

## **BOARD OF ADJUSTMENT AGENDA**

Board of Adjustment Regular Meeting - Thursday, August 31, 2017 - 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)/EXCUSE NON VOTING ALTERNATE(S)**
6. **APPROVAL OF MINUTES**
  - a. Minutes from the July 27, 2017 meeting
7. **NEW BUSINESS**
  - a. Special Exception - Weiner Residence - 221 Fernandina Street
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: 08/31/2017

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Information

REQUESTED ACTION

Minutes from the July 27, 2017 meeting

LOCATION

RESPONSIBLE STAFF

RECOMMENDATION

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Attachments

Board of Adjustment Minutes 7.27.17

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**Form Review**

Form Started By: Alicia Rosenthal

Final Approval Date: 08/09/2017

Started On: 08/03/2017 03:01 PM

# DRAFT



CITY OF FORT PIERCE  
**BOARD OF ADJUSTMENT**

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**Board of Adjustment Minutes**

**OF THE REGULAR MEETING OF THE FORT PIERCE CITY BOARD OF ADJUSTMENT HELD ON THURSDAY, **JULY 27, 2017**, IN FORT PIERCE CITY HALL, COMMISSION CHAMBERS, 100 NORTH US HIGHWAY 1, FORT PIERCE, FLORIDA.**

**1. CALL TO ORDER**

**2. PRAYER and PLEDGE OF ALLEGIANCE**

**3. ROLL CALL**

Present: **James Crist; Bennie Clark; Ryan Collins; Joyce Calvert; Rebecca Isaac; Bret McCain, Chairman**

Absent: **William Nunn**

Staff Present: **Iola Mosley, Senior Assistant City Attorney  
Rebecca Grohall, Planning Director  
Brandon Creagan, Planner  
Alicia Rosenthal, Executive Assistant**

**4. CONSIDERATION OF ABSENCES**

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

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

**5. CERTIFICATION OF ALTERNATE MEMBER(S)**

Mr. Collins was made a regular voting member for the meeting.

**6. APPROVAL OF MINUTES**

- a. Minutes from the April 27, 2017 meeting

**Motion was made by Bennie Clark, and seconded by Ryan Collins to approve the minutes from the April 27, 2017 meeting.**

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

**7. NEW BUSINESS**

**a. Special Exception - Eaton Residence - 1611 Binney Drive**

Mr. Creagan gave an overview of the application and answered questions from the Board. No one spoke for or against the application.

**Motion was made by James Crist, and seconded by Ryan Collins to approve the request as is.**

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

**8. ELECTION OF CHAIR AND VICE-CHAIR**

Ms. Calvert nominated Mr. McCain for Chair. Mr. McCain nominated Mr. Crist for Chair. Mr. Crist declined the nomination. Mr. Clark recommended to keep the Chair and Vice-Chair the same.

**Motion was made by Bennie Clark, and seconded by James Crist to keep the Chair as Mr. McCain and Vice-Chair as Ms. Calvert.**

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

**9. DISCUSSION / OTHER BUSINESS**

Ms. Rosenthal stated the August 24, 2017 Board of Adjustment meeting is being moved to August 31, 2017.

Chairman McCain explained the Commission was considering abolishing the Board of Adjustment but they elected to keep the Board. Mr. Crist asked the reason why the Board was going to be eliminated.

Ms. Grohall explained the current city attorney was looking at an alignment of the boards and their duties and all of the boards that serve in a quasi-judicial capacity were looking at being shifted to a Special Magistrate for the hearings. Ms. Grohall went on to say that the city has been challenged in the past on some of their decisions that boards have made, so to try to make certain that the boards are having the best possible decisions, the Commission was looking at unitizing a magistrate. Since the Commission voted to keep the Board of Adjustment in tact, next month there will be training on Quasi-Judicial procedures and how to hold a technically sound public hearing.

Mr. McCain stated he was not pleased with the manner in which the consideration of the Board elimination was conducted and it seemed like it was a decision that was made in haste. Chairman McCain said he does not feel an attorney is most qualified, from their legal

training, for the types of cases the Board heres. Chairman McCain stated he received a document, after the hearing, about the abolishment and consolidation of the Boards that was considered at one point.

Ms. Grohall stated the consideration of the Board elimination did go to a Conference Agenda and the letters went out to the Board two weeks prior to the public hearing date.

Chairman McCain stated the letter was dated Wednesday, postmarked Thursday and he received the letter on the Friday before the meeting on Monday. Chairman McCain said the information was known well in advance and the Board was blindsided. Chairman McCain also mentioned that it is a good experience for alternates, especially new alternates, to participate in the discussions and not be removed from the dias.

Ms. Mosley said the city ordinance that is currently in effect, Section 2.2-201, says the individuals that are designated as alternate members shall neither discuss, deliberate or vote on a matter unless they are certified as a replacement.

Chairman McCain asked what the Commission's intent was on alternate members are not able to discuss applications.

Ms. Grohall said she does not think it is a recent addition to the code and she thinks it goes back to the Attorney General's office. There guidance is that alternates who are not sworn in to be voting alternates, should not be participating in the discussion, in the event they sway another member because ultimately they are not voting. Ms. Grohall stated the alternates are welcome to sit in the audience and participate under public comments but they are not to participate from the dias because it could effect the outcome of the vote.

Ms. Grohall stated alternates need to attend the meeting because it is never known what can happen with the regular members. The regular members may indicate they are going to be in attendance at the meeting and as things arise they may not be able to attend, in which case the alternate needs be present for attendance and at that time it will be known if the alternates are needed and after that the non-voting alternate(s) will be excused.

## **10. ADJOURNMENT**

## **Planning Board of Adjustment**

Meeting Date: 08/31/2017

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### Information

#### REQUESTED ACTION

Special Exception - Weiner Residence - 221 Fernandina Street

#### LOCATION

221 Fernandina Street

#### RESPONSIBLE STAFF

Brandon Creagan, LEED Green Associate, Planner

#### RECOMMENDATION

Approval of the Special Exception

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### Attachments

Planning Staff Report

Site Aerial

Application for Special Exception

Variance Approval March 1, 2002

Site Plan & Building Plans

Zoning Map

Site Plan Visual

Proof of Publication

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### **Form Review**

Form Started By: Brandon Creagan

Started On: 08/23/2017 04:23 PM

Final Approval Date: 08/24/2017



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

**THROUGH:** Rebecca Grohall, AICP, Planning Director

**FROM:** Brandon Creagan, LEED Green Associate, Planner

**RE:** **Application for Special Exception  
 Addition to a Non-Conforming Structure  
 221 Fernandina Street**

**DATE:** August 23<sup>rd</sup>, 2017

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**STAFF REPORT**

**Owner/Applicant:** Loretta Weiner  
 221 Fernandina Street  
 Fort Pierce, FL 34949

**Requested Action:** Approval for a Special Exception to expand a nonconforming structure by approximately 450 sq. ft.

**Location:** 221 Fernandina Street

**Parcel ID:** 2401-501-0204-000-5

**Zoning:** R-1, Single-Family Low Density Residential

**Surrounding Zoning:**

North	East	South	West
R-2	R-1	A2 (Aquatic)	R-1

**Future Land Use:** RL, Low Density Residential

**Parcel Size:** .33 acres

**Construction Date:** 1963

## Staff Analysis:

The subject single-family home was constructed in 1963 on South Hutchinson Island. The property owner is requesting to construct an approximately 450 sq. ft. open air patio with a roof over it. Previously there was a roof over a concrete pad, however the roof was recently demolished. Since the roof and concrete pad will expand to an area that was previously not covered, a Special Exception is required. The existing structure fails to meet the setback requirement of the western side yard as set forth by the R-1, Single-Family Low Density Residential District, classifying this structure as non-conforming. The structure also fails to meet the setback requirements on the eastern side of the property, but there is an approved Variance from March 1, 2002 that allowed the garage to encroach into the setback on that side.

