



CITY OF FORT PIERCE

PLANNING DEPARTMENT

COMPREHENSIVE PLANNING ♦ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ♦ URBAN DESIGN ♦ URBAN FORESTRY ♦ ZONING

NOVEMBER 24TH, 2014

Agenda Item 5B

Owner

Orchid Island Juice Co.

Applicant

Frank Tranchila, CFO

Location

330 N 2nd St (aka 331 N 2nd St)

Parcel ID

2410-503-0007-000-8

Requested Action

A request to deviate from City Code Section 22-187(6) (a) to reduce the width of the required landscape strip between the established vehicular use area and the property to the north from ten (10) feet to eight feet and seven inches (8.6').

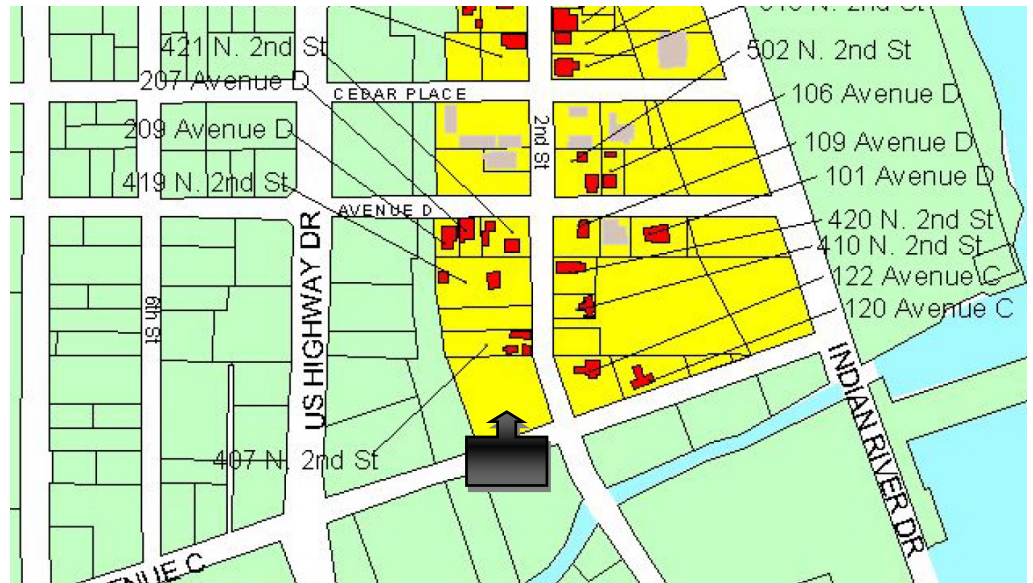
Recommendation

Approval

Staff

Kori Benton
Historic Preservation Officer

HISTORIC PRESERVATION BOARD : PUBLIC HEARING



Location Map Contributing Non-Contributing Subject Site

HISTORY

- 1901-1910—Subject structure constructed on site. (Demolition Date Unknown)
- 1982—Property Recorded Independent of the Hill Studio to the North.
- c1980s— Parking Lot Constructed
- 11/19/2001—City Commission adopts the Edgartown Historic District. This structure is listed as a contributing historic structure.
- 7/2014— Property Owners surveyed the property, noting that the Hill Studio encroached into the subject parcel.
- 9/2014—Property Owners received administrative COA approval to construct a wood fence along the prospective property line.
- Present— Property Owners are working with the property owner to the north to shift the property line, eliminating the encroachment of the Hill Studio.

REQUESTED ACTION

The applicant is seeking to secure variance approval to deviate from City Code Section 22-187(4)a. to reduce the width of the required landscape strip between the established vehicular use area and the property to the north from ten (10) feet to eight feet and seven inches (8.6').

City Code Section Section 22-187(6)(a). requires the establishment and maintenance of a ten (10) landscape strip between vehicular use areas and other property. Presently, a compliant landscape strip exists between the established parking area and the property to the north, however the property owner is seeking to transfer property to the owner to the north to eliminate an encroachment of the Hill Studio on the subject property. The request is a proactive measure in avoid an nonconforming characteristics of the established parking lot if the northern property line is adjusted. The property owners working with City Staff and the abutting property owner to construct a wood fence, however upon surveying the property it was determined that the established historic structure to the north encroached upon the subject property. The property owners are seeking to amicably resolve the situation, however the applicant is seeking to preserve conformity of the existing parking area through the authorization of the noted variance. The 1.41 ft. reduction will have a negligible impact on the subject site and buffering between the established parking area and the property to the north, as it will transfer the difference in land to the property owner to the north. The remaining landscape strip still has the capacity to accept trees, shrubs, and a variety of buffering materials in addition to the newly established fence. The request contributes to the resolution of a situation created when the subject property and property to the north were recorded independently in the 1980s.

