any comments or concerns.

Please feel free to contact me if you have any questions.

Marty E. Sanders, P.E.
 Growth Management, Land Acquisition & Inter-Governmental Relations
 School Board of St. Lucie County
 Temporary office
 582 NW University Blvd., Ste 500
 Port St. Lucie, FL 34986

cell 772.216.5755

From: Alicia Rosenthal <arosenthal@City-FtPierce.Com>

Sent: Wednesday, January 23, 2019 1:08 PM

To: jschramm@fppd.org; EngelD@stlucieco.org; ReedR@stlucieco.org; base@stlucieco.org; ChambersG@stlucieco.org; hayds@stlucieco.org; pendarvisl@stlucieco.org; mreals@fppwd.com; jcisneros@fpua.com; jcarnes@fpua.com; deklem@stlucieco.org; definie@stlucieco.org; buchwaldp@stlucieco.org; olsonl@stlucieco.org; djohnson@fppwd.com; SANDERS, MARVIN E.; WWW_FPUA@fpua.com; plaguerre@fpua.com; jmittler@fpua.com; dingy@stlucieco.org; mkerr@fpua.com; lammers@fpua.com; keymail@fpua.com; dknupp@slcfd.org; dhobley-burney@fppd.org; david.koerner@flhealth.gov; Peggy Arraiz; Tracy Telle; Paul Bertram; Julie Bye; Mike Reals; lcox@city-ftpierce.com; Karen Murphy; Landryb@stlucieco.org; Paul Thomas; Keona.Gardner@tcpalm.com; Lhudson@city-ftpierce.com; Rsessions@city-ftpierce.com; Ralexander@city-ftpierce.com; Tperona@city-ftpierce.com; in2lawfl@aol.com; sarah772@bellsouth.net; tomperona@gmail.com; Jeremiah Johnson; osteen@slccommercial.com; PLangel@slcfd.org; bentonk@stlucieco.org; santamariam@stlucieco.org; anjohnson@fpua.com; dspotts@fppd.org; knorris@fppd.org; rridle@fppd.org

Cc: Rebecca Grohall

Subject: TRC Review Needed by Jan. 31, 2019

Good afternoon Technical Review Committee,

Please review the attached TRC packet for 316 S. Ocean Drive and send comments by January 31, 2019.

Thank you.

Alicia

Alicia Rosenthal | Executive Assistant | City of Fort Pierce

Planning Department
Phone: 772.467.3729 Fax: 772.466-5808 100 North U.S. 1 Fort Pierce, FL 34950

[Website](#) | [Facebook](#) | [Survey](#)



Tell us how we are doing! Customer Service is a Priority for the City of Fort Pierce. Please take a moment to complete our customer service survey by following this link: <http://cityoffortpierce.com/FormCenter/Planning-13/Planning-Department-Customer-Service-Fee-81>

Please Note: Florida has very broad public records laws. Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Your e-mail communications will be subject to public disclosure unless an exemption applies to the communication. If you received this email in error, please immediately notify the sender by reply e-mail and delete the e-mail and any associated materials from all devices.

ST. LUCIE COUNTY FIRE DISTRICT
FIRE PREVENTION BUREAU
Office of the Fire Marshal



Telephone: (772) 621-3322
Fax: (772) 621-3604

BUREAU OF FIRE PREVENTION

SITE PLAN REVIEW

TO: Site Plan Applicant

SITE PLAN: 316 S. Ocean Dr. (Staircase)

REVIEW DATE: January 28, 2019

PLANNER: ALICIA ROSENTHAL

REVIEWED BY: Captain Paul Langel

Site Plan Approved: X

Site Plan Approved with conditions:

Site Plan Approval withheld pending written acknowledgement of conditions:

Site Plan Rejected:

The Following Revisions Are Necessary:

- 1. ~~Please submit a completed application for Development/Site Plan Review (St. Lucie County Fire District Development & Site Plan Review Application). This form is available on-line at <http://www.slcfcd.com/permits.htm>~~**
- 2. ~~Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.~~**
- 3. ~~Please provide an electronic copy of the Site Plan (pdf format)~~**
- 4. ~~A separate review and permit is required for Underground Fire Mains connected to standpipes or sprinkler systems.~~**

"Our Family Serving Yours"

