



# CITY OF FORT PIERCE

## PLANNING DEPARTMENT

COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW  
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING

### VARIANCE

Property address or Location 1722 COCONUT DR, FT PIERCE FL. 34949  
Parcel ID #(s) JENNINGS COVE, LOT 2  
Project description INSTALL SCREEN ENCLOSURE

Ralph & Sue Tetrick  
Property Owner(s)  
1722 COCONUT DR  
Street Address  
FT. PIERCE FL. 34949  
City State Zip  
305-772-4440  
Phone Number  
RTETRIK@BELLSouth.net  
Email Address

SAME  
Applicant/Representative, Title, Company  
Street Address  
City State Zip  
Phone Number  
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.*

Ralph Tetrick Tanis Sue Tetrick  
Property Owner(s) Signature(s)

STATE OF Florida COUNTY St. Lucie  
The foregoing instrument was acknowledged before me this 21 day of March, 2016, by Ralph & Tanis Sue Tetrick who is personally known to me or has produced

Beverly S. Wallace  
Signature of Notary as identification.

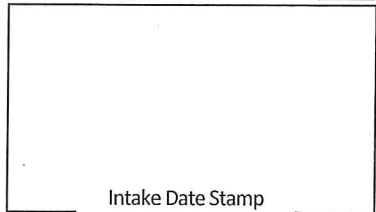


**INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3739**

#### TO BE COMPLETED BY STAFF

| Zoning | Future Land Use | Total Acres | Historic District | Historic Designation |            |
|--------|-----------------|-------------|-------------------|----------------------|------------|
|        |                 |             |                   | Contributing         | Individual |
|        |                 |             |                   | Non-Contributing     | None       |

Pre-Application Meeting Date \_\_\_\_\_ Fees \_\_\_\_\_ Control # \_\_\_\_\_ B. Permit # \_\_\_\_\_  
Intake Planner \_\_\_\_\_  
Planner Assigned \_\_\_\_\_  
Approved By \_\_\_\_\_ Date \_\_\_\_\_  
Comments \_\_\_\_\_



# VARIANCE

Submit eight (8) hard copies and one (1) CD of the following for initial submittal, subsequent submittals will be required:

- Site plan, to scale, including all relevant improvements:
  - Existing & proposed structures
  - Landscaping & parking,
  - Fencing, signs, etc.
- As-built Survey
- Criteria Narrative
- Complete, notarized application

Description of request: INSTALL SCREEN ENCLOSURE OVER EXISTING POOL

Reason for request: EXISTING ENCLOSURE INSTALLED IN 2000, DESTROYED BY HURRICANE IN 2005 + NOT REINSTALLED. INSTALL NEW ENCLOSURE IN SAME LOCATION AS ORIGINAL

Existing Use : \_\_\_\_\_ Date Property was Purchased: 2/1/16

Alterations made to the site since purchase: NONE

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

If yes, what has changed since the denial? \_\_\_\_\_

### Application Outlook



### Criteria:

In order to determine whether your request for Variance meets all the criteria in Section 22-108 of the City Code, please answer the following questions. Please provide answers of questions on separate pages:

1. Describe those conditions peculiar to the specific property and not applicable to other lands, structures, or buildings in the same zoning district.
2. Does special conditions or circumstances result from actions other than that of yours? Please explain
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.
4. What is the minimum variance that would give the reasonable use of the land, building, or structure?
5. Explain how the variance request would not impair the intent of the zoning ordinance or be detrimental to the general public welfare:

**Sec. 22-24. - Single-Family Low Density zone (R-1).**

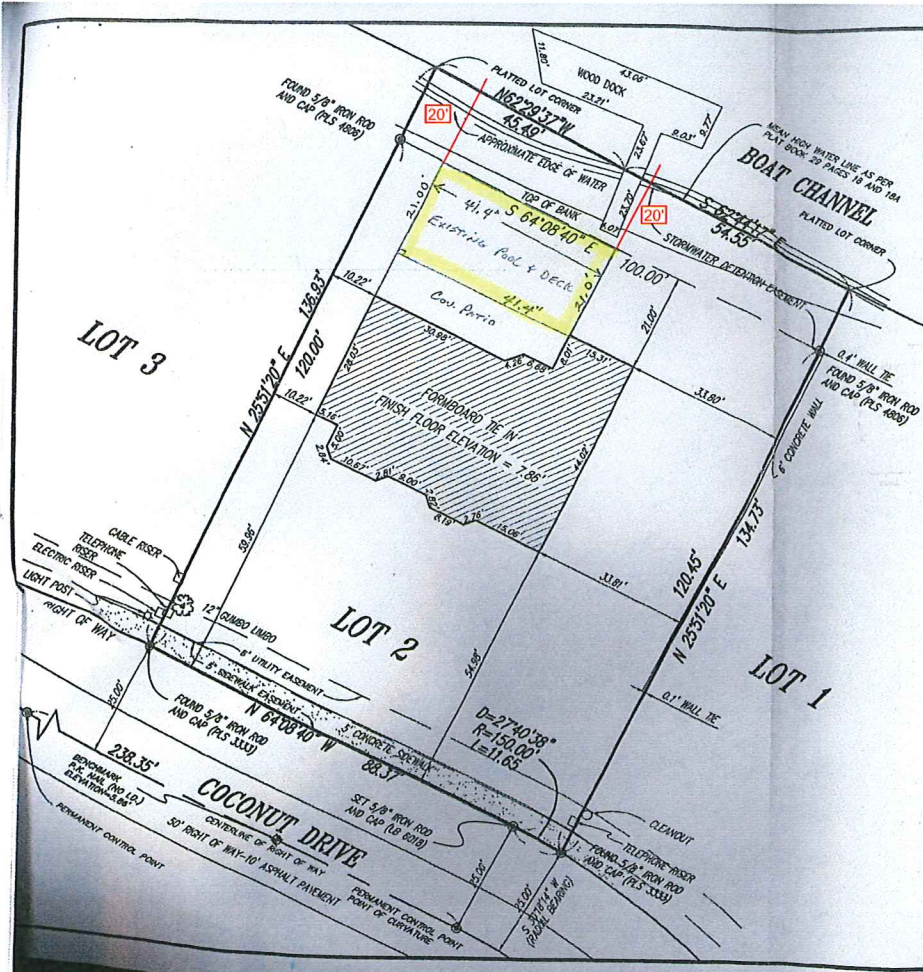
- (a) Purpose. This classification is primarily intended to provide for areas of single-family dwellings with an average net density of less than four (4) units per acre for conventional developments. Regulations for the district are designed to promote sound neighborhoods and accommodate compatible nonresidential uses. Water and sewer service should be available.
- (b) Basic use standards. Uses in an R-1 zone, except innovative residential developments, must meet the requirements of this section. More restrictive requirements, set forth in accordance with other provisions of this chapter, must be satisfied by some conditional uses.
  - (1) Lot size.
    - a. The minimum lot area for single-family dwellings shall be twelve thousand (12,000) square feet.
    - b. The minimum lot width shall be seventy-five (75) feet.
    - c. The minimum lot depth shall be one hundred ten (110) feet.
  - (2) Yards.
    - a. The minimum depth of the front yard will be twenty-five (25) feet.
    - b. The minimum depth of the side yards shall be seven (7) feet, except on corner lots the minimum side yard depth on a street side will be fifteen (15) feet.
    - c. **The minimum depth of the rear yard shall be twenty (20) feet** for a distance equal to thirty (30) per cent of the length of a line which is parallel to the rear lot line, is twenty (20) feet from the rear lot line and extends to the closest property lines. The minimum depth of the rear yard for the remainder of the lot will be seven (7) feet, **except on double-frontage and waterfront lots it shall be twenty (20) feet.**
  - (3) Lot coverage. Buildings will not cover more than twenty-five (25) per cent of the lot.
  - (4) Building heights. No building shall exceed a height of twenty-eight (28) feet above grade, except that conditional uses with buildings that have a maximum height of thirty-five (35) feet above grade may be approved.

