



CITY OF FORT PIERCE

PLANNING BOARD

September 8th, 2025

Conditional Use: w/ 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

A 'conditional use: with new construction' application has been submitted approval. The applicant is proposing to construct a multi-story single-family residence, to the height of 35 feet.

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



SITE LOCATION




SITE AREA= 0.54/- Acres

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FUTURE LAND USE

FLU: HIR,
Hutchinson Island
Residential

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







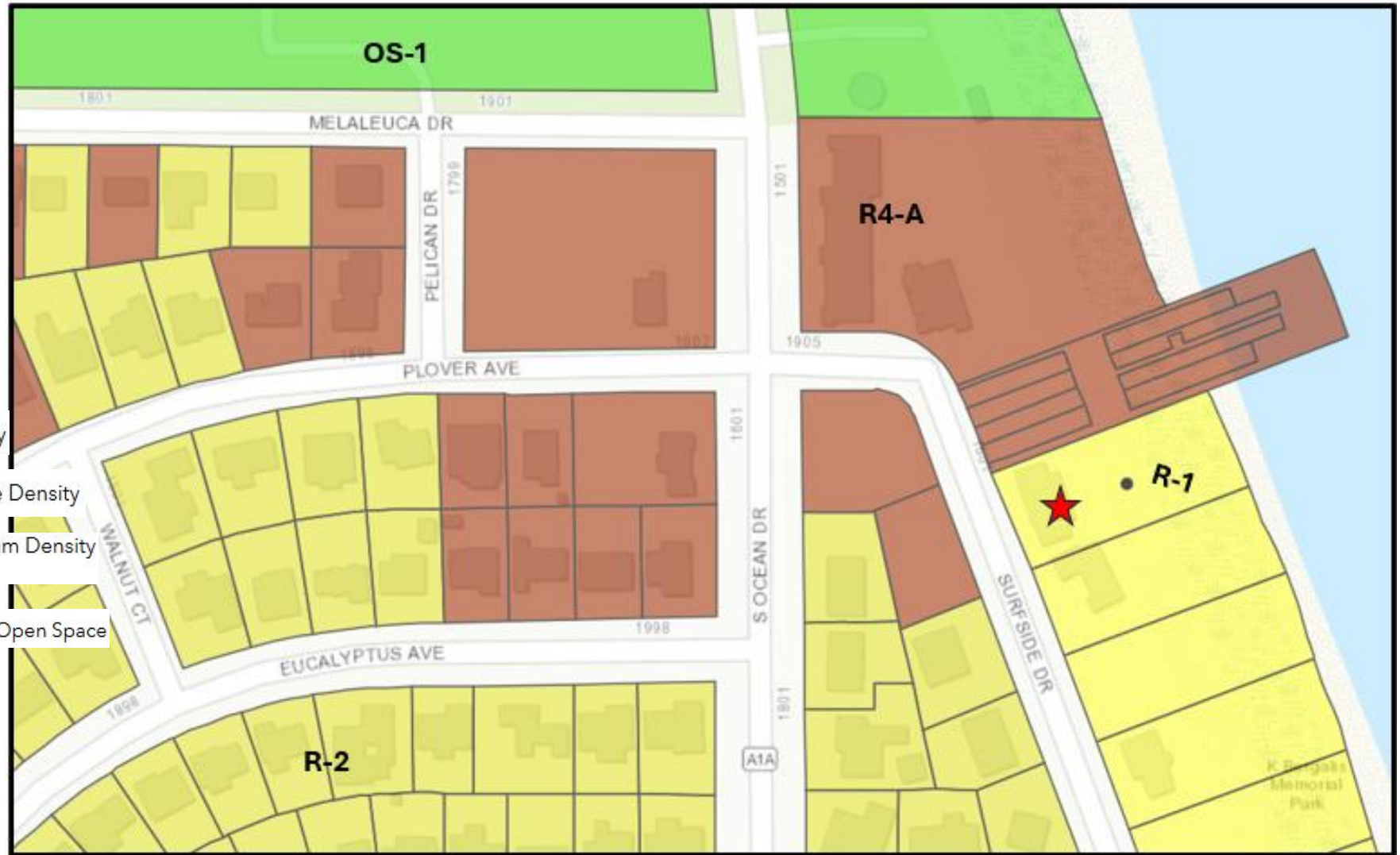
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ZONING

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.