5160 N.W. Milner Drive, Port St. Lucie, Florida 34983-3392

Telephone: (772) 621-3400 Fax: (772) 621-3500

www.slcfcd.com

January 28th, 2019

Project: 316 South Ocean Drive Conditional use with new
construction
Subject: SURVEY REVIEW
To: Rebecca Grohall
From: Rod Reed, PLS
SLC-Engineering Division

All comments are based on the Standards of Practice per 5J-17.050 thru 5J-17.052

SURVEY:

- 1) I have no 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

TO: Rebecca Grohall, AICP, Planning Director

FROM: Kori Benton, Senior Planner

DATE: January 31, 2019

SUBJECT: **Conditional Use with New Construction - 316 S. Ocean Dr.**
Technical Review Project: # (None Provided)

The St. Lucie County Planning & Development Services Department has completed a review of the January 23, 2019 distribution of Technical Review Project# (None Provided), as described below.

Background

Application for Conditional Use for construction seaward of the Coastal Construction Control Line (CCCL). The new construction is primarily for an exterior stair case on the north elevation, with a 6ft. by 47ft. foot dune crossover structure, and a proposed 12ft. by 12ft. observation deck adjacent to the dunes.

Review of the subject project was coordinated with the St. Lucie County Erosion Control District and Environmental Resources Department staff.

FDEP Project Description

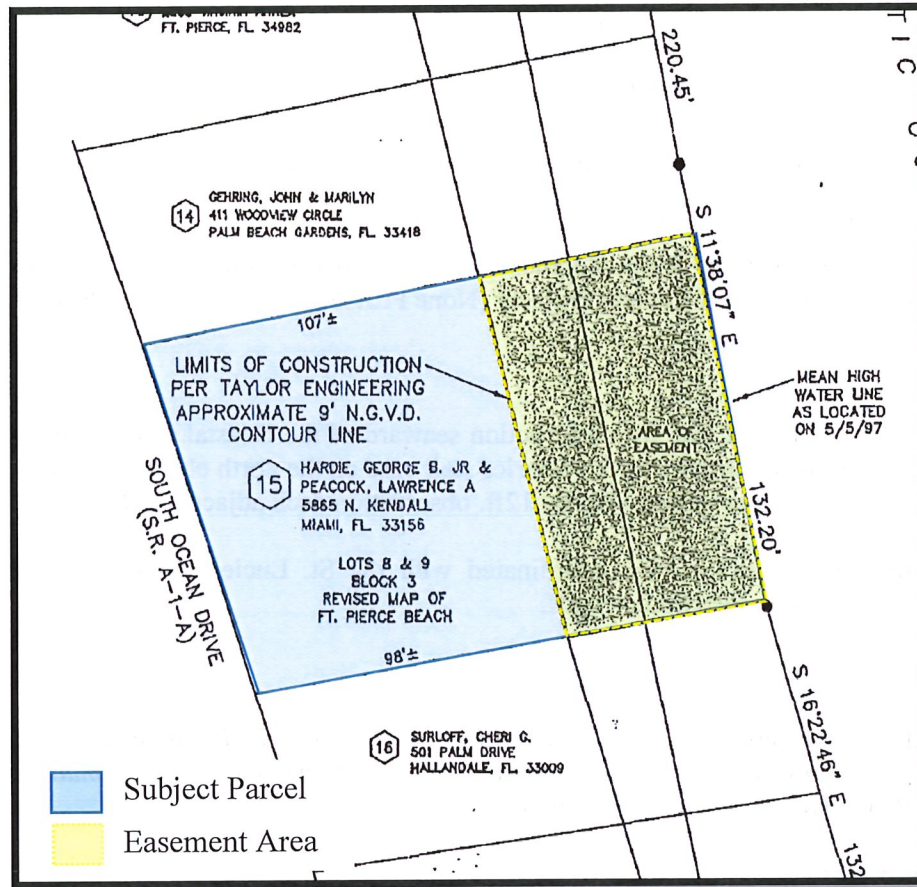
As proposed and in location(s) specified permittee may construct *stairway along north side of dwelling* from upper floor to ground level. In addition, permittee is also authorized to *construct multi-family dune walkover in area generally void of native dune vegetation.*

