



TO: Nicholas Mimms, P.E., ICMA-CM, City Manager

THROUGH: Jennifer Hofmeister, AICP, LCAM, Planning Director

FROM: Brandon Creagan, LEED Green Associate, Planner

RE: **Application for Conditional Use with New Construction and Design Review
Single Family Home (File # 20-04000002)
324 South Ocean Drive**

BOARD DATE: July 6, 2020

STAFF REPORT

Owner & Applicant: William P. Stoddard, Ph.D., P.E.
1717 Indian River Blvd., Suite 201
Vero Beach, FL 32960

Representative: Hyper Management LLC
1206 Mariner Bay
Fort Pierce, FL 34949

Requested Action: Approval 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: 324 South Ocean Drive

Parcel ID: 2401-501-0026-000-3

Future Land Use: Hutchinson Island Residential (HIR)

Current Zoning: Hutchinson Island Medium Density Residential (R-4A)

Parcel Size: .13 Acres

Surrounding Future Land Use:
Surrounding Zoning:

North	East	South	West
HIR	Atlantic Ocean	HIR	HIR
R-4A	Atlantic Ocean	R-4A	R-4A

Staff Analysis:

Request

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 and dune crossover seaward of the Coastal Construction Control Line (CCCL). The subject property has a Future Land Use designation of Hutchinson Island Residential (HIR) with a compatible zoning district designation of Hutchinson Island Medium Density Residential (R-4A). The properties to the north, south, and west also have a Future Land Use and Zoning designations of HIR and zoned R-4A, respectively. The Atlantic Ocean is to the east.

The subject site is seaward of the Coastal Construction Control Line (CCCL); therefore, the proposed construction requires authorization of a Conditional Use to advance for permitting. The Florida Department of Environmental Protection (FDEP) regulates the seaward most limits for construction and will review the final proposal according to established coastal construction guidelines. The seaward most limits depend on the existing line of construction in the immediate area, the landward toe of the frontal dune, and the landward limits of the projected 30-year erosion.

The lot is .13 acres in size or 5,555 square feet. Additionally, the lot is only 55 feet wide, which would make this lot a non-conforming lot because it does not conform to the minimum lot width of 60 feet as specified in City Code section 22-27.1 (1) (g.). With that said, the lot became a platted lot of record in May of 1947 and therefore is a conforming lot because of City Code section 22-100. This section specifies that in an R-4A zoning district, a single-family home can be built in the following instances:

1. if a lot of record exists which could be lawfully used,
2. if the lot is no longer permissible for any use under the terms of this chapter relating to lot size,
3. if the entire contiguous land holdings in single ownership have not decreased, other than due to eminent domain proceedings, since the lot became nonconforming, and
4. if the use satisfies other requirements of this chapter.

The architectural style of the home reflects an island design that blends in with and complements the surrounding scenery. The proposed height of the structure will be under 45 feet., to comply with City Code section 22-16(a)(3)b. that regulates height for single family homes zoned R-4A within the South Beach Overlay District. 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. There are no architectural embellishments that project beyond the maximum allowable height of 45 feet.

The proposed single-family home will have a front yard setback of 24.35 feet. Pursuant to City Code section 22-27.1, the minimum depth of the front yard shall be 25 feet for a single-family home. Pursuant to City Code section 22-91, the proposed structure is eligible for a front setback reduction. There is a building on one abutting lot which is within one 100 feet of the lot and has a front yard of less than the required depth for the zone. The front yard for the lot may not exceed a depth halfway between the depth of the front yard of the abutting lot and the

required front yard depth. The structure(s) abutting the site, to the south, rest with a setback distance of 23.69 feet., allowing for a split reduction for the proposed structure.

The proposed design seeks to integrate a defined entry porch that projects no greater than six (6) feet into the front yard as authorized by City Code section 22-59 (g) (2.) (d.) Side and rear setbacks are consistent with the R-4A district dimensional standards.