The requested addition to the structure necessitates the review and approval of a Special Exception based on the main structure failing to meet City Code Section 22-24 (b)(2)b., which mandates that the minimum depth of the side yard shall be seven (7) feet, except on corner lots the minimum side yard depth on a street side will be fifteen (15) feet. The structure rests at a distance of 6.3 feet from the western property line. The Variance from March 1, 2002 allowed the construction of a garage that encroached on the eastern side yard setback and sits 5.9 feet from the side yard. This property is not a corner lot and therefore all structures must maintain at least a seven (7) foot distance from the side yard property line.

The proposed addition is intended to provide an open air patio with a roof over it to enhance the existing single-family home. This addition will not violate the established use and dimensional standards contained in City Code Section 22-24, Single-Family Low Density District (R-1).

The board of adjustment is authorized to permit the enlargement or alteration of a nonconforming structure, except any sign, as a special exception upon finding and determining the following:

- (1) The granting of the special exception will not adversely affect the public interests;
- (2) Such enlargement or alteration is in harmony with the purpose and intent of this chapter and all amendments thereof;
- (3) The enlargement or alteration, if allowed, will not violate any height, yard, setback, area or density limitations imposed by the zoning district in which the property is located, or if the enlargement or alteration would increase such violation, such enlargement or alteration would not adversely affect traffic flow, safety and control, pedestrian safety and convenience or visibility at any street intersections, drives, rights-of-way, curbcuts or crosswalks;
- (4) Such enlargements or alteration shall be compatible with adjacent properties and other properties within that zoning district;
- (5) If in a commercial, business or industrial zone, that adequate buffers are provided between such structures and adjacent residential areas;
- (6) That adequate off-street parking shall be provided for any multifamily, commercial, industrial or business use upon the property;
- (7) The enlargement or alteration will not increase gross floor area of the principal structure by more than fifty (50) per cent;

(8) The use of the structure prior to, and subsequent to, the granting of the request for the special exception shall be a semi-restricted use or permitted conditional use within the district in which the property is located;

(9) There will be adequate availability and access to, and for, public utilities as may be required.

**Public Notification:**

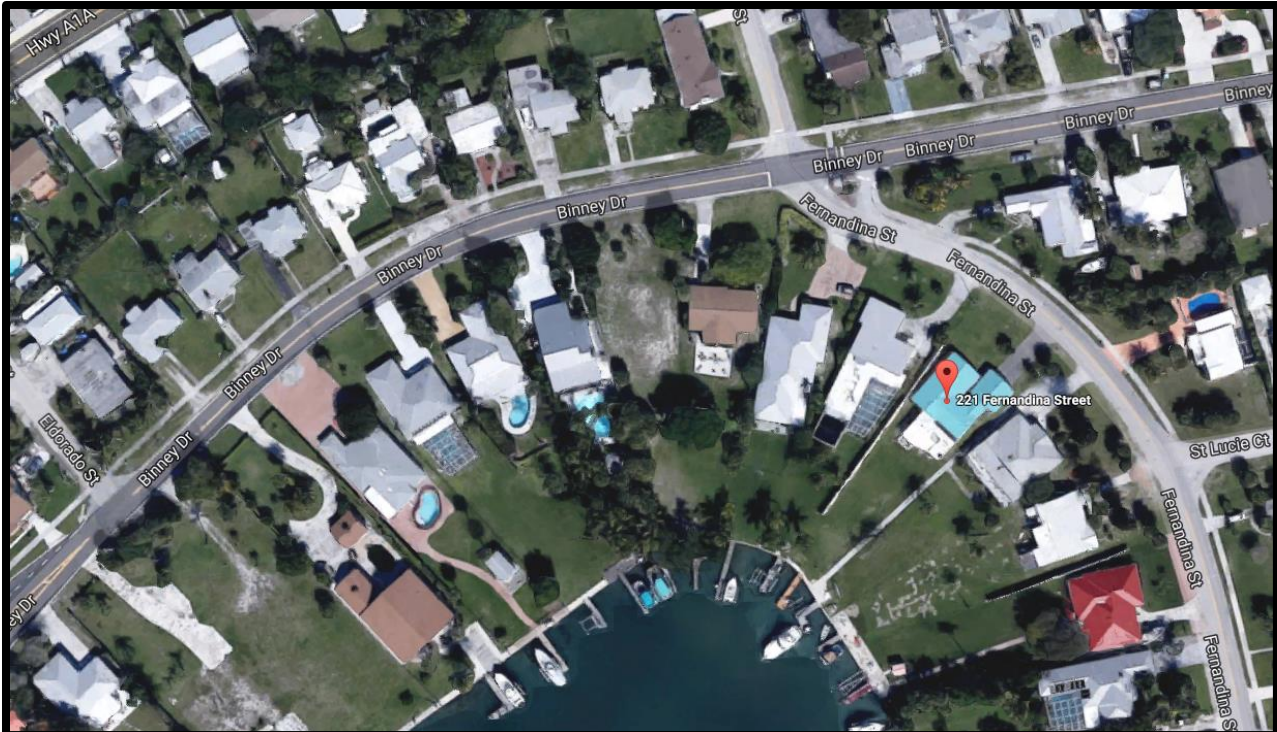
Pursuant to City Code 22-143 (b), notice by mail shall be given to property owners adjacent to the property where a Special Exception has been requested. 5 letters were mailed to adjacent property owners. As of August 23, 2017 four (4) letters in support have been returned to the Planning Department regarding the proposed Special Exception.

**Planning Board:**

Pursuant to City Code 22-102.1 (b), the Board of Adjustment shall confer with the City Planning Board on all applications for such Special Exception. At their August 8, 2017 meeting the Planning Board voted 10-0 to recommend approval of the Special Exception to the Board of Adjustment.

**Staff Recommendation:**

The proposed Special Exception meets the criteria specified in Section 22.102.1 of the City Code and is found to be consistent with the City's Comprehensive Plan; therefore, Staff recommends that the Board of Adjustment approve the request of this Special Exception.



THE SUNRISE CITY  
**FORT PIERCE**  
*Florida*

**Special Exception**  
**221 Fernandina Street**  
**Aerial Map**





**Special Exception**

Property address or Location 221 Fernandina St. Ft. Pierce 34949  
 Parcel ID #(s) 2401-501-0204-000-5  
 Project description Addition to a Single Family Home

Loretta Weiner  
 Property Owner(s)  
221 Fernandina St.  
 Street Address  
Ft. Pierce Fl. 34949  
 City State Zip  
349 - 275 - 6899  
 Phone Number  
lorettaweiner@yahoo.com  
 Email Address

Loretta Weiner  
 Applicant/Representative, Title, Company  
6410 Holatee Trail  
 Street Address  
SW Ranches Fl. 33330  
 City State Zip  
349 - 275 - 6899  
 Phone Number  
lorettaweiner@yahoo.com  
 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.*

[Signature]  
 Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY St. Johns  
 The foregoing instrument was acknowledged before me this 21st day of July, 2017, by  
Loretta Weiner who is personally known to me or has produced  
FL-12 as identification.

