



Beachfront Construction Certificate

Application: 20BD1002

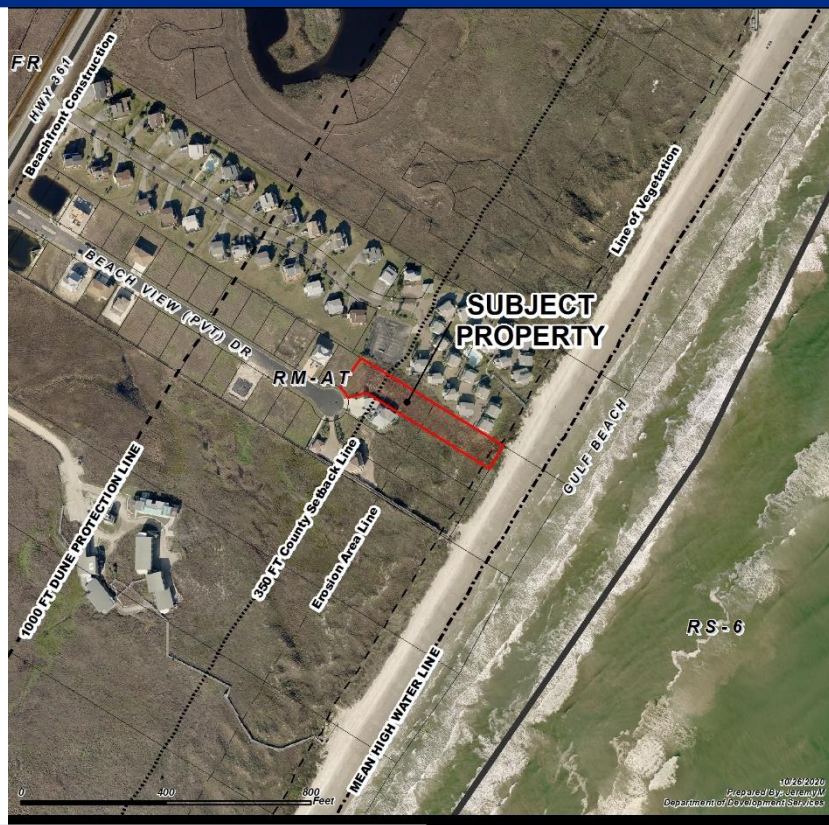
Emmons Investments, LLC

**Application to construct a Single Family Home
At 106 Beachview Estates Road**

Beach/Dune Committee
March 17, 2021



Subject Property at 106 Beachview Estates Road





UDC Review Requirements 3.14.3.B

- a. In determining whether to approve, approve with conditions or disapprove a beachfront construction certificate, the Beach/Dune Committee shall consider the following criteria: The proposed activity is consistent with this Unified Development Code, the [Municipal Code](#), including Chapter 10, Beachfront Management and Construction, and State law as they may be amended from time to time;
- b. The activity is in compliance with any other law relevant to dune protection and public beach use and access which affects the activity under view;
- c. The review criteria for dune protection permits in Subsection 3.13.4 have been met.