**Sec. 22-92. - Projections from buildings into yards.**

Cornices, roof eaves and fascia, balconies, gutters, canopies, **screened enclosures**, awnings, chimneys, flues and mechanical projections, such as window air conditioners and similar features, **may project out to a maximum distance of thirty (30) inches into a required yard except as provided for by sections 22-27(d)(2)(f) and 22-28(d)(2)(f).**

(Ord. No. H-186, § 30-92, 6-15-81)





**LEGAL DESCRIPTION:**

LOT 2, JENNINGS COVE AMENDED PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 29, PAGES 18 AND 18A OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

**SURVEYORS NOTES:**

1. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS AND/OR RIGHTS OF WAY OF RECORD EXCEPT AS SHOWN ON THE RECORD PLAT IF ANY.
2. NO ATTEMPT WAS MADE BY THIS FIRM TO LOCATE UNDERGROUND FOOTINGS OF BUILDINGS OR FENCES ON OR ADJACENT TO THIS SITE.
3. BEARINGS SHOWN HEREON REFER TO AN ASSUMED MERIDIAN OF N.64°08'40"W ALONG THE NORTHERLY RIGHT OF WAY OF COCONUT DRIVE.
4. THIS SITE LIES IN FLOOD ZONE AE (BASE ELEVATION=6.00') AS SHOWN ON FEMA MAP NO. 120286-01B3-G, DATED: NOVEMBER 4, 1992.
5. SITE AREA: 13557.54 SQUARE FEET OR 0.3312 ACRES.
6. LEGAL DESCRIPTION FURNISHED BY CLIENT
7. WATER AND SEWER AVAILABLE

**CERTIFICATION:**

1. MICHAEL AND STACEY MATHIAS
2. FIDELITY FEDERAL BANK AND TRUST, IT'S SUCCESSORS AND/OR ASSIGNS AS THEIR INTERESTS MAY APPEAR
3. FIRST AMERICAN TITLE INSURANCE COMPANY

**SURVEYORS' CERTIFICATION:**

I HEREBY CERTIFY THAT THIS PLAT OF SURVEY WAS PREPARED UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA STATUTES, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

