



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

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

**FROM:** Brandon C. Creagan, MCRP, LEED Green Associate, Planner

**RE:** **Application for Conditional Use and Design Review – Single Family Home CCCL  
Parcel ID: 2412-501-0123-000-7**

**BOARD DATE:** November 16, 2020

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#### STAFF REPORT

**Owner & Applicant:** John & Suzanne Hofer  
4590 SE Glenridge Trail  
Stuart, FL 34997

**Representative:** William P. Stoddard, Ph.D., P.E.  
1717 Indian River Blvd., Suite 201  
Vero Beach, FL 32960

**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). Approval for a second Conditional Use for a height increase to 32.82 feet from FEMA Based Flood Elevation.

**Site Location:** TBD Surfside Drive

**Parcel ID:** 2412-501-0123-000-7

**Future Land Use:** Low Density Residential (RL)

**Current Zoning:** Single Family Low Density Residential (R-1)

**Parcel Size:** .54 Acres

**Surrounding Future Land Use:**  
**Surrounding Zoning:**

North	East	South	West
RL	Atlantic Ocean	RL	RL
R-1	Atlantic Ocean	R-1	R-2

**Staff Analysis:**

***Request***

In accordance with Sections 125-237, 125-314, and 125-321 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). In conjunction with this application, a request for Conditional Use to allow for an increase in the height of the subject structure to 32.82 feet from FEMA Based Flood Elevation in accordance with City Code 125-157 (1)(c)(2). The subject property has a Future Land Use designation of Low Density Residential (RL) with a compatible zoning district designation of Single-Family Low Density Residential (R-1). The properties to the north, south, and west also have a Future Land Use and Zoning designations of RL and zoned R-1, 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 home will have a total square footage of 3,221 square feet between the first floor and second floor. The proposed height of the structure is 32.82 feet above the FEMA Based Flood Elevation and 37.22 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 28.01 feet to 35 feet with a Conditional Use approval. As the proposed structure will be 32.82 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 125-191 (b)(2).

The architectural style of the home reflects an island design that blends with and complements the surrounding scenery. The proposed height of the structure will be under 35 feet., to comply with City Code section 125-157 (1)(c)(2), that regulates height for single family homes zoned R-1 within the South Beach Overlay District. There are no architectural embellishments that project beyond the maximum allowable height of 35 feet.

The outside lighting for the proposed structure will consist of thirteen (13) 5W 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 16-82 (Lighting on the Beach). City Code section 16-82 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 provides for the following:

- Seven (7) Coconut Palm, two (2) Adonidia Palms, and six (6) Sabal Palms will be planted throughout the property of the proposed structure.
- Various shrubs and other vegetation that will be planted on the site.
- This landscape plan complies with City Code 123-36 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.

Per City Code Section 125-237; 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 is a single-family home that is suitable for the area and zoning district that it is being proposed to be built in.

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.

#### ***Public Notification***

35 letters were sent out to property owners within 500 feet of the subject property. Any comments that are received will be reported to the Commission at the meeting on November 16, 2020.

#### ***Planning Board***


The Planning Board, at their October 13, 2020 meeting, voted 7 to 0 to recommend Approval of the request as presented.

#### ***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 **APPROVAL** of the Conditional Use and Design Review as presented 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.




 Subject Site



Conditional Use & Design Review  
2412-501-0123-000-7  
Aerial Map





 Subject Site



## Conditional Use & Design Review

2412-501-0123-000-7

Future Land Use Map





**Conditional Use & Design Review**  
**2412-501-0123-000-7**  
**Zoning Map**





August 25, 2020

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

**Subject: Conditional Use & Design Review - 2412-501-0123-000-7  
Technical Review Project # 20-04000015**

**Fort Pierce Planning:**

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.

Please provide a written response to all TRC comments and provide an electronic submittal of materials. The presented review is specific to the proposed facility. Please contact me should you have any questions regarding the project at (772) 467-3742 or by e-mail: [bcreagan@cityoffortpierce.com](mailto:bcreagan@cityoffortpierce.com).

Sincerely,

Brandon Creagan, LEED Green Associate

Planner



THE SUNRISE CITY  
**FORT PIERCE**  
ENGINEERING  
DEPARTMENT

**FORT PIERCE**  
*Florida*

**To : Brandon Creagan, Planner**

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

**RE : Hofer Residence – Surfside Drive  
Conditional Use - TRC No. 20-04000015**

**DATE : September 16, 2020**

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

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Conditional Use 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"/> 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

JRA/TST/tt

Q:\ENGINEERING\Site Development Projects\H\Hofer Residence\CU\Submittal No. 1 - 090320\CU Approval - 091620.docx



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

Meeting Date: 9.17.20  
Property Address: Conditional Use – Single Family Home – Parcel ID: 2412-501-0123-000

