



**TO:** Nicholas C. Mimms, P.E., ICMA-CM

**FROM:** Jennifer Hofmeister, AICP, LCAM, Planning Director

**RE:** **Application for Conditional Use with New Construction  
 Dune Crossover - 618 South Ocean Drive (20-04000008)**

**DATE:** August 17, 2020

**STAFF REPORT**

**Property Owner/Applicant:** Nicolas Oswald Iannotti and Stacey Aileen Iannotti  
 618 South Ocean Drive  
 Fort Pierce, Florida 34949

**Requested Action:** Approval for Construction of a Dune Crossover Located Seaward of the Coastal Construction Control Line (CCCL)

**Site Location:** 618 South Ocean Drive

**Parcel ID:** 2401-503-0002-300-8

**Existing Use:** Residential

**Parcel Size:** 0.138 Acres

**Current Future Land Use:** Hutchinson Island Residential (HIR)

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

	North	East	South	West
<b>Surrounding FLUE:</b>	HIR	Atlantic Ocean	HIR	HIR
<b>Surrounding Zoning:</b>	R-4A	Atlantic Ocean	General and Recreational Open Space Zone (OS-1)	R-4A

**Utilities:** Fort Pierce Utility Authority

**Staff Analysis:*****Request***

In accordance with Sections 125-321 and 125-237 of the City Code, the applicant is requesting Conditional Use Approval for an elevated dune crossover seaward of the Coastal Construction Control Line (CCCL) for private beach access. The subject structure is one of a five (5) unit townhouse development. The area south of the subject property that has an OS-1 zoning designation is City right-of-way being used for public beach access.

The CCCL is that certain line designated by the Florida Department of Environmental Protection (FDEP) in accordance with Section 161.053, Florida Statutes. The FDEP defines the CCCL as portions of beaches and dune systems subject to severe fluctuations based on a 100-year storm event. The determination of the location of the line by the FDEP is based on coastal engineering models, survey and bathymetric data and scientific principles that determine the upland or landward extent of the damaging effects of 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.

Pursuant to City Code Section 125-321, only navigational structures, private and semi-public water-dependent recreational uses, and water-dependent public uses are permitted by right seaward of the CCCL. All other construction must be approved in the form and manner provided by Chapter 125, Article V, Conditional Uses. Proposed construction eastward of the CCCL requires Conditional Use approval by the City Commission prior to review and approval for permitting by the FDEP and the City.

The subject townhomes were constructed in 1988. In 2019, Unit 620 South Ocean Drive received approval by the City Commission and ultimately the Florida Department of Environmental Protection (FDEP) for construction of a dune crossover. The proposed construction was reviewed in accordance with City Code Section 125-235. The St. Lucie County Erosion District and the City Engineer have no concerns with the construction of the subject dune crossover. Following City approval, the proposed structure will be required to obtain approval by the FDEP prior to City building permit approval. In summary, 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 125-321 and City Code 125-237, 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 with the following Condition:

1. 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.

***Planning Board Recommendation***

The Planning Board, at their July 14, 2020 meeting, voted 7-0 to recommend **APPROVAL** of the request.

# AERIAL MAP



Conditional Use Approval - CCCL  
Dune Crossover  
618 S. Ocean Drive



# FUTURE LAND USE MAP



Conditional Use Approval - CCCL  
Dune Crossover  
618 S. Ocean Drive



# ZONING MAP



 Subject Site



Conditional Use Approval - CCCL  
Dune Crossover  
618 S. Ocean Drive





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

RECEIVED

JUN 10 2020

CITY OF FORT PIERCE  
PLANNING & ZONING

Meeting Date: 6.11.20  
Property Address: Dune Crossover – 618 S Ocean Dr. Conditional Use

*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 6<sup>th</sup> 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:

6/9/20



THE SUNRISE CITY  
ENGINEERING  
DEPARTMENT

# FORT PIERCE *Florida*

**TO : Maria Lewicka, Planner**

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

**RE : Iannotti Dune Crossover – 618 South Ocean Drive  
TRC No. 20-04000008**

**DATE : June 17, 2020**

This is to advise you that we have completed the review of the following documents as received by this office on June 9, 2020:

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Conditional Use w/ New Construction                   | <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 conditions of approval

1. Approval from FDEP shall be required as the proposed construction is located seaward of the Coastal Construction Control Line.
2. The Boundary and Topography Survey shall be signed and sealed.

JRA/VB/vb



## Jennifer Hofmeister

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**From:** Grant M. Chambers <ChambersG@stlucieco.org>  
**Sent:** Wednesday, June 17, 2020 8:19 AM  
**To:** Alicia Rosenthal; Brandon Creagan; Jennifer Hofmeister; Vennis Gilmore  
**Cc:** David Hays; Patrick Dayan; JoAnn Riley  
**Subject:** City TRC Comments  
**Attachments:** 2020-06-17 Blue Sky Communities Comments.docx

**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. .

Good Morning,

Please see attached comments regarding the Blue Sky project on the TRC agenda. We do not have any comments regarding the following agenda items:

- a) Annexation – Sunrise Tabernacle Church – 3280 S. 25<sup>th</sup> ST
- b) Conditional Use – Arenas Vacation Rental – 1218 S. 11<sup>th</sup> ST
- c) Conditional Use – France Vacation Rental – 1361 Binney Drive
- d) Conditional Use – Dune Crossover – 618 S. Ocean Drive
- e) Minor Site Plan – 7-Eleven – 2423 Orange Avenue

Thank you,

**Grant Chambers, P.E. | Civil Engineer | Water Quality/Land Development Division**

Ph: 772-462-1707 | Direct: 772-462-2741 | 2300 Virginia Ave. Fort Pierce 34982

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

## Technical Review Committee Meeting

June 18, 2020

TECHNICAL REVIEW PROJECT # 20-04000008

Conditional Use – Dune Crossover – 618 South Ocean Drive

### Comments

FPUA W/WW Engineering: No comment

FPUA Electric & Gas Engineering: No comment



Our mission is to provide our customers with economical, reliable, and friendly service in a continuous effort to enhance the quality of life in our community.

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