



# CITY OF FORT PIERCE

## PLANNING DEPARTMENT

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

AUGUST 24TH, 2015

Agenda Item 7C

### Owner

Christine L. Kesl

### Applicant

Sun Moon Sea  
Development, LLC

### Location

729 S Indian River Drive

### Parcel

2410-805-0014-060-5

### Historic Status

Contributing Structures in the  
River's Edge Historic District

### Requested Action

Approval of a Certificate of Appropriateness for the construction of a variety of exterior site improvements including driveways, parking spaces and landscaping, combined with two variance requests.

### Recommendation

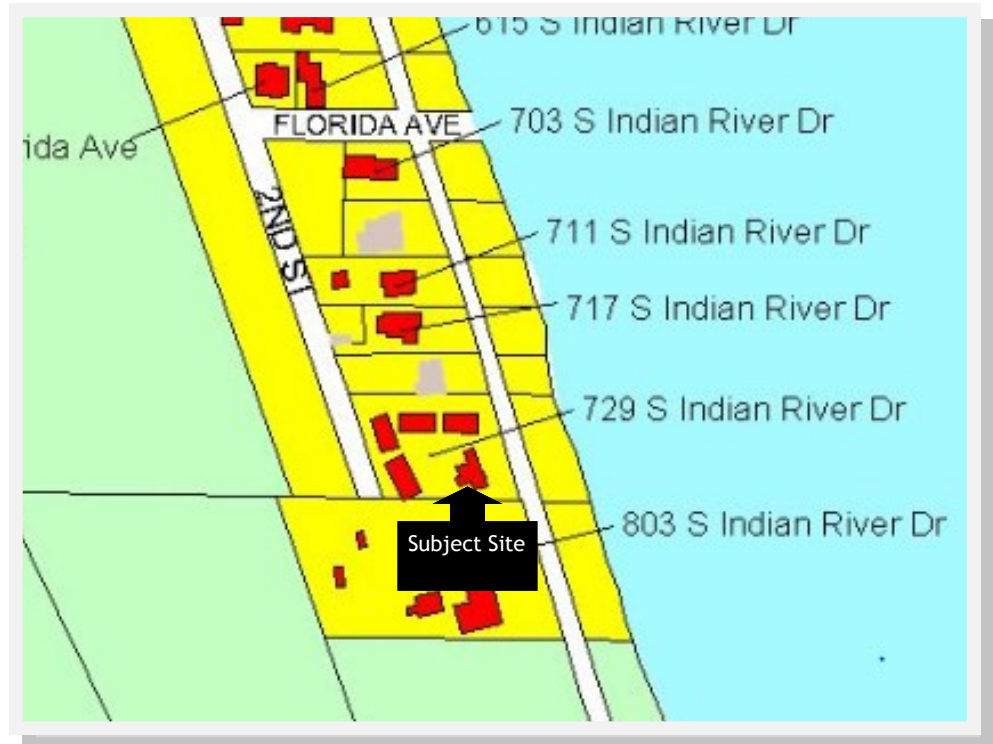
Approval

### Staff

Maria Lewicka  
Historic Preservation Planner

Kori Benton  
Senior Planner

## HISTORIC PRESERVATION BOARD : PUBLIC HEARING



Location Map



Contributing



Non-Contributing



Subject Site

### HISTORY

- 1901 - 1905 Single Family Frame Vernacular residence constructed.
- 1960-1961 Four additional residential/rental buildings constructed.
- 2/17/2003 City Commission adopts the River's Edge Historic District via Resolution No. 03-10. Structures are listed as contributing.
- 4/12/2004 Major alternations/remodeling completed.

### STAFF ANALYSIS

#### Architectural Significance

The Frame Vernacular, two-story residence build in 1901-1905 is the oldest structure lo-

cated at this property. It is also the only structure facing Indian River Drive. Its Frame Vernacular style is expressed by rectangular plan, gable roof with dormer windows, hip-roofed front porch with plain posts, and horizontal siding.

Alterations from recent rehabilitation efforts appear to include new roofing materials, windows, and exterior doors, in addition to interior renovations.

#### Request

The applicant is requesting approval for the construction of a variety of exterior site improvements including driveways, delineated parking spaces and landscaping. The requested alternations require

approval of two variances from City Code regulations, based upon the established site configuration and present constraints, as follows:

- a. A request to deviate from City Code Section 22-62 (b)(2) & (d) (1). which requires sidewalks and sidewalk linkages to be installed in the public or private right-of-way the full length of any and all streets abutting a parcel of property and parallel to the street.
- b. A request to deviate from City Code Section 22-61 (b) (3) which requires a minimum two – way driveway width of twenty-four (24) feet. The applicant is seeking to reduce the width to ten (10) feet, representing a fourteen (14) foot reduction.

### **Staff Analysis**

The proposed enhancements improve significantly the visual esthetics of the property, as well as the convenience of the use of walking and parking areas. The requested driveway variance applies only to the interior property driveway, allowing adequate space for vehicles to safely access the property from the abutting roadway. The proposed improvements follow the layout of the existing driveway and parking areas which deteriorated with time and were originally nonconforming, offering a modest expansion to lessen the pre-existing constraint, therefore granting the requested variance for the driveway width will not disturb the harmony of the existing conditions.

The second requested variance applies to the requirement of sidewalk and sidewalk linkages. The property previously exhibited a sidewalk across the front yard, however no further linkage of sidewalk exists, or is planned, beyond this property. Based upon this configuration, the City Engineer consented to the removal of the deteriorated sidewalk previously on-site, however City Code presents emphasis on replacement, if advantageous to sidewalk connectivity. In reviewing the current configuration of sidewalks along this corridor, specifically the absence of sidewalk to the south, Staff proposes the capacity for the homeowner to submit a payment in-lieu of reconstructing the sidewalk, allowing the City to route funds to other sidewalk projects, or utilize the funds if a sidewalk improvement project is initiated along this corridor.

The proposed paving materials consist of cut cap rock and stone, on a coquina base, provided a design, color, and texture that assimilates with the overall site. Segments of the parking area and sidewalks will be concrete, in order to meet ADA standards. Furthermore, the landscape plan proposed offers the addition of sod, trees, and shrubs to comprehensively improve the site grounds and accent the structures present.

### **Secretary of Interior Standards for Consideration**

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

**Staff Recommendation**

The request for the construction of a variety of exterior site improvements including driveways, parking spaces and landscaping, combined with two variance presents no conflicts with Secretary of Interior Standards, or the health, safety, and welfare of the community, therefore staff recommends that the Board approve this application for Certificate of Appropriateness and the accompanying variance requests, with the condition that the applicant submit a payment in-lieu of the required sidewalk linkage. Separate motions are necessary to authorize both components.

Existing example of cut cap rock and stone, on a coquina base, paving system



Proposed Site Improvement Plan—Paving Improvement Area