[Signature]  
 Signature of Notary

NOTARY PUBLIC  
 AMARIS ISABEL GIL  
 MY COMMISSION # FF 914194  
 EXPIRES: August 30, 2019  
 Bonded Thru Budget Notary Services  
 (seal)

**INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3729**

**TO BE COMPLETED BY STAFF**

Zoning	Future Land Use	Total Acres	Historic District	Historic Designation
R1	RL	.33	N/A	Contributing Individual Non-Contributing None

Pre-Application Meeting Date \_\_\_\_\_ Fees \$300 Control # \_\_\_\_\_ B. Permit # \_\_\_\_\_

Intake Planner \_\_\_\_\_  
 Planner Assigned \_\_\_\_\_  
 Approved By \_\_\_\_\_ Date \_\_\_\_\_  
 Comments \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Intake Date Stamp

# ☐ SPECIAL EXCEPTION

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

For Duplex:

- Verification of zoning prior to 1985 from City Clerk
- Complete, notarized application

Special Exception Type:

- Enlargement or Alteration of a Non-Conforming Structure
- Duplex as Special Exception

Structure	Size (sq. ft.)	Height	Use	Residential Units
Existing	2,790		SF	1
Proposed	3,240		SF	1

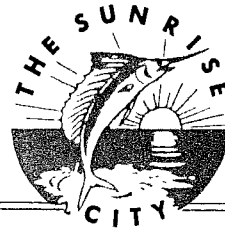
Surrounding Uses: (i.e. single family home, retail, industrial, etc.)

North	South	East	West
Single family	water	single family	single family

## Application Outlook



# CITY OF FORT PIERCE *Florida*



## DEPARTMENT OF DEVELOPMENT

City Hall • 100 North U.S. 1 • P. O. Box 1480 • Fort Pierce, Florida 34954-1480

Phone (561) 460-2200 • Fax (561) 466-5808

March 1, 2002

Mr. & Mrs. James Coker  
221 Fernandina Street  
Fort Pierce, FL34949

Re: **Variance to regulations governing side yard setback**

Dear Mr. & Mrs. Coker:

This is to formally advise you of action taken to your request for the Variances described above.

On Thursday, February 28, 2002, the Board of Adjustment of the City of Fort Pierce voted unanimously to approve the requested Variance. Specifically, the Board's action means that, you may proceed with the construction of your garage. Please bring a copy of this letter with you when applying for a building permit.

Thank you for your cooperation. If you have any questions, please contact this office at (561) 460-2200.

Sincerely,

Ramon Trias, AICP  
Director of Development

cc: City Manager  
Director of Building & Code Enforcement  
Permit Specialist

**VARIANCE REPORT**

**DATE (BOARD OF ADJUSTMENT) Thursday, February 28, 2002**

**REQUEST** request for variance from regulations governing side yard setback in order to construct a garage. Minimum requirement is seven (7) feet, proposing five feet 8 inches (5' 8").

**LOCATION** 221 Fernandina Street

**LEGAL** FT PIERCE BEACH S/D BLK 12 lot 14 (OR 1262-1995)

**ZONE** R-1

**OWNER** James & Sherry Coker

**APPLICANT**

**REPRESENTATIVE**

**LETTERS SENT TO PROPERTY OWNERS PRIOR TO CITY COMMISSION MEETING**

4	20%	1
		0
		0

**IN FAVOR**

**OPPOSED**

**DATE LETTERS MAILED** 2/4/02

**NO. OF LETTERS RETURNED BY POST OFFICE** \_\_\_\_\_

**AS OF** 2/25/02

- 
- ATTACHMENTS:**
1. Memo from City Planner
  2. Application w/Legal
  3. Site Plan

MEMORANDUM

TO: Fort Pierce City Board of Adjustment  
THRU: Director of Development  
FROM: City Planner  
SUBJECT: Variance Request  
DATE: February 28<sup>th</sup>, 2002

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General Information:

Owner / Applicant: James Coker  
Sherry Coker  
221 Fernandina Street  
Ft. Pierce, Fl. 34949

Requested Action: A variance from regulations governing the minimum side setback for a garage in the R-1 Zone.

Zoning: R-1, Single Family Low Density Zone

Location: 221 Fernandina Street

Regulations: Section 22-24(d)(2)b. "The minimum depth of the side yards shall be seven (7) feet,...."

The applicant is requesting a variance to the minimum side setback for a garage in the R-1 Zone. The proposed garage is to be five (5) feet and eight (8) inches from the side property line where seven (7) feet is required.

Analysis of the five criteria for granting variances

A variance may be granted only in the event that **ALL** of the following criteria are satisfied:

- 1. Special conditions and circumstances exist which are peculiar to the land, structure or buildings involved and which are not applicable to other lands, structures or buildings in the same zoning district.**

There appears to be no special conditions or circumstances existing.

**2. Special conditions and circumstances do not result from the actions of the applicant.**

There appears to be no special conditions or circumstances related to any actions of the applicant.

**3. The literal interpretation of the provisions 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.**

The literal interpretation of the provisions of the zoning ordinance does not deprive the applicant of rights commonly enjoyed by other properties in the same zoning district.

**4. The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.**

The variance appears to be the minimum variance that would make possible the reasonable use of the land and building.

**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 granting of this variance does not appear to be injurious to the area or otherwise detrimental to the public welfare of the City of Ft. Pierce.

**RECOMMENDATION:** Staff recommends approval to this application for a Variance.

(Items 1-4 & 6 a-g must be completed) Please type or use black ink.

1. Legal description of real property in the City of Fort Pierce, Florida, for which variance is being requested. Include property tax identification number. Lot 14, Block 12,  
of the Revised Map of Ft. Pierce Beach, as recorded in Plat Book 8,  
Page 29

240/50/0207005

2. Description of variance: REQUEST VARIANCE TO CONSTRUCT A TWO CAR GARAGE  
ON EAST SIDE OF LOT ~~14~~ LOT 14 TO INTRUDE ONE  
FOOT FOUR INCHES INTO MINIMUM SEVEN FOOT SETBACK.

3. Name of Owner(s): JAMES & SHERRY COLLETZ

4. Name of Applicant (if different from owner): SAME AS ABOVE

Signature of Applicant: [Signature]

Mailing Address: 221 FERNANDINA STREET

STREET NAME AND NUMBER

Ft. Pierce FLORIDA 34949 561-466-8311  
CITY STATE ZIP CODE PHONE NO.

5. Name of Representative: SAME AS ABOVE

Mailing Address: \_\_\_\_\_

STREET NAME AND NUMBER

CITY STATE ZIP CODE PHONE NO.

6. In order to determine whether your Application for Variance meets all the criteria in Section 22-108 of the City Code, please answer the following questions:

a. What type of exceptional questions exist and are they inherent in the land? \_\_\_\_\_

REQUEST TO ADD TYPICAL 2 CAR GARAGE

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

PIE SHAPED LOT

c. Do the special conditions and circumstances result from actions other than that of yourself? PIE SHAPED LOT

d. Explain how a literal interpretation of the ordinance would deprive you of commonly enjoyed property rights in that zoning district. Identify any undue hardships that would result in this interpretation. NEED VARIANCE TO ALLOW FOR MINIMUM SIZE 2 CAR GARAGE OF 22' WIDE AND SPACE BETWEEN NEW GARAGE AND EXISTING HOME FOR WATER RUN-OFF (DRAINAGE)

e. What would you consider to be the minimum variance that would give you the reasonable use of the land, building, or structure: ONE FOOT + FOUR INCH ENCROACHMENT OF SETBACK BETWEEN LOT 14 + LOT 13

f. Explain how your variance request does not impair the intent of the zoning ordinance: THERE WOULD STILL BE OVER FOURTEEN FEET BETWEEN RESIDENT STRUCTURES

g. What effect does your variance request have on the general public welfare: SHOULD HAVE NO EFFECT ON GENERAL PUBLIC WELFARE

TO BE COMPLETED BY CITY

Date Received \_\_\_\_\_ By \_\_\_\_\_

Fee Paid: \$ \_\_\_\_\_ Receipt No. \_\_\_\_\_



**St. Lucie County Property Appraiser Geographic Information Services**

**Real Property Record for Parcel Number: 240150102040005 Record Number: 1 of 1**  
**Location: 221 FERNANDINA ST FP ### Section: 01 Township: 35S Range: 40E**

