



TO: Members of the City of Fort Pierce Planning Board

THROUGH: Jennifer Hofmeister, AICP, LCAM, Planning Director *JH*

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

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

BOARD DATE: September 17, 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.

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.