Review Comments

- **Stair case on the north elevation**
 - No Comments or Objection
- **6ft. by 47ft. foot dune crossover**
 - St. Lucie County's Erosion District holds an irrevocable perpetual and assignable easement and right-of-way in, on, over and across a portion of the subject parcel, as display in the exhibit below and further described in Schedule "A" within the attached resolution recorded in Public Records. This easement is for the purpose of activities, structures, etc. intended for renourishment and maintenance of the Fort Pierce, Florida, Shore Protection Project and other beach and shorelines renourishment, maintenance and management projects (easement attached).
 - The proposed structure's eastern edge extends into this perpetual construction easement. The easement's language establishes the Grantor's right to construct "dune overwalk structures" within this area, as approved by the Grantee (St. Lucie County's Erosion District), but provides that such structures are "subordinate to the construction, operation, maintenance, repair,

rehabilitation and replacement of the project (Fort Pierce Beach Shore Protection Project). The applicant is encouraged to transition the proposed dune crossover structure to a non-structure, at-grade, walk within the easement area in order to avoid future impacts to improvements within this easement.

Sketch of Easement Area:



- **12ft. by 12ft. observation deck adjacent to the dunes.**
 - The observation deck is not identified in the FDEP Field Permit; the addition of the structure may require a different FDEP permit, and possibly further review by St. Lucie County Environmental Resources Department & Erosion Control upon determination of location, impacts to dune vegetation and mitigation if/where applicable. A site visit based upon final plans/location may be requested in coordination with FDEP to evaluate impacts to vegetation. The applicant should avoid proposal of this structure within the easement.

In accordance with the established easement, the Grantor (owner) shall obtain prior approval of the plans and specifications for such structures from the Grantee (St. Lucie County – Erosion Control District).

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

Attachment

Resolution 98-016: A resolution accepting a perpetual easement on behalf of St. Lucie County Erosion District: Perpetual Easement - Parcel ID #2401-501-0022-0005.

of the easement; reserving, however, to the **GRANTOR(s)**, (his) (her) (its) (their) (heirs), successors and assigns, the right to construct dune overwalk structures in accordance with any applicable Federal, State or Local laws or regulations provided that such structures shall not violate the integrity of the dune in shape, dimension or function, and that **prior approval of the plans and specifications for such structures shall have been obtained from the GRANTEE;** and provided further that such structures are subordinate to the construction, operations, maintenance, repair,

*Text
CO-sac
7/10/98
PJ*

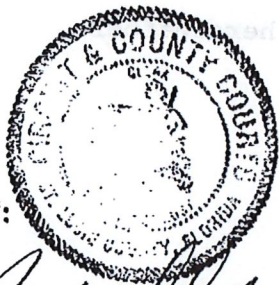
RESOLUTION NO. 98-016

A RESOLUTION ACCEPTING A
PERPETUAL EASEMENT
ON BEHALF OF ST. LUCIE COUNTY EROSION DISTRICT

BE IT RESOLVED by the St. Lucie County Erosion District, a Special Taxing District
of the State of Florida, that:

The foregoing Perpetual Easement is duly accepted on behalf of St. Lucie County
Erosion District this 9th day of June, 1998.

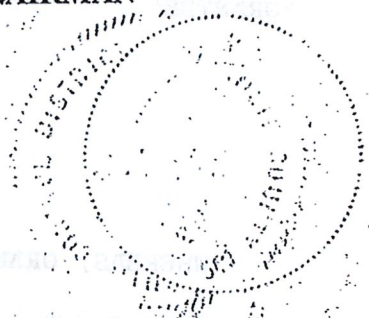
ST. LUCIE COUNTY EROSION DISTRICT
a Special Taxing District



ATTEST:

[Signature]
CLERK

BY: *[Signature]*
CHAIRMAN



APPROVED AS TO FORM AND
CORRECTNESS:

[Signature]
COUNTY ATTORNEY

Please return to: County Attorney

This Document Prepared By
Belinda H. Vose
under the Direction of
Daniel S. McIntyre, St. Lucie County Attorney
St. Lucie County
2300 Virginia Avenue
Ft. Pierce, FL 34982
Project Name: Fort Pierce, Florida, Shore Protection Project
Parcel No.: 15/Hardie & Peacock nka Tillinger
Part of Tax ID# 2401-501-0022-000/5

