



CITY OF FORT PIERCE

PLANNING DEPARTMENT

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, Senior Planner

SUBJECT: **Application for Variance**
Exceed Allowable Lot Coverage
1705 Rio Vista Drive

DATE: January 21, 2016

STAFF REPORT

Owner/Applicant: Charles & Kathleen Hayek
1111 Fernandina ST
Fort Pierce, FL 34949

Requested Action: Approval of a variance to construct a single-family home which will exceed the permitted lot coverage by 1.24%, an increase from the allowable 25% to 26.24%.

Location: 1705 Rio Vista Drive

Lot Size: .32 acres

Current Zoning: R-1, Single-Family, Low Density Residential Zone

Staff Analysis:

In accordance with Article VIII of Section 22 of the *City Code*, the applicant is requesting the Board of Adjustment approve a variance to allow deviation from Section 22-24(b)(3) of the *City Code* to construct a single-family home which exceeds the permitted lot coverage by one and twenty-four hundredths (1.24) percent (%), an increase from the allowable twenty-five (25) percent (%) to of twenty-six and twenty-four hundredths (26.24) percent (%) of the lot area.

The subject site is located within the Surfside-Two Subdivision, which was platted in 1957. The lot, 23, within Block 11 is located at the southeast corner of the Rio Vista Drive cul-de-sac, on the north side of the dredged boat channel. This waterfront lot was recorded with an area of 14,840 sq. ft.

Section 22-24(b)(3) of the *City Code* regulates lot coverage in the R-1, Low Density Residential Zone, mandating that buildings will not cover more than twenty-five (25) per cent of the lot. Pursuant to City

of Fort Pierce Code Section 22-3, *lot coverage* encompasses any portion of the lot area which is covered by a building. This regulation limits the building coverage of the subject site to 3,710 sq. ft.

The applicant is proposing to construct a new home with cumulative lot coverage of 3,894 sq. ft., or 26.24%. The finished floor area of the single-story home will be 2,728 sq. ft., featuring 3 bedrooms and 3 bathrooms. Additional spaces contributing to the overall building coverage include a 144 sq. ft. front entry porch, 635 sq. ft. garage, and 387sq. ft. rear porch.

The proposed front and rear porches will be covered by a roof impervious to weather, however both will remain unenclosed, open air, features.

The proposed structure adheres to the setback (yard) requirements established by the City Code for the R-1 zone, and exceeds the level of green and open space required of the City's Comprehensive Plan. The proposed home features a peak height for the structure of approximately 19 ft. above grade.

Variance Criteria

The following **criteria** are specified in Section 22-108 of the City Code, which must be satisfied in order for a variance to be granted:

1. Special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same zoning district;
2. The special conditions and circumstances do not result from the actions of the applicant;
3. The literal interpretation of the provision of the zoning ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the ordinance and would result in unnecessary and undue hardship on the applicant;
4. The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure;
5. The granting of the variance will be in harmony with the general intent and purpose of the ordinance and such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

The applicant, in the attached application and supporting documents, presents responses to the above-referenced criteria, based upon the subject property, proposed home, and neighboring structures.

In reviewing the request in conjunction with the established land development code and development within the Surfside-Two subdivision, Staff noted many unique characteristics and repetitive incidence of conflicts with lot coverage limitations. The lots platted along Rio Vista Drive and Sunset Isles drive are limited due to the establishment of a 110 ft. wide boat channel, and platted 60 ft. right-of-way

accessing the designed cul-de-sac sections. The right-of-way reserved in occupied by an 18-19 ft. roadway, with the remaining area incorporated and maintained as part of each front yard.

The proposal of a single-story home is more consistent with existing single-family homes within this neighborhood; however this design approach expands the lot coverage by design. The presented structure maintains setbacks greater than required by Code, providing site lines and open space surrounding the proposed home.

Drainage of the site will not be impaired by the Variance requested.

Property Owner Response Summary:

A total of 8 notifications were mailed to abutting property owners. As of January 21, 2016, 3 responses have been received in favor, and 0 in opposition. An updated recording of responses will be provided to the Board at the hearing.

Staff Recommendation:

The characteristics associated with the presented lot, proposed single-family home, and the applicant's application are consistent with the criteria specified in Section 22-108 of the City Code, the Comprehensive Plan, and the developed character of the neighborhood, therefore staff recommends that the Board of Adjustment **approve** the variance.