



ITEM

PORT SALERNO NAC

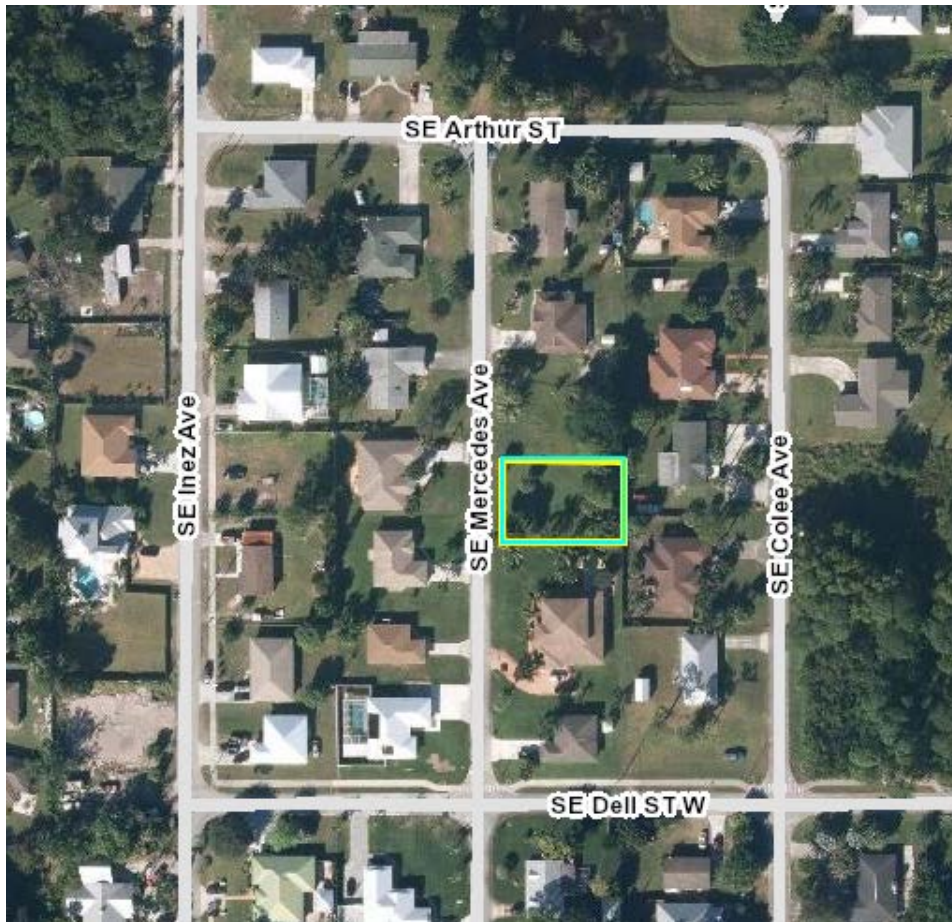
AUGUST 13, 2020

- I. TITLE:** Request for alternative compliance regarding construction of a single-family dwelling at 5693 SE Mercedes Street, by the owner, Darweshi Roberts.
- II. THE APPLICANT REQUESTS ALTERNATIVE COMPLIANCE TO:** Construct a single-family dwelling on this 8,276 sq. ft. lot and provide 43% open space rather than the 50% required by the 1967 R-3 Multiple-Family zoning district.
- III. BACKGROUND:** Art. 3, Div. 6 of the LDRs, at §3.260.D, provides:

An applicant for development approval may submit a site, landscape, or architectural plan which varies from the requirements of the CRA code in order to accommodate unique circumstances of the proposed development site. Such alternative plan may include offers by the applicant to mitigate or offset the impacts of the alternative design. Such alternative plan may be approved only after having been reviewed by the appropriate Neighborhood Advisory Committee and upon a finding by the Growth Management Director that the alternative plan fulfills the purpose and intent of the CRA code as well as or more effectively than adherence to the strict requirements and would help carry out specific goals or objectives outlined in the particular CRA plan. Appropriate justifications for approving alternative plans include but are not limited to:

1. The resolution of site constraints associated with the incorporation of new buildings and structures on sites developed prior to the adoption of Redevelopment Overlay Districts.
2. The utilization of existing site characteristics, such as historical or archaeological features, topography, scenic views or native vegetation.
3. Improve or provide integration of proposed development with the surrounding off-site development.
4. The preservation of the historical or archaeological features of the area.

