



APRIL 22, 2024

**COA 24-21**

**Owner**

Patrece Frisbee

**Representative**

Mike Menard of Architectonic, Inc

**Location**

120 AE Backus Avenue/  
 Avenue C

**Parcel ID**

2410-503-0003-000-0

**Historic Status**

This is a contributing structure located in the Edgartown Historic District, recently used as an office .

**Recommendation**

Approval/Approval with conditions /Denial

**Staff**

Maria Lewicka, AICP  
 Historic Preservation Planner

**HISTORIC PRESERVATION BOARD : PUBLIC HEARING**



**SUBJECT PROPERTY**

**B A C K G R O U N D**

The subject site is a contributing property located within the Edgartown Historic District and Edgartown Settlement (ES) Zoning District. The St. Lucie County Property Appraiser’s Record Card indicates the subject structure was built as a private residence in 1901 while the Florida Master Site File shows the structure being built in 1920.

**A R C H I T E C T U R A L S I G N I F I C A N C E**

This one-story wood frame building embodies the characteristics of a Frame Vernacular styling expressed by a cross gable roof, offset entrance and veranda. The porch has a hip roof supported by posts. Alternations consist of the metal windows which have been installed in place of the original wooden sash.

**R E Q U E S T**

The applicant is requesting approval of a COA to allow for the following additions:

- Rehabilitation of the existing structure and addition of a new porch and pergola for business use.
- Construction of 3 two-story cottages for vacation rental.

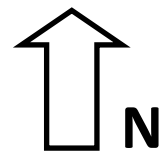
### VARIANCE REQUEST

The applicant also requested the following variances:

- Variance to deviate from City Code Section 125-197 to reduce side setback from 5'-0" to 2'-0" and front setback from 6'-0" to 5'-0" as indicated on the plot plan.
- Variance to deviate from City Code Section 123-37 to reduce the landscaping buffers from 10'-0" to 1'-0", 1'-6", 2'-0" and 4'-0" as indicated on the plot plan with variance from Landscape standards for these areas.



**SUBJECT PROPERTY- AERIAL VIEW**



## **P R O J E C T   N A R R A T I V E :**

We are pleased to share our plans to restore the historic Pineapple Cottage. Our vision is for this building to become a community space for joy, evolution, healing, and empowerment. Our intention with the project is to raise the consciousness of Fort Pierce and heal the divide by providing a space for belonging.

We plan to have two treatment rooms for various wellness services from local practitioners (for example: chiropractic, acupuncture, massage therapy). We will sell prepackaged food and drinks for these wellness clients. These will be health focused products and all non-alcoholic.