Show Location Map

**Owner, Legal Description, Deed & Total Assessment**

<b>Name:</b> COKER, JAMES A <b>Name:</b> COKER, SHERRY F <b>Address:</b> 221 Fernandina St Fort Pierce, FL 34949-3535		<b>Legal:</b> FT PIERCE BEACH S/D BLK 12 LOT 1 4 (OR 1262-1995)		
<b>Book:</b> 1262	<b>Page:</b> 1995	<b>Sale Date:</b> 1999-11-10 00:00:00	<b>Sale Amt:</b> 170000	<b>Sale/FT:</b> 95.77/SqFt.
<b>Insp. Date:</b>	<b>By:</b>	<b>Date Valued:</b>	<b>Permits:</b> F92-001027	<b>Exempt:</b> 25000
<b>Land:</b> 112400	<b>Improve.:</b> 57200	<b>Class:</b> 0	<b>Total:</b> 139050	<b>Taxable:</b> 114050

**Neighborhood & Use**

<b>Subdiv Name:</b>	<b>Neighborhood:</b>	<b>Map-ID:</b>	<b>DOR Use:</b> 100
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**General Building Data**

<b>Imp. Type:</b> HD	<b>Class:</b> D	<b>No. Stories:</b> 1	<b>Year Built:</b> 1963 Eff: 1977	<b>Baths:</b> 2:	<b>Bedrms:</b> 2	<b>Pool:</b>	<b>Fplc:</b> N	<b>Air:</b> Y
<b>Living Area:</b> 1775 SqFt.		<b>Wall:</b> CB Plain						

**Building Perimeter Sketch and Photograph**

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**Improvements**

No.	Code/Cat	Size
1	BAS -BASE AREA	1775
2	UT6 -UTILITY/60	176
3	GR6 -GARAGE 60	312
4	OP3 -OPEN POR 30	60

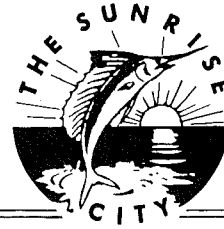
**Improvements / Extra Features**

No.	Code/Cat	Size	YR
1	DOK1-	88	1977
2	3CHT-	1	1977
3	3CHT-	1	1977

**Land Valuation**

No	Typ	Front or Unit	Depth	MktVal	AgrVal
1	0100-SF Res-FRFT	53.5	270.0	112350.0	

# CITY OF FORT PIERCE Florida



## DEPARTMENT OF DEVELOPMENT

City Hall • 100 North U.S. 1 • P. O. Box 1480 • Fort Pierce, Florida 34954-1480  
Phone (561) 460-2200 • Fax (561) 466-5808

February 1, 2002

Dear Property Owners:

James and Sherry Coker have submitted an application for a *Variance* to the regulations governing the side yard setback; 7 feet required; 5 feet 8 inches proposed, to construct a two car garage. Property is located at 221 Fernandina Street and is legally described as:

FT PIERCE BEACH S/D BLK 12 LOT 14 (OR 1262-1995)

There will be a public hearing before the Board of Adjustment of the City of Fort Pierce, Florida at the meeting which begins at 7:00 p.m., Thursday, February 28, 2002 in the 1<sup>st</sup> Floor Main Conference Room of City Hall, 100 N. U.S. #1, Fort Pierce, Florida. You are encouraged to attend the public hearing and to speak in favor of, or opposed to, the requested Variance. Whether you attend or not, we ask that you complete the form below and return it so that we receive it no later than February 28. The votes will be tabulated and reported to the Board of Adjustment. Thank you for your cooperation.

Sincerely,

Ramon Trias, AICP  
Director of Development

Re: Coker  
Variance to Side Yard Setback

No. \_\_\_\_\_

I approve of the Variance

I disapprove of the Variance

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

Please complete and return to:

City of Fort Pierce - Planning Dept.  
P.O. Box 1480  
Fort Pierce, FL 34954  
Or Fax (561)466-5808

2701501020400 05

Edith E Jones  
202 Fernandina St  
Fort Pierce, FL 34949-3534

1

Robbie J Self  
Kathleen R Lewis  
1731 Coral Cir  
Fort Pierce, FL 34949-3548

2

Mr David L Gaspar  
Mrs Michelle D Gaspar  
206 Fernandina St  
Fort Pierce, FL 34949-3534

3

~~Mr James A Coker  
Mrs Sherry F Coker  
221 Fernandina St  
Fort Pierce, FL 34949-3535~~

Mr R C Crotty Sr  
Mrs June P Crotty  
1422 Neptune Rd  
Kissimmee, FL 34744-4758

4

CITY OF FT PIERCE BLDG & CODE DIVISION  
P.O. BOX 148

FT PIERCE FL 34954

DATE: 1/30/02  
TIME: 15:39:58

RECEIPT #: 0000011140  
CASHIER: DAWN

MISCELLANEOUS RECEIPT

REFERENCE: AL COKER; 221 FERNANDINA ST

ITEM DESCRIPTION	PAID
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APPLICATION FOR VARIANCE	100.00
TOTAL AMOUNT PAID:	100.00
PAYMENT TYPE: CHECK	
CHECK NBR: 000005703	



**DOOR AND WINDOW BUCK FASTENING**

1 X BUCKS SHALL BE ATTACHED WITH CASE HARD NAILS @ 12" O.C. WITH THE DOORS AND WINDOWS FASTENED WITH TAPCONS PER PRODUCT REVIEW AFFIDAVIT WITH A MIN. OF 1-1/2" EMBEDMENT INTO CONCRETE (THROUGH FRAME) BUCK SHALL EXTEND BEYOND THE INTERIOR FACE OF THE FRAME PER 2014 FLORIDA BUILDING CODE WITH AMENDMENTS.

**OPTIONAL**

2 X BUCKS SHALL BE ATTACHED WITH 1/4" X 3-1/4" TAPCONS AT 12" O.C. WITH DOORS AND WINDOWS FASTENED WITH #10 WOOD SCREWS SPACED PER PRODUCT REVIEW AFFIDAVIT WITH A MINIMUM PENETRATION OF 1-1/4" INTO BUCK. BUCK SHALL EXTEND BEYOND THE INTERIOR FACE OF THE FRAME PER 2014 FLORIDA BUILDING CODE WITH AMENDMENTS.

**DRYWALL AND FURRING ATTACHMENT**

P.T. 1 X 2 FURRING @ 16" O.C. FASTENED WITH 1 1/2" CASE HARD NAILS @ 8" O.C.

1/2" DRYWALL FASTENED TO FURRING WITH 1 1/8" DRYWALL SCREWS @ 8" O.C. PERIMETER AND 12" O.C. FIELD.

5/8" DRYWALL FASTENED TO FURRING WITH 1 1/8" DRYWALL SCREWS @ 8" O.C. PERIMETER AND 12" O.C. FIELD.

