

BOARD OF ADJUSTMENT AGENDA

Board of Adjustment Regular Meeting - Thursday, April 28, 2016 - 6:00 p.m.
City Hall - City Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida

1. **CALL TO ORDER**
2. **PRAYER and PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **CONSIDERATION OF ABSENCES**
5. **CERTIFICATION OF ALTERNATE MEMBER(S)**
6. **APPROVAL OF MINUTES**
 - a. Minutes of the January 28, 2016 meeting.
7. **NEW BUSINESS**
 - a. Variance - 1722 Coconut Drive
8. **DISCUSSION / OTHER BUSINESS**
9. **ADJOURNMENT**

Any person seeking to appeal any decision by the Board of Adjustment with respect to any matter considered at this meeting is advised that a record of proceedings is required in any such appeal and that such person may need to insure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

Persons who require special accommodations under the Americans with Disabilities Act (ADA) should contact the Planning Department at (772) 467-3729, at least five (5) days prior to the meeting. Persons who are hearing or speech impaired may use the Florida Relay System by dialing 711.

Planning Board of Adjustment

Meeting Date: 04/28/2016

Information

REQUESTED ACTION

Minutes of the January 28, 2016 meeting.

LOCATION

RESPONSIBLE STAFF

RECOMMENDATION

Attachments

Board of Adjustment Minutes 1/28/2016

Form Review

Form Started By: Alicia Rosenthal

Final Approval Date: 03/25/2016

Started On: 03/08/2016 10:01 AM

DRAFT

BOARD OF ADJUSTMENT AGENDA

Board of Adjustment Regular Meeting - Thursday, January 28, 2016 - 6:00 p.m.
City Hall - City Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida

1. CALL TO ORDER

2. PRAYER and PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present: **Bennie Clark; Joyce Calvert; James Crist; Chairman Bret McCain**

Absent: **William Nunn**

Staff Present: **Kori Benton, Senior Planner**
Alicia Rosenthal, Administrative Assistant

Attendees: **Steve McCain, Assistant City Attorney**

4. CONSIDERATION OF ABSENCES

Motion was made by James Crist, and seconded by Bennie Clark to excuse the absence of Mr. Nunn.

AYE: Joyce Calvert, James Crist, Bennie Clark, Chairman Bret McCain

Passed

5. CERTIFICATION OF ALTERNATE MEMBER(S)

Ms. Rosenthal stated there are no alternates available for the meeting and Mr. Nunn will be moved up from an alternate member to a regular member.

Mr. Benton stated Mr. Clem Benton has resigned from the Board after 30 plus years of service and the City is seeking applications for two alternates to the Board.

Mr. McCain stated the alternate who has served the most time in that position is elevated up to fill the seat created by any vacancy due to resignation, death etc.

6. APPROVAL OF MINUTES

a. Minutes of the July 23, 2015 meeting

Motion was made by Bennie Clark, and seconded by Joyce Calvert to approve the minutes from the July 23, 2015 meeting.

AYE: Bennie Clark, Joyce Calvert, James Crist, Chairman Bret McCain

Passed

7. NEW BUSINESS

a. Variance - Hayek Residence - 1705 Rio Vista Drive

Mr. Benton gave an overview of the application and answered questions from the Board.

Mr. McCain explained to the applicant, Mr. Hayek, that the concurring vote of four members of the Board shall be necessary to grant an application for a Variance. Mr. Hayek asked if a five member Board would be a simple majority vote. Mr. McCain explained 4 out of the 5 votes are needed to receive approval for a Variance. Mr. McCain asked Mr. Hayek if he wanted to proceed or continue with the matter at a meeting in which five members can attend.

Mr. Hayek provided additional information on the Variance and stated there are a number of houses on Rio Vista that have exceeded lot coverage.

Mr. McCain asked Mr. Benton if the similar cases that Mr. Hayek spoke about, came before the Board of Adjustment for a Variance and if the Variance applications were approved. Mr. Benton said the Variance applications were approved.

Motion was made by Bennie Clark, and seconded by James Crist to approve the Variance based on Section 22-108 of the City Code.

AYE: **James Crist, Joyce Calvert, Bennie Clark, Chairman Bret McCain**
Passed

8. DISCUSSION / OTHER BUSINESS

Ms. Calvert asked about the absence of Ms. Beavin. Mr. Benton stated that Ms. Beavin resigned several months ago.

Mr. Benton said that due to limited staff resources, Board of Adjustment meeting packets will need to be retrieved from City Hall.

