



**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 *BC*

**RE:** Application for Conditional Use with New Construction and Design Review  
 Coastal Construction Control Line (CCCL)  
 1912 Surfside Drive

**BOARD DATE:** September 17, 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

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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 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.