



CITY OF FORT PIERCE

CITY COMMISSION

October 6th, 2025

PZCON2025-00005

Conditional Use with New Construction

1606 Surfside Drive

Parcel ID: 2412-501-0131-000-6

APPLICANT

J Conroy LLC

PROPERTY OWNER(S)

Damian/Dawn Martinez

PARCEL ID #(S):

2412-501-0131-000-6

SUMMARY

The applicant is proposing to construct a three-story single-family residence, to a height of 35 feet which requires a Conditional Use with New Construction approval

The property is in the R-1, Single-family Low density zoning district and within the Southand has a future land use designation of HIR, Hutchinson Island Residential.



SITE LOCATION



SITE AREA= 0.54/- Acres

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HEIGHT RESTRICTIONS - SOUTH BEACH OVERLAY / ZONING

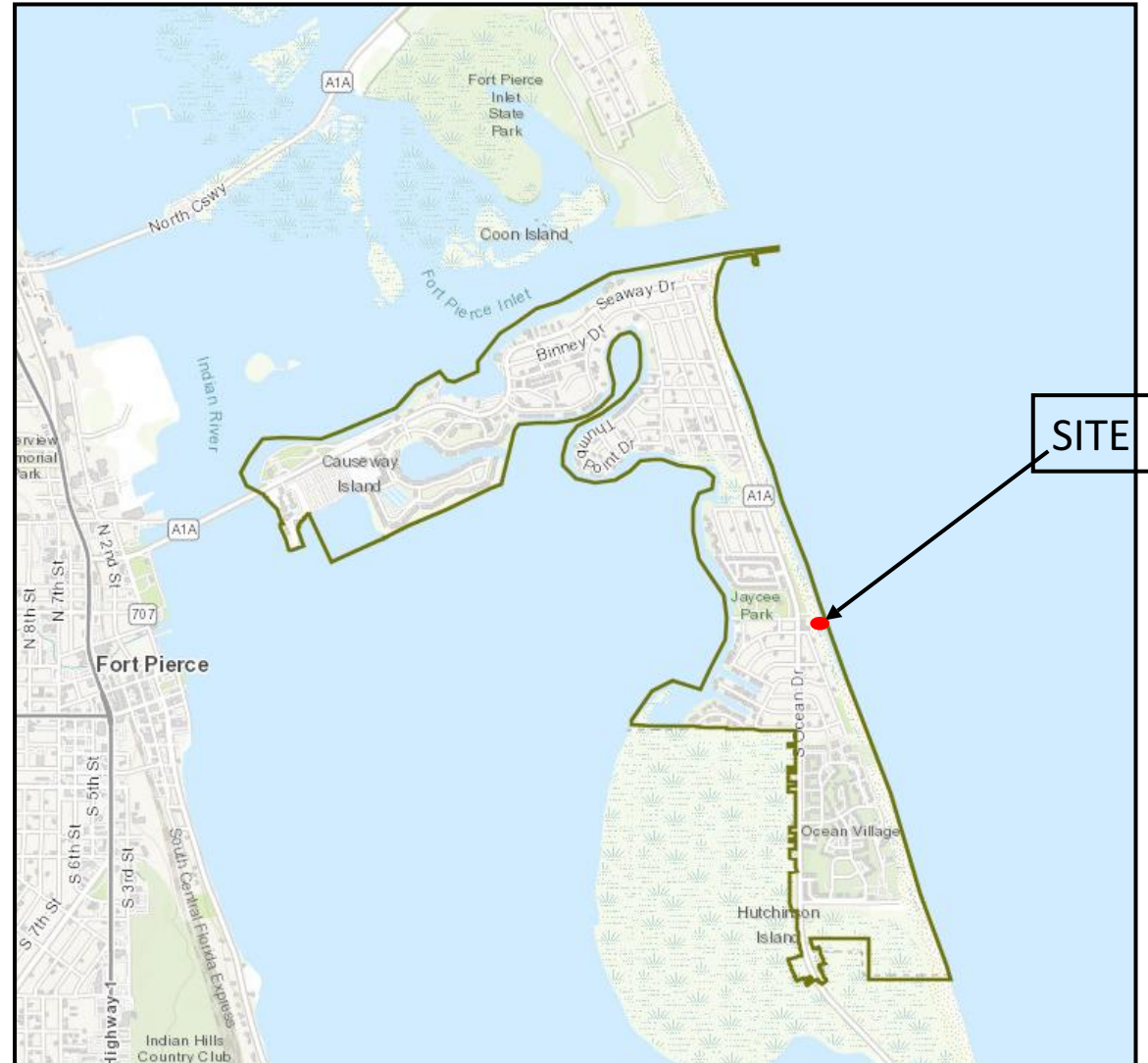
Sec. 125- 157 (1) c. 2. Height

1. Maximum height may be extended **up to 35'** in the **R-1**, R-2 and R-3 zoning districts subject to conditional use approval.

Sec. 125-191 Single-family Low-Density zone (R-1)

(b)(4) Building heights.