UDC Review Requirements

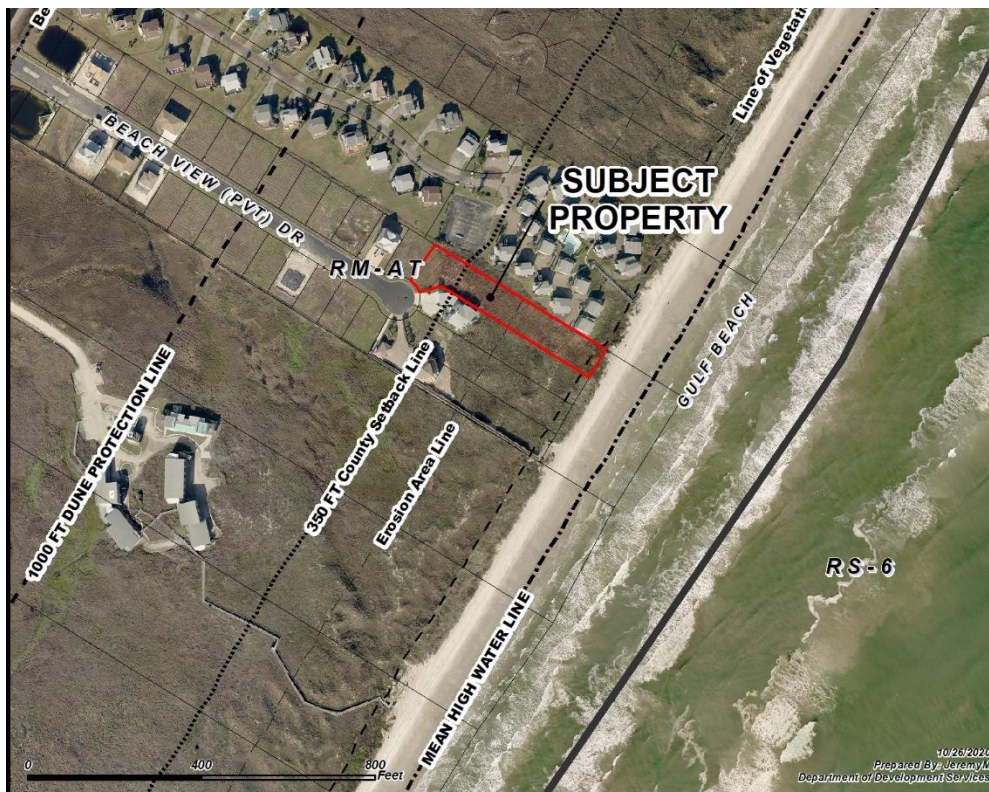
d. The construction does not reduce the size of the public beach in any manner, except for man-made vegetated mounds and dune walkovers constructed in compliance with the requirements of these regulations; e. The construction does not close any existing public beach access or public [parking area](#), unless equivalent or better public access or public parking is established as required in Section 10-37 of the [Municipal Code](#) (dedication of equivalent or better access);

f. The construction does not cumulatively, directly or indirectly impair or adversely affect public use of or access to and from a public beach; and

g. The construction does not functionally support or depend on nor is otherwise related to proposed or existing structures that encroach on the public beach, regardless of whether the encroaching [structure](#) is on land that was previously landward of the public beach. This provision shall not be construed to prevent construction or reconstruction of [structures](#) or facilities landward to the concrete seawall nor those structures or facilities that are functionally dependent on the concrete seawall or are associated with the concrete seawall nor shall this provision be construed to prevent repair or maintenance of the concrete seawall.

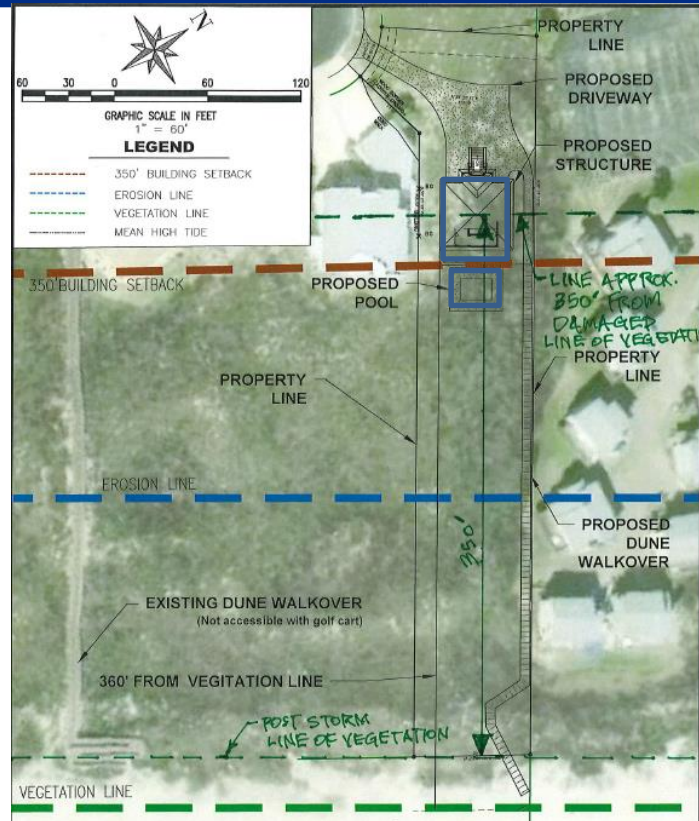


350' Erosion Response Line





350' Erosion Response Line Post Storm







Proposed Building Elevations





Additional Requirements

The applicant has agreed to the following criteria for an exemption to the prohibition of construction within the Erosion Response Line:

1. Sealed – Plans for the structure, sealed by a P.E.
 - a. Freeboard – A minimum of 2' freeboard above the FEMA's BFE to the finished floor elevation;
 - b. Enclosures – No enclosure exceeding 300 sq. ft. below the BFE;
 - c. Design Standards – Consistent with ASCE 24-05;
 - d. Hydrology – Construction shall be designed to minimize impacts to the existing hydrology
2. Location of Construction – Location of all construction should be landward of the landward toe of the foredune ridge and as far landward as practicable. a. The proposed development and all proposed structures shall not be farther seaward than the adjacent existing home within the Beach View Estates Subdivision.