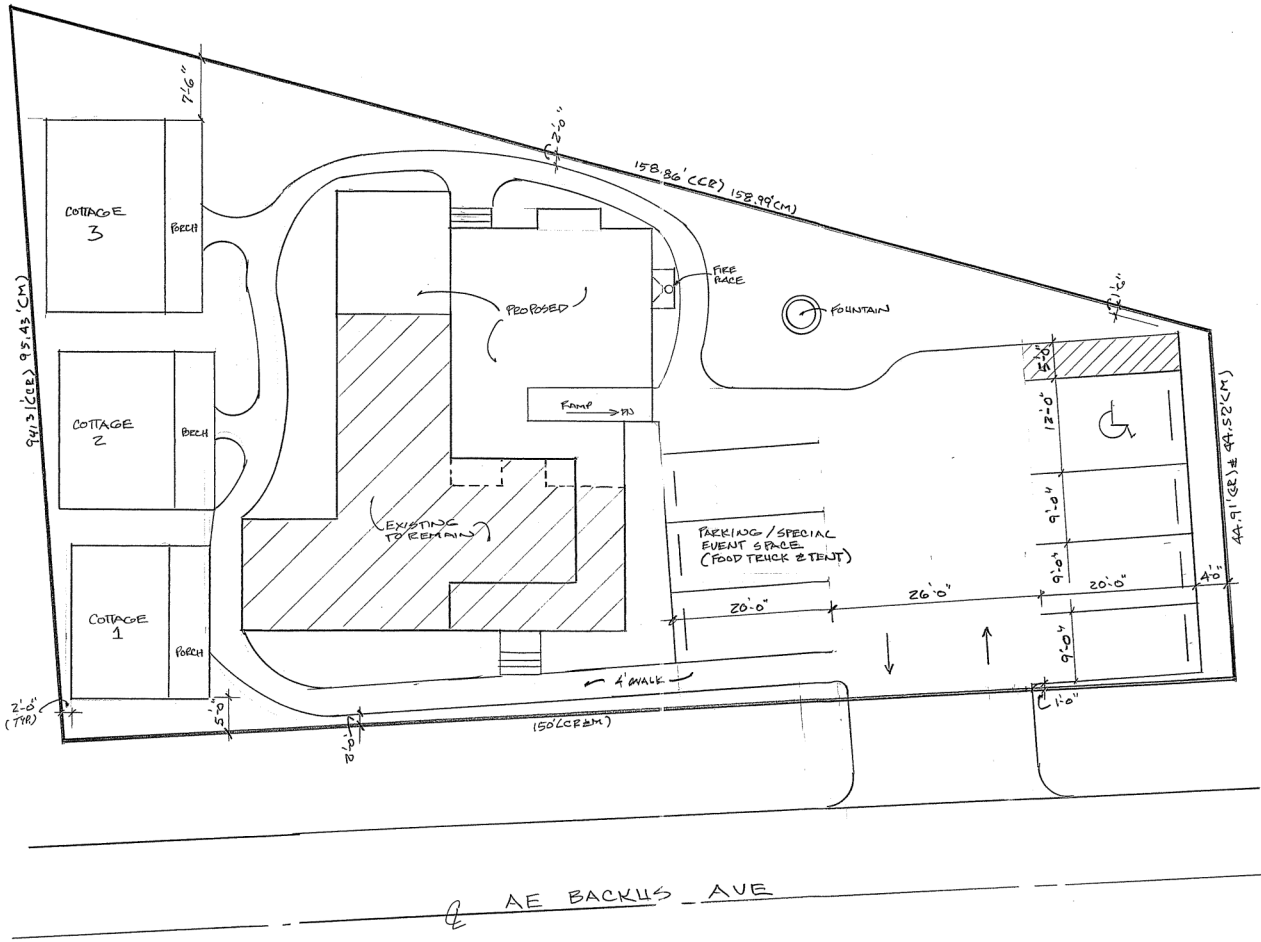
We will also create a 'connection room' for various types of community gathering such as: educational workshops, presentations, and art shows. The covered deck will serve as an outdoor extension to this space for these small gatherings.

On rare occasions we will host larger special events, which is why we have added a small 'kitchen' area. This kitchen will allow catering to happen for these special events. For these events, we can get a special events permit if needed. We want to note that the intention is not to run a cafe or bistro from the space.

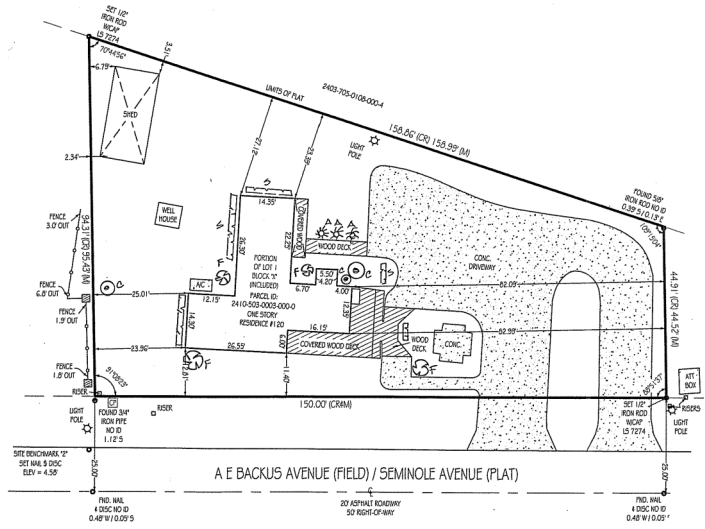
We will improve the landscape and add plants that attract butterflies, hummingbirds, and other pollinators. We also hope to steward a small community garden for edible flowers and herbs.