No building shall exceed a height of **28 feet** above grade, except that conditional uses with buildings that have a maximum height of **35 feet** above grade may be approved.



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FUTURE LAND USE

FLU: HIR,
Hutchinson Island Residential

- RL, Low Density Residential
- HIR Hutchinson Island Residential
- COS, Conservation & Open Space




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ZONING

Zoning: R-1,
Single-family Low Density

-  R-1, Single Family Low Density
-  R-2, Single Family Intermediate Density
-  R-4A, Hutchinson Island Medium Density Residential
-  OS-1, General and Recreational Open Space



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CONDITIONAL USE

Article V: Section 125-325

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 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.

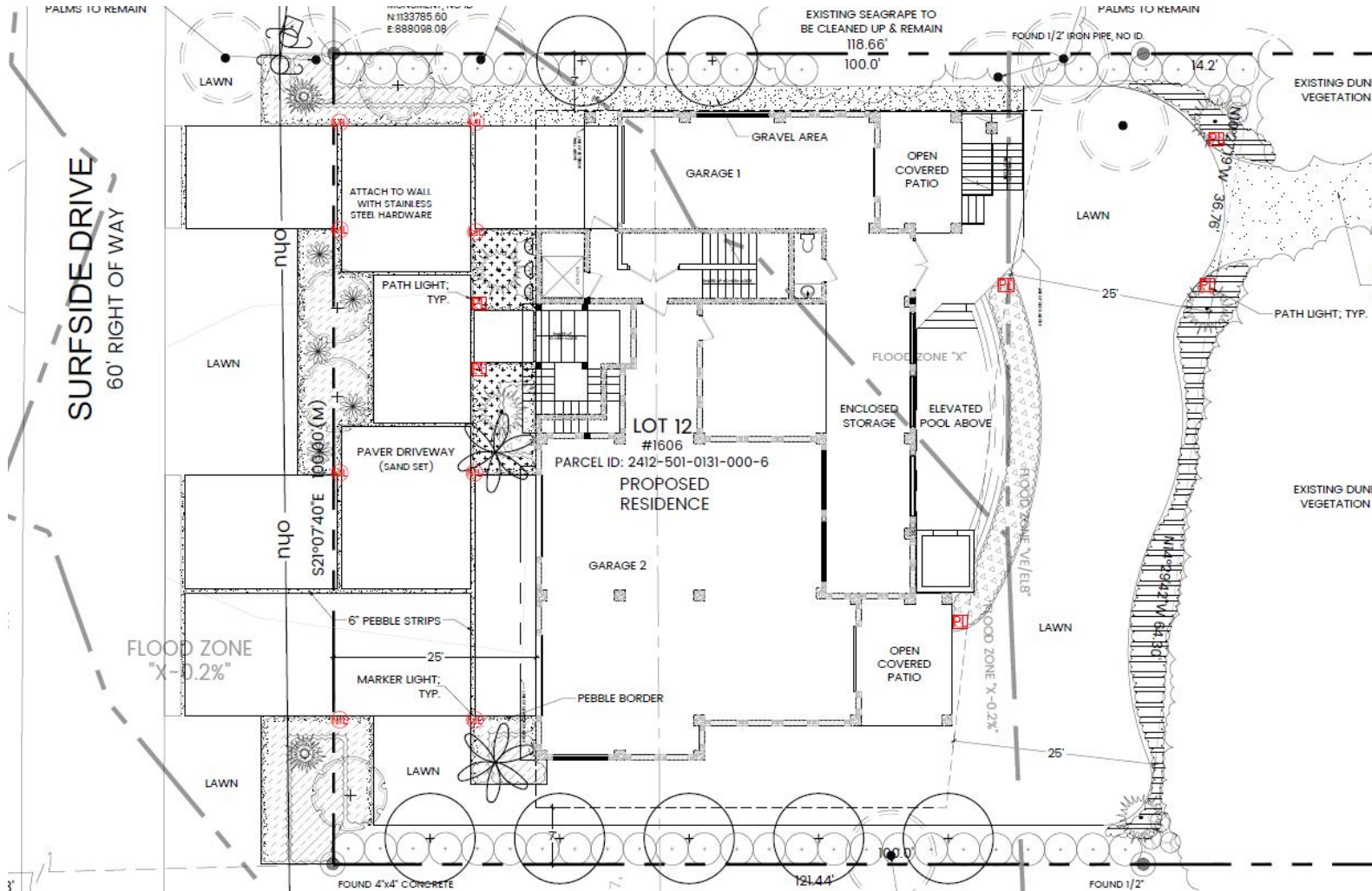
The request is for a conditional use to increase the maximum height of the proposed residential property to 35ft.