Property Owner Notifications of the Variance

A total of 6 notifications of the proposed variance were mailed to the owners of the properties abutting located the subject property. As of November 17th, 2014, 1 responses have been received; 1 approving of the application and 0 disapproving of the application. An update will be provided to the Board at the meeting.

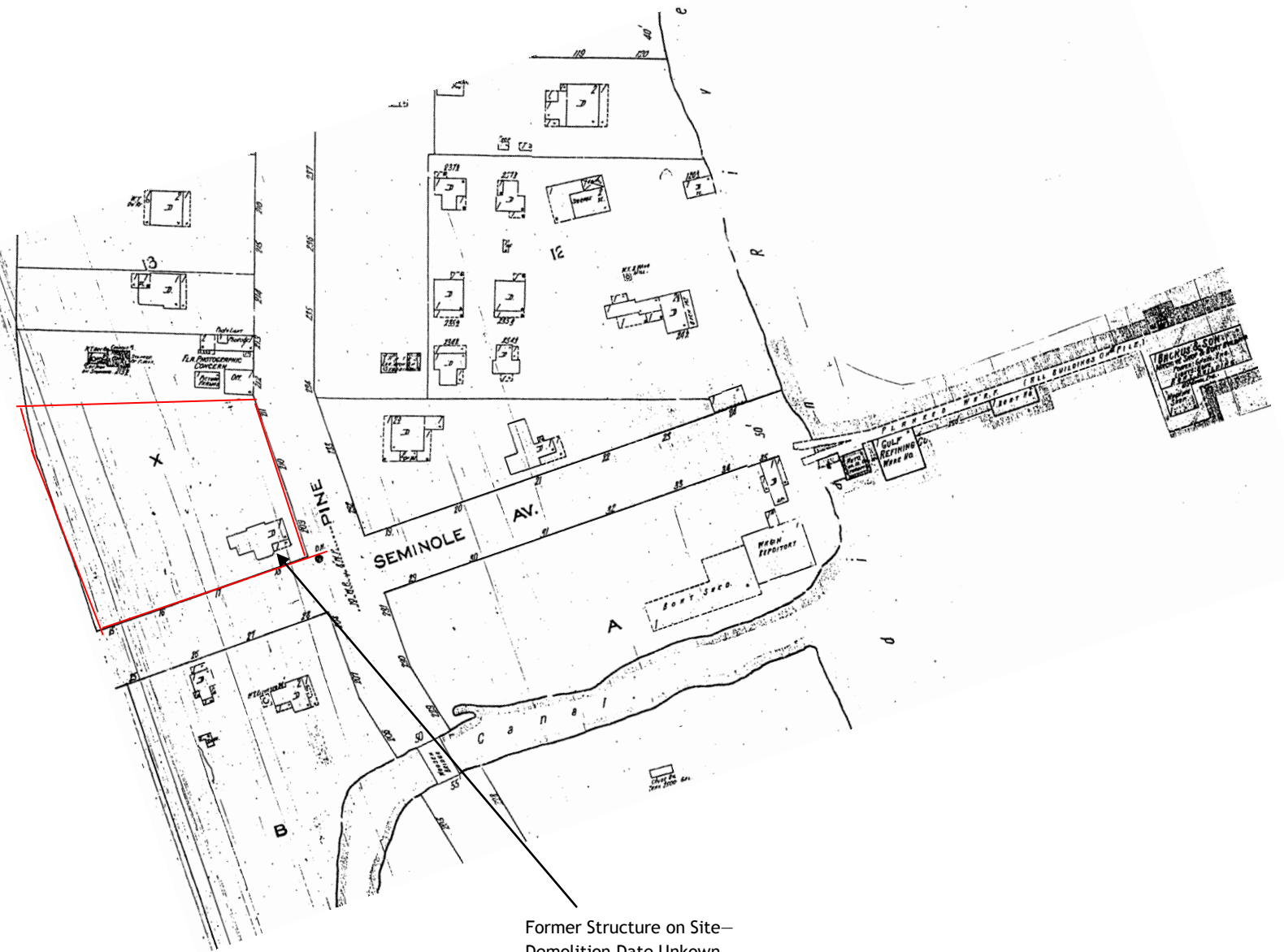
Staff Recommendation

The submitted request is consistent with the Secretary of Interior Standards as furthers the preservation of the contributing historic structure to the north through the elimination of a present encumbrance, and does not adversely impact the health, safety, and welfare of the community, therefore staff recommends **approval** of the request.

Conceptual View representing the Landscape Strip & Fence Line



1915 Sanborn Map Snapshot



Former Structure on Site—
Demolition Date Unkown

1924 Sanborn Map Snapshot

