



THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

James Conroy
J Conroy LLC
50 NE Dixie Highway Unit A-2
Stuart, FL 34994

Subject: Conditional Use w/ New Construction (PZCON2025-00005)
1606 Surfside Dr. Unit 2
Technical Review Committee comments **for May 15, 2025, TRC Meeting**

City of Fort Pierce Planning Department

Application **requires resubmittal** for the following reasons:

1. The development is subject to design review, city code Section 125-314. Per code, several items are required but missing:
 - a. Color renderings and color board
 - b. A written narrative describing the design intent of the project, its goals, and objectives and how it reflects the site analysis study results
 - c. Context photographs of neighboring uses and architectural styles
 - d. Site plan (to scale) showing proposed location of all buildings and dimensions, structures, parking areas, etc. Site data was not provided
 - e. Justification letter for height increases and why your design should be granted
2. Vicinity map, per city code Section 125-313(b)
3. Please reference city code Section 125-313 for site plan requirements
4. Prior to the issuance of the certificate of occupancy, a notarized Landscape Maintenance agreement must be on file. The city will provide the document
5. Correct driveway measurements, according to city code Section 125-316



THE SUNRISE CITY
FORT PIERCE
 ENGINEERING
 DEPARTMENT

Florida



To : Kerry Driver, Senior Planner

FROM : Venetia Barnes, Stormwater Engineer

THRU : Mark Zrallack, P.E., City Engineer

**RE : Conditional Use w. New Construction – Martinez Residence – 1606
 Surfside Drive – PZCON2025-00005**

DATE : May 13, 2025

This is to advise you that we have completed the review of the following documents as received by this office on May 2, 2025:

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

Recommend Do Not Recommend

Conditional Use DPCR 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 comments

ENGINEERING COMMENTS

1. Revise the southernmost driveway width on the plans to include the applicable driveway widths 12-foot minimum and 26-foot maximum and driveway spacing of 40-feet.
In accordance with the City of Fort Pierce Code of Ordinance Section 125-316(3) maximum driveway width is 26 feet. Additionally, the spacing between driveways shall be no less than 40 feet.
2. 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.
3. The proposed landscape plan has improvements including trees within the City's right-of-way. Any capital improvements deemed necessary by the city; homeowner's landscape other than sod will be removed without replacement.

ADVISORY COMMENT

1. A Florida Department of Environmental Protection (FDEP) permit may be required for construction abutting Coastal Construction Control Line (CCCL).

MZ/VB/vb



BUILDING DEPARTMENT TRC COMMENT FORM

Meeting Date: 5/15/25
Property Address: 1606 Surfside Dr
Project Name: Martinez Residence

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 8th 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
- 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. Fire alarm system is required.
- 15. Other

Additional Comments/Requirements:

East of the Coastal Construction Control Line. CCCL regulations will apply and DEP Permit is required.

Building Official's or Representative's Signature _____

Date: _____

5/15/25



THE SUNRISE CITY

FORT PIERCE

POLICE DEPARTMENT
"In Honor We Serve"

Florida

Technical Review Committee meeting

May 16, 2025

Case #: PZCON2025-00005

Planner: City of Ft. Pierce Planning Department.

Conditional Use With New Construction.

1606 Surfside Drive, Ft. Pierce (Martinez residence).

Comments:

No comments at this time.

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.



Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th Street
Fort Pierce, FL 34947
772.466.1600 Ext 3473

Technical Review Committee Meeting

TECHNICAL REVIEW PROJECT: PZCON2025-00005

Conditional Use with New Construction - Martinez Residence - 1606 Surfside Drive

W/WW Engineering: Water service is available to serve this residence.

Wastewater is not currently available at this location.

The future development adjacent to this location previously had plans to extend sewer service to their property. Staff recommends reaching out to the developer to confirm whether this extension is still planned.

Electric Engineering: FPUA Electric & Gas Engineering has reviewed the application. **Approved.**

Please contact Tyrus Darville for customer requirements and project coordination.

Tyrus Darville
Engineering Technician I
Electric & Gas Engineering
Fort Pierce Utilities Authority
tdarville@fpu.com
772.466.1600 ext. 6308

Gas: N/A

FPUAnet Fiber: Approved.



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.



JA

[Jesse Almand <jalmand@slcfd.org>](mailto:jalmand@slcfd.org)



To: Planning Department

Mon 5/12/2025 9:09 AM

Cc: Kerry Driver

SECURITY WARNING: This email has been generated from external sources and is not affiliated with the City of Fort Pierce systems. Exercise caution while clicking on links or opening attachments. If you have any questions or concerns, please reach out to the IT department promptly.
SLCFD has no comments for this project

Respectfully,

Jesse Almand 736
Lieutenant, Development/Site Planning Review

Saint Lucie County Fire District
Community Risk Reduction
(772) 621-3385





TO: Technical Review Committee

THROUGH: Kevin Freeman, Planning Director

FROM: Kerry C. Driver, Senior Planner

RE: **Conditional Use w. New Construction – PZCON2025-00005
1606 Surfside Drive**

TRC MEETING DATE: May 15, 2025
Resubmittal Date: July 25, 2025

Resubmittal for (Conditional Use w. New Construction) 1606 Surfside Dr.

The above referenced project is being resubmitted for a second review and comments. The applicant is requesting a Conditional Use with new construction for a property address, 1606 Surfside Dr.

Please send all comments to kdriver@cityoffortpierces.com, planning@cityoffortpierces.com and/or through interoffice mail to the Planning Department

Thank you,

Kerry



THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

James Conroy
J Conroy LLC
50 NE Dixie Highway Unit A-2
Stuart, FL 34994

Subject: Conditional Use w/ New Construction (PZCON2025-00005)

1606 Surfside Dr. Unit 2

Technical Review Committee comments for May 15, 2025, TRC Meeting

Resubmittal comments: August 18, 2025

City of Fort Pierce Planning Department

Application **requires resubmittal** for the following reasons:

- a. Color board of rendering wasn't included with resubmittal
2. Vicinity map, per city code Section 125-313(b)

Advisory Comment

3. Prior to the issuance of the certificate of occupancy, a notarized Landscape Maintenance agreement must be on file. The city will provide this document.



THE SUNRISE CITY
FORT PIERCE
ENGINEERING
DEPARTMENT

Florida

TO : Kerry Driver, Senior Planner

FROM : Venetia Barnes, Stormwater Engineer

(VB)

THRU : Mark Zrallack, P.E., City Engineer

maz

**RE : Conditional Use w. New Construction – Martinez Residence – 1606
Surfside Drive – PZCON2025-00005**

DATE : August 19, 2025

This is to advise you that we have completed the review of the following documents received by this office on July 25, 2025:

- | | |
|--|---|
| <input checked="" type="checkbox"/> Conditional Use | <input type="checkbox"/> Building Construction Plans |
| <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 w. Conditions | <input type="checkbox"/> DPCR | <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

ENGINEERING CONDITIONS OF APPROVAL

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. The proposed landscape plan has improvements including trees within the City's right-of-way. Any capital improvements deemed necessary by the city; homeowner's landscape other than sod will be removed without replacement.

ADVISORY COMMENT

1. A Florida Department of Environmental Protection (FDEP) permit may be required for construction abutting Coastal Construction Control Line (CCCL).

MZ/VB/vb