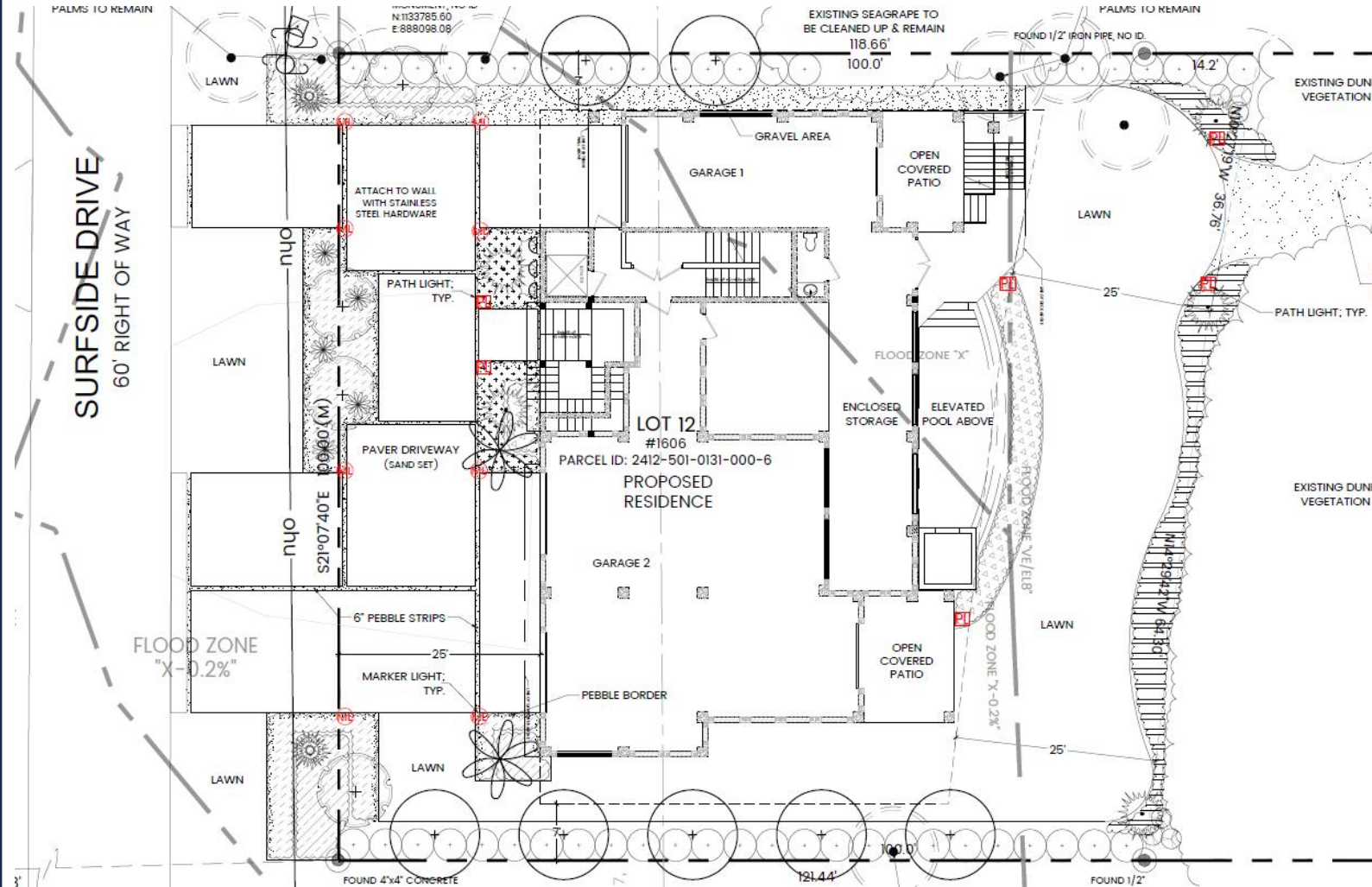
Sec. 125-191 Single-family Low Density zone (R-1)

(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.



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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RENDERINGS/color board



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

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RECOMMENDATION w/ CONDITIONS

Staff's recommendation is **Approval** of the application with the following three (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
3. The proposed landscape plan has improvements including trees within the City's right-of-way. Acknowledgement that the any capital improvements deemed necessary by the city; homeowner's landscape other than sod will be removed without replacement.

