

JUSTIFICATION STATEMENT FOR CONDITIONAL USE APPROVAL

Height Increase to 35 Feet | South Beach Overlay District

1840 Surfside Drive, Fort Pierce, Florida

I. Project Overview

The applicant respectfully requests approval of a Conditional Use for an increase in maximum building height to thirty-five feet (35') for a proposed single-family residence located at 1840 Surfside Drive, Fort Pierce, Florida. The subject property is situated within the South Beach Overlay District (SBOD), which permits this height increase as a Conditional Use subject to the standards and criteria set forth in the City of Fort Pierce Land Development Code.

The proposed residence has been thoughtfully designed to respond to the coastal character of the South Beach neighborhood, optimize views of the Atlantic Ocean and Indian River Lagoon, and respect the scale and massing of surrounding development. The requested 35-foot height, while above the base district maximum, is expressly contemplated and authorized by the applicable zoning code provisions governing the South Beach Overlay District.

II. Property & Zoning Information

- Project Address: 1840 Surfside Drive, Fort Pierce, Florida 34949
- Zoning District: South Beach Overlay District (SBOD)
- Use Classification: Single-Family Residential
- Base Height Limit: Per SBOD regulations
- Requested Height: 35 feet (as permitted by Conditional Use)
- Application Type: Conditional Use Approval

III. Justification for Height Increase

A. Compliance with Applicable Zoning Code Provisions

The City of Fort Pierce Land Development Code expressly authorizes building heights up to 35 feet within the South Beach Overlay District through the Conditional Use process. The applicant's request is therefore not a variance or deviation from the zoning code — it is the precise mechanism the code provides to accommodate thoughtfully designed structures that exceed the base height limit while meeting defined criteria. By seeking this Conditional Use approval, the applicant is proceeding through the proper regulatory channel as intended by the City.

B. Architectural Design and Coastal Character

The proposed single-family residence has been designed to reflect and enhance the coastal architectural character of the South Beach community. The additional building height enables a roofline and massing that is consistent with the aesthetic and scale of neighboring properties, many of which incorporate elevated living areas and stepped building profiles in response to the coastal environment. The design minimizes the visual mass of the structure through articulated facades, varied roofline elements, and



appropriate setbacks, ensuring that the height increase does not result in a structure that is incompatible with the surrounding neighborhood.

C. View Corridors and Coastal Orientation

The subject property's location within the South Beach Overlay District places it in a coastal context where elevated living levels are both common and desirable. The additional height allows primary living areas to be positioned to capture expansive views of the Atlantic Ocean and surrounding coastal landscape, consistent with the expectations of coastal residential development in this area. Elevated living levels also provide passive surveillance of the streetscape and shoreline, contributing to community safety and connectivity.

D. Compatibility with Surrounding Development

Single-family and residential structures within the South Beach Overlay District frequently incorporate elevated designs reflective of the coastal setting. The proposed 35-foot height is not out of character with the scale of existing and recently constructed residences in the vicinity of 1840 Surfside Drive. The Conditional Use approval process ensures that any such increase is reviewed for compatibility on a case-by-case basis, and the applicant submits that this proposal meets that standard. No neighboring properties will experience unreasonable loss of light, air, or views as a result of the requested height.

E. Public Health, Safety, and General Welfare

The proposed height increase presents no adverse impacts to public health, safety, or the general welfare of the community. The residence will be designed and constructed in full compliance with the Florida Building Code, including all applicable wind, flood, and structural requirements for the coastal environment. The elevated design is consistent with best practices for coastal resilience, providing separation between habitable floor levels and potential storm surge or flooding events, thereby reducing risk to life and property.

IV. Findings of Fact — Conditional Use Criteria

The applicant submits the following findings in support of the required Conditional Use criteria:

Consistency with the Comprehensive Plan: The proposed single-family residence and its requested height are consistent with the goals, objectives, and policies of the City of Fort Pierce Comprehensive Plan, which supports appropriate coastal residential development and the revitalization of the South Beach area.

Consistency with the Land Development Code: The 35-foot height limit is expressly authorized as a Conditional Use within the South Beach Overlay District. The proposal complies with all applicable development standards except the base height limit, for which this Conditional Use is sought.

Compatibility with Adjacent Uses: The proposed single-family residence is compatible in use, scale, and character with adjacent and nearby residential properties. The height increase is modest and consistent with the coastal residential character of the neighborhood.

Adequate Infrastructure: The subject property is served by adequate public infrastructure, including water, sewer, transportation, and drainage facilities, sufficient to support the proposed development.



No Adverse Impacts: The requested height increase will not create adverse impacts on surrounding properties, view corridors, traffic, or environmental resources. The design incorporates appropriate setbacks and architectural features to minimize any potential visual impact.

V. Conclusion

The proposed single-family residence at 1840 Surfside Drive is a well-designed, code-compliant project that utilizes the Conditional Use process as expressly contemplated by the South Beach Overlay District regulations. The requested 35-foot building height is justified by the coastal context of the property, the architectural design intent, the compatibility with surrounding residential development, and the absence of any adverse impacts on public health, safety, or the general welfare.

The applicant respectfully requests that the City of Fort Pierce approve this Conditional Use for a height increase to 35 feet, and appreciates the City's consideration of this application.

Respectfully submitted,



Digitally signed by
Michael Seal
Date: 2026.05.29
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Michael Seal

Applicant / Authorized Representative