The outside lighting for the proposed structure will consist of six (6) 3W LED Amber lights and six (6) 2W LED Amber lights that will be located on the beachside of the property. 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 sea. Any light that can be seen from the beach has the potential of disorienting sea turtles and preventing them from reaching the sea. The Code specifies that lighting shall be mounted as low as possible and lights shall be shielded. These two specifications help to prevent visible light from the beach.

The landscape plan indicates that four (4) Green Buttonwood trees will be planted in the front yard of the proposed structure. This complies with City Code 22-186 that specifies; a minimum of four (4) trees must exist or be planted on each developed lot where either a single-family residence or two-family residence is the principal structure. Currently there is one (1) Royal Palm tree located within the state road A1A right-of-way that conflicts with the proposed driveway construction. Pursuant to City Code 22-194 (d) (5) (Tree Protection and Mitigation), if property being developed is not suitable for on-site mitigation, the trees must be planted on City of Fort Pierce public land at the applicant's expense. The plans provided denote that the property owner applicant will pay for the mitigation of the tree to city public land.

Per City Code Section 22-76; the purpose of the conditional use process is to allow, when desirable, uses that would not be appropriate generally or without restriction throughout the particular zoning district, but which, if controlled as to the number, area, location or relation to the neighborhood, would not adversely affect the public health, safety, comfort, good order, appearance, convenience and the general welfare. The use as presented features commercial aspects that are not generally appropriate for single-family, low-density environments.

The authorization of a Conditional Use with New Construction to construct a single-family home provides for the opportunity for consistency with zoning district and land use designation as the use nor the height adversely affect the public health, safety, comfort, good order, appearance, convenience and the general welfare of the surrounding residential neighborhood.

Technical Review Committee

All affected City Departments have reviewed the proposed application for Conditional Use and Design Review 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.

Planning Board

The Planning Board at their meeting on March 10, 2020 voted 6-0 to recommend approval of the request as presented.

Public Notification

67 letters were sent out to property owners within 500 feet of the subject property. An update will be given at the City Commission meeting regarding approvals and disapprovals from property owners.

Staff Recommendations

The proposed single-family home meets the requirements of the City Code and is in compliance with the City's Comprehensive plan. Therefore, staff recommends that the City Commission **approve** the Conditional Use with New Construction and Design Review as presented with the following conditions.

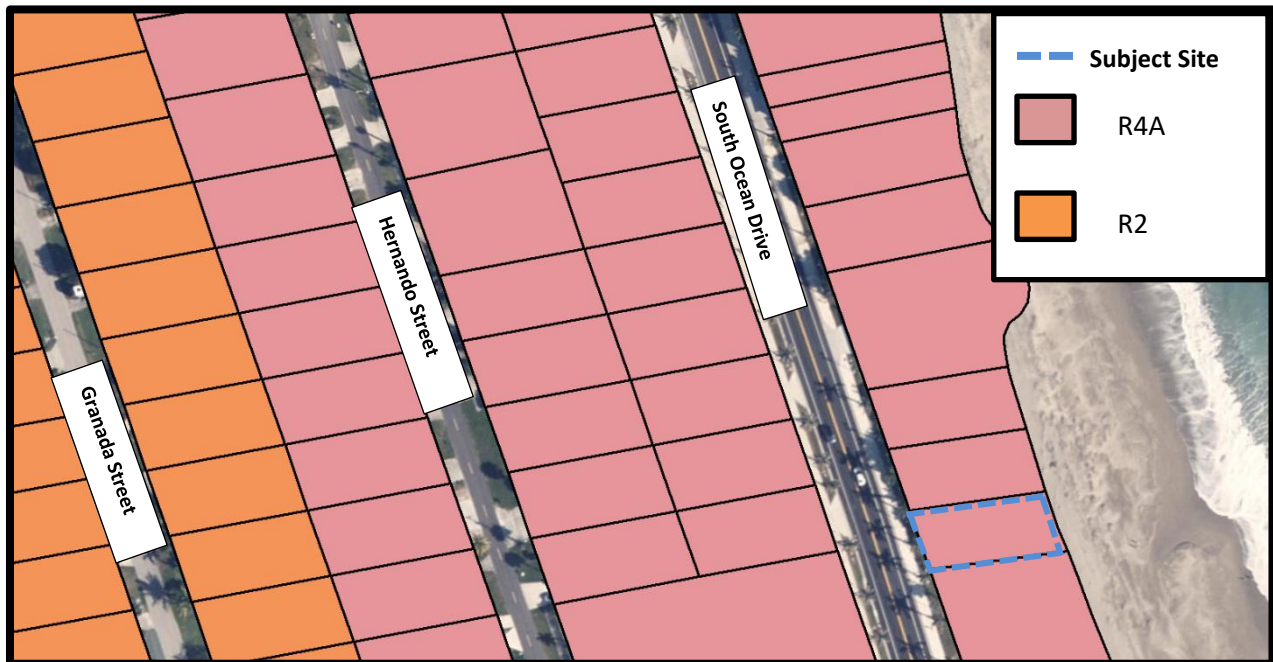
1. The relocation and mitigation of the Royal Palm that will need to be removed as part of the project shall be coordinated with the City of Fort Pierce Public Works Department before construction activity can commence.
2. Erosion and sedimentation control will be required to ensure no drainage issues 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 Permits shall be signed and sealed by a Florida registered Landscape Architect.