Subject Property, North on Saratoga Boulevard





Subject Property, East on Beachview Estates Road





Public Notification

61 Notices mailed inside 200' buffer
0 Notices mailed outside 200' buffer

Notification Area

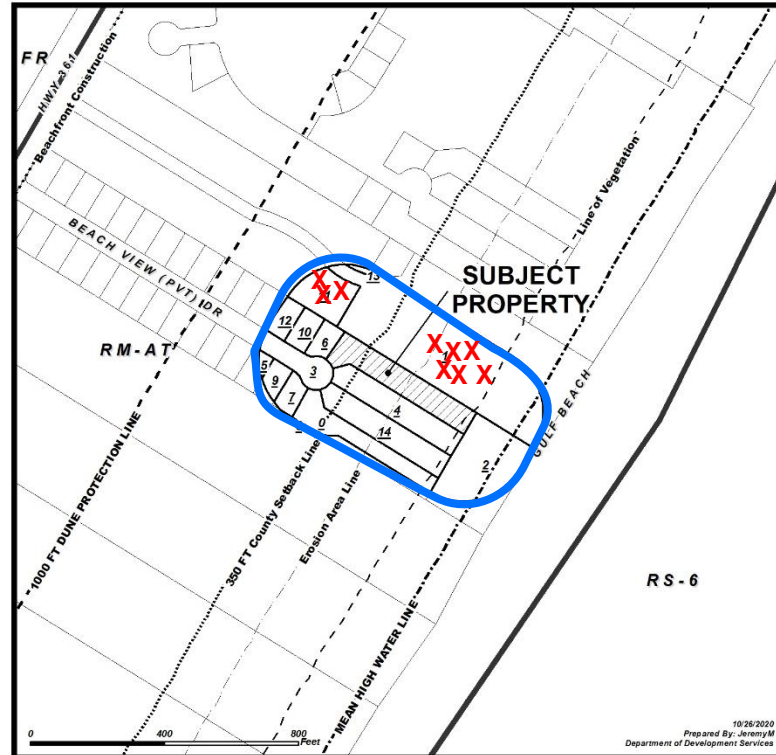
Opposed: 2 (38.12 %)
Separate Opposed Owners: 9



In Favor: 0



Notified property owner's land in square feet / Total square footage of all property in the notification area = Percentage of public opposition





Staff Recommendation

Approval of the Beachfront Construction Certificate

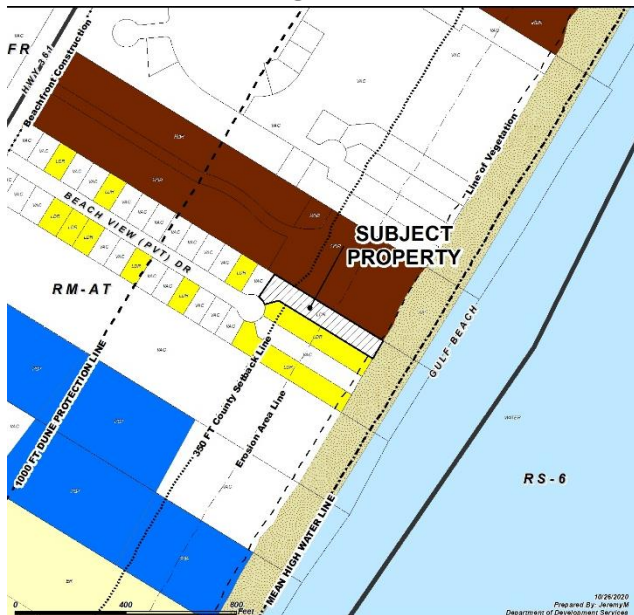


Any Questions?



Land Use

Existing Land Use



Future Land Use