PERPETUAL EASEMENT

THIS EASEMENT is made this 11th day of MAY
1998, by and between ROBERT TILLINGER, A MARRIED ADULT AND
WENDALL TILLINGER, A MARRIED ADULT, AS TENANTS IN COMMON whose
mailing address is 905 MOSLEY ROAD, LAKE ALFRED, FL 33850
hereinafter "GRANTOR", and ST. LUCIE COUNTY EROSION DISTRICT, a
Special Taxing District of the State of Florida, whose address is
2300 Virginia Avenue, Ft. Pierce, FL 34982 hereinafter
"GRANTEE".

R E C I T A L S :

WHEREAS, GRANTOR owns beach front property in Ft. Pierce,
St. Lucie County, Florida; and

WHEREAS, the property described in Schedule "A" is not the
homestead of the GRANTOR, who resides at 22707 SW 179 PL, MIAMI, FL 33170
(Robert Tillinger) and 905 MOSLEY RD, LAKE ALFRED, FL (Wendall
33850
Tillinger); and

WHEREAS, the property line for GRANTOR'S property extends seaward to either the Erosion Control Line ("ECL") or the Mean High Water Line ("MHWL"); and

WHEREAS, the GRANTEE desires to assist in the implementation of a beach renourishment project landward of the ECL or MHWL onto a portion of the GRANTOR'S property as more particularly described on Schedule "A", said project more particularly described hereafter as the Fort Pierce, Florida, Shore Protection Project (hereinafter referred to as the "Project"), and other beach and shorelines renourishment maintenance and management projects which may be undertaken in the future by other local, state and federal agencies and GRANTOR will benefit directly therefrom; and

WHEREAS, some of the sand so deposited may be at points landward of both the ECL and MHWL and thus on the GRANTOR'S lands; and

WHEREAS, said Project may involve persons and equipment crossing over (landward of) the MHWL and ECL and on the GRANTOR'S property in order to place the sand according to the Project plans; and

WHEREAS, the GRANTOR acknowledges and agrees that the GRANTEE may grant and convey any and all rights vested in the GRANTEE hereunder to such other entities as it deems necessary in order to fully carry out the intent of the Project; and

WHEREAS, GRANTOR recognizes that its remaining land shall benefit from this Beach Renourishment Project; and

WHEREAS, GRANTOR hereby waives any and all rights to compensation which may be due GRANTOR by reason of the transactions contemplated herein in consideration of the benefits to be derived from the Project.

NOW THEREFORE, in consideration of the mutual benefits, covenants and conditions contained herein:

1. The parties acknowledge that the above recitals are true and correct and hereby incorporate same as part of this Agreement.
2. GRANTOR does hereby grant, establish and convey unto the GRANTEE, its agents, successors and assigns, an irrevocable perpetual and assignable easement and right-of-way in, on, over and across the land described in Schedule "A" for use by the GRANTEE, its representatives, agents, contractors, and assigns, to construct, preserve, patrol, repair, nourish,

rehabilitate, replace, operate, and maintain a public beach, a dune system and other erosion control and storm damage reduction measures together with appurtenances thereto, including the right to deposit sand; to accomplish any alterations of contours on said land; to construct berms and dunes to nourish and restore periodically; to move, store and remove equipment and supplies; to erect and remove temporary structures, and to perform any other work necessary and incident to the construction, periodic renourishment and maintenance of the Fort Pierce, Florida, Shore Protection Project and other beach and shorelines renourishment, maintenance and management projects which may be undertaken in the future by other local, state and federal agencies and the GRANTEE, together with the right of public use and access; to plant vegetation on said dunes and berms; to erect, maintain and remove silt screens and snow fences; to facilitate preservations of dunes and vegetation through the limitation of access to dune areas; to trim, cut, fell, and remove from said land all trees, underbrush, debris, obstructions, and any other vegetation, structures and obstacles within the limits of the easement; reserving, however, to the GRANTOR(s), (his) (her) (its) (their) (heirs), successors and assigns, the right to construct dune overwalk

structures in accordance with any applicable Federal, State or Local laws or regulations provided that such structures shall not violate the integrity of the dune in shape, dimension or function, and that prior approval of the plans and specifications for such structures shall have been obtained from the GRANTEE; and provided further that such structures are subordinate to the construction, operations, maintenance, repair, rehabilitation and replacement of the project; and further reserving to the GRANTOR(s), (his) (her) (its) (their) (hers), successors and assigns all such rights and privileges as may be used and enjoyed without interfering with or abridging the rights and easements hereby acquired, subject however to existing easements for public roads and highways, public utilities, railroads and pipelines.