We also propose to build three new carriage homes for short term rental. Where possible we aim to use sustainable and healthy building materials and processes.

We are excited for this space to reflect our values of inclusivity and care. Care for our community and care for our planet. Overall, we are delighted to turn this historic home into a space that the public can access in a positive and healthy way.



**PLOT PLAN**  
 INFORMATION TAKEN FROM SURVEY PROVIDED BY THE OWNER  
 NORTH ↑  
 1" = 10'



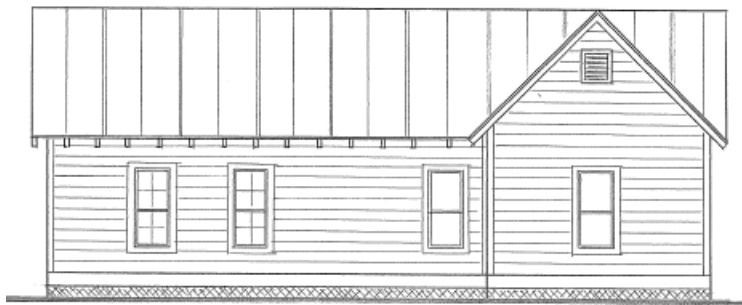
**PROPOSED AND EXISTING SITE PLAN**







**SOUTH ELEVATION**



**WEST ELEVATION**

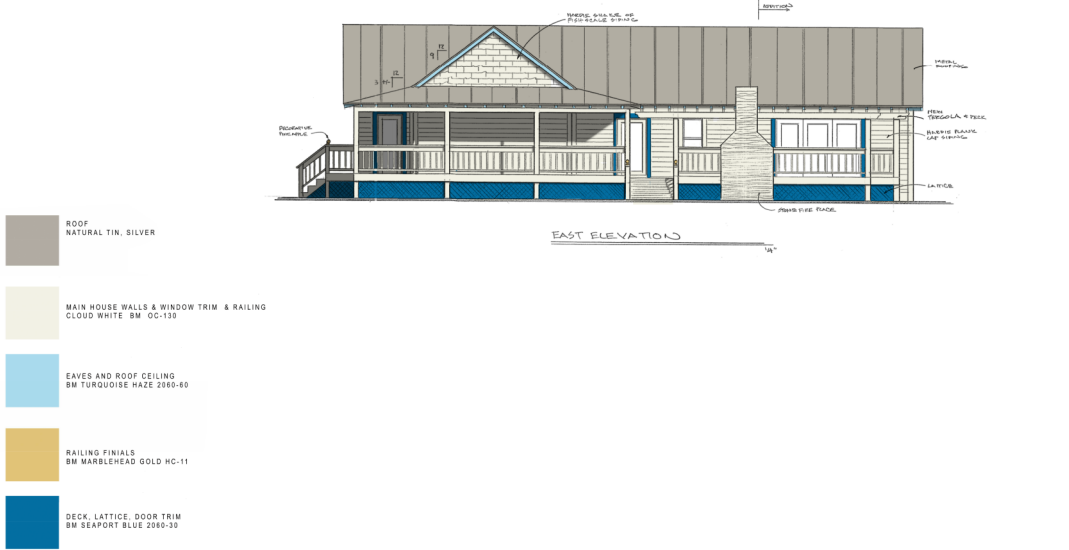
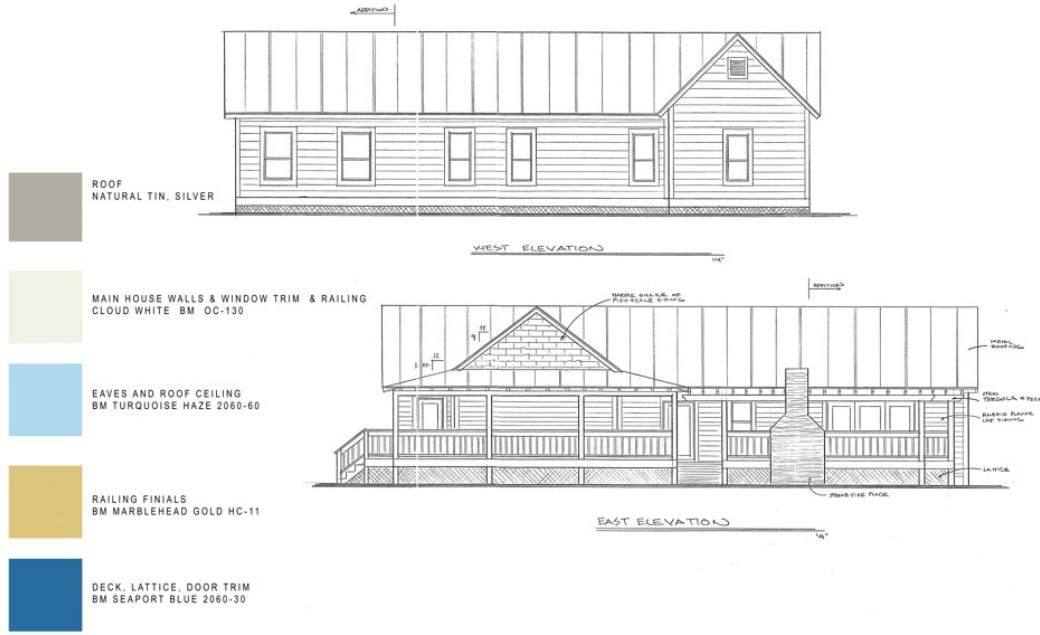