9. ADJOURNMENT

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Planning Board of Adjustment

Meeting Date: 04/28/2016

Information

REQUESTED ACTION

Variance - 1722 Coconut Drive

LOCATION

1722 Coconut Drive

RESPONSIBLE STAFF

Kori Benton, Senior Planner

RECOMMENDATION

Approval

Attachments

Staff Report

Application

Variance Criteria - Response Statement

Site Aerial

Proposed Plan

Excerpts of 2000 Building Permit for Subject Enclosure

Form Review

Form Started By: Kori Benton

Started On: 04/21/2016 02:45 PM

Final Approval Date: 04/21/2016



CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

TO: Members of the City of Fort Pierce Board of Adjustment

THROUGH: Rebecca Grohall, AICP, Planning Manager

FROM: Kori Benton, Senior Planner

SUBJECT: Application for Variance
Reduction of Rear Yard (Setback) – Screen Enclosure
1722 Coconut Drive

DATE: April 21, 2016

STAFF REPORT

Owner/Applicant: Ralph & Tanis Tetrick
18990 SW 270th ST
Homestead, FL 33031

Requested Action: Approval of a Variance to deviate from Section 22-24(b)(2) of the Fort Pierce Code of Ordinances to reduce the required rear yard from twenty (20) feet to fifteen (15) feet to construct a screen enclosure, around an existing pool, within the required rear yard (setback).

Location: 1722 Coconut Drive

Lot Size: .31 acres

Current Zoning: R-1, Single-Family, Low Density Residential Zone

Staff Analysis:

In accordance with Article VIII of Section 22 of the City Code, the applicant is requesting the Board of Adjustment approve a variance to allow deviation from Section 22-24(b)(2) of the Fort Pierce Code of Ordinances to reduce the required rear yard from twenty (20) feet to fifteen (15) feet to construct a screen enclosure, around an existing pool, within the required rear yard (setback).

The subject site is located within the Jennings Cove Subdivision, which was platted in 1991. The lot, 2, is on the south side of the dredged boat channel, known as Jennings canal. This waterfront lot, along with all of the waterfront lots within the Jennings Cove Subdivision, features a riprap bank as opposed to a structurally defined bulkhead as featured by the properties across the canal. This configuration presents variable lot dimensions and depths.

The present home on the property was completed in 2001, featuring a modest swimming pool and accompanying deck within the rear yard. A screen enclosure was permitted, and constructed, to encompass the entire pool and surrounding deck. The screen enclosure was later destroyed during the 2004 hurricane events, and removed accordingly. The enclosure was never reconstructed, and the property sold in early 2016 to the applicant.

On March 4th, 2016, a permit was filed with the City of Fort Pierce, by the original contractor whom built the original screen enclosure, requesting to reconstruct a screen enclosure with the original footprint. Upon review, it was determined the proposed enclosure encroached within the required rear yard (setback), a distance of five (5) feet.

Section 22-24(b)(2) of the City Code requires rear yards of waterfront lots, within the R-1, Low Density Residential Zone, be a minimum of twenty (20) feet in depth. A minor exception to this established regulation is provided for screen enclosures by City Code Section 22-92. - Projections from buildings into yards, as follows:

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...”.

The exception noted would allow for the rear setback for the proposed structure to be reduced to seventeen and a half (17.5) feet, however the north parameter of pool deck is fifteen (15) feet from the rear property line. Subsequently, the applicant is requesting a variance to reduce the rear yard (setback) requirement and additional two and a half (2.5) feet to fifteen (15) feet for the replacement screen enclosure. The side setbacks, height, and lot coverage remain compliant with the proposed structure. The screen enclosure would feature a pervious roof, and remain partially transparent.

Variance Criteria

The following criteria are specified in Section 22-108 of the City Code, which must be satisfied in order for a variance to be granted:

1. Special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same zoning district;
2. The special conditions and circumstances do not result from the actions of the applicant;
3. The literal interpretation of the provision of the zoning ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the ordinance and would result in unnecessary and undue hardship on the applicant;
4. The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure;

5. The granting of the variance will be in harmony with the general intent and purpose of the ordinance and such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

The applicant, in the attached application and supporting documents, presents responses to the above-referenced criteria, centered upon the circumstances of the previously approved screen enclosure and the existing pool.

The request to replace the screen enclosure, which was permitted and constructed in 2001, under the same regulations existing today, presents a unique situation as the City previously reviewed and authorized a structure within the required rear yard (setback). It's presumed that reviewing staff may have overlooked the fact that the property is waterfront, which increases the rear yard from a variable seven (7) / fifteen (15) foot setback combination to twenty (20) feet. In reviewed the circumstances regarding the request, and the type of structure presented, the reduction in the rear yard for this particular structure presents a valid case consistence with the criteria for granting a Variance, and minimal opportunity for adverse impacts to adjacent neighbors.

