



TO: Planning Board

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

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

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

BOARD DATE: June 11, 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 City Departments have reviewed the proposed Application for Conditional Use with New Construction and have provided conditional approval based on compliance with requirements of the City Code. The comments generated from the technical review, and any responses by the applicant, have been provided.

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 Planning Board forward a recommendation of **APPROVAL** to the City Commission.