**PRODUCT REVIEW**

PRODUCT	OPENING DESIGN PRESSURES (WORST CASE)	PRODUCT DESIGN PRESSURES	MANUFACTURER	MODEL#	APPRO VAL#	GLASS TYPE	ATTACHMENT METHOD
DOOR	ZONE 4-61.7 ZONE 5-74.1	-75	PST INDUSTRIES	FD-101	FL# 16-0629.17	IMPACT	3/4" TAPCONS @ 4" MIN. O.C., JAMBS (ALL); 13 1/4" MAX. FROM CORNERS AND 231/8" MAX. O.C. HEAD & SILL OF DOORS; 6" MAX. FROM CORNERS, 9" MAX. FROM ASTRAGAL CENTERS AND 20 7/8" MAX. O.C. HEAD & SILL OF SIDE LITES; 6" MAX. FROM CORNERS AND 24 3/4" MAX. O.C.
ROOFING	ZONE 1-54.1 ZONE 2-64.4 ZONE 3-52.1	-112.5	POLYGLASS	PEEL AND STICK	FL# 1654.1	N/A	ELASTIC 22 GA. RING SHANKS @ 6" O.C., 4" O.C. @ LAP SELF ADHERED ELASTOFLEX
DOOR	ZONE 4-61.7 ZONE 5-74.1	-65	MARVIN WINDOWS & DOORS	CUOH-NG-123 4036-2W COMBINATION	FL# 17635.8	IMPACT	#8 X 1-1/2" WOOD SCREWS @ 15" MAX. O.C., 6" ON CORNERS, MIN. EMBEDMENT OF 1-3/4" AND 3/4" DISTANCE TO EDGE
AWNING	ZONE 4-61.7 ZONE 5-74.1	-65	MARVIN WINDOWS & DOORS	CLAD AWNING OPERATOR	FL# 13180.1	IMPACT	#8 SCREWS @ 13" MAX. O.C., WITH 1-3/4" MIN. EMBEDMENT, 6" FROM CORNERS, SCREWS MUST BE A MIN. 3/4" FROM EA. EDGE OF THE BUCK
DOOR	ZONE 4-61.7 ZONE 5-74.1	-55	MARVIN WINDOWS & DOORS	CLAD ULTIMATE OUTSWING FRENCH DOOR	FL# 4089.14	IMPACT	#8 SCREWS @ MAX. 12" O.C. MIN. 6" O.C. HEAD AND SILL AND 12" O.C. JAMBS WITH A 1-3/4" MIN. EMBEDMENT

THE SEAL HEREON IS PROVIDED ONLY TO INDICATE OUR REVIEW AND APPROVAL FOR USE OF PRODUCTS LISTED FOR THIS STRUCTURE. THE ACCEPTANCE OF THESE PRODUCTS AND METHODS OF ATTACHMENT ARE BASED ENTIRELY UPON TEST DATA PROVIDED BY THE MANUFACTURERS, WHICH CARRIES ITS OWN ENGINEER'S CERTIFICATION AND IMPLIES NO WARRANTY OR GUARANTEE BY THIS OFFICE FOR THESE PRODUCTS.

**Certification for Design load Compliance**

- DESIGN CODE: Florida ~~RESIDENTIAL~~ code 2014 Edition w/20\_\_ supplements using ASCE 7-10
- Structure Design is:  Enclosed  Partially Enclosed  Open Building
- Risk Category:  I  II  III  IV Exposure Category:  B  C  D Adjustment coefficient: 1.2
- Design Wind Velocity: 115 mph ASD LRF End Zone Width 4 ft.
- Mean Roof Height: 12 ft. Roof Pitch: 12/12 Parapet 0 ft.
- Components & Cladding Design Pressure used: (PSF, based on Actual sq. ft. @ 3.0 MRH(worst case))
- Design Loads: Floor: 25 PSF Roof/Dead: 15 PSF Roof/Live: 20 PSF Balcony: N/A
- Deck: PSF Deck: PSF Stairs: PSF Fence: PSF Railing: PSF
- Were Shear Walls Considered for Structure?  Yes  Not applicable Explain Why Not:
- Is A Continuous Load Path provided?  Yes  Not applicable Explain Why Not:
- Design Soil Bearing Pressure: 2000 PSF

**STRUCTURAL NOTES:**

- STRUCTURAL LUMBER TO BE HEM-FIR #2 GRADE OR BETTER WITH 1000 P.S.I. MIN. FIBER STRESS VALUE.
- CONCRETE TO BE 3000 P.S.I. MIN. FOR BEAMS, COLUMNS, AND FILLED CELLS, CONCRETE SLABS AND FOOTINGS TO 2500 P.S.I. MIN.
- REINFORCING STEEL SHALL BE GRADE 60 OR BETTER WITH 30" MIN. LAP.
- CONCRETE COVER OVER REINFORCING STEEL:  
FOOTINGS 3"  
BEAMS 1-1/2"  
COLUMNS 1-1/2"
- FILL (SOIL) SHALL BE PLACED IN LIFTS NOT TO EXCEED 12" AND COMPACTED TO A MINIMUM OF 95% MODIFIED PROCTOR DENSITY.
- ALL COMPONENTS OF THIS STRUCTURE HAVE BEEN DESIGNED & SELECTED TO WITHSTAND WIND FORCES PER THE FLORIDA BUILDING CODE 2014 EDITION.
- DOOR & WINDOW ASSEMBLY COMPONENTS TO BE CERTIFIED BY MANUFACTURER FOR WIND FORCES PER THE FLORIDA BUILDING CODE 2014 EDITION PER WIND LOAD COMPLIANCE DESIGN PRESSURES.
- PRECAST / PRESTRESSED CONCRETE LINTELS TO HAVE 6" MINIMUM BEARING. SEE LINTEL SCHEDULE FOR ADDITIONAL INFORMATION.
- FOR METHOD OF ATTACHMENT OF DOORS & WINDOWS, SEE ATTACHED PRODUCT REVIEW AFFIDAVIT.

\*NOTE: ALL SIMPSON STRONG-TIE PRODUCTS IN CONTACT WITH TREATED LUMBER SHALL HAVE A MINIMUM 2-MAX COATING OR BETTER.

**NOTES:**

DRYWALL SHALL CONFORM WITH SECTION R702.3.1 OF THE FLORIDA BUILDING RESIDENTIAL CODE.

CERAMIC TILE IN TUB / SHOWER COMPARTMENTS SHALL CONFORM WITH SECTION R702.4 OF THE FLORIDA BUILDING RESIDENTIAL CODE.