Property Owner Response Summary:

A total of 7 notifications were mailed to abutting property owners. As of April 21, 2016, 3 responses have been received in favor, and 0 in opposition. An updated recording of responses will be provided to the Board at the hearing.

Staff Recommendation:

The characteristics associated with the presented Variance and the applicant's application are consistent with the criteria specified in Section 22-108 of the City Code and the developed character of the neighborhood, therefore staff recommends that the Board of Adjustment approve the variance.



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

SAME

Property Owner(s) 1722 COCONUT DR

Applicant/Representative, Title, Company

Street Address FT. PIERCE FL. 34949

Street Address

City State Zip 305-772-4440

City State Zip

Phone Number RTETRIK @ BELLSouth.net

Phone Number

Email Address

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 as identification.

Signature of Notary



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

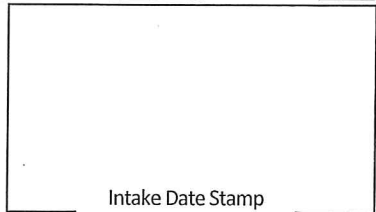
Pre-Application Meeting Date _____ Fees _____ Control # _____ B. Permit # _____

Intake Planner _____

Planner Assigned _____

Approved By _____ Date _____

Comments _____



Intake Date Stamp

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:

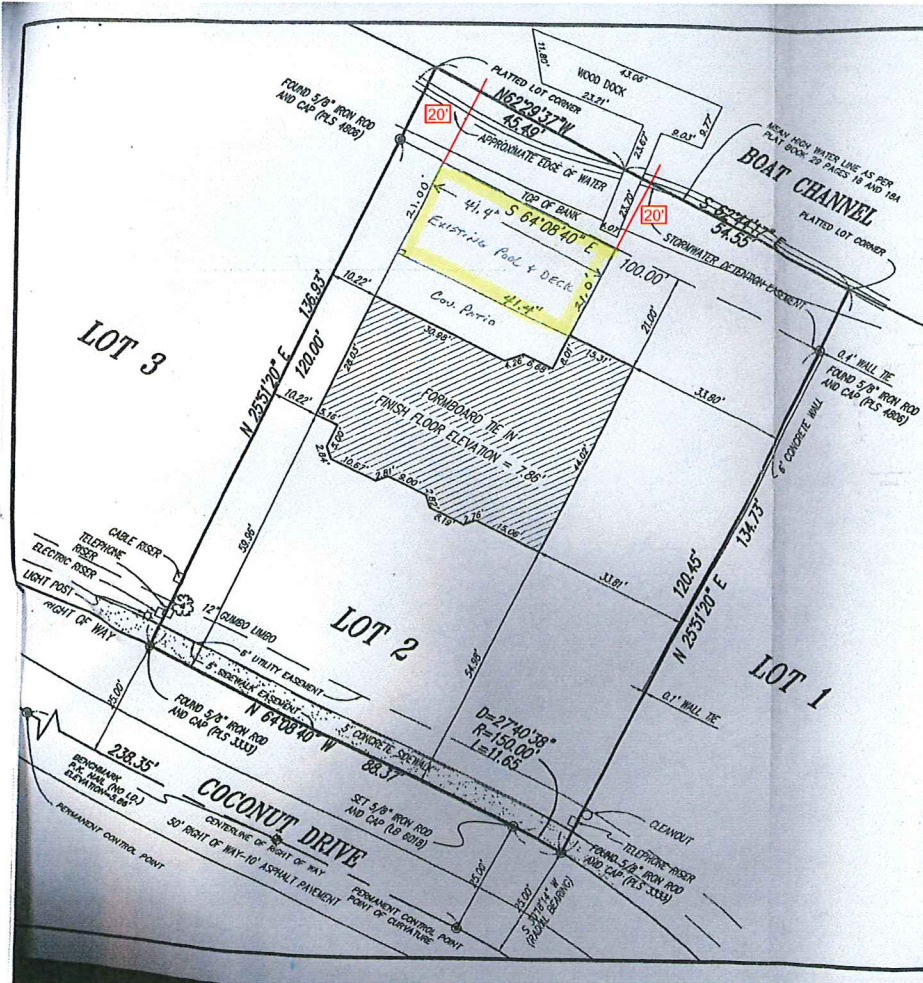
Sec. 22-24. - Single-Family Low Density zone (R-1).

- (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.

