



# 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 Planning Board

**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 1<sup>st</sup>, 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 Planning Board is requested to review the proposed Special Exception for the Florida room addition and advise the Board of Adjustment prior to action by the Board of Adjustment on 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 Planning Board forward a recommendation of **approval** to the Board of Adjustment.