3. This easement shall run with the land and shall be binding upon the GRANTOR and (his) (her) (its) (their) (heirs), successors and/or assigns.

IN WITNESS WHEREOF, this instrument is executed this 11th
day of MAY, 1998.

TWO SEPARATE WITNESSES:

Matthew Tillinger
1st Witness Signature

Robert Tillinger
ROBERT TILLINGER, GRANTOR

Matthew Tillinger
Printed Name of 1st Witness

William Robertson
2nd Witness Signature

WILLIAM ROBERTSON
Printed Name of 2nd Witness

Matthew Tillinger
1st Witness Signature

Wendall Tillinger
WENDALL TILLINGER, GRANTOR

Matthew Tillinger
Printed Name of 1st Witness

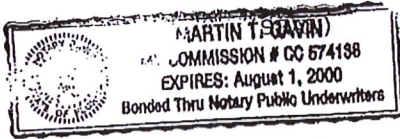
William Robertson
2nd Witness Signature

WILLIAM ROBERTSON
Printed Name of 2nd Witness

STATE OF FLORIDA)
COUNTY OF POLK)

I HEREBY CERTIFY, that on this day, before me, an officer duly authorized to take acknowledgments, personally appeared WENDALL TILLINGER AND ROBERT TILLINGER, to me known to be the person(s) described in and who executed the foregoing instrument (described type and date of attached instrument) PERPETUAL EASEMENT, MAY 11, 1998 that BOTH acknowledged before me that THEY executed the same. I relied upon the following form(s) of identification of the above named person(s) PERSONALLY KNOWN AND an oath (was / was not) taken.

WITNESS my hand and official seal in the County and State last
aforesaid this 11th day of MAY, 1998.