**NORTH ELEVATION**

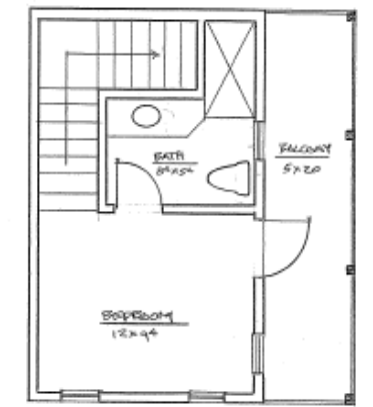
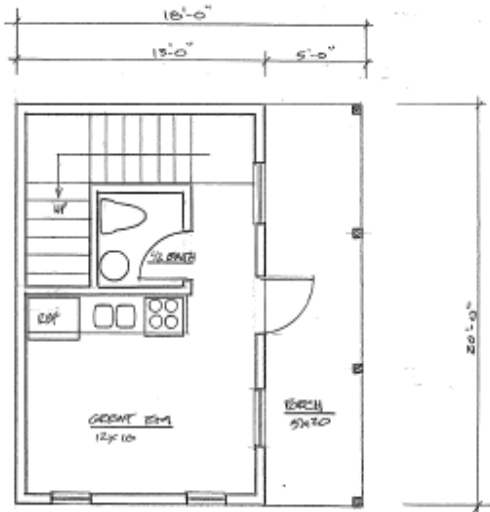
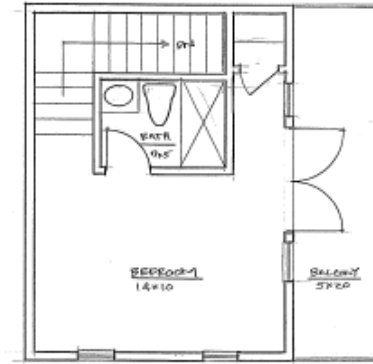
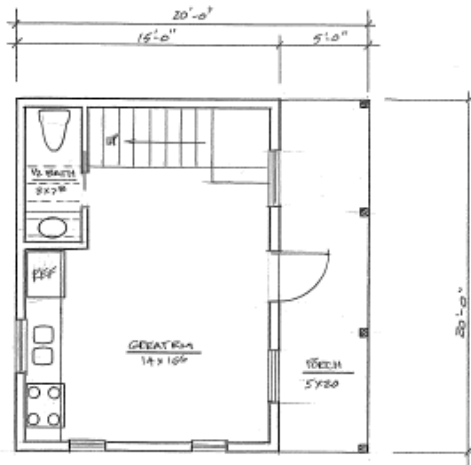
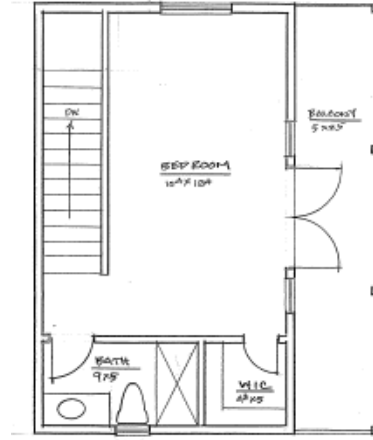
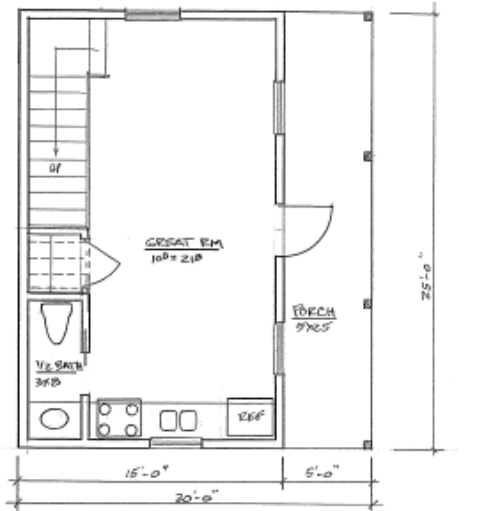