Staff considers that the request is in line with other building heights in the area and takes account of potential flooding. Therefore, the proposal would not adversely affect the public health, safety, comfort, good order, appearance, convenience and the general welfare of the area.

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SITE PLAN DETAILS



4 bdrms/4 bthrms	4- ½ bthrms
Square Footage (A/C)	4,259.70
Ground Floor	3,151 sq. ft.
First Floor	2,644 sq. ft.
Second Floor	1,616 sq. ft.
Elevator	Ground –top floor stairwell
1 st & 2 nd floor rear decks	2 nd floor front balcony
Office, catwalk	Elevated pool
8 marker lights 6 path lights	20 planted trees, 300+ ground covers & shrubs

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LANDSCAPE PLAN

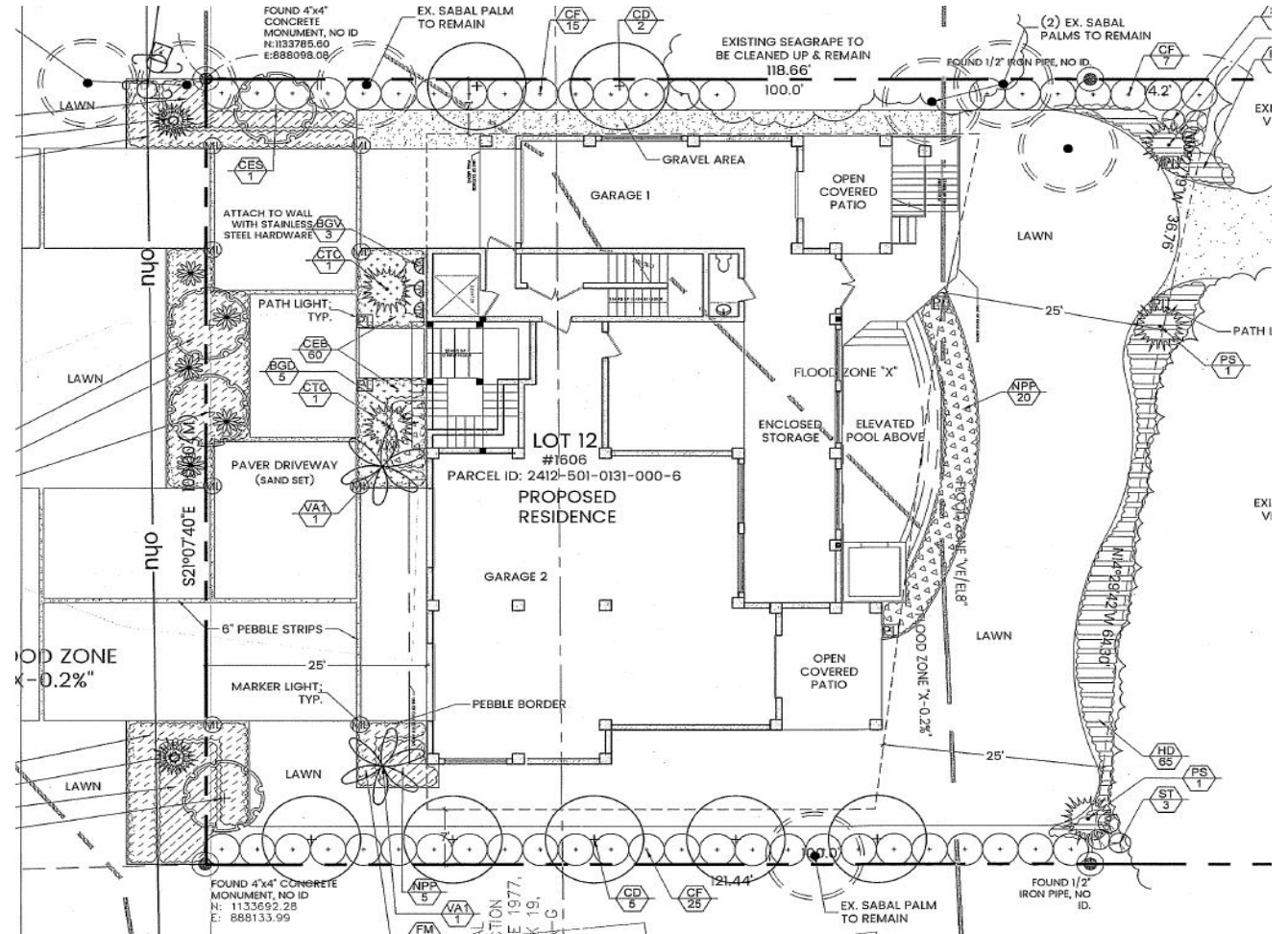
PLANT LIST

Key	Qty	Scientific Name	Common Name
TREES, PALMS & CYCADS			
CD*	7	<i>Coccothrinax diversifolia</i>	Pheon Plum
CES*	4	<i>Conocarpus erectus 'Sericeus'</i>	Silver Buttonwood Standard
CTC	2	<i>Coccothrinax crinita</i>	Old Man Palm
EF	2	<i>Encephalartos ferox</i>	Encephalartos ferox
PS*	3	<i>Pseudophoenix sargentii</i>	Buccaneer Palm
VA1	2	<i>Veitchia arecha 'Montgomeryana'</i>	Montgomery Palm, single
SHRUBS & GROUNDCOVERS			
AA	5	<i>Agave attenuata</i>	Soft Tipped Agave
BGD	5	<i>Bougainvillea 'Dwarf Helen Johnson'</i>	Helen Johnson Bougainvillea
BGV	3	<i>Bougainvillea 'Barbara Karst'</i>	Bougainvillea Vine
CEB	60	<i>Carissa macrocarpa 'Emerald Blanket'</i>	Emerald Blanket Carissa
CF	47	<i>Cusia flava (aka guttfera)</i>	Small Leaf Clusia
FM	127	<i>Ficus microcarpa 'Green Island'</i>	Green Island Ficus
HD*	80	<i>Helianthus debilis</i>	Dune Sunflower
NPP	48	<i>Nerium oleander 'Pette Pink'</i>	Dwarf Pink Oleander
ST*	6	<i>Sophora tomentosa</i>	Necklace Pod

*DENOTES FLORIDA NATIVE PLANT MATERIAL
ALL PLANT MATERIAL SHALL BE MINIMUM FLORIDA #1 GRADE PER THE FLORIDA GRADES & STANDARDS F

Misc.