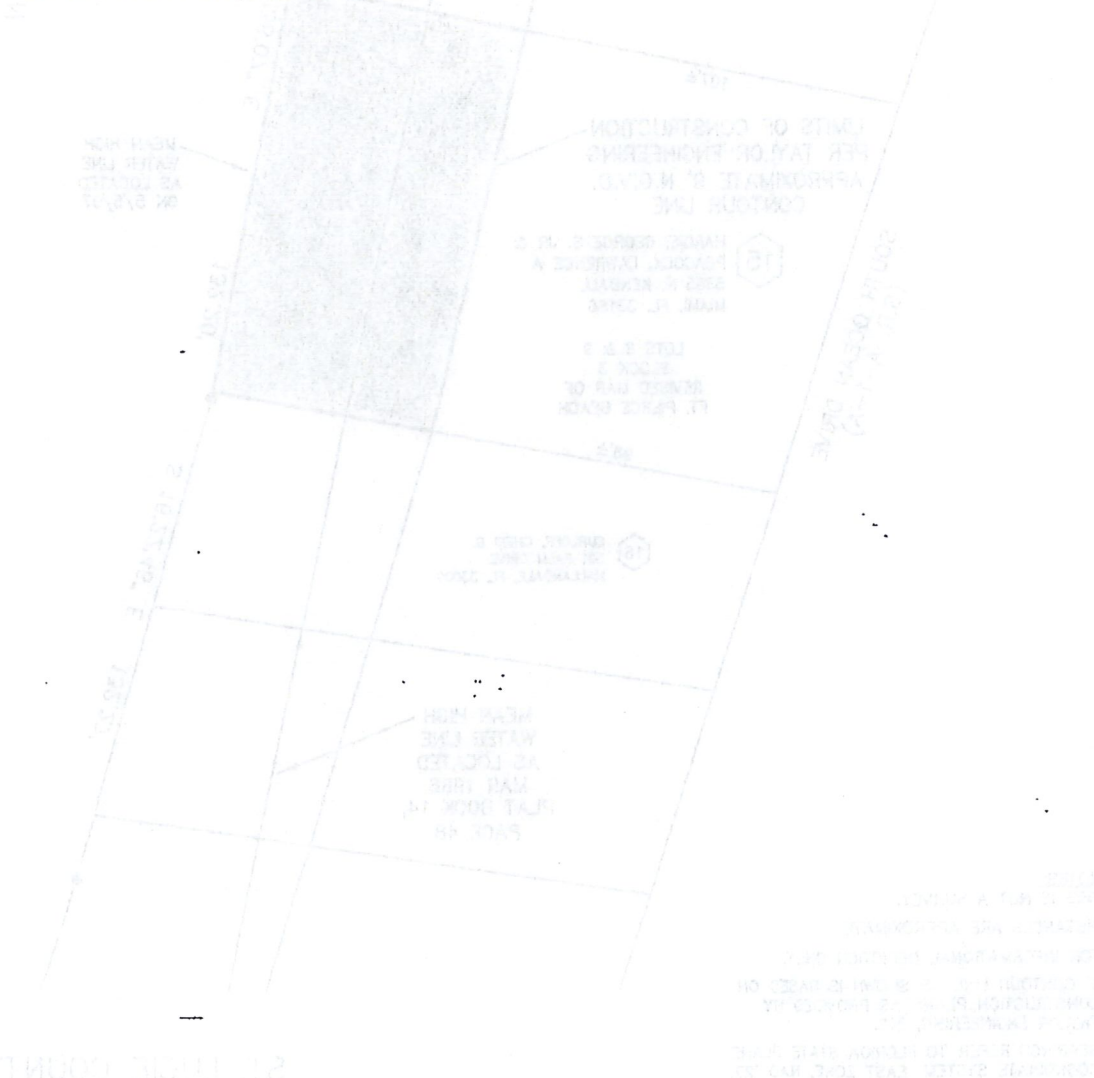


Martin T. Gavin
Notary Public
MARTIN T. GAVIN
Printed Name of Notary Public
My Commission Expires: 8/1/00

DESCRIPTION OF EASEMENT
PARCEL 15

ALL THAT PORTION OF THE FOLLOWING DESCRIBED PARCEL LYING
EASTERLY (SEAWARD) OF CONTOUR ELEVATION 9.0 FEET NATIONAL
GEODETIC VERTICAL DATUM (1929).

LOTS 8 AND 9, BLOCK 3, REVISED MAP OF FT. PIERCE BEACH SUBDIVISION,
AS PER PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 29, OF THE
PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT THE
LAND LYING EASTERLY OF A LINE AS SHOWN ON THE SKETCH OF SURVEY
RECORDED IN PLAT BOOK 14, AT PAGE 48 OF THE PUBLIC RECORDS OF ST.
LUCIE COUNTY, FLORIDA.



DR BOOK 1154 PAGE 1359

Objection, if location is confirmed within Easement: In accordance with the easement restrictions, the observation deck should be relocated outside of the easement, in a location acceptable to federal/state/local jurisdictions with minimal impact to dune system and vegetation.

No Objection to these improvements/segments

Request: Applicant should file request to St. Lucie County Erosion District (Attn: Joshua Revord, PE) for this extension of the proposed crossover within a Perpetual Construction Easement, per easement restrictions. The TRC Comments encourage transition from the deck crossover into a sand walkway/crossing (non-fixed) within the easement, where feasible, to avoid impacts in the future during beach renourishment events.