*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: \_\_\_\_\_

9/9/2020



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

September 17, 2020

TECHNICAL REVIEW PROJECT # 20-04000015

Conditional Use – Single Family Home – Parcel ID: 2412-501-0123-000-7

### Comments

FPUA W/WW Engineering: [Approved as Noted:](#)

1. Water and Wastewater Service is available to the subject property. Applicant is required to visit 206 South 6th Street (FPUA's Customer Service Building) to set up a utility account and address the required fees. Fees will include (but not limited to): installation of a residential water service from the existing water main to the subject site, and installation of the sanitary sewer service from the existing gravity sewer main to the subject property.
2. The water meter and wastewater cleanout must be on private property and must be freely accessible from the public right-of-way for maintenance and billing purposes. The Applicant's plumber is responsible for contacting Robert Eschmann @ (772) 466-1600 ext. 5520 to schedule a sewer tap inspection. The plumber must be present for the inspection with the connection fully exposed for inspection purposes. Ferncos are not allowed to be used for connection of applicant's private lateral to FPUA's point of service. Ensure that FPUA Detail S-4A is strictly adhered to when restoring the excavation after the inspection is complete.

FPUA Electric & Gas Engineering: Approved - Electric service is available from the SW corner (FPI 11714) of the parcel. Please provide electric load information for the new services and AutoCAD drawing. Customer will be responsible for all conduits and secondary conductors. For more information and project coordination, please contact Sal Scimeca.

Sal Scimeca

Engineering Technician II

Electric and Gas Engineering

1701 S. 37th Street, Fort Pierce, FL 34947

[sscimeca@fpua.com](mailto:sscimeca@fpua.com)

Office: (772)466-1600 Ext. 6957

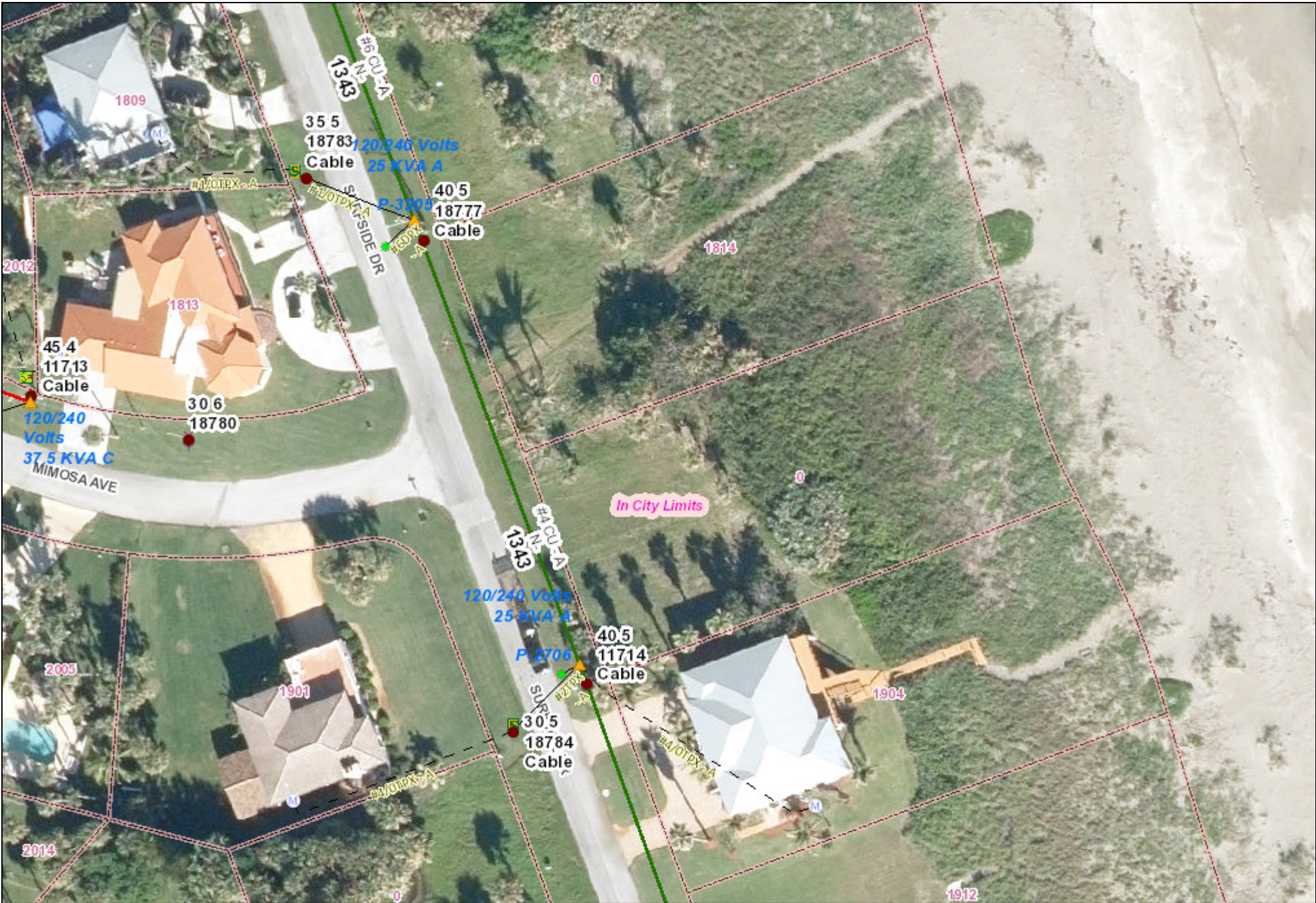
Please find attached a copy of the FPUA GIS map (Electric).