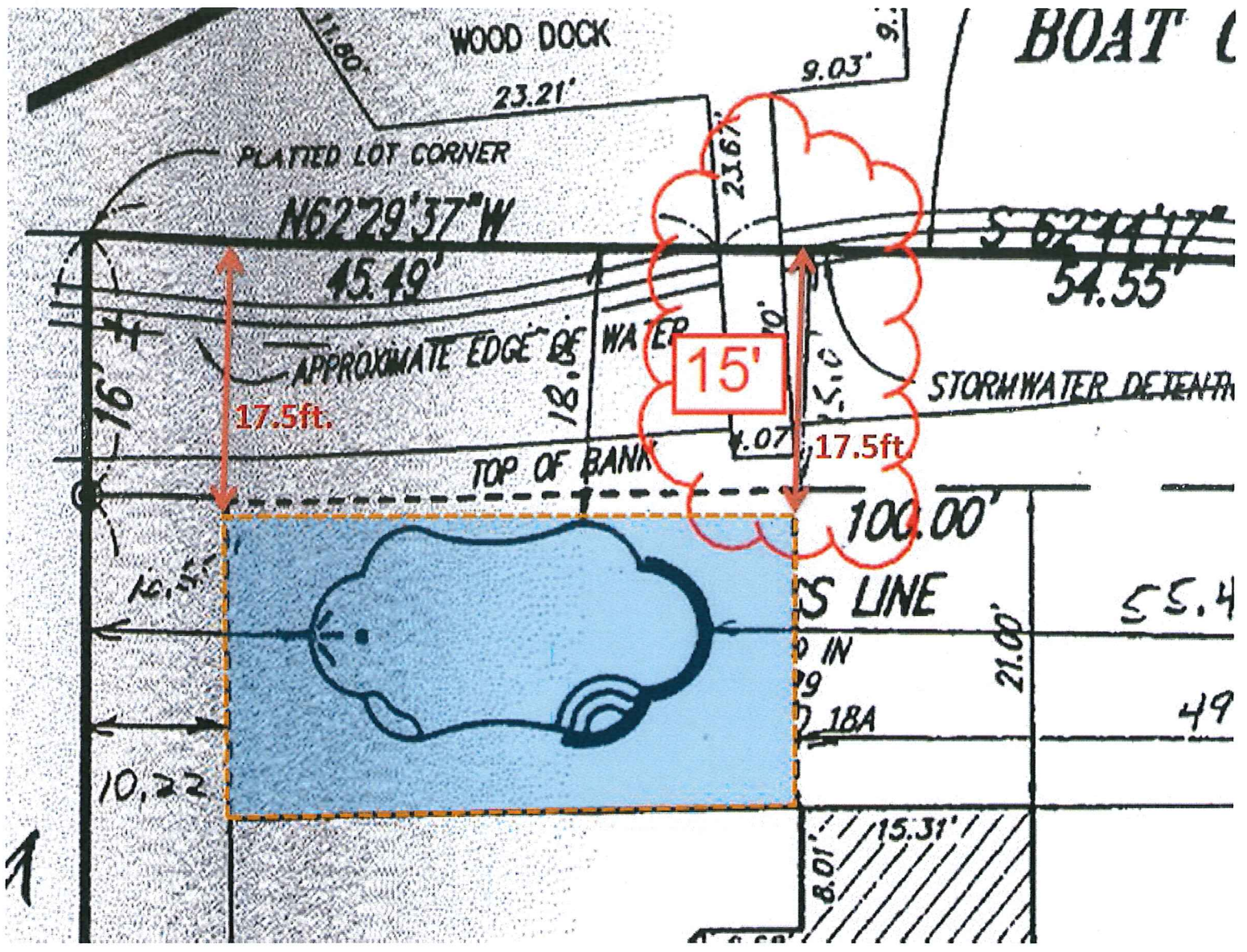
*Robert Bloomster Jr.*  
 ROBERT BLOOMSTER JR.  
 PROFESSIONAL LAND SURVEYOR  
 NO. 4134 STATE OF FLORIDA

**BLOOMSTER**  
**PROFESSIONAL LAND**  
**SURVEYORS, INC.**  
 781 HE DIXIE HIGHWAY  
 JENSEN BEACH, FLORIDA 34957  
 PHONE 561-334-0868

|                         |
|-------------------------|
| SHEET 1 OF 1            |
| SCALE: 1" = 30'         |
| DATE: 03-13-93          |
| F.B. BLOOMSTER          |
| JOB NO. 3209            |
| REVISIONS               |
| 7-24-03 FORWARDED TO H. |

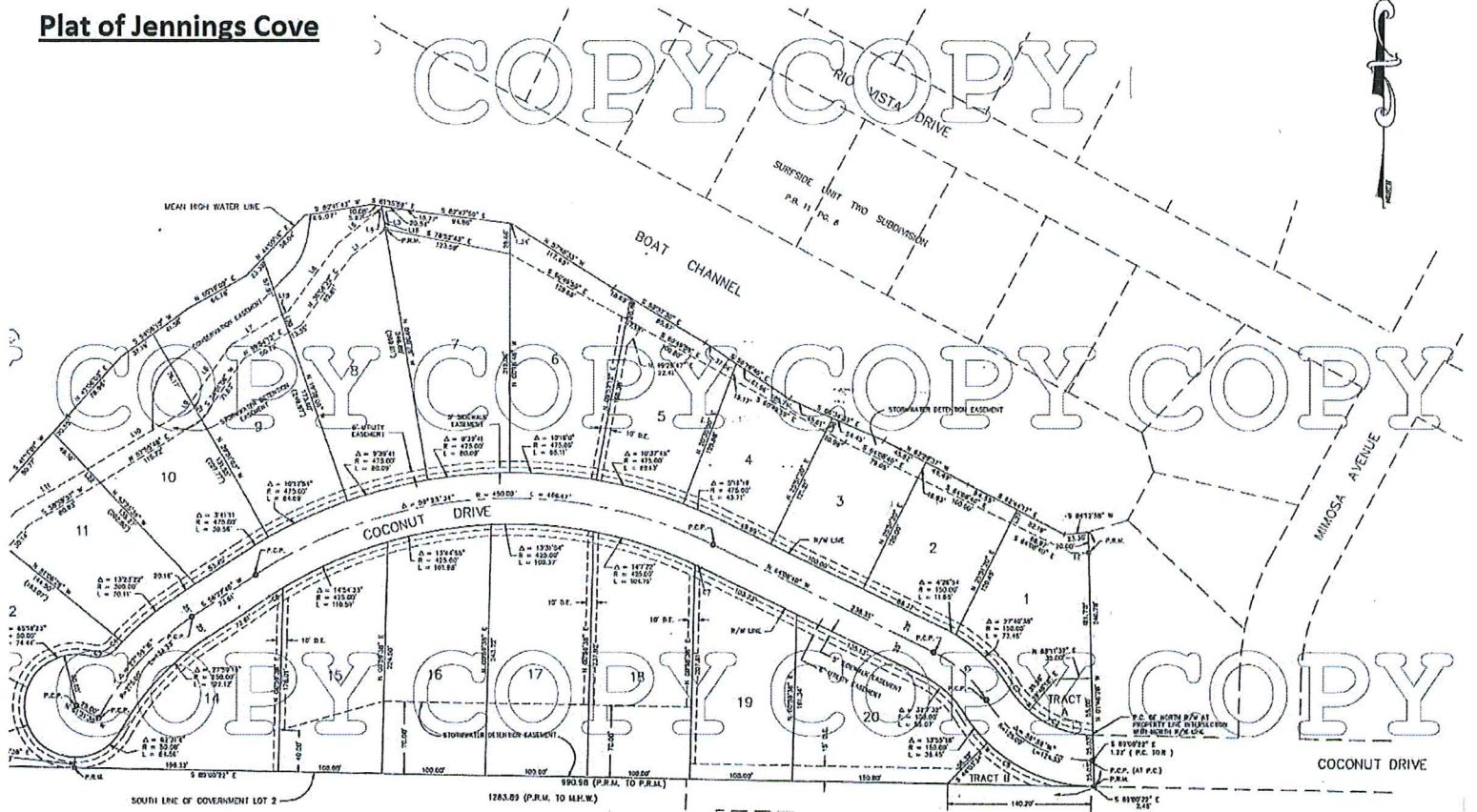
PREPARED FOR: MIKE AND STACEY MATHIAS  
 LOT 2, JENNINGS COVE AMENDED PLAT  
 ST. LUCIE COUNTY, FLORIDA.





SECTION 12, TOWNSHIP 35 SOUTH, RANGE 40 EAST  
ST. LUCIE COUNTY, FLORIDA

Plat of Jennings Cove







(561) 460-2200 ext. 261 or 276 fax (561) 467-9836

Property Tax ID# 2412-506-0004-000/2  
 Owner Name Michael Mathias  
 Owner Address 1722 Coconut Drive Ft. Pierce FL 34949  
 Property Address Same  
 Parcel Description JENNINGS COVE LOT 2

Date November 29, 2000  
 Phone # (561) 285 - 3984  
 Fax # ( ) \_\_\_\_\_  
 Number of Plans Submitted 2