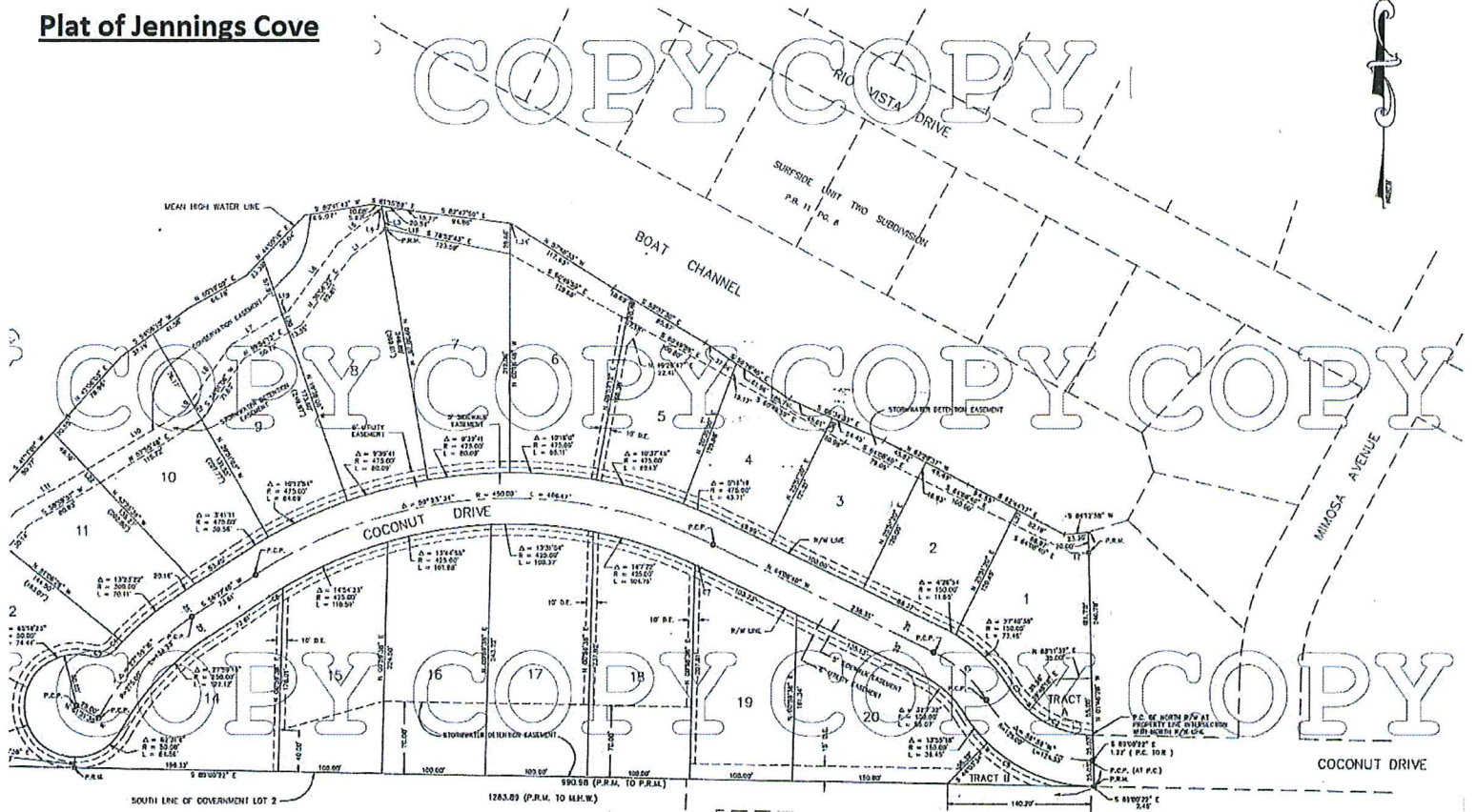
781 HE DIXIE HIGHWAY
 JENSEN BEACH, FLORIDA 34957
 PHONE 561-334-0868

