



TO: Members of the City of Fort Pierce Planning Board

THROUGH: Rebecca Grohall, AICP, Planning Director

FROM: Brandon Creagan, LEED Green Associate, Planner

RE: **Application for Special Exception
 Addition to a Non-Conforming Structure
 221 Fernandina Street**

DATE: July 31th, 2017

STAFF REPORT

Owner/Applicant: Loretta Weiner
 221 Fernandina Street
 Fort Pierce, FL 34949

Requested Action: Recommendation of Approval to the Board of Adjustment for a Special Exception to expand a nonconforming structure by approximately 450 sq. ft.

Location: 221 Fernandina Street

Parcel ID: 2401-501-0204-000-5

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

Surrounding Zoning:

North	East	South	West
R-2	R-1	A2 (Aquatic)	R-1

Future Land Use: RL, Low Density Residential

Parcel Size: .33 acres

Construction Date: 1963

Staff Analysis:

The subject single-family home was constructed in 1963 on South Hutchinson Island. The property owner is requesting to construct an approximately 450 sq. ft. open air patio with a roof over it. Previously there was a roof over a concrete pad, however the roof was recently demolished. Since the roof and concrete pad will expand to an area that was previously not covered, a Special Exception is required. The existing structure fails to meet the setback requirement of the western side yard as set forth by the R-1, Single-Family Low Density Residential District, classifying this structure as non-conforming. The structure also fails to meet the setback requirements on the eastern side of the property, but there is an approved Variance from March 1, 2002 that allowed the garage to encroach into the setback on that side.

The requested addition to the structure necessitates the review and approval of a Special Exception based on the main structure failing to meet City Code Section 22-24 (b)(2)b., which mandates that the minimum depth of the side yard 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 6.3 feet from the western property line. The Variance from March 1, 2002 allowed the construction of a garage that encroached on the eastern side yard setback and sits 5.9 feet from the side yard. This property is not a corner lot and therefore all structures must maintain at least a seven (7) foot distance from the side yard property line.

The proposed addition is intended to provide an open air patio with a roof over it to enhance the existing single-family home. This addition will not violate the established use and dimensional standards contained in City Code Section 22-24, Single-Family Low Density District (R-1).

Pursuant to City Code 22-102.1 (b), the Board of Adjustment shall confer with the City Planning Board on all applications for such special exception. The Planning Board is requested to review the Special Exception for the proposed 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.