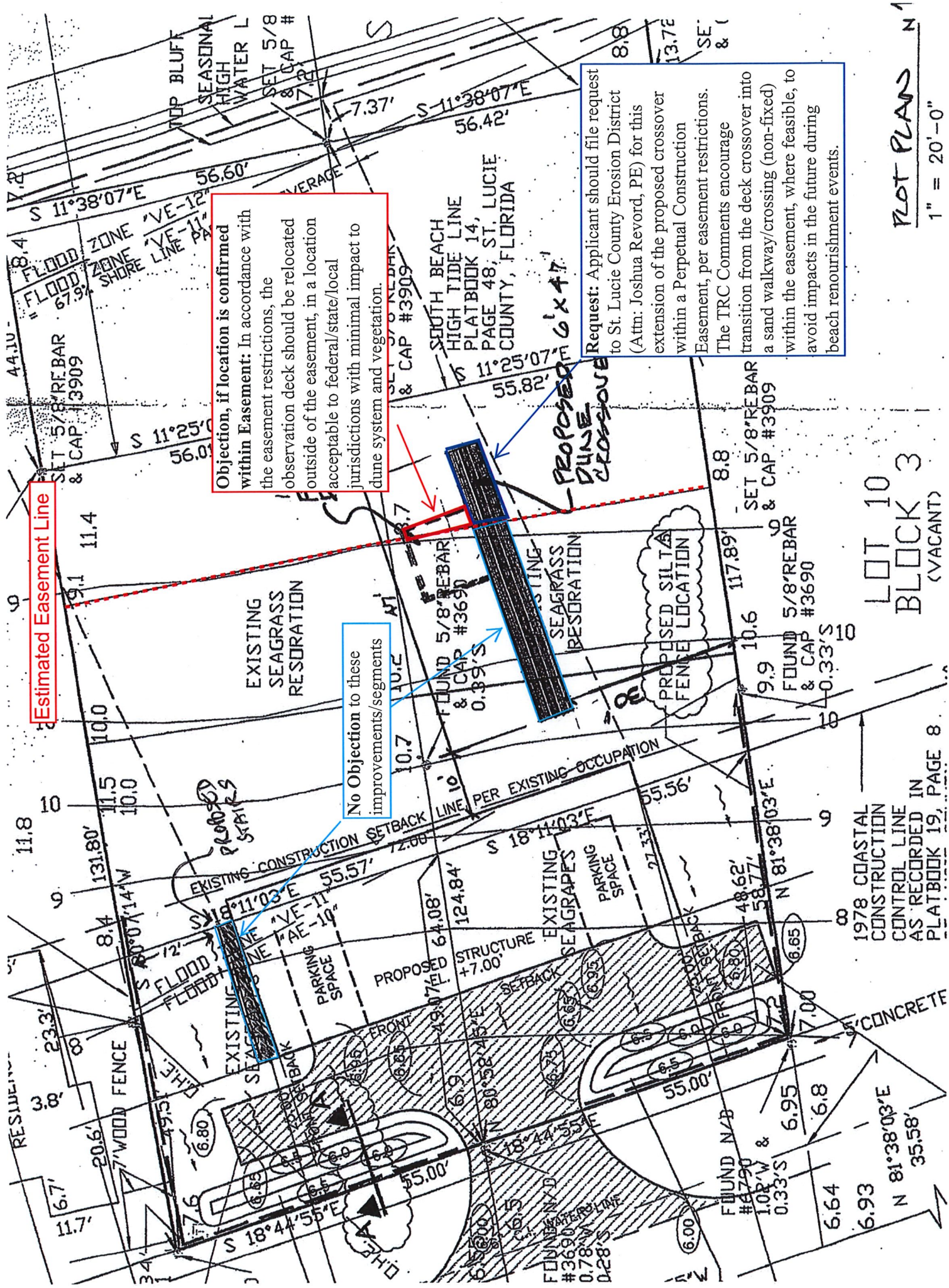
Estimated Easement Line

PROPOSED DUNE CROSSOVER

LOT 10
BLOCK 3
(VACANT)


1978 COASTAL CONSTRUCTION CONTROL LINE AS RECORDED IN PLATBOOK 19, PAGE 8

Plot Plans
1" = 20'-0"





MEMORANDUM

TO: Rebecca Grohall, Planning Director
FROM: Paul Thomas, CBO, CFM, Building Official 
RE: 316 S. Ocean Dr. – Conditional Use with New Construction -Tarr Residence
DATE: January 30, 2019

If lighting is installed, the lighting shall comply with Article XIV "Protection of Sea Turtles," Section 5-375.

PT/km




THE SUNRISE CITY

FORT PIERCE
BUILDING DEPARTMENT *Florida*

MEMORANDUM

TO: Rebecca Grohall, Planning Director

FROM: Paul Thomas, CBO, CFM, Building Official 

RE: 316 S. Ocean Dr. – Conditional Use with New Construction -Tarr Residence

DATE: January 30, 2019

If lighting is installed, the lighting shall comply with Article XIV "Protection of Sea Turtles," Section 5-375.

PT/km