**EAST ELEVATION**





# PROPOSED COLORS



FIRST FLOOR

SECOND FLOOR

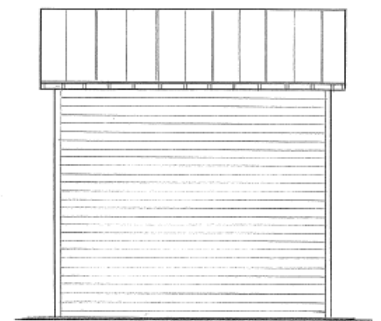
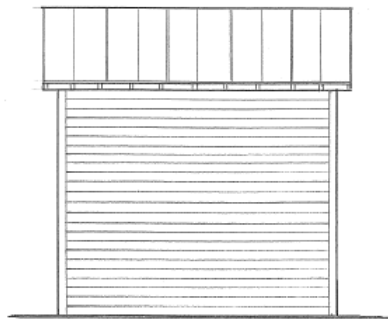
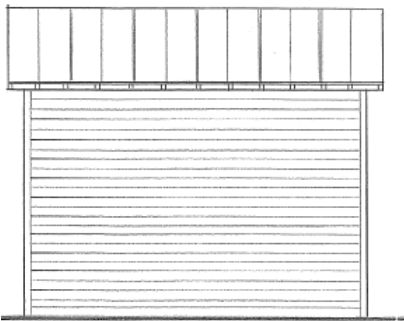
PROPOSED COTTAGES - FLOOR PLANS



**EAST ELEVATION**



**SOUTH ELEVATION**



**WEST ELEVATION**

**COTTAGE 3**

**COTTAGE 2**

**COTTAGE 1**

## SETBACK VARIANCE CRITERIA/APPLICANT RESPONSE

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.

***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 that of yours? Please explain.

***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 interpretation of the code for the zoning district.

***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?

***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.

***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.***

## LANDSCAPE VARIANCE CRITERIA/APPLICANT RESPONSE

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.

***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 that of yours? Please explain.

***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 interpretation of the code for the zoning district.

***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 dwelling units.***

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

***I 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.

***A The variance request would not impair the intent of the 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 e site functional.***



**PICTURES OF THE EXISTING STRUCTUE**

## STAFF ANALYSIS

### SECRETARY OF INTERIOR'S STANDARDS

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 shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.



## PICTURES OF THE EXISTING STRUCTURE

## **S T A F F   R E C O M M E N D A T I O N**

The requested project although interesting and architecturally well designed, it is stretching the site ability to accommodate all desired elements of the proposal and requires multiple variances from the Land Development and Landscaping Code.

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

- Approve the request as proposed.
- Approve the request with conditions like for example:
  - ◇ Construct only two guest cottages to provide the required setbacks.
  - ◇ Provide fewer parking spaces to accommodate the required landscaping.
  - ◇ Planting more trees on the property.
- Deny the request.

Additionally, HPB may approve or deny the requested variances to deviate from City Code Section 125-197 and 123-37 .