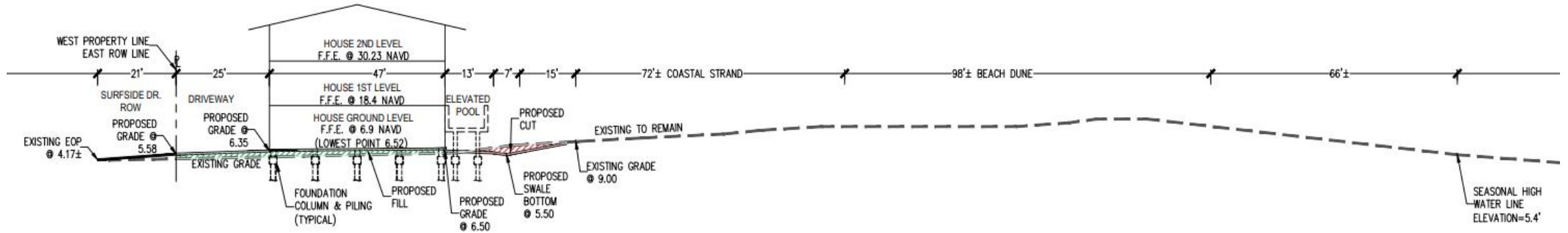
SOD - SEASHORE PASPALUM
CRUSHED GRANITE GRAVEL (EST. SF)
SMALL RIVER JACK PEBBLE WITH WEED FABRIC (EST. SF)
ALUMINUM EDGING, BLACK WITH STAKES (EST. LF)



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SECTION & HEIGHT



Sec. 103-204. - Grade, minimum floor.

Minimum floor grade for residential buildings shall be 16 inches for slab construction and 24 inches for wood floor construction above the crown of the road grade.

Sec. 125- 157 (1) c. 3. Calculation of height.

(i) Maximum structure height shall be calculated from the established FEMA base flood elevation to the highest point of the roof excluding non-habitable architectural design elements of the structure.



NEIGHBORING PROPERTIES



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PROPOSED RENDERING – COLORS



- Flat roof
- Black & Dark Brown window and door frames
- China White (primary color) with Ston Zen build white chop flat