— Subject Site



Aerial Map
324 S. Ocean Drive







THE SUNRISE CITY
FORT PIERCE
ENGINEERING
DEPARTMENT

FORT PIERCE
Florida

TO : Maria Lewicka, AICP

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

**RE : Single Family Home CU – 324 South Ocean Drive
TRC No. 20-04000002**

DATE : February 19, 2020

This is to advise you that we have completed the review of the following documents as received by this office on February 11, 2020:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Conditional Use w/New Construction Application | <input type="checkbox"/> P/D Drawings |
| <input type="checkbox"/> Test Reports & Related Documents | <input type="checkbox"/> Certificate of Completion |
| <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"/> Approval of 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

ENGINEERING COMMENTS:

1. The submitted survey and plans identified the existing drainage basin located directly adjacent to the property. Erosion and sedimentation control will be required to ensure no drainage issues to the drainage system during construction will occur.

JRA/VB/vb





**BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM**

Meeting Date: 2.20.20
Property Address: 324 S Ocean Dr. – CU with New Construction (ML)

Please be advised that the project may trigger the requirements indicated below:

- 1. Building Official or his representative has no comment at the time of this meeting, but reserves submission of comments upon completion of the official plan review.
- 2. Pre-construction meeting with the City's Building Department is requested.
- 3. Any construction will need to meet the requirements of the Florida Building Code 6th Edition.
- 4. Means of egress is required.
- 5. Means of ingress is required.
- 6. Must meet the following Accessibility requirements:
 - Accessible route
 - Handicapped parking spaces
 - Means of egress
- 7. Change of Use required
 - to include a signed and sealed Life Safety Plan
 - to include a signed and sealed detailed comprehensive building plan.
- 8. Property exists in Special Flood Hazard Area. All Federal and State requirements shall be addressed.
- 9. Flood Development Permit required.
- 10. Building Permit required.
- 11. Signed and sealed construction drawings required.
- 12. Will need to meet the Fire Code.
- 13. Sprinkler system is required.
- 14. Smoke alarm system is required.
- 15. Other

Additional Comments/Requirements:

Building Official's or Representative's Signature

Date:

2/18/2020



Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th Street
Fort Pierce, FL 34947
772.466.1600 x3473

Technical Review Committee meeting

February 20, 2019

TECHNICAL REVIEW PROJECT # 20-040000002

Conditional Use App. w/ New construction – 324 S Ocean Dr.

Comments

FPUA W/WW Engineering: Approved as Noted:

Staff has provided a map detailing the proposed locations for receiving water and wastewater service.

