

# CONDITIONAL USE WITH NEW CONSTRUCTION & DESIGN REVIEW



**324 South Ocean Drive**



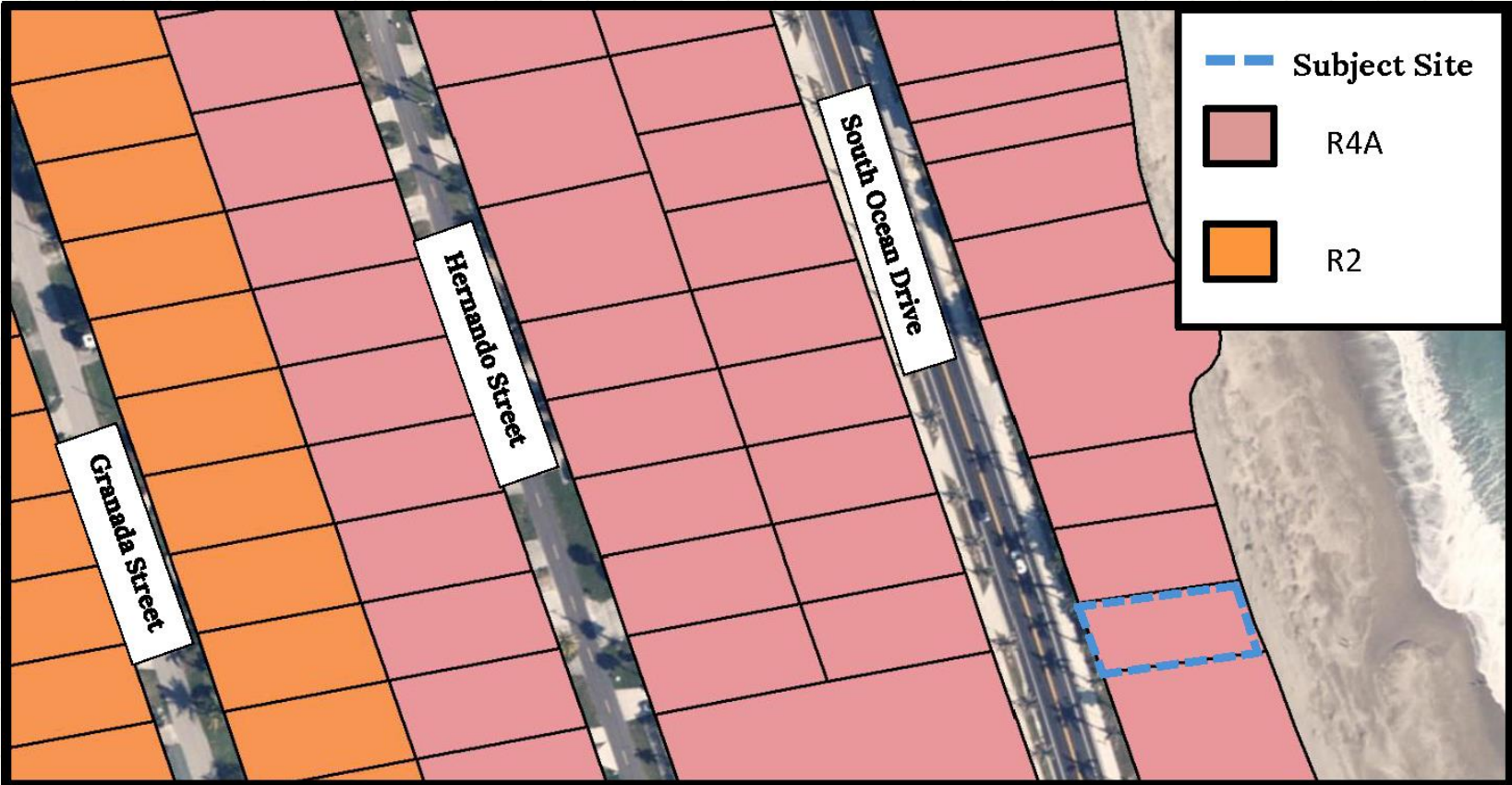
# Site Map



**Coastal Construction Control Line (CCCL)**  
**South Ocean Drive**



# Zoning Map



Mandel/Perkins Residence Zoning Map  
324 S. Ocean Drive

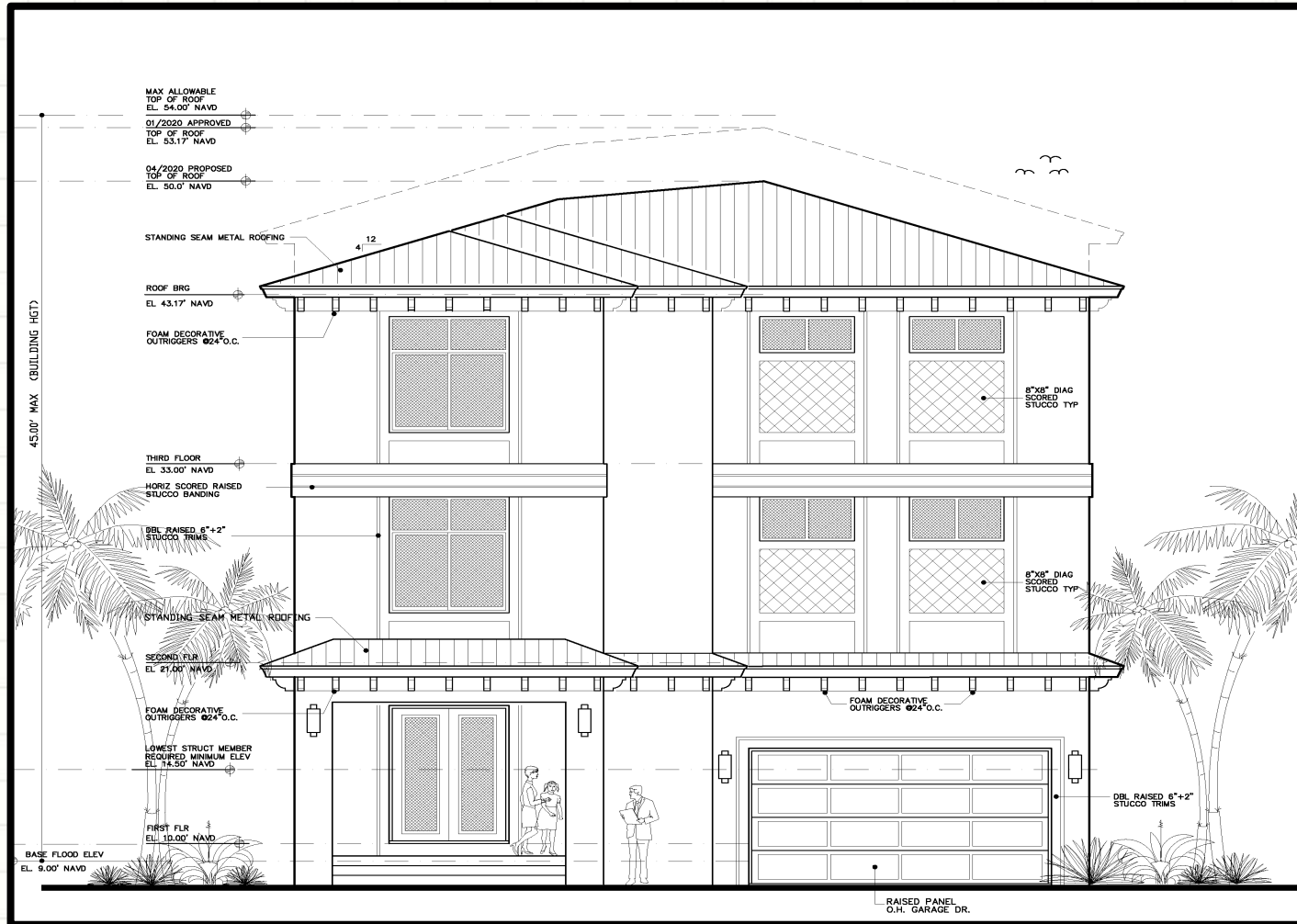


# Conditional Use & Design Review

Conditional Use & Design Review for the construction of a single-family home seaward of the Coastal Construction Control Line (CCCL)

- Staff recommends **Approval** of the request
  - Consistent with the City Code & the Comprehensive Plan.
  - Does not adversely affect the public health, safety, convenience and general welfare.
  - As proposed, will not cause an adverse effect to the dune system.
  - Planning Board Voted 6-0 to Recommend Approval with 4 Staff Conditions.

# South Beach Overlay District Height Requirement



- City Code Section 22-16 (3) (b.) specifies that the maximum allowable height for a single-family home in the R4-A district is 45 feet.
- Height in the South Beach Overlay District is measured from FEMA based Flood Elevation rather than from existing grade.

# Design Review



# Notifications



**67 Notifications**  
**5 = In favor**  
**2 = In Opposition**

# Staff Recommendation

Staff recommends **APPROVAL** of the request with four conditions.

1. The relocation and mitigation of the Royal Palm that will need to be removed as part of the project shall be coordinated with the City of Fort Pierce Public Works Department before construction activity can commence.
2. Erosion and sedimentation control will be required to ensure no drainage issues to the drainage system during construction will occur. This shall be coordinated and approved by the City of Fort Pierce Engineering department before construction activities can commence.
3. Obtain the approval of the Florida Department of Environmental Protection for construction activities seaward of the Coastal Construction Control Line before construction activities can commence.
4. The Landscape Plan that is provided as part of the Building Permit shall be signed and sealed by a Florida registered Landscape Architect.

# CC Recommendations

## Possible actions of the City Commission:

- **APPROVE** of the proposed Conditional Use & Design Review with no changes.
  - Staff recommends approval of the request with four conditions.
  - Planning Board voted 6-0 to recommend approval.
- **APPROVE** of the proposed Conditional Use & Design Review with changes.
- **DISAPPROVE** of the proposed Conditional Use & Design Review.

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