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LIGHTING PLAN

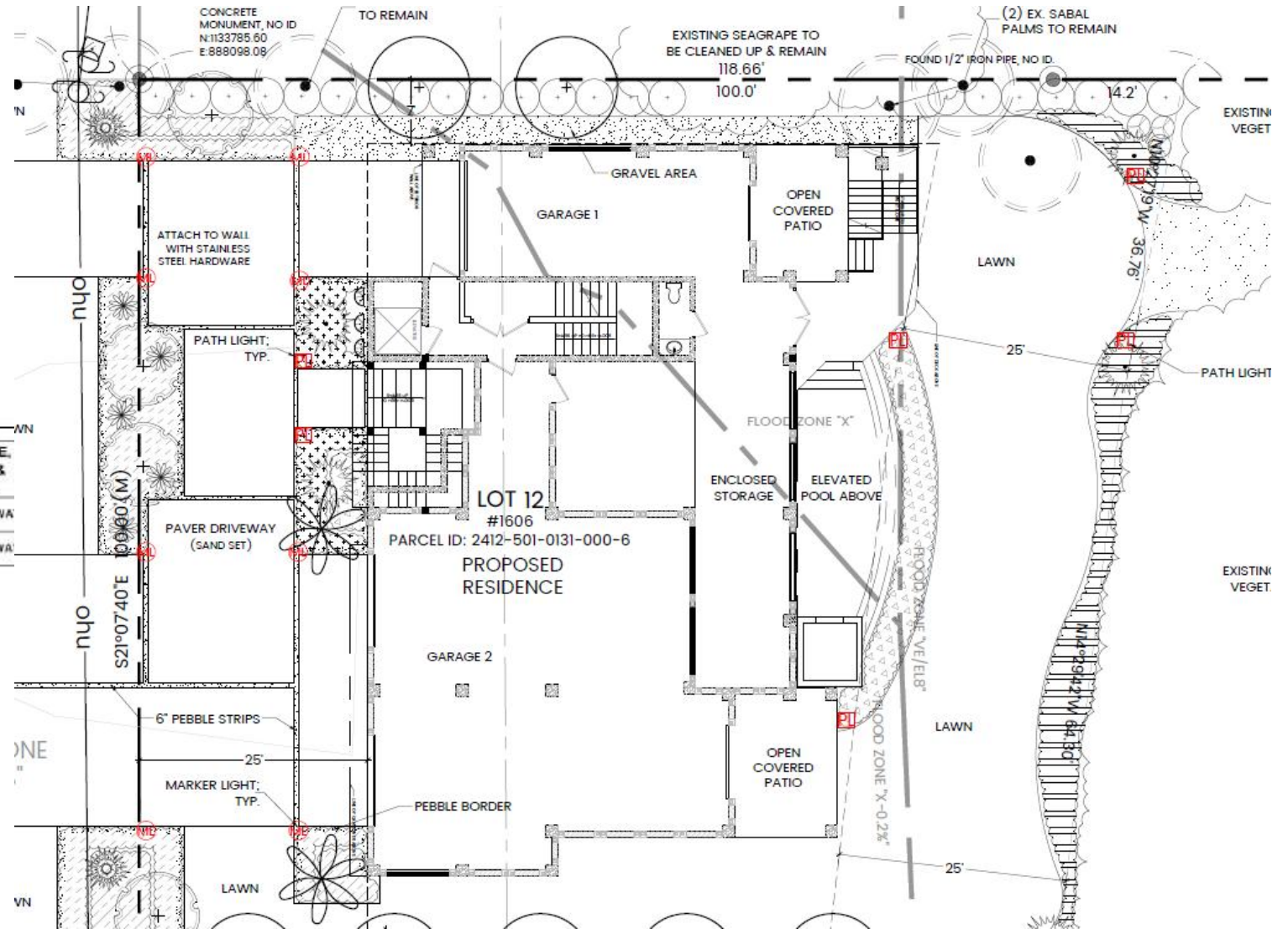
LANDSCAPE LIGHTING LEGEND

PL — LED PATH LIGHT - 6
 BEACHSIDE LIGHTING; R-003A
 AMBER LED
 WILDLIFE LIGHTING CERTIFICATION #- 2018-029

ML — MARKER LIGHT - 8
 BEACHSIDE LIGHTING; E3-M-1 MARKER
 AMBER LED
 WILDLIFE LIGHTING CERTIFICATION #- 2018-029

LANDSCAPE LIGHTING CHART

LABEL	QUANTITY	MOUNT TYPE	MOUNT HEIGHT	MANUFACTURER & CATALOG #	LAMP TYPE, COLOR, & WATTS
PL	6	GROUND SPIKE	16"	R-003A	AMBER LED, 2 WA
ML	8	IN GROUND	FLUSH	E3-M	AMBER LED, 2 WA



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PLANNING BOARD

At its September 8, 2025, meeting the Planning Board unanimously recommended the application for approval with the following four (3) conditions:

1. Driveway construction shall comply with the City of Fort Pierce Code of Ordinances Standard Driveway Detail and be comprised of concrete brick pavers or concrete per Section 32-9
2. Prior to issuance of final certificate of occupancy, the City issued Landscape Maintenance Agreement shall be notarized and submitted for filing. The maintenance agreement shall include all landscaping installed within the City's right of way.
3. The proposed landscape plan has improvements including trees within the City's right-of-way. Acknowledgment that any capital improvements deemed necessary by the city the homeowner's landscape will be removed without replacement of materials other than sod.

**Note that issuance of a development permit or development order by the City of Fort Pierce does not create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the municipality for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.



RECOMMENDATION

Staff recommendation is for City Commission to **Approve the Conditional Use with New Construction** with the following four (4) conditions (additional condition to account for turtle nesting and hatching season):

1. Driveway construction shall comply with the City of Fort Pierce Code of Ordinances Standard Driveway Detail and be comprised of concrete brick pavers or concrete per Section 32-9
2. Prior to issuance of final certificate of occupancy, the City issued Landscape Maintenance Agreement shall be notarized and submitted for filing. The maintenance agreement shall include all landscaping installed within the City's right of way.
3. The proposed landscape plan has improvements including trees within the City's right-of-way. Acknowledgment that any capital improvements deemed necessary by the city the homeowner's landscape will be removed without replacement of materials other than sod.
4. During the turtle nesting and hatching season, from March 1 through October 31, all exterior artificial light fixtures shall be mounted as low as feasibly possible and shielded so that the source of light is not directly visible from the beach and does not directly or indirectly illuminate areas seaward of the primary dune and otherwise be in compliance with Sec. 16-82 of the Code of Ordinances regulating lighting on the beach and Sea Turtle protection.

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ALTERNATIVE RECOMMENDATIONS

1. Recommend Approval with additional/modified conditions.

or

2. Recommend Disapproval.





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