Water Service location and size assumes domestic use only. If fire protection is required, please contact James Carnes @ 466-1600 ext. 3472 to discuss in further detail.

FPUA Electric & Gas Engineering: Electric service is available to the site, from the existing pad mounted transformer (FPI #31434) at the SW corner of the property. FPUA will require a 6ft by 6ft wide utility easement for the existing electric facilities within the SW corner of the property. Please contact Sal Scimeca for project coordination.

Sal Scimeca

Engineering Technician II

Ft. Pierce Utilities Authority

sscimeca@fpu.com

772-466-1600 ext. 6957



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www.fpu.com



Reviewed by _____

Date _____

Proposed
1" UPON SERVICE
AND METERS (5/6 x 3/4)

SEE EXISTING
CONSTRUCTION LINE
(PP 15, 16, 17
PP 18, 19, 20)

LINE OF
ROOF
OVERLAND

CEMENT
FINISH

SINGLE
FAMILY
RESIDENCE

CARPORT FLOOR

LINE OF
WALKWAY ABOVE

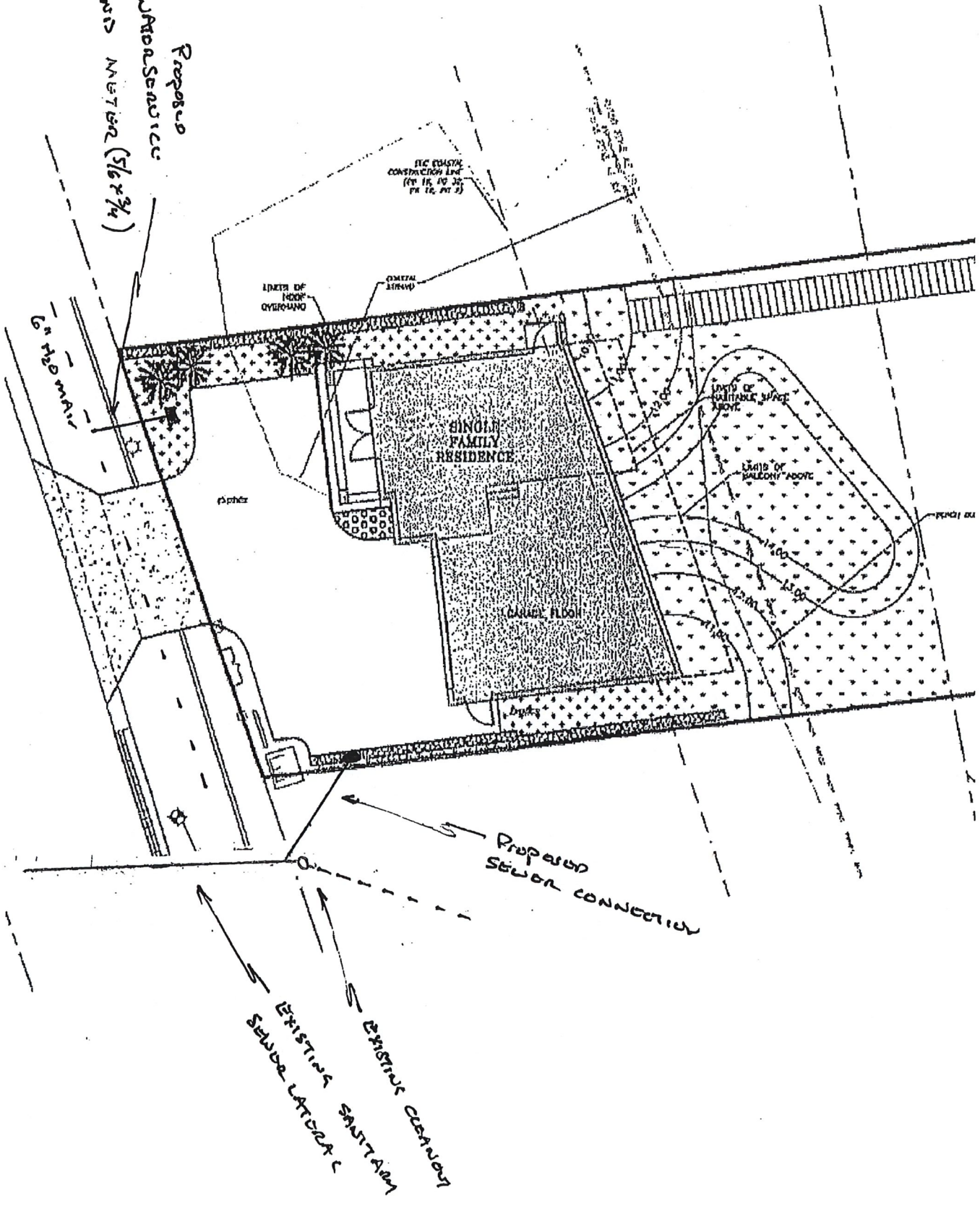
LINE OF
BALCONY ABOVE

FENCE OR

Proposed
SEWER CONNECTION

EXISTING SANITARY
SEWER LATERAL

EXISTING CEANARY





Technical Review Committee meeting

February 20th, 2020

Case # 20-04000002

Conditional use with new construction.

Private residence, 324 South Ocean Dr., FP.

Comments:

No additional comments at this time

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.

From: SANDERS, MARVIN E.
Sent: Tuesday, February 11, 2020 11:37 AM
To: Maria Lewicka
Cc: Jennifer Hofmeister
Subject: TRC Review 20-04000002 324 S. Ocean Drive

SECURITY WARNING: This email originated outside of the City of Fort Pierce systems. Please use caution when clicking links or opening attachments. For questions or concerns please contact IT immediately. .

The St. Lucie County School District has reviewed the above reference project and 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
9461 Brandywine Lane, Room 2-303
Port St. Lucie, FL 34986

office 772.429.7547
cell 772.216.5755

TO: Rebeca Guerra, AICP, LEED, Assistant Director
Brandon Creagan, LEED Green Associate, Planner
