



APRIL 22, 2024

COA 24-19

Owner/Applicant

James K. Jones

Location

712 Beach Court

Parcel

2410-710-0004-000-3

Historic Status

Non-contributing site located in the Oakland Park Historic District.

Requested Action

Installation of a carport.

Recommendation

Approval/Approval with conditions/denial

Staff

Maria Lewicka, AICP
Historic Preservation Planner

HISTORIC PRESERVATION BOARD : PUBLIC HEARING



AERIAL VIEW OF THE SUBJECT SITE

HISTORY

The St. Lucie County Property Appraiser's Record Card indicate the structure was built as a private residence in 1958 and the Florida Master Site File indicates the structure was built 1924.

ARCHITECTURAL

SIGNIFICANCE

This is a non-contributing, one-story residential structure with metal gable roof and wide eaves. The exterior wall fabric is stucco.

REQUEST

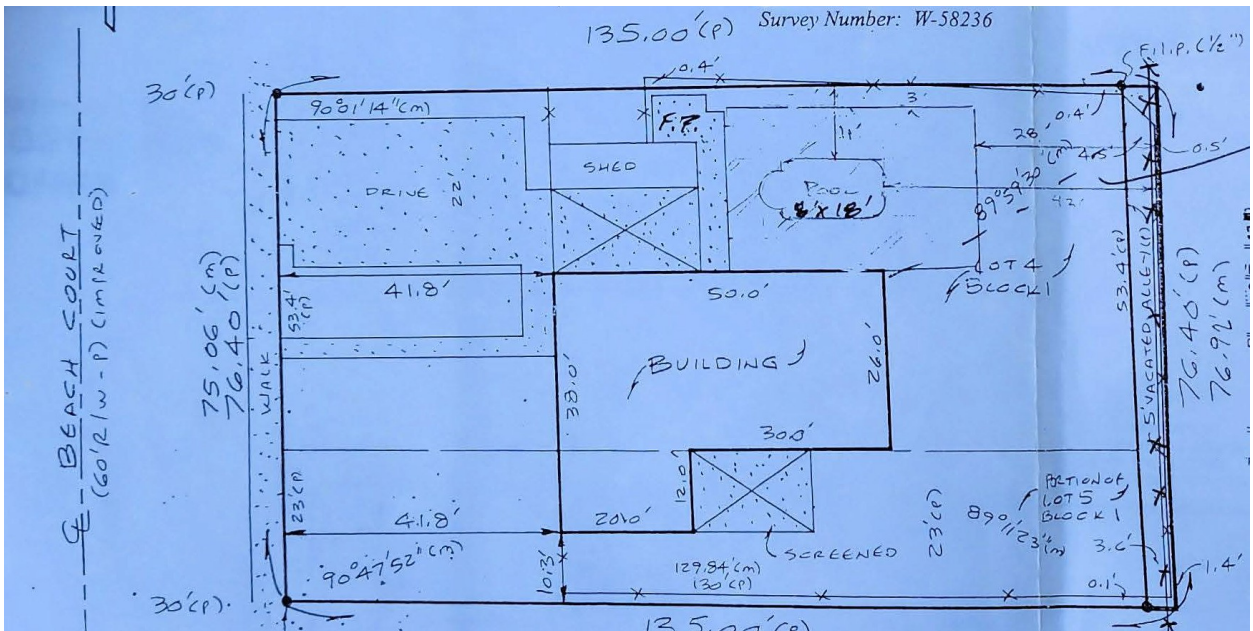
The applicant is requesting approval for addition of a sturdy wood frame carport at the front of the house. The proposed carport will have a wood frame structure with a metal roof corresponding with the current style and architecture of the house. Color will be wood stain oak with off white fascia to match the front porch.

The requested carport location requires variance to deviate from City Code Section 125-191, which requires the minimum depth of front yard to be 25 feet whereas the proposed depth of front yard is 13 feet.



712 Beach Court
Fort Pierce, FL 34950

SUBJECT RESIDENCE STREET VIEW



SURVEY OF THE PROPERTY

REQUESTED VARIANCE

The applicant requests variances to deviate from City Code Section 125-191, which requires the minimum depth of front yard to be 25 feet whereas the proposed depth of front yard is 13 feet.

Sec. 125-191. SINGLE FAMILY LOW DENSITY ZONE (R-1)

(2) Yards.

- a.** *The minimum depth of the front yard will be 25 feet.*

VARIANCE CRITERIA/APPLICANT RESPONSES

In order to determine whether request for Variance meets all the criteria in Section 125-100 of the City Code, below please find the applicant's provided responses to the following questions:

1. Describe those conditions peculiar to the specific property and not applicable to other lands, structures, or buildings in the same zoning district.

This property faces west and endures extreme heat and sun without shelter from the torrential rain-storms that frequent this area..

2. Do special conditions or circumstances result from actions other than that of yours? Please explain.

No. There are not any actions from other sources causing special conditions or circumstances.

3. Identify any undue hardships or deprivation of commonly enjoyed property rights that would result in the interpretation of the code for the zoning district.

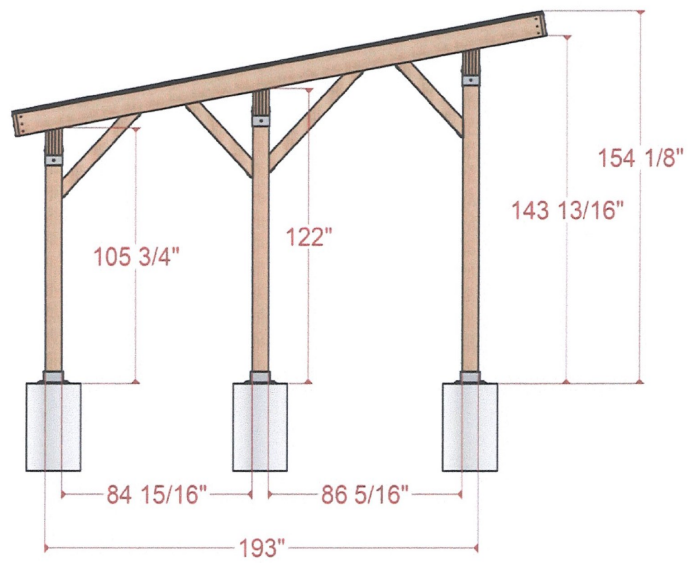
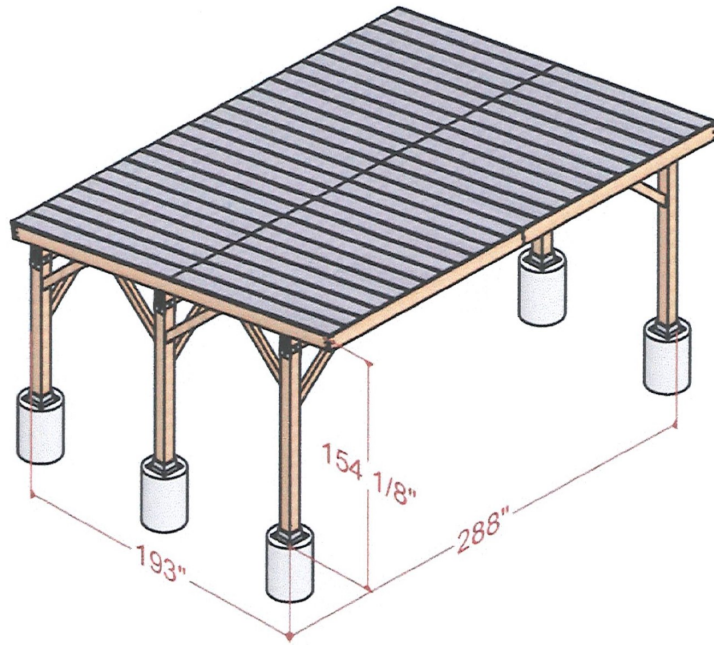
The entrance to the home faces due west without protective shelter from direct exposure to the heat of the sun and slip and fall hazards from rain. The handicapped senior citizen resident has difficulty with normal transition in and out of the home and would benefit from the shelter the pergola carport would provide.

4. What is the minimum variance that would give the reasonable use of the land, building or structure?

12 feet

5. Explain how the variance request would not impair the intent of the zoning ordinance or be detrimental to the general public welfare.

The intent is to provide relief from damaging sun and the hazards of wet walkways while enhancing the appearance of the neighborhood and increasing the value of the area. Included are photos of similar structures near this residence.



PROPOSED CARPORT



EXAMPLE OF THE PROPOSED CARPORT



809 Delaware Ave., Fort Pierce,



**PHOTOS OF SIMILAR STRUCTURES NEAR THE SUBJECT RESIDENCE
(Provided by the applicant)**

SECRETARY OF INTERIOR'S 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.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials features, size, scale and proportions, and massing, to protect the integrity of the property and its environment.

STAFF RECOMMENDATIONS:

The proposed structure, although encroaching into the required setback, is light and open and does not create a visual barrier.

Based upon Secretary of Interior's Standards #2 and #9, the Historic Preservation Board may:

- Approve the request as proposed.
- Approve the request with conditions
- Deny the request.

Additionally, HPB may approve or deny the requested variances to deviate from City Code Section 125-1971.