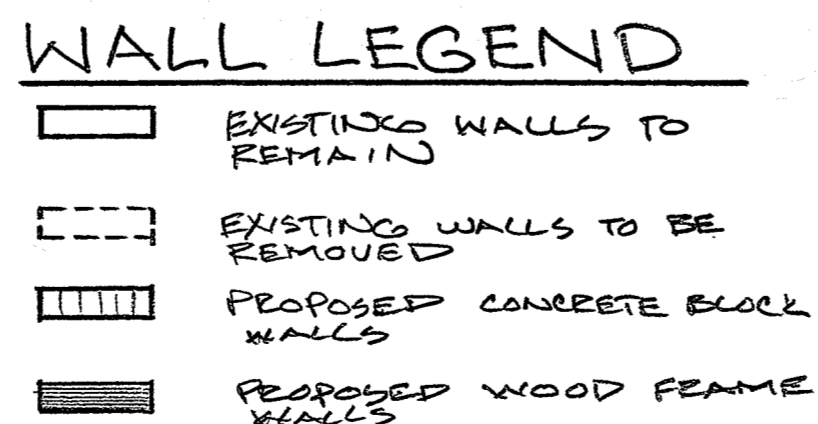
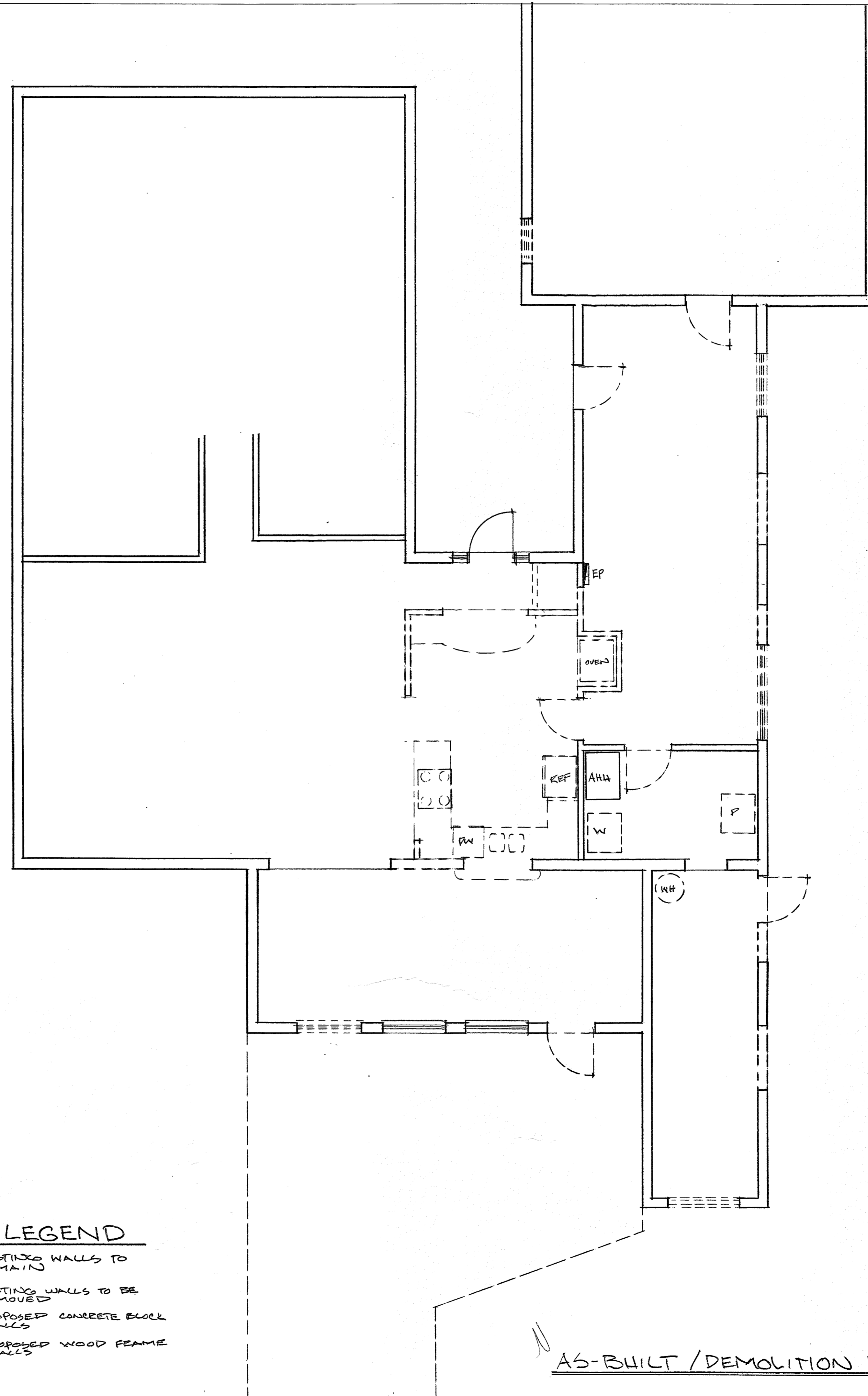
WALL AND CEILING FINISHES SHALL HAVE A FLAME SPREAD CLASSIFICATION OF NOT GREATER THAN 200 AND A SMOKE-DEVELOPED INDEX OF NOT GREATER THAN 450.

ATTIC INSULATION SHALL HAVE A CRITICAL RADIANT FLUX NOT LESS THAN 0.12 WATT PER SQUARE CENTIMETER WITH A FLAME SPREAD NOT EXCEEDING 25 WITH AN ACCOMPANYING SMOKE-DEVELOPED INDEX NOT EXCEEDING 450.

FOAM BLOCK INSULATION SHALL HAVE A FLAME SPREAD OF NOT MORE THAN 75 AND SMOKE - DEVELOPED INDEX OF NOT MORE THAN 450.

TABLE R301.2(1)  
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD	WIND DESIGN Speed <sup>a</sup> (topographic effects) <sup>b</sup> (mph)	SEISMIC DESIGN CATEGORY <sup>c</sup>			SUBJECT TO DAMAGE FROM		WINTER DESIGN TEMP	ICE BARRIER UNDERLAYMENT REQUIREDS	FLOOD HAZARDS <sup>e</sup>	AIR FREEZING INDEX	MEAN ANNUAL TEMP
		Weathering <sup>d</sup>	Frost (in depth)	Terrace <sup>d</sup>	WINTER DESIGN TEMP						
NA	See Fig. R301.2(4)	NA	Negligible	NA	Very Heavy	NA	NA	NA	NA	NA	



