



CITY OF FORT PIERCE

PLANNING DEPARTMENT

REBECCA GROHALL, AICP, PLANNING MANAGER
COMPREHENSIVE PLANNING ♦ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ♦ URBAN DESIGN ♦ URBAN FORESTRY ♦ ZONING

TO: Members of the City of Fort Pierce Board of Adjustment

THROUGH: Rebecca Grohall, AICP, Planning Manager

FROM: Kori Benton, Historic Preservation Officer

RE: Application for Special Exception
Addition to a Non-Conforming Structure
118 Wisteria Avenue

DATE: April 17th, 2014

STAFF REPORT

Owner/Applicant: Jose Cruz-Tovar
118 Wisteria Ave
Fort Pierce, FL 34982-3450

Requested Action: Approval of a Special Exception to expand a nonconforming structure by 542.5 sq. ft.

Location: 118 Wisteria Ave

Parcel ID: 2422-504-0063-000-8

Zoning: R-3, Single-family Moderate Density Residential

Surrounding Zoning:

North	East	South	West
R-3	R-3	R-3	R-3

Future Land Use: RM, Medium Density Residential

Parcel Size: .18 acres

Construction Date: 1973

Staff Analysis:

The subject single-family home was constructed in 1973 within the Sunset Park Subdivision. The property owner is requesting to construct a 542.5 sq. ft. addition to the home. The existing structure fails to meet the setback requirement of the western side yard as set forth by the R-3, Single-family Moderate Density Residential, classifying this structure as non-conforming.

The requested addition to the structure necessitates the review and approval of a Special Exception based on the structure failing to meet City Code Section 22-26 (b)(2)b., which mandates that The minimum depth of the side yards shall be seven (7) feet, except on corner lots the minimum side yard depth on a street side will be fifteen (15) feet. The structure rests at a distance of 5.39' from the western property line, and approximately 16' from the existing structure on the lot abutting the site to the west.

The proposed addition is intended to provide a Florida room to enhance the existing single-family home. This addition will not violate the established use and dimensional standards contained in City Code Section 22-26. Single-Family Moderate Density Zone (R-3). The proposed construction plans and design are provided for review.

The board of adjustment is authorized to permit the enlargement or alteration of a nonconforming structure, except any sign, as a special exception upon finding and determining the following:

- (1) The granting of the special exception will not adversely affect the public interests;
- (2) Such enlargement or alteration is in harmony with the purpose and intent of this chapter and all amendments thereof;
- (3) The enlargement or alteration, if allowed, will not violate any height, yard, setback, area or density limitations imposed by the zoning district in which the property is located, or if the enlargement or alteration would increase such violation, such enlargement or alteration would not adversely affect traffic flow, safety and control, pedestrian safety and convenience or visibility at any street intersections, drives, rights-of-way, curbcuts or crosswalks;
- (4) Such enlargements or alteration shall be compatible with adjacent properties and other properties within that zoning district;
- (5) If in a commercial, business or industrial zone, that adequate buffers are provided between such structures and adjacent residential areas;
- (6) That adequate off-street parking shall be provided for any multifamily, commercial, industrial or business use upon the property;
- (7) The enlargement or alteration will not increase gross floor area of the principal structure by more than fifty (50) per cent;
- (8) The use of the structure prior to, and subsequent to, the granting of the request for the special exception shall be a semi-restricted use or permitted conditional use within the district in which the property is located;
- (9) There will be adequate availability and access to, and for, public utilities as may be required.

Planning Board Recommendation:

The Planning Board, at their April 8th, 2014 meeting reviewed the proposed Special Exception for the Florida room addition and unanimously voted to recommend approval of the proposal.

Staff Recommendation:

The proposed Special Exception meets the criteria specified in Section 22.102.1 of the City Code and is found to be consistent with the City's Comprehensive Plan; therefore, Staff recommends that the Board of Adjustment approve the request.