Vennis Gilmore, Planning Analyst

FROM: Kori Benton, AICP, Assistant Planning Manager

DATE: February 19, 2020

SUBJECT: Technical Review Committee (TRC) Comments
February 20, 2020 Agenda Items

The St. Lucie County Planning & Development Services Department has completed a review of the February 20, 2020 Technical Review Committee (TRC) Agenda, with the consolidated comments below:

4a. 324 S Ocean Drive TRC – No Comments

4b. 1225 Soltman Avenue TRC – No Comments

4c. Technical Review Project: # 20-07000003 (Major Site Plan & Design Review)
Review Comments

St. Lucie County staff completed a preliminary evaluation of the Traffic Impact Report prepared by Kimley-Horn in preparation of the Development Review application anticipated for filing with the City of Fort Pierce, and recommend evaluation by a specialized Traffic Consultant.

The proposed expansion is projected to result in 544-991 new daily trips, assuming the appropriate Independent Variable for the project is per 1,000 sq. ft. (Weekday, Fitted Curve – Average Rate). Due to the project scale, approved Mayfair @ Lawnwood Project (~216 residential units (Report based upon 266), proposed Veteran's ALF on N Lawnwood Circle (No traffic Statement/Report was provided in the recent TRC Distribution), and unlighted intersections to 25th Street affected, our team maintains a request for a third party review to be funded by the applicant.

- Please verify the quantity of patient beds/rooms proposed with the expansion. The floor plans and other exhibits suggest an expansion greater than 32 beds is proposed.
- The applicant is encouraged to avoid impacts to remaining native trees on site. Were the existing Pine Trees previously utilized for mitigation for past tree removal? The applicant is encouraged to consider a parking deck to reduce impacts to native trees and preserve green/open space on the campus.
- With the expansion of the non-residential use towards the western property lines, will a greater buffer be implemented along the western boundaries?

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