AS-BUILT / DEMOLITION PLAN

ARCHITECT

Architectonic Inc

806 DELAWARE AVENUE  
FORT PIERCE, FLORIDA 34950  
T: 772 460 7751  
F: 772 460 4244

WWW.ARCHITECTONICINC.COM

STATE REG # AA26003348

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PROJECT

**WEINER  
RENOVATION**  
FT. PIERCE, FLORIDA

CLIENT

CONSULTANTS

REGISTRATION



REVISIONS

NO.	DATE	REVISION

KEY PLAN

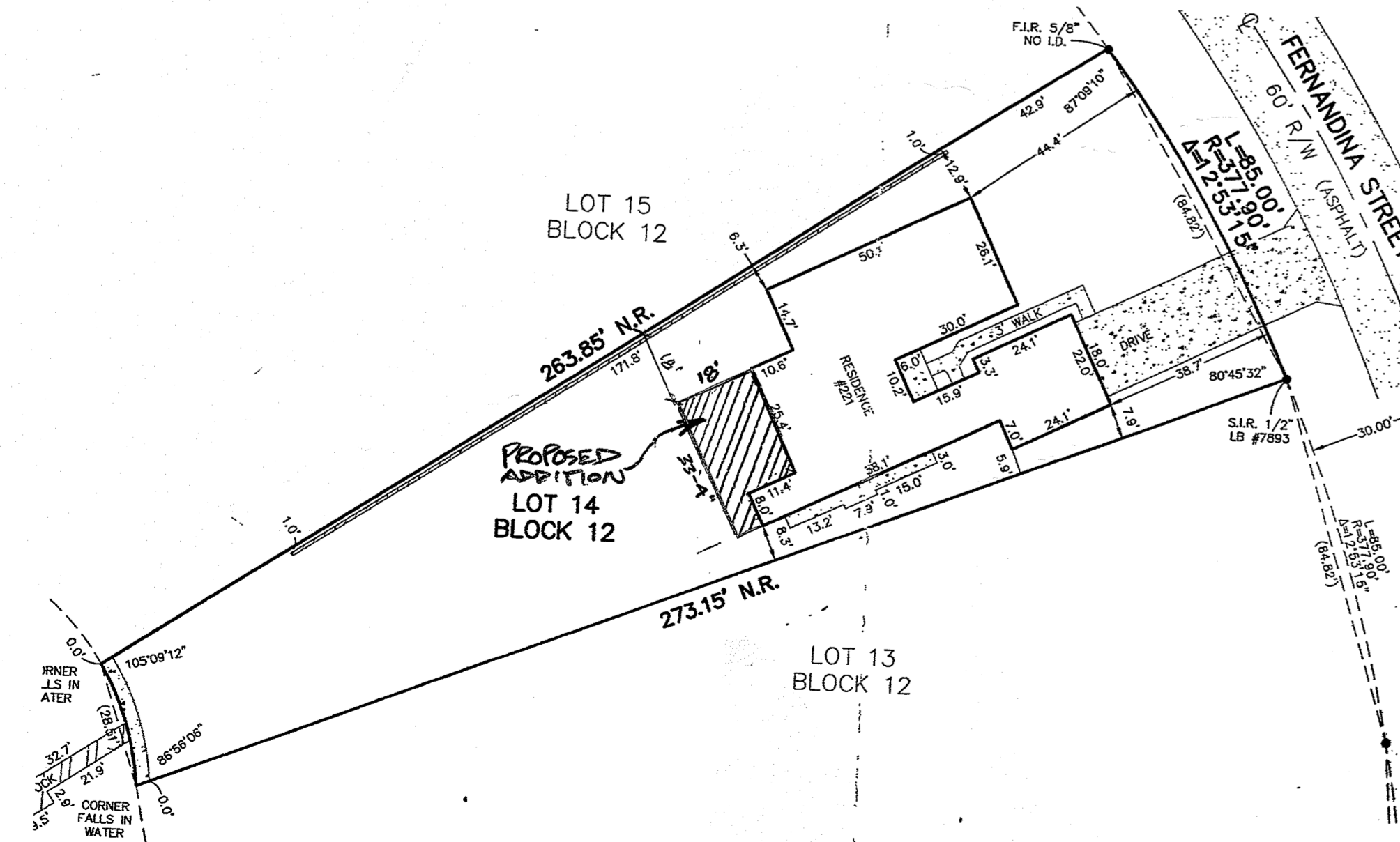
SHEET TITLE / SHEET NUMBER

A-1 OF 3

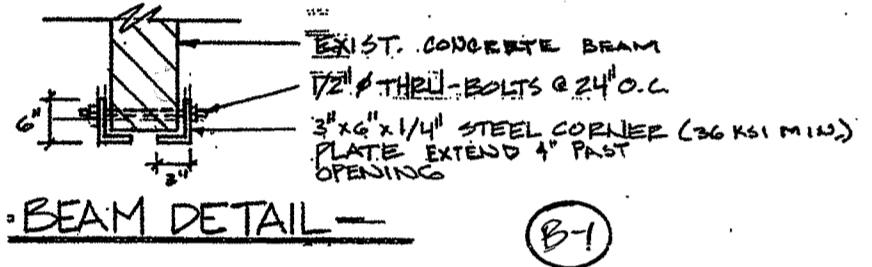
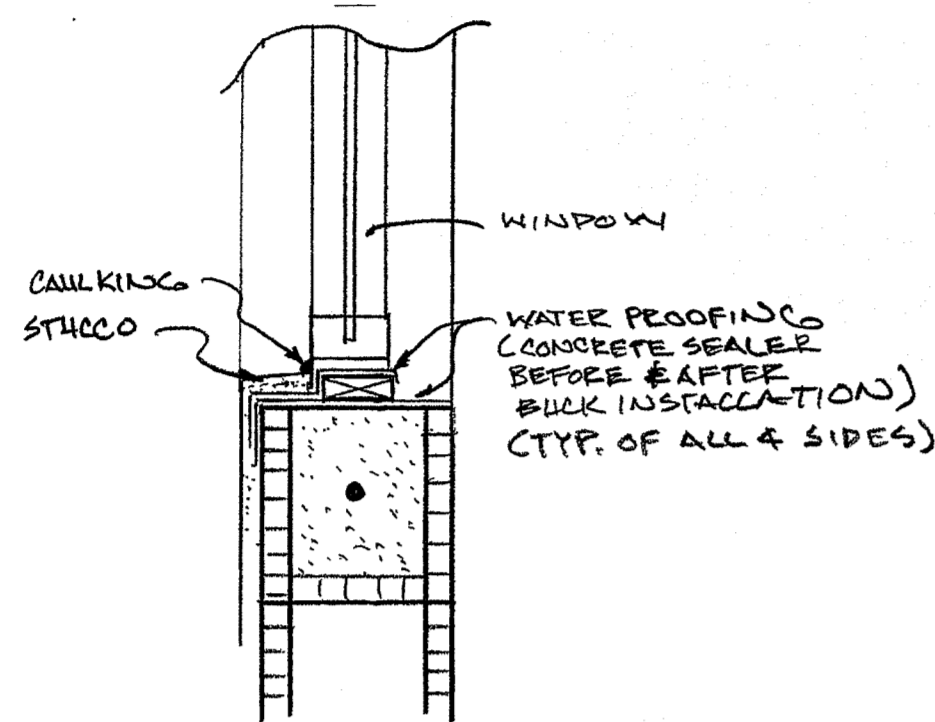
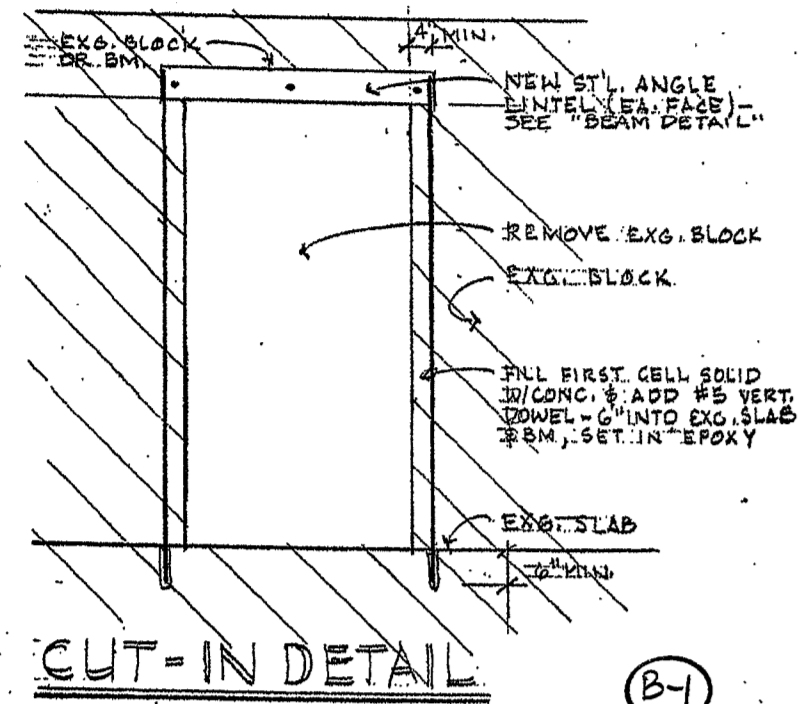
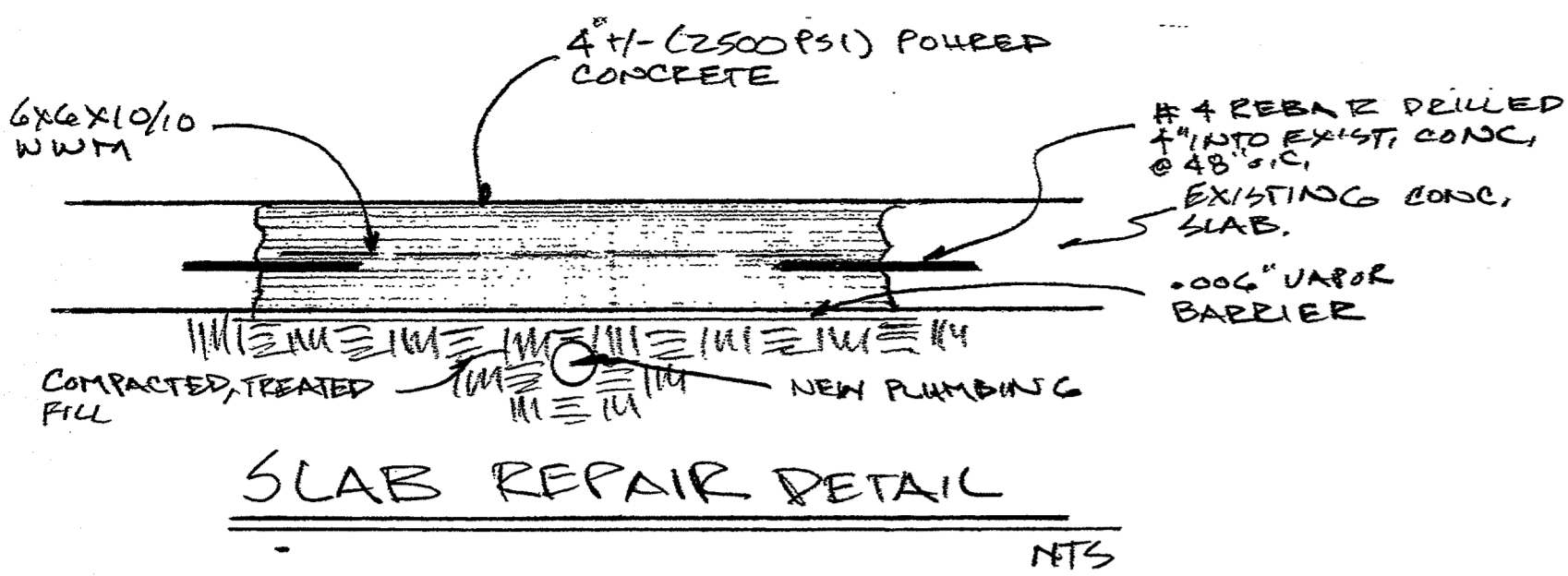
PROJECT NUMBER R 17019