SHEET 1 OF 1
SCALE: 1" = 30'
DATE: 03-13-93
F.L.S. 3209
JOB NO. 3209
REVISIONS
7-24-00 FORW. BOARD TIE IN

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

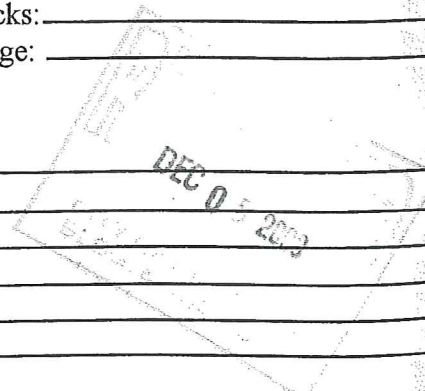
Approved as Noted

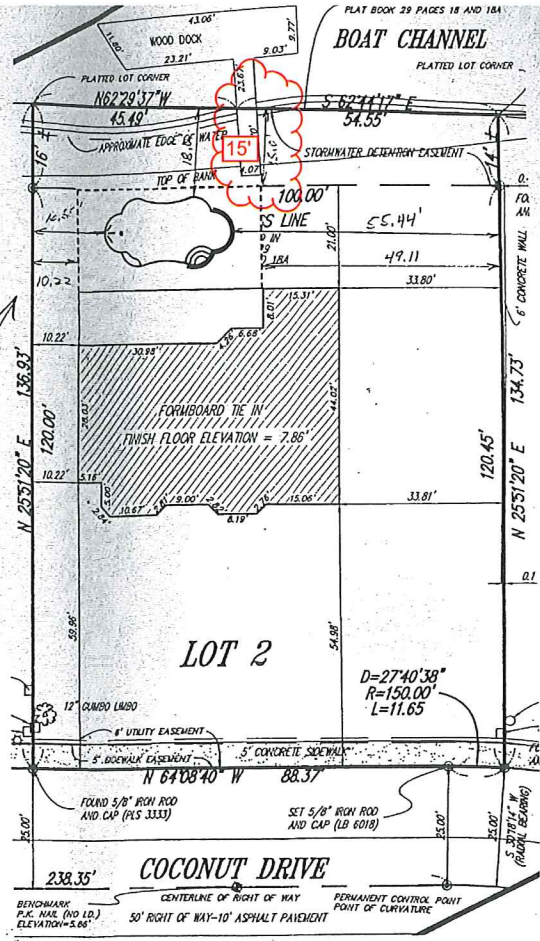
Rejected

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:

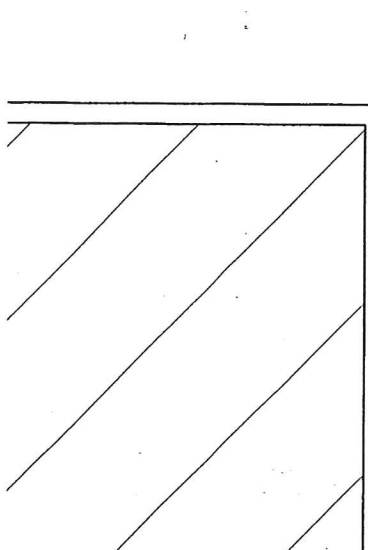




MIN. DEPTH	3'-0"	MAX. DEPTH	6'-0"
SHAPE	SEASHORE	ELEVATION	+2 1/4'
DIRT FROM EXCAVATION: HAUL			
LEAVE		LEAVE & SPREAD	
LEAVE-MOVE-THEN SPREAD			
EXTRA FILL & COMPACTION			
JOB ENTRANCE LEFT SIDE			
TILE	SR-200	INT. FINISH	SKY BLU
STEP TILE	G-590		
FILTER	1006PM	PUMP	PINNACLES
MOTOR H.P.	1	TIME CLOCK	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	

LOT 2, JENNINGS CIRCLE

Vacuum Line



J-Box

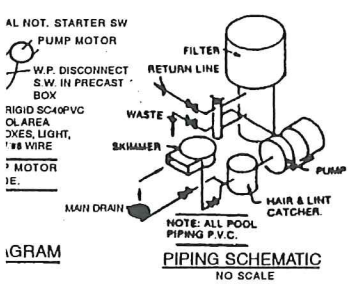
Equipment

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 COLONIAL DR. N.
 FT. PIERCE, FL 34944
 385-3984 R.P. #003570

1. Describe those conditions peculiar to the specific property and not applicable to other lands, structures, or buildings in the same zoning district.

The conditions that are specific to 1722 Coconut Dr., Ft. Pierce are as follows:

- a. Each lot in Jennings Cove is a different size ranging from a size of 88 ft. X 120 ft. to 80 ft. X 248 ft. The lot at 1722 Coconut Dr. is one of the smaller lots.
- b. Each house in Jennings Cove is a custom home and none are alike.
- c. The house at 1722 Coconut was permitted and built in 2001 with a pool and pool enclosure. In 2004 a hurricane destroyed the enclosure and the owner at the time did not reinstall the enclosure. When the house was purchased in 2016, the new owner saw that an enclosure had existed in the past and proceeded down the path of permitting and reinstalling the enclosure. That was when it was discovered that the original permit was approved in error.

2. Does special conditions or circumstances result from actions other than that of yours? Please explain

The special conditions or circumstances that lead to the current conditions are:

- a. The original owner built a house, pool and pool enclosure in 2001. At that time all permits were reviewed and approved by the City of Ft. Pierce.
- b. The original screen enclosure was destroyed by a hurricane in **2004** and not reinstalled at that time.
- c. When the house was purchased in 2016 the previous owner and contractor both stated that a screen enclosure could be reinstalled because it was permitted and approved in 2001.

