



OLD PALM CITY NAC

DECEMBER 16, 2019

ITEM

- I. TITLE:** Request for alternative compliance at 4162 SW St. Lucie Palm City, by the owners, Justin and Carole Angel.
- II. THE APPLICANT REQUESTS ALTERNATIVE COMPLIANCE TO:** Construct an addition to their single-family dwelling that does not strictly comply with Section 3.265.D. and Section 3.265.F.
- III. BACKGROUND:** Section 3.265.M., Land Development Regulations, provides:

An applicant for development approval may submit a site, landscape, or architectural plan which varies from the requirements of this ordinance in order to accommodate unique site features or utilize innovative design. An alternative compliance site, landscape or architectural plan shall be approved only by a recommendation of the Growth Management Department that the alternative fulfills the purpose and intent of the LDR, as well as or more efficiently than adherence to the strict requirements of this ordinance. In evaluating proposed alternative compliance for site, landscape or architectural plans, consideration shall be given to proposals which:

1. Improve pedestrian connectivity.
2. Minimize conflict between pedestrian and vehicle.
3. Are consistent with the adopted design regulations.
4. Preserve native vegetation and use xeriscape and other low water use landscape design principles.
5. Utilize existing site characteristics of topography, existing vegetative communities, and any unique environmental feature in the design of structures and other improvements.
6. Comply to the maximum extent practicable relative to the configuration of the development that existed prior to the effective date of the Commercial Design Regulations, July 9, 2002.
7. Improve or provide integration of proposed development into the surrounding off-site development.
8. Provide additional desirable features that mitigate the removal of the items required.

Figure 1. Location Map



Figure 2. Subject Property



IV. REQUEST

Alternative compliance is requested regarding Section 3.265.F.4.c which provides that “garages shall not dominate the front elevation in terms of area, height, width and or location” and Section 3.265.D.10.a. which requires that “garages shall be recessed no less than five feet behind the front façade.”

The Applicants propose an addition of approximately 1,200 sq. ft. to the existing 1,648 sq. ft. dwelling. The lot is just under 14,000 sq. ft. The combined width of the existing one-car garage and the proposed 2-car garage will equal approximately 37% of the front elevation.

A copy of the floor plan of the proposed addition, a site plan and a “photo-shopped” building elevation are attached. The proposed plans are not final documents because the homeowners seek to confirm that the plan will be approved prior to incurring the expense of detailed construction plans.

V. RECOMMENDED ACTION:

For the reasons set forth below, Staff recommends approval of the request for the alternative compliance regarding Section 3.265.F.4.c and Section 3.265.D.10.a.

The house was constructed in 1970 and shares a private road with just two other dwellings. Given the location of the dwelling at the end of the road, decisions regarding it appear to create little precedential value because few other properties will be similarly situated.

Because the dwelling relies on an on-site sewage treatment and disposal facility (septic tank), which is located in the front yard, the garage cannot be designed for side-entry. Additionally, being a waterfront lot, subject to a 25-foot shoreline protection zone limits the ability to situate the proposed addition further back from the front property line.

To improve “curb appeal,” the Applicants are proposing to add a gable above the front entrance to the house and the new addition.

The NAC may wish to consider whether there is any mitigation they wish to request, such as requiring 2 smaller garage doors on the addition rather than one large one, or the additional landscaping in proximity to the garage.

VI. PREPARED BY: Irene Szedlmayer, AICP, Senior Planner, Martin County Growth Management Department



**Martin County, Florida
Growth Management Department
DEVELOPMENT REVIEW DIVISION**

**GROWTH MANAGEMENT
DEPARTMENT**

**ALTERNATIVE COMPLIANCE REQUEST
COMMUNITY REDEVELOPMENT AREA (CRA)**

A. Project information:

Property owner-applicant:.... JUSTIN ANGEL
Address: 4162 SW SAINT LUCIE LANE
..... PALM CITY FL 34990
Telephone and fax: 772 485 7618
E-mail address: JLAXBALL21@YAHOO.COM

Agent for owner-applicant:... _____
Address: OWNER BUILDER
..... _____
Telephone and fax: _____
E-mail address: _____

Project name: GARAGE/SPACE ADDITION

Project professional's name and telephone number:

Land planner OWNER BUILDER

Landscape architect OWNER BUILDER

Property address: 4162 SW SAINT LUCIE LN PALM CITY FL 34990

Legal description: 4162 SW SAINT LUCIE LN

Parcel control number(s): 42-38-41-002-000 - 002-529

B. General instructions:

This application form identifies the minimum documents and information required to initiate the review of a request for alternative compliance that varies from the strict application of the requirements of Article 3, Division 6, Land Development Regulations, Martin County Code (LDR). The applicant is cautioned to follow the instructions carefully.

1. Identify the specific sections of the Land Development Regulations that will not be strictly followed. Please provide section references.

Section 3.265 Garages shall be recessed no less than 5 feet behind the front of façade

Section 3.265.f.4.c Garages shall not dominate the front elevation of the house. Garages shall be subordinate to the main living area of the dwelling in terms of area

The garage addition will be forward of the house to accommodate the added interior sqft to the home. The home will not dominate the front façade, additional curb appeal will be added to the front porch of the home, added gable over the porch to match gable on added garage.

2. What are the reason(s) why the strict adherence or application of the requirement(s) are not feasible. Identify any site constraints.

SPZ precludes positioning of the garage and addition. The garage and addition will be forward of the house to meet SPZ. Garage will be unable to turn and rotate for side entry garage because of septic and drain field, located where driveway would need to be, as well as 6ft side set back unable to achieve garage length if rotated

3. Describe the distinctiveness of this request. How does this request accommodate unique site features (i.e. historical or archeological features, topography, scenic views or native vegetation) or utilize innovative design?

Located on private road with just 3 other lots. Neighbor across the street has larger garage and closer to road than mine would be. Neighboring house next door also has garage forward of main dwelling. My proposal will be maintaining the existing Florida ranch style appeal.

4. How does the proposed alternative means for compliance with the specific requirements provide an equal or superior means of meeting the intent and purpose of the regulation?

This is not new construction we wish to add more interior sqft to the existing dwelling. The 2 other houses on the private road have garages that dominate the front façade more than mine in proposal.

5. Will the alternative compliance request, as proposed, create a nuisance or an adverse effect to any neighboring property? If so, how will this be mitigated.

No it will not create a nuisance or an adverse effect to the neighboring area.

6. How does the request improve or provide for the integration of proposed development with the surrounding off-site development.

It will increase interior sqft adding value to the home and neighborhood, while adding curb appeal to reflect other homes in area and the other homes on our private road.



CERTIFICATION:
1. JUSTIN ANGEL AND CAROLE A. ANGLE
FLORISTAR BANK, FSB, its successors and/or assigns, or their interests
may appear.
4. FIRST AMERICAN TITLE INSURANCE COMPANY
3. SIGNATURE TITLE FLORIDA PARTNERS, LLC
SURETYS CORP. CERTIFICATION:
SURETY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE
SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURETYMAN
AND MAPPER.

LEGAL DESCRIPTION:

A PORTION OF THE LOT SHOWN AS "NOT INCLUDED" ON THE PLAT OF ST. LUCIE SHORES, SECTION 1, FILED FEBRUARY 12, 1937 AND RECORDED IN B.17 BOOK 3, PAGE 36, MARTIN COUNTY, FLORIDA PUBLIC RECORDS, LYING BETWEEN LOTS 23 & 27 IN SAID PLAT AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

START AT A POINT WHERE THE CENTERLINE OF AN UNIMAGED 40 FOOT SIDE ROAD NORTH-OF-WAY INTERSECTS THE POINT WHERE THE TWO CENTERLINES OF ST. LUCIE DRIVE INTERSECT; AND RUN SOUTH 47°02'00" EAST, ALONG THE CENTERLINE OF SAID UNIMAGED STREET CENTERLINE FOR A DISTANCE OF 154.17 FEET TO THE END OF SAID 40 FOOT STREET AND THE POINT OR PLACE OF THE PARCEL HEREIN DESCRIBED; THENCE (1) CONTINUE SOUTH 47°02'00" EAST, FOR A DISTANCE OF 100.0 FEET TO A POINT; THENCE (2) ON A LINE PARALLEL TO THE SOUTHERLY OF EXISTING WATERWAY; THENCE (3) MEASURE SAID SHORELINE TO THE SHORELINE OF AN EXISTING WATERWAY; THENCE (4) RUN NORTHEASTERLY TO THE NORTHEASTERNLY DIRECTION TO AN INTERSECTION WITH THE SOUTHERLY BOUNDARY OF SAID LOT 27; THENCE (5) RUN NORTHEASTERLY ALONG SAID SOUTHERLY BOUNDARY LINE OF LOT 27, A DISTANCE OF 153.0 FEET, MORE OR LESS TO THE POINT OF BEGINNING, LESS AND EXCEPT THE FOLLOWING:

A PARCEL OF LAND LYING AND BEING IN THAT PART SHOWN AS "NOT INCLUDED" ON THE PLAT OF ST. LUCIE SHORES, SECTION 1, AS RECORDED IN PLAT BOOK 3, PAGE 36, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS AND BEING A PART OF A PARCEL, AS DESCRIBED IN OFFICIAL RECORDS BOOK 309, PAGE 362, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, AND BEING MORE FULLY DESCRIBED AS BEING IN THE NORTHEAST CORNER OF LOT 27 OF SAID ST. LUCIE SHORES SUBDIVISION; THENCE PROCEED NORTH 42°38'00" EAST, ALONG THE SOUTHERLY END OF AN UNIMAGED STREET, FOR A DISTANCE OF 20.0 FEET; THENCE PROCEED SOUTH 47°02'00" EAST, ALONG THE SOUTHERLY PROTECTION OF THE CENTERLINE OF SAID UNIMAGED STREET, FOR A DISTANCE OF 100.0 FEET, TO THE POINT OF PLACE OF BEGINNING; THENCE SOUTH 45°30'00" WEST, ALONG A LINE PARALLEL TO THE SOUTHERLY BOUNDARY LINE OF SAID LOT 27, FOR A DISTANCE OF 153.0 FEET, MORE OR LESS, TO THE SHORELINE OF AN EXISTING WATERWAY; THENCE (1) CONTINUE SOUTH 47°02'00" WEST, FOR A DISTANCE OF 100.0 FEET, TO A POINT; THENCE (2) ON A LINE PARALLEL TO THE SOUTHERLY OF EXISTING WATERWAY; THENCE (3) MEASURE SAID SHORELINE TO THE SHORELINE OF AN EXISTING WATERWAY; THENCE (4) RUN NORTHEASTERLY ALONG SAID SOUTHERLY BOUNDARY LINE OF LOT 27, A DISTANCE OF 153.0 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

BLOOMSTER
PROFESSIONAL LAND
SURVEYORS, INC.
LB #8018

641 NORTHEAST SPENGLER STREET
JENSEN BEACH, FLORIDA 33457
PHONE 772-334-0868

PREPARED FOR: JUSTIN & CAROLE A. ANGEL
4126 SW ST LUCIE LAKE
PALM CITY, MARTIN COUNTY, FLORIDA, 34990

SHEET 1 OF 1	
DRAWN BY	JAM
SCALE	1" = 80'
DATE	5-25-13
FILE	13-01
DRAWN BY	SWITCH
DATE	11-15-10
FILE	13-01
REVISIONS	

PHOTO OF HOUSE AS IS



NOT TO SCALE



not to scale

4126 SW ST LUCIE LANE

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19