DATE 6/19/17

BEZ-11



PLOT PLAN NORTH  
INFORMATION TAKEN FROM SURVEY PROVIDED BY OWNER 1"=50'



- ELECTRICAL LEGEND**
- ⌚ SINGLE POLE SWITCH
  - ⌚⌚ THREE WAY SWITCH
  - ⊕ DUPLEX CONVENIENCE OUTLET
  - ⊕ 220V OUTLET
  - ⊕ MOTOR OUTLET
  - ⊕ WALL MOUNT LITG. FIXTURE
  - ⊕ GFI GROUND FAULT PROTECTION
  - ⊕ PHONE OUTLET
  - ⊕ J.B. FOR FAN/LIGHT COMBO
  - ⊕ CABLE TELEVISION OUTLET
  - WP WEATHER PROOF
  - ⊕ RECESSED FIXTURE
  - ⊕ CEILING MOUNT FIXTURE
  - ⊕ SMOKE DETECTORS / CARBON MONOXIDE
  - ⊕ DOORBELL
  - ⊕ CHIMES

**LINTEL SCHEDULE**

LINTEL NO.	LENGTH	SAFE GRAVITY LOAD	APPLIED GRAVITY LOAD	SAFE UPLIFT LOAD	APPLIED UPLIFT LOAD	COMPOSITE BEAM
L.1	2'-10"	6113#		4460#		8F16/1T-18
L.2	3'-0"	6113#		2547#		8F16/1T-18
L.3	4'-0"	6113#		3079#		8F16/1T-18
L.4	4'-6"	6113#		2724#		8F16/1T-18
L.5	5'-4"	5365#		2250#		8F16/1T-18
L.6	5'-10"	4860#		2003#		8F16/1T-18
L.7	6'-0"	3450#		1500#		8F16/1T-18
L.8	7'-0"	2661#		1634#		8F16/1T-18
L.9	9'-4"	1843#		1133#		8F16/1T-18
L.10	10'-0"	1533#		914#		8F16/1T-18
L.11	11'-4"	1366#	495#	795#	238#	8F16/1T-18
L.12	12'-0"	1254#		723#		8F16/1T-18
L.13	13'-4"	1075#		606#		8F16/1T-18
L.14	14'-0"	1002#		550#		8F16/1T-18
L.15	14'-6"	1370#		510#		8F16/1T-18
L.16	15'-4"	1250#		485#		8F16/1T-18
L.17	17'-4"	950#		404#		8F16/1T-18
L.18	19'-4"	750#	475#	347#	238#	8F16/1T-18
L.19	21'-4"	550#		306#		8F16/1T-18
L.20	22'-0"	550#		295#		8F16/1T-18
L.21	24'-0"	450#		267#		8F16/1T-18

**RECESSED LINTELS**

LINTEL NO.	LENGTH	SAFE GRAVITY LOAD	APPLIED GRAVITY LOAD	SAFE UPLIFT LOAD	APPLIED UPLIFT LOAD	COMPOSITE BEAM
RL-1	4'-4"	5206#		2525#		8F14/1T-18
RL-2	4'-6"	5206#		2525#		8F14/1T-18
RL-3	5'-8"	4567#		1960#		8F14/1T-18
RL-4	5'-10"	4242#		1900#		8F14/1T-18
RL-5	6'-4"	3120#		1651#		8F14/1T-18
RL-6	7'-6"	2455#		1462#		8F14/1T-18
RL-7	9'-8"	1568#		1135#		8F14/1T-18

NOTES: ALL LOADS ARE IN POUNDS PER LINEAL FOOT.  
APPLIED LOADS SHOW WORST CASE FOR LINTEL SIZE.  
SEE STRUCTURAL NOTES FOR ADDITIONAL INFORMATION.

**ROOF SHEATHING NAILING ZONE INFO.**

- ZONE P1 REMAINING AREA w/ 1/2" RING SHANK @ 6" O.C PERIMETER & 6" O.C. FIELD.
- ZONE P2 4" X LENGTH w/ 1/2" RING SHANK @ 4" O.C PERIMETER & 6" O.C. FIELD.
- ZONE P3 5' X 5' @ HIP AND 5' X LENGTH @ GABLE ENDS w/ 1/2" RING SHANK @ 4" O.C PERIMETER & 4" O.C. FIELD.

NOTES:  
19/32" CDX PLYWOOD SHEATHING  
25' - 0" OR GREATER MEAN ROOF HEIGHT SHALL HAVE 10 d RINGSHANK NAILS.  
UNDERLAYMENT FELT SHALL BE PEEL & STICK OR 30# FELT COMPLYING W/ ASTM D226.

19/32" CDX PLYWOOD SHEATHING

25' - 0" OR GREATER MEAN ROOF HEIGHT SHALL HAVE 10 d RINGSHANK NAILS.

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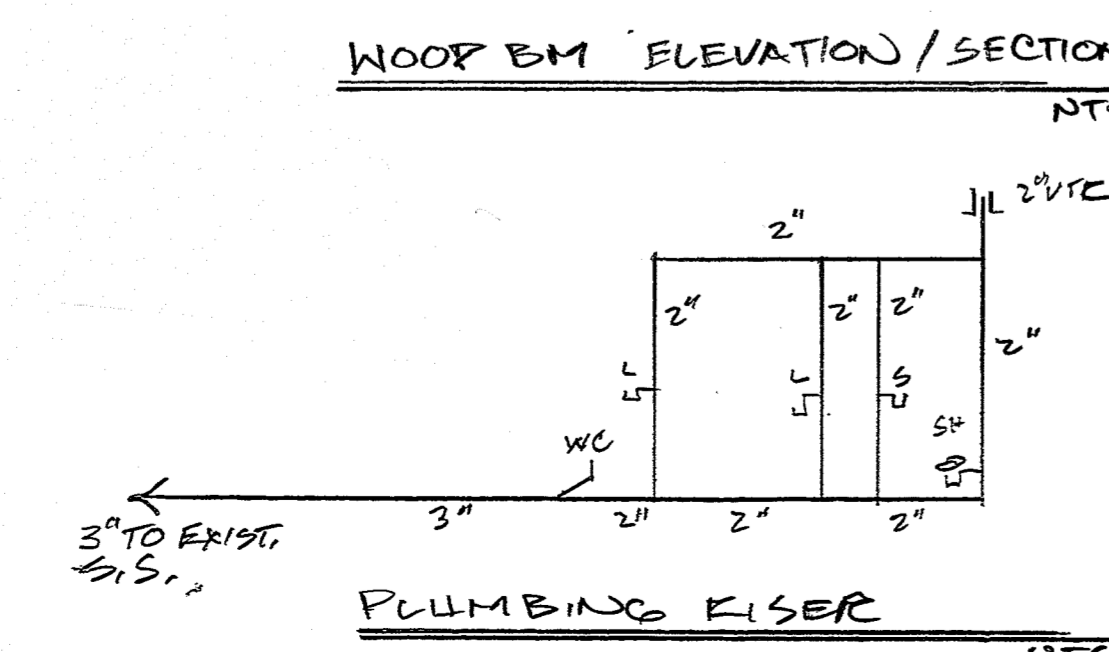