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.

[www.fpua.com](http://www.fpua.com)





**Legend**

- |                       |              |             |              |
|-----------------------|--------------|-------------|--------------|
| Electric Primary Wire | Pole         | Valves      | Fire Hydrant |
| Transmission Wire     | Fuse         | Water       | Well         |
| Gas Main              | Transformers | Raw Water   | Lift Station |
| Fiber Optic Cable     | Overhead     | Waste Water |              |
| Potable Water Main    | Pad Mount    |             |              |
| Raw Water Main        |              |             |              |
| Wastewater Force Main |              |             |              |
| WW Gravity Main       |              |             |              |

**Disclaimer:**  
 The data contained herein is offered "as is", with no claim or warranty as to its accuracy or completeness. The data is for reference only and should not be considered to be of survey precision. Due to formatting restrictions, the information provided in the map may not be represented in the legend.



Date: 8/13/2020  
 Created By:  
 Name



THE SUNRISE CITY  
**FORT PIERCE**  
POLICE DEPARTMENT  
"In Honor We Serve"

*Florida*

## Technical Review Committee meeting

September 17th, 2020

Case # 20-04000015

Planner: Brandon Creagan

Conditional Use.

Surfside - Unit 1, Block 11, Lot 3 Ft. Pierce. (Parcel ID : 2412-501-0123-000-7)

### Comments:

No comments at this time.

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.

ST. LUCIE COUNTY FIRE DISTRICT  
FIRE PREVENTION BUREAU  
Office of the Fire Marshal



Telephone: (772) 621-3322  
Fax: (772) 621-3604

## BUREAU OF FIRE PREVENTION

### SITE PLAN REVIEW

**TO: Site Plan Applicant**

**SITE PLAN: Conditional Use – Single Family Home – Parcel ID: 2412-501-0123-000-7**

**REVIEW DATE: September 4, 2020**

**PLANNER: BRANDON CREAGAN**

**REVIEWED BY: Captain Paul Langel**

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Site Plan Approved: \_\_\_\_\_

Site Plan Approved with conditions:   X  

Site Plan Approval withheld pending written acknowledgement of conditions: \_\_\_\_\_

Site Plan Rejected: \_\_\_\_\_

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#### The Following Revisions Are Necessary:

1. Please submit a completed application for Development/Site Plan Review (St. Lucie County Fire District Development & Site Plan Review Application). This form is available on-line at <http://www.slcfcd.com/permits.htm>
2. Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.
3. An approved water supply capable of supplying the required fire flow for fire protection (shall be) is identified to all premises upon which facilities, buildings, or portions of buildings which are to be constructed or moved into the jurisdiction. The approved water supply shall be in accordance with NFPA 1:18.4. See "Needed NFPA Fire Flow Calculator Spreadsheet".

*"Our Family Serving Yours"*

5160 N.W. Milner Drive, Port St. Lucie, Florida 34983-3392

Telephone: (772) 621-3400 Fax: (772) 621-3500

[www.slcfcd.com](http://www.slcfcd.com)

**ST. LUCIE COUNTY FIRE DISTRICT**  
FIRE PREVENTION BUREAU  
Office of the Fire Marshal



Telephone: (772) 621-3322  
Fax: (772) 621-3604

- 4. Fire Hydrants (shall be) are provided for detached one- and two-family dwellings IAW both of the following: 1) The maximum distance to a fire hydrant from the closet point on the building shall not exceed 600 feet. 2) The maximum distance between fire hydrants shall not exceed 800 feet. NFPA 1:18.5.2.**
- 5. Per NFPA 1114 Chapter 9, Section 1.3. Prior to the final occupancy of any building, the permitted water supply for fire protection, including fire hydrants and fire suppression systems, shall be installed, tested, and acceptable to the AHJ (SLCFD).**

*"Our Family Serving Yours"*

5160 N.W. Milner Drive, Port St. Lucie, Florida 34983-3392

Telephone: (772) 621-3400 Fax: (772) 621-3500

[www.slcfd.com](http://www.slcfd.com)