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.

The undue hardships that would result in the literal interpretation of the code are as follows:

- a. In the evenings without an enclosure the insects such as sand fleas and mosquitoes reduce the time that the pool and patio can be enjoyed.
- b. If a literal interpretation of the code is followed and no variance is approved the screen enclosure would land at the edge of the pool and not at the edge of the patio. This would not allow you to walk around the pool on the north side and you could not climb out of the pool on the north side because the screen would be in the way.

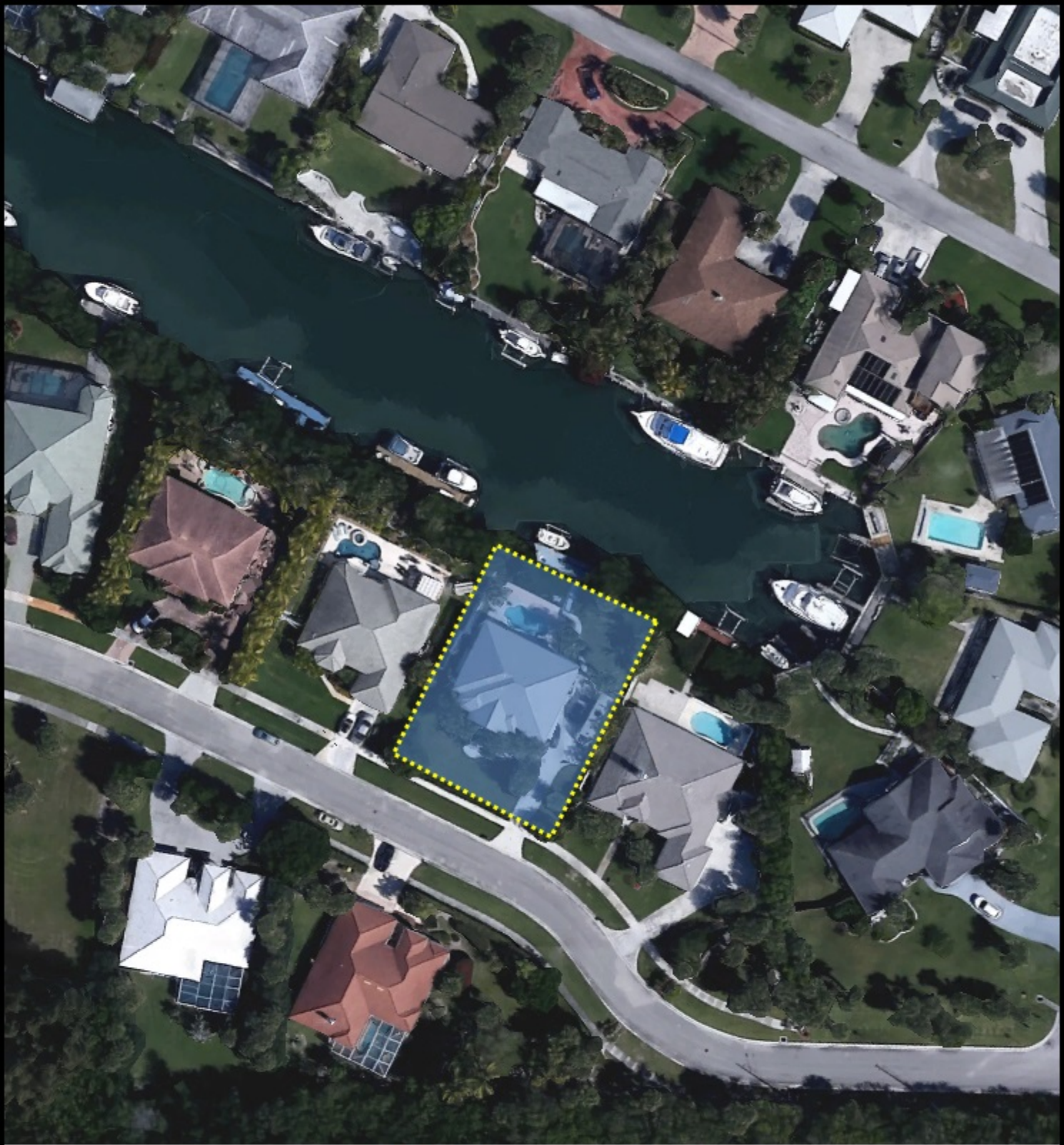
4. What is the minimum variance that would give the reasonable use of the land, building, or structure?

The minimum variance that I would like is the variance that allows the enclosure to be reinstalled in its original location that was permitted and approved in 2001.

