



Legislation Text

File #: 201017., Version: 1

Relocation of a house within the same lot (B)

Petition HP-21-26. Kary Huffman, Florida House Corporation of Alpha Phi, agent for Michelle Ardern, Phi Sigma Sigma, Inc., owner. Certificate of Appropriateness to relocate a single-family dwelling from tax parcel 13157-000-000 to tax parcel 13156-000-000. Located at 505 SW 10th Street. This building is a contributing structure to the University Heights Historic District - South. Related to HP-21-25, HP-21-27, & HP-21-28.

Project Description

This project involves the relocation of a single-family dwelling onto an adjacent lot. The structure is located at 505 SW 10th Street. The structure was built circa 1912, according to the Florida Master Site File and 1935 according to the property appraiser's office. The property is zoned Urban 5 and is approximately 0.28 acres in size. The building is a contributing structure to the University Heights South Historic District. The proposal is to relocate the house to the adjacent tax parcel 13156-000-000, and place it on the south end of the property, east of where another house is to be located. Related petition HP-21-00028 proposes to relocate the building at 517 SW 10th Street to the northwest corner of SW 10th Street and SW 6th Avenue. The relocation of these structures will allow for more space for the proposed sorority house development that would be built on the combined development site of 505 and 517 SW 10th Street. The relocated house will be used as a potential guest suite for the Alpha Phi sorority.

The proposed placement of the house has to comply with the building placement standards for transect zones. At the proposed location SW 6th Avenue is a local street, with a building placement requirement of 15 feet minimum and 20 feet maximum from the curb. The placement on the SW 6th Avenue side may be greater than the 20 foot maximum. The board may want to consider a modification of the existing zoning requirement for the building placement along SW 6th Avenue.

Staff recommends approval of the application with the following condition(s):

1. The board consider a modification of the building placement requirement on the SW 6th Avenue side of the relocated house.
2. Care will be taken to ensure that all character defining features are adequately protected from damage/loss during the moving process.