



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
Onachila Residence
61 Southpointe Drive**

DATE: March 19th, 2015

STAFF REPORT

Owners/Applicants: Carl & Cynthia Onachila
61 Southpointe Dr
Fort Pierce, FL 34949-9134

Requested Action: Approval of a Special Exception to expand a nonconforming structure by 160 sq. ft, to construct a covered porch.

Location: 61 Southpointe Drive

Parcel ID: 2507-713-0010-000-4

Zoning: R-4A, Hutchinson Island Medium Density Residential

Surrounding Zoning:

North	East	South	West
R-4A	R-4A	R-4A	R-4A

Future Land Use: Hutchinson Island Residential (HIR)

Parcel Size: .14 acres / 6,000 sq. ft.

Construction Date: 2002

Structure Size: Finished/Under Air Area: 1,967 sq. ft.
Gross Total Area: 2,443 sq. ft.

Existing Lot Coverage: 40.72%

Proposed Lot Coverage: 43.38%

Staff Analysis:

The subject site is a 6,000 sq. ft. lot in the Southpointe Subdivision, within Ocean Village. The existing 2,443 sq. ft. single-family home on-site was constructed in 2002. The home consists of 1,967 sq. ft. of finished area under air, a 440 sq. ft. attached garage, and a 36 sq. ft. open-air front porch. The gross total building area equates to a lot area coverage of 40.72%, presently. City Code Section 22-27.1(b)(3)a., mandates that single-family home structures, within the R-4A zone, shall not cover more than forty (40) per cent of the lot area. The existing structure exceeds the allowable lot area coverage for single family homes in the R-4A zoning district, classifying this structure as non-conforming.

The applicants purchased the property in October 2014, in its existing state, unaware of the non-conformity. The applicants are proposing the rear addition of a covered screen room, with the intent to enhance the rear of the existing single-family home, and provide outdoor seating centered upon views of the abutting golf course. The proposed addition is 160 sq. ft. in size, featuring an impervious roof, white aluminum frame, and screen panels to protect the interior space from weather and bug intrusion.

The requested addition to the structure necessitates the review and approval of a Special Exception, and Variance, based on the structure failing to meet the allowable lot area coverage for single family homes in the R-4A zoning district, in addition to the proposed increase in lot coverage to approximately 43.38%.

The addition, as presented, will further violate the established lot area restrictions noted, however the enlargement will not adversely affect traffic flow, safety and control, pedestrian safety and convenience or visibility at any street intersections, drives, rights-of-way, curb cuts or crosswalks. The proposed addition will meet the yard (setback) and height standards of the district, however the Board of Adjustment must consider authorizing a Variance, concurrent to the subject request, based upon the increase in lot coverage requested above the requirement. The proposed site plan and conceptual design are provided for review.

Planning Board Recommendation:

The Planning Board, at their March 10th, 2015 meeting, reviewed and voted 9-1 to forward a recommendation of approval to the Board of Adjustment with the condition that the proposed porch addition does not feature a roof impervious to weather, such as a complete screen enclosure, as to not further exceed the allowable lot coverage.

The dissenting member expressed concerns regarding the limitation of the proposed condition of approval.

Property Owner Response Summary:

A total of 7 notifications were mailed to abutting property owners. As of March 19, 2015, 3 responses have been received. The collected responses approved of the applicant's request. An updated recording of responses will be provided to the Board at the hearing.

Staff Recommendation:

The proposed Special Exception meets the criteria specified in Section 22.102.1 of the City Code; with the acknowledgement that the addition, as proposed, will further violate the established lot area restrictions, therefore, Staff recommends that the Board of Adjustment approve the Special Exception with the condition that the proposed porch addition does not feature a roof impervious to weather, such as a complete screen enclosure, as to not further exceed the allowable lot coverage, or condition the approval of the Special Exception upon the approval of the concurrent request for Variance, submitted by the applicant.