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 will not impair the intent of the zoning ordinance or be detrimental to the public because:

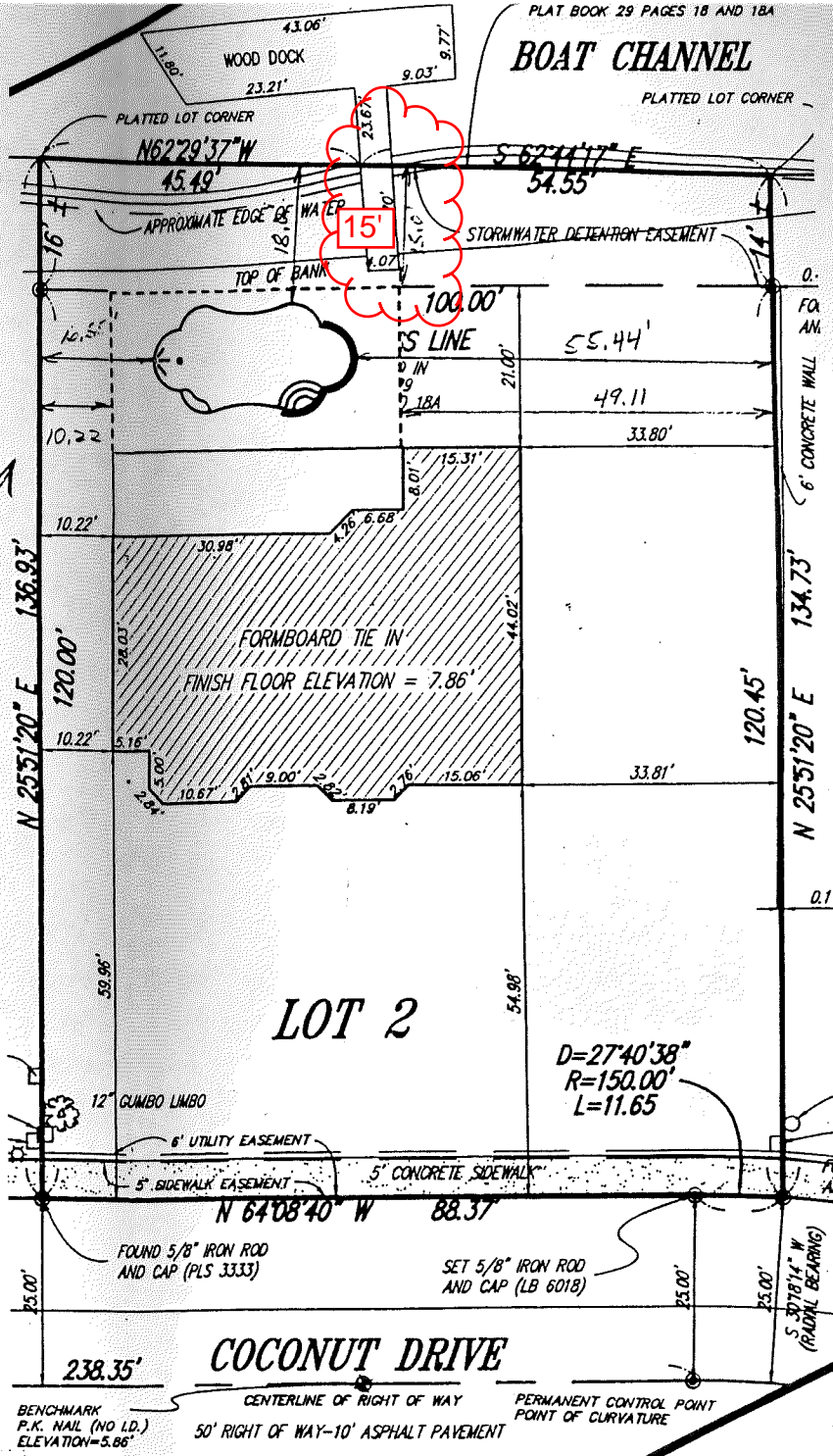
- a. The variance will return the property to its as built condition which was approved in 2001.
- b. The enclosure will not encroach on any public or private property.
- c. I have spoken with the neighbors on both sides and they have not expressed any objections to the enclosure.



