



TO: Members of the City of Fort Pierce Planning Board

FROM: Jenn Hofmeister-Drew, AICP, LCAM, Planning Director

RE: **Code Amendment to City Code Section 125-321 - Project Number 21-01400006**

BOARD DATE: August 9, 2021

STAFF REPORT

Pursuant to Chapter 161, Florida Statutes, coastal communities are responsible with enforcing the statutory requirements of structures seaward of the CCCL. Further, City Code, ARTICLE VII. Coastal Construction Code provides the regulations for such structures within the Building Code. With the guidance from the building department, the planning department has determined that the Conditional Use approval process, as stipulated in City Code 125-321, which requires a Conditional Use approval for structures seaward of the CCCL, to be obsolete. As such, the subject code amendment proposes to eliminate the requirement for a Conditional Use approval for structures seaward of the CCCL if those structures meet all other zoning district regulations of Chapter 125 (Zoning Code).

The intent of the subject code amendment is to reduce the need for a public hearing for structures eastward of the CCCL when the purpose of this review is to provide protection for the dune system and ensure structural integrity eastward of the CCCL. The additional level of scrutiny by the planning department does not serve this purpose. Pursuant to Code Section 103-264, the building department provides the professional review and physical inspection of all structures seaward of the CCCL to ensure the minimum standards for the design and construction of buildings and structures are met to reduce the harmful effects of hurricanes and other severe storms occurring along the coastal area of the City. These standards are intended to specifically address design features which affect the structural stability of the beach, dunes, and topography of adjacent properties. The Planning department will continue to review residential and commercial structures for compliance with the zoning code (height, setbacks and landscaping) but only through the building permit review process.

Attachments:

Building Official's memorandum
Article VII, Code of Ordinances
Proposed Draft Ordinance