Figure 1. Location Map



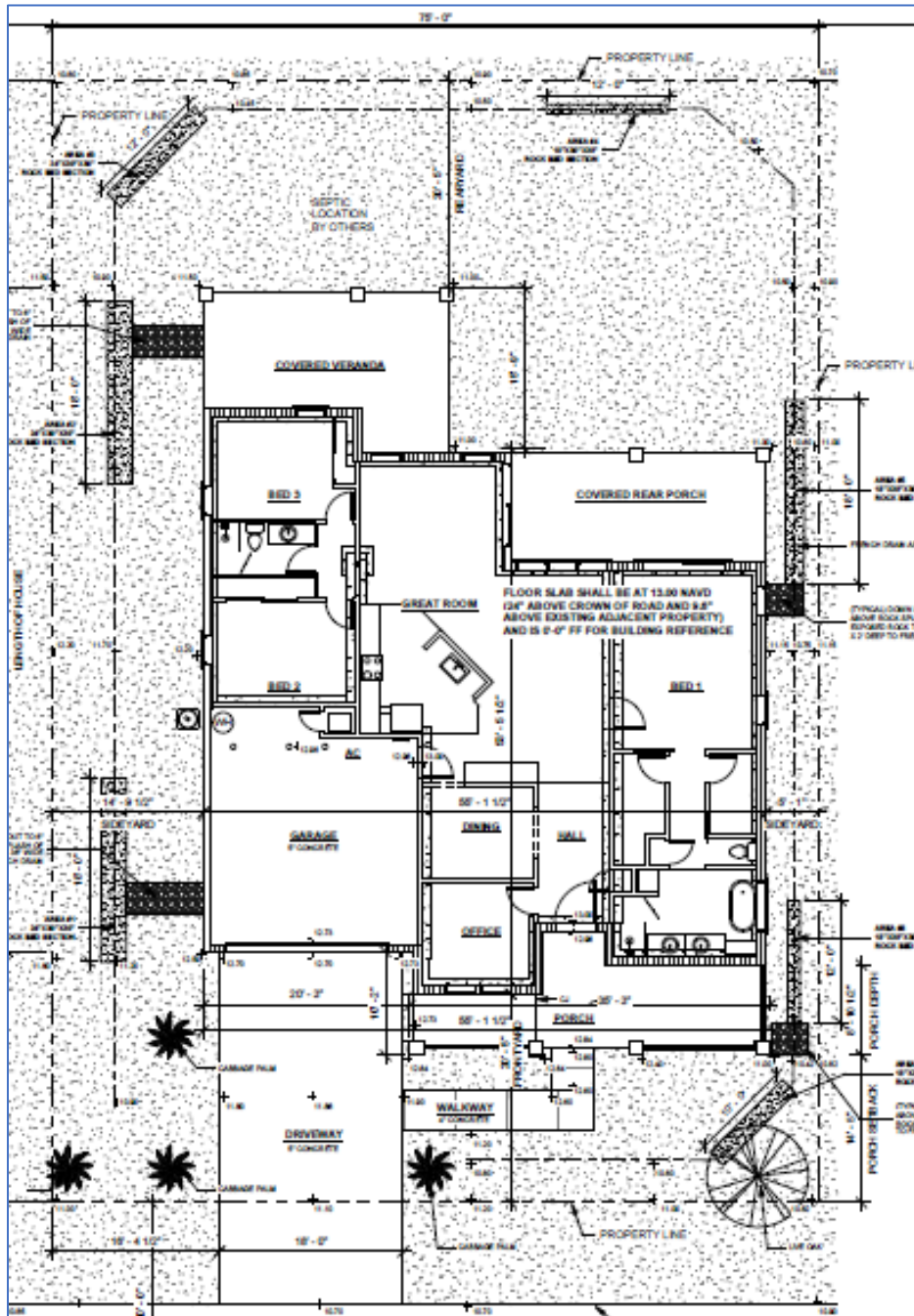
IV. ANALYSIS

An approximation of the proposed site plan is provided in Figure 2. Mr. Roberts needs to revise the plans to accommodate an additional family member. He proposes to enclose the rear veranda and to add 5 feet of interior space along the entire length of the north side (left side) of the dwelling. Prior to incurring the time and expense for revised construction documents he is seeking approval of the site plan which provides 44% open space.

The proposed site plan will provide 43% open space. The minimum 50% open space required by the 1967 R-3 zoning requires exceeds that required by more contemporary zoning districts. For example, the R-1A, R-1B, R2, R2-B, R2-C zoning districts require 30% open space. The proposed site plan is consistent with the Detached-1 zoning subdistrict proposed by Article 12, Division 6, Port Salerno Community Redevelopment Code, which requires 30% open space.

The proposed residence includes a generous front porch, the front-loading garage is recessed from the front façade and the plans otherwise comply with applicable Port Salerno design requirements.

Fig. 2. Excerpt of Proposed Site Plan



V. RECOMMENDED ACTION:

For the reasons set-forth above, staff recommends approval of the request for alternative compliance.

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