1722 Coconut Drive

Site Aerial



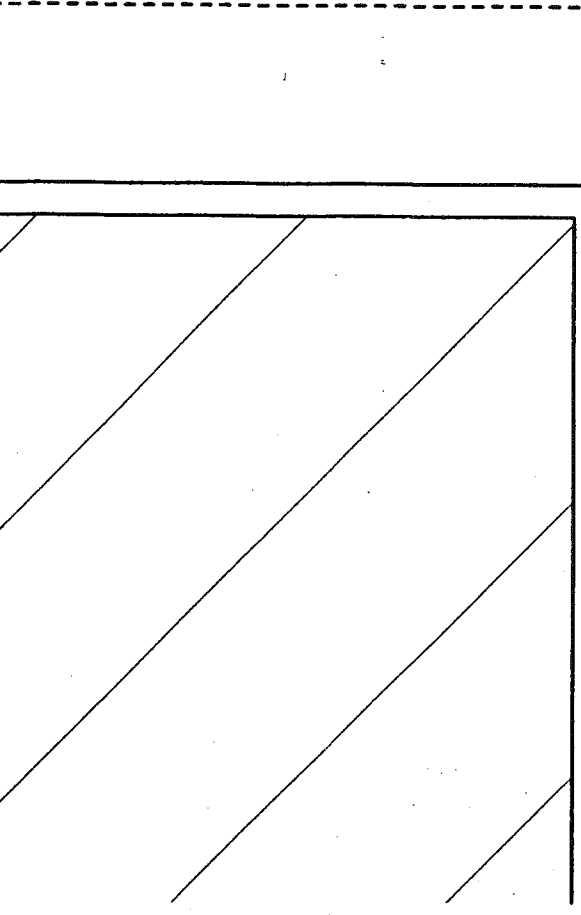


MAX WIDTH _____ MIN. DEPTH 3.0' MAX. DEPTH 6.0'
 SHAPE SEASHELL ELEVATION +2 1/4'
 DIRT FROM EXCAVATION: HAUL _____
 LEAVE _____ LEAVE & SPREAD _____
 LEAVE-MOVE-THEN SPREAD _____
 EXTRA FILL & COMPACTION _____
 JOB ENTRANCE LEFT SIDE
 TILE SR-200 INT. FINISH SKY BLUE
 STEP TILE G-590
 FILTER 1006PMM PUMP Pinnacle
 MOTOR H.P. 1 TIME CLOCK 1
 J BOX _____
 LIGHT _____ TRANSFORMER 1
 MAIN DRAIN _____ SKIMMER _____
 INLETS 4 THERAPY 0
 SWIM O. OR LADDER SWIM OUT
 HANDRAIL NO
 DIVE BD _____ SLIDE NO
 HEATER NO TANK NO
 VAC. HEAD _____ VAC. HOSE _____
 VAC. POLE _____ BRUSH _____
 LEAF SKIMMER _____ TEST KIT _____
 CHLORINATOR IN-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 _____
 SCREEN ENCLOSURE YES FOOTERS N/A
 ELECTRICAL HOOKUP By OWNER
 PATIO By OWNER COLOR _____
 EXISTING PATIO N/A TERMITE YES
 PLANTERS _____
 DECK-O-DRAIN NO FT _____
 APPROX GALLONS 10,200
 PUMP G.P.M. 55
 APPROX. TURNOVER TIME _____ HR. 3 MIN. 45

ACCESS

LOT 2, JENNINGS COVE

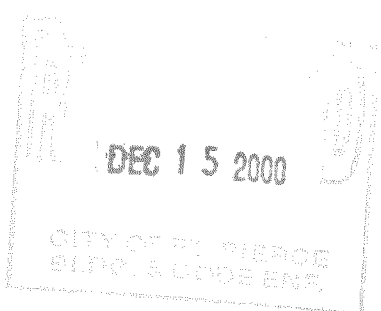
Vacuum Line



J-Box

Equipment

4-COLOR LEASE KIT



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.

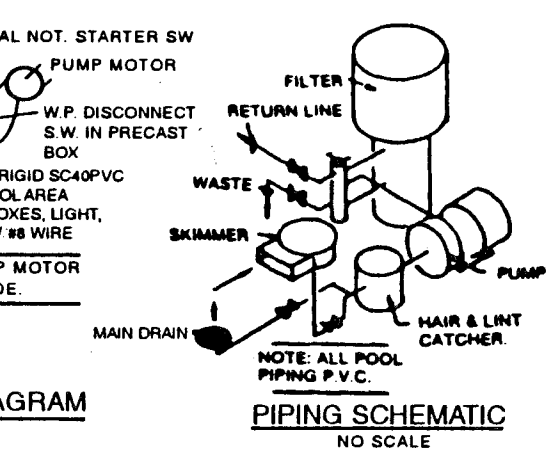
OWNER/ AGENT SIGNATURES:

DATE: Job# MAT-8-9-1-M



SWIMMING POOL FOR:

MIKE ANASTAS
 1722 COLONIST DRIVE
 FT. PIERCE, FL 34949
 285-3984 R.P. #0035370





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:

