



VARIANCE

Property Information

Property address or Location

120 A.E. Backus Ave. Ft Pierce, Florida

Parcel ID #(s)

2410-503-0003-000-0

Project description

Rehabilitation of existing structure, deck addition and 3 additional residential cottages

Reason for request

Sec 125-197 reduction in side setback from 5'-0" to 2'-0" and front setback from 6'-0" to 5'-0" as indicated on the plot plan

Existing Use: Business

Date Property was Purchased: 9/11/2023

Alterations made to the site since purchase: none

Has a request for this variance been denied in the past? Yes No

If yes, what changed since the denial? _____

Patreece Frisbee

Property Owner(s)

1440 Seaway Drive

Street Address

Ft. Pierce, FL 34949

City State Zip

786-303-6862

Phone Number

drfrisbee@sobewell.com

Email Address

Mike Menard of Architectonic Inc.

Applicant/Representative, Title, Company

806 Delaware Ave.

Street Address

Ft. Pierce FL 34950

City State Zip

772-460-7751

Phone Number

mmenard@architectonicinc.com

Email Address

Property Owner(s) Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein. The undersigned consents to inspection and photographing of the subject property by the Planning staff for purposes of consideration of this Application and/or presentation to the Planning Board and City Commission.

[Signature]
Property Owner(s) Signature(s)

APPOINTMENTS ARE REQUIRED FOR APPLICATION SUBMITTALS

CALL 772.467.3737 OR E-MAIL PLANNING_DL@CITYOFFORTPIERCE.COM

For more information, please refer to the website:

<https://www.cityoffortpierce.com/971/Application-Submittal-for-Technical-Rev1>

PINEAPPLE COTTAGE
SETBACK VARIANCE
CRITERIA

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

1. The odd shape of the lot, the location of the existing Historical Structure which makes utilizing the site to have parking and dwelling units not possible without keeping the parking in the front which forces the cottages to the rear.

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

2. Yes, the configuration of the site and the conversion to a business type use with a circular drive and parking doesn't meet the parking ordinance so in order to meet the parking requirements the additional dwelling units need to be located at rear of the property which requires a reduction in the setbacks.

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

3. Without the reduction in setbacks the site will not be able to have additional dwelling units due to the lot shape, existing Historic Structure location and parking even though the lot is larger than the Edgartown Settlement District requirements.

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

4. Reduction of front yard setback for additional dwelling unit from 6'-0" to 5'-0" and a side yard setback reduction from 5'-0" to 2'-0" due to the location of the existing Historic Structure.

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

5. The variance request would not impair the intent of the zoning ordinance of Edgartown Settlement District based on overall lot size number of units and uses but due to configuration of the property and Historic Structure's location. These variances are needed to make the site functional.





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Project description

Rehabilitation of existing structure, deck addition and 3 additional residential cottages

Reason for request

Sec 123-37 reduction in landscaping buffers to 1'-0, 1'-6, 2'-0", and 4'-0" as indicated on the plot plan along with variance from ordinance to proposed landscape plan

Existing Use: Business

Date Property was Purchased: 9/11/2023

Alterations made to the site since purchase: none

Has a request for this variance been denied in the past? Yes No

If yes, what changed since the denial? _____

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PINEAPPLE COTTAGE
LANDSCAPE VARIANCE
CRITERIA

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

1. The odd shape of the lot, the location of the existing Historical Structure makes utilizing the site to have parking and dwelling units very difficult without reducing the landscaping buffers.

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

2. Yes, the way the site has been converted and utilized in the past with circular driveway and parking which does not provide adequate parking for any business and doesn't meet the parking ordinance so in order to meet the parking criteria a reduction in landscaping is required.

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

3. Without the reduction in landscape buffers the site will not meet the parking requirements of the City's ordinance or have the ability to add additional dwellings units.

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

4. Reduction of landscape buffers to 1'-6", 2'-0" and 4"-0" as indicated on the plot plan.

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

5. The variance request would not impair the intent of the zoning ordinance of Edgartown Settlement District based on overall lot size number of units and uses but do to configuration of the property and Historic Structure's location. These variances are needed to make the site functional.