ALTERNATIVE RECOMMENDATION

1. Recommend Approval with additional/modified conditions.
2. Recommend Disapproval.

**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.

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LANDSCAPE PLAN

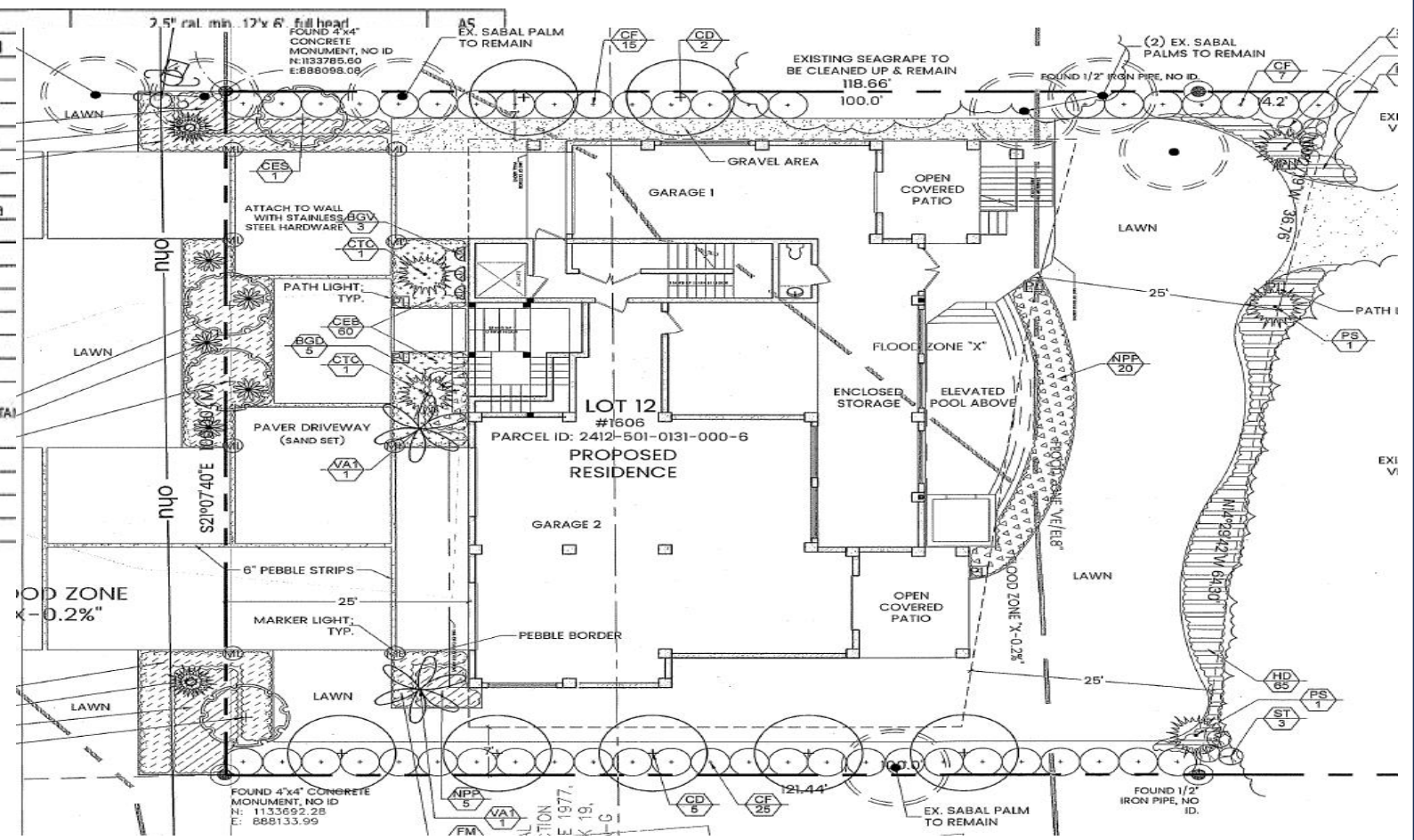
PLANT LIST

Key	Qty	Scientific Name	Common Name	Size	Spacing
TREES, PALMS & CYCADS					
CD*	7	<i>Coccoloba diversifolia</i>	Pigeon 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 Cusia		
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 Phik'</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

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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NEIGHBORING RESIDENCE



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