



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: 2412-501-0125-000-1**

BOARD DATE: December 7, 2020

STAFF REPORT

Owner & Applicant: Raymond & Catherine Duquette
3025 Island Drive
Port Richey, FL 34668

Representative: Michael Menard, Architectonic Inc
806 Delaware Avenue
Fort Pierce, FL 34950

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 34.40 feet from FEMA Based Flood Elevation.

Site Location: TBD Surfside Drive

Parcel ID: 2412-501-0125-000-1

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 34.40 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 2,325 square feet between the first, second, and third floors. The proposed height of the structure is 34.40 feet above the FEMA Based Flood Elevation and 38.40 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 34.40 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 from FEMA Based Flood Elevation 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 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 (2) specifications help to prevent visible light from the beach.

The landscape plan provides for the following:

- Trees will consist of seven (7) Orange Geiger, four (4) Live Oaks, three (3) Mahogany, and two (2) Gumbo Limbo.
- Palm Trees will consist of six (6) Maypan Coconut Palm, five (5) Foxtail Palm, four (4) Alexander Palm, and four (4) Sabal Palm.
- 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.

Planning Board

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

Public Notification


35 letters were sent out to property owners within 500 feet of the subject property for the proposed single family home that is a maximum of 34.40 feet in height from FEMA Based Flood Elevation and that is seaward of the Coastal Construction Control Line.

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, Planning 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
Duquette Residence
Aerial Map**





 Subject Site



**Conditional Use
Duquette Residence
Future Land Use Map**





**Conditional Use
Duquette Residence
Zoning Map**





October 14, 2020

Michael Menard – Architectonic Inc
806 Delaware Avenue
Fort Pierce, FL 34950

**Subject: Conditional Use & Design Review - 2412-501-0125-000-1
Technical Review Project # 20-07000015**

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.
2. Statements of ownership & control of proposed development. Statement describing in detail: character & intended use.
3. Provide SLC Property Record Card
4. The Design Review and Development Review applications state that the home will be a max of 34 feet, but the elevation for the home shows a maximum height of 34.4 feet from FEMA Base Flood Elevation. Which height is correct?

Please provide a written response to all TRC comments and provide an electronic submittal of materials (complete submittal packet). 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.

Sincerely,

Brandon Creagan, LEED Green Associate
Planner



THE SUNRISE CITY
FORT PIERCE
 ENGINEERING
 DEPARTMENT

Florida

RECEIVED

OCT 14 2020

TO : Brandon Creagan, Planner

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

RA

CITY OF FORT PIERCE
 PLANNING & ZONING

**RE : Duquette Residence Conditional Use – Surfside Drive
 TRC No. 20-04000016**

DATE : October 13, 2020

This is to advise you that we have completed the review of the following documents as received by this office on October 12, 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 w/conditions | <input type="checkbox"/> Do Not Recommend | |
| <input type="checkbox"/> CU Approval | <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. The electronic copy and hard copy of the Boundary and Topographic Survey were not signed and sealed by a state registered land surveyor as required by Section 119-2 of the City of Fort Pierce Code of Ordinances; please submit the required certified survey prior to City Commission submittal.

JRA/TST/tst



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

Meeting Date: 10.15.20
Property Address: Conditional Use - CCCL/Height - Parcel ID: 2412-501-0125-000-1

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:

D.E.P. Approval required.
All development shall comply with the local Sea Turtle Lighting Ordinance

Building Official's or Representative's Signature _____ Date: *10/15/20*

Technical Review Committee Meeting October 15, 2020

TECHNICAL REVIEW PROJECT # 20-07000015

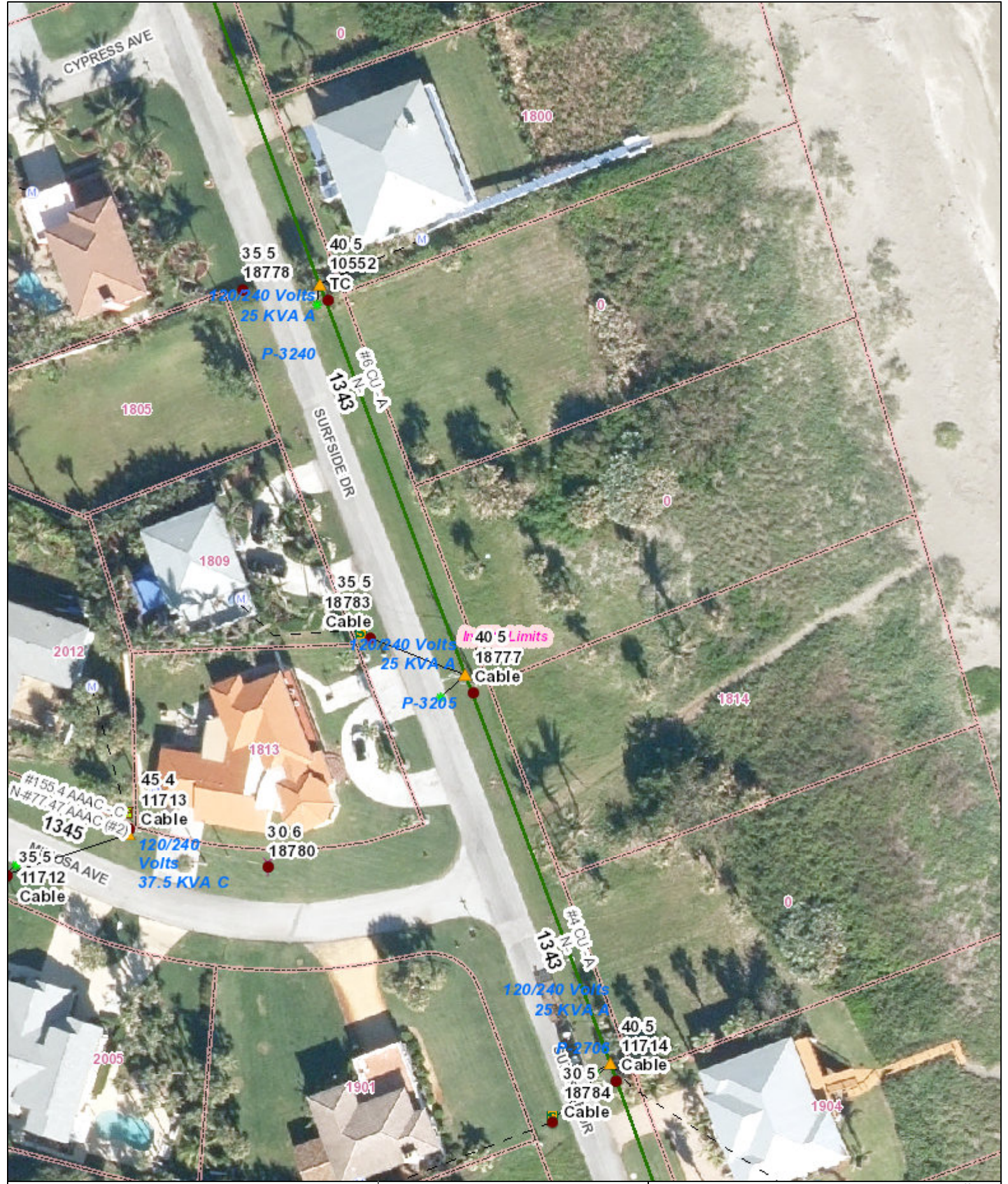
Conditional Use – Single Family Home – Parcel ID 2412-501-0125-000-1

Comments

FPUA W/WW Engineering: Approved as Noted:

1. If fire protection is required, this service MUST be supplied via a dedicated “stand-alone” fire suppression device. Please contact James Carnes @ (772) 466-1600 extension 3472 if this type of service is required and must take place BEFORE the below steps are followed.
2. Water and Wastewater Service is available to the subject property.
Water - 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. Fess will include (but not limited to) the installation of a residential water service from the existing water main to the subject site. The water meter must be on private property and must be freely accessible from the public right-of-way for maintenance and billing purposes.
Wastewater – Applicant is required to Call 811, Florida’s Official BEFORE YOU DIG hotline, to have the wastewater service located in the field to ensure effective and efficient connection.
3. 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. Below are comments in reference to FPUA electric service availability and requirements: Electric service is available from the SW corner (FPI 18777) of the parcel. Please provide electric load information for the new service(s) and AutoCAD drawing. Customer will be responsible for all conduits and secondary conductors (if there is two or more propose services, customer to provide and install the service wire). For more information and project coordination, please contact Sal Scimeca. Engineering Technician II
Electric and Gas Engineering
1701 S. 37th Street, Fort Pierce, FL 34947
sscimeca@fpu.com
Office: (772)466-1600 Ext. 6957
Please find attached a copy of the FPUA GIS map (Electric).



Legend

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

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.

811
 Know what's below.
 Call before you dig.



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

Florida

Technical Review Committee meeting

October 15th, 2020

Case # 20-07000015

Planner: Brandon Creagan

Conditional Use

Parcel I-D # 2412-501-0125-000-1, Ft. Pierce (Single family home)

Comments:

No comments at this time.

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.