## CERTIFICATE OF ZONING COMPLIANCE

### CITY OF FT PIERCE DEPARTMENT OF PLANNING

Date of Receipt: 12-5-00 Permit No: 00-1460  
 Project: Pool & Screen  
 Address: 1722 Coconut  
 Owner: MATHIAS

Application for certificates of zoning compliance shall be accompanied by plans and specifications, drawn to scale, showing the actual shape and dimensions of the property and the size and locations of all existing and proposed structures; intended use of each structure, the number of households, if any, to be accommodated thereon; the relationship of the property to the surrounding area; and such other information as needed to determine conformance with Chapter 22, Zoning. (Sec. 22-141(a), City Code)

ZONING: \_\_\_\_\_

Approved

Approved as Noted

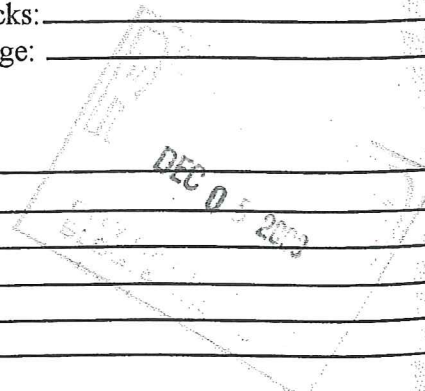
Rejected

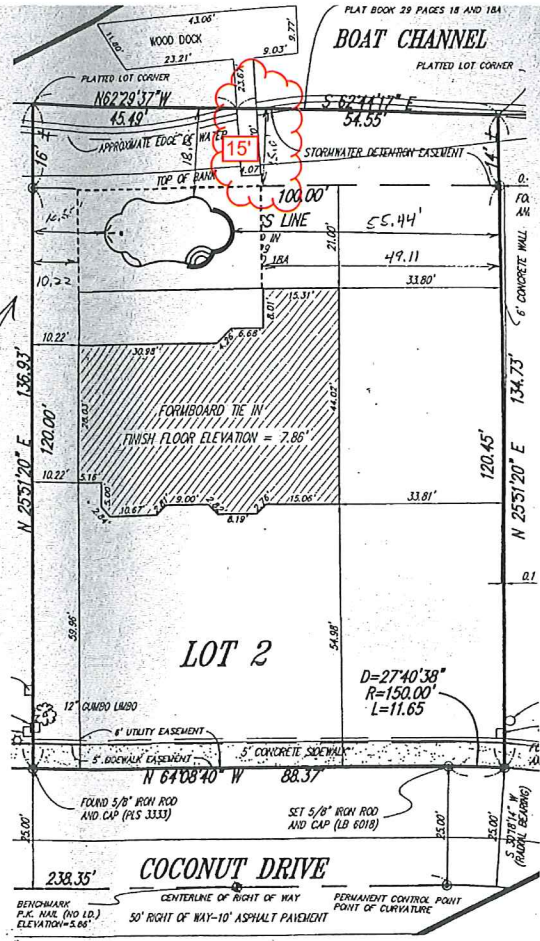
#### COMMENTS:

Lot Size: \_\_\_\_\_ Maximum Lot Coverage: \_\_\_\_\_  
 Existing Lot Coverage: \_\_\_\_\_ Proposed Lot Coverage: \_\_\_\_\_  
 Front Yard Setback: \_\_\_\_\_ Side Yard Setbacks: \_\_\_\_\_  
 Rear Yard Setback: \_\_\_\_\_ New Lot Coverage: \_\_\_\_\_

Other Comments:

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_



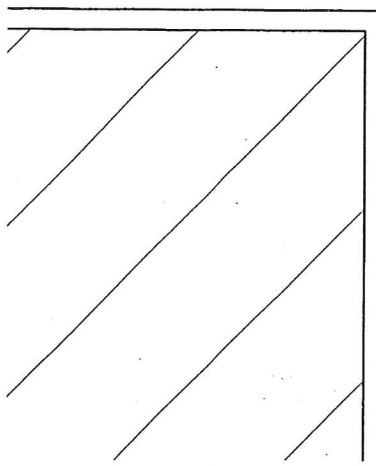


Access

LOT 2, JENNINGS CIRCLE

|  |          |                   |           |
|--|----------|-------------------|-----------|
| MIN. DEPTH                               | 3'-0"    | MAX. DEPTH        | 6'-0"     |
| SHAPE                                    | SEASHORE | ELEVATION         | +2 1/4'   |
| DIRT FROM EXCAVATION: HAUL               |          |                   |           |
| LEAVE                                    |          | LEAVE & SPREAD    |           |
| LEAVE-MOVE-THEN SPREAD                   |          |                   |           |
| EXTRA FILL & COMPACTION                  |          |                   |           |
| JOB ENTRANCE LEFT SIDE                   |          |                   |           |
| TILE                                     | SR-200   | INT. FINISH       | SKY BLU   |
| STEP TILE                                | G-590    |                   |           |
| FILTER                                   | 1006P/M  | PUMP              | PINNACLES |
| MOTOR H.P.                               | 1        | TIME CLOCK        | 1         |
| J BOX                                    | 1        |                   |           |
| LIGHT                                    | 1        | TRANSFORMER       | 1         |
| MAIN DRAIN                               | 1        | SKIMMER           | 1         |
| INLETS                                   | 4        | THERAPY           | 0         |
| SWIM O. OR LADDER SWIMOUT                |          |                   |           |
| HANDRAIL                                 | NO       |                   |           |
| DIVE BD                                  | NO       | SLIDE             | NO        |
| HEATER                                   | NO       | TANK              | NO        |
| VAC. HEAD                                | 1        | VAC. HOSE         | 1         |
| VAC. POLE                                |          | BRUSH             |           |
| LEAF SKIMMER                             | 1        | TEST KIT          | 1         |
| CHLORINATOR                              | TIL-LINE | FILL LINE         | NO        |
| OVERFLOW LINE                            | NO       | POOL CLEANER/STUB | NO        |
| TREE REMOVAL                             | NO       | STUMP REMOVAL     | NO        |
| WATER & ELECTRIC SUPPLY NEW CONSTRUCTION |          |                   |           |
| BACK WASH LINE NO                        |          |                   |           |
| SCREEN ENCLOSURE                         | YES      | FOOTERS           | N/A       |
| ELECTRICAL HOOKUP BY OWNER               |          |                   |           |
| PATIO BY OWNER COLOR -                   |          |                   |           |
| EXISTING PATIO                           | N/A      | TERMITE           | YES       |
| PLANTERS                                 | NO       |                   |           |
| DECK-O-DRAIN                             | NO       | FT                |           |
| APPROX GALLONS                           | 10,200   |                   |           |
| PUMP G.P.M.                              | 55       |                   |           |
| APPROX. TURNOVER TIME                    | HR. 3    | MIN. 45           |           |

Vacuum Line



J-Box

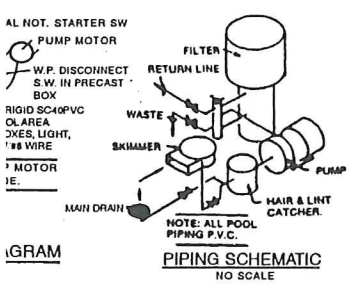
Equipment

4-COLOR LEASE KIT

DEC 15 2000

**RULES FOR POOLS**

- INSTRUCT BABY-SITTERS ABOUT POTENTIAL POOL HAZARDS TO YOUNG CHILDREN AND ABOUT THE USE OF PROTECTIVE DEVICES SUCH AS DOOR ALARMS AND LATCHES. EMPHASIZE THE NEED FOR CONSTANT SUPERVISION.
- DURING SOCIAL GATHERINGS AT OR NEAR A POOL APPOINT A "DESIGNATED WATCHER" TO PROTECT YOUNG CHILDREN FROM POOL ACCIDENTS. ADULTS MAY TAKE TURNS BEING THE WATCHER OTHERWISE, ADULTS MAY BECOME PREOCCUPIED AND ASSUME SOMEONE ELSE IS WATCHING THE CHILDREN.
- IF A CHILD IS MISSING, CHECK THE POOL FIRST. SECONDS COUNT IN PREVENTING DEATH OR DISABILITY. GO TO THE EDGE OF THE POOL AND SCAN THE ENTIRE POOL BOTTOM AND SURFACE, AS WELL AS THE POOL AREA.
- DO NOT ALLOW A YOUNG CHILD IN THE POOL WITHOUT AN ADULT.
- DO NOT CONSIDER YOUNG CHILDREN TO BE DROWN-PROOF BECAUSE THEY HAVE HAD SWIMMING LESSONS OR ARE WEARING A LIFE JACKET.
- LEARN CPR (CARDIOPULMONARY RESUSCITATION) BABY-SITTERS AND OTHER CARETAKERS, SUCH AS GRANDPARENTS AND OTHER SIBLINGS, SHOULD ALSO KNOW CPR.
- KEEP RESCUE EQUIPMENT BY THE POOL. BE SURE A TELEPHONE IS POOL SIDE WITH EMERGENCY NUMBERS POSTED NEARBY.
- REMOVE TOYS FROM IN AND AROUND THE POOL WHEN IT IS NOT IN USE. TOYS CAN ATTRACT YOUNG CHILDREN TO THE POOL.
- NEVER PROP OPEN THE GATE TO A POOL.
- NO RUNNING, PUSHING, WRESTLING OR DISTURBANCE IN THE POOL AREA. NO CHEWING GUM PERMITTED IN THE POOL AREA (RED CROSS SAFETY SUGGESTION FOR THE PREVENTION OF CHOKING).
- DON'T LET LONG HAIR GET NEAR A POOL OUTLET. THE SUCTION CAN CAUSE HAIR OR BODY ENTRAPMENT AND DROWNING.
- HAVE A FIRST AID KIT AT POOL SIDE.
- NEVER SWIM ALONE.
- NO JUMPING OR DIVING IN THE SHALLOW AREA OF THE POOL.
- DON'T ALLOW CHILDREN TO PLAY AS THOUGH THEY ARE DROWNING - A FALSE ALARM MIGHT DELAY A RESCUE IN THE EVENT OF A REAL EMERGENCY.
- WHEN DIVING, ALWAYS ENTER THE WATER WITH YOUR ARMS EXTENDED FIRMLY OVERHEAD AND KEEP YOUR HANDS TOGETHER TO PROTECT YOUR HEAD. DIVING INTO SHALLOW WATER CAN RESULT IN CERVICAL SPINE INJURIES CAUSING PERMANENT PARALYSIS. NEVER DIVE INTO AN ABOVE-GROUND POOL.
- AVOID THE USE OF ALCOHOL OR OTHER DRUGS AROUND WATER.



|                 | YES                                 | NO                                  |
|-----------------|-------------------------------------|-------------------------------------|
| BRICK LTM WHITE | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 2 X 6           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 6 X 6           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| SHEET TILE      | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| OVERPOUR        | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

OWNERS HEREBY ASSUME AND AGREE TO THE PROVISIONS OF THE CONTRACT FOR POOL CONSTRUCTION, AND APPROVE THESE PLANS WHICH ARE MADE A PART OF THAT CONTRACT.

OWNER/ AGENT SIGNATURES:

DATE:

JOB# MAT-8-9-1-M



SWIMMING POOL FOR:  
MIKE ADAMIAS  
1722 COLONIST DR. N.  
FT. PIERCE, FL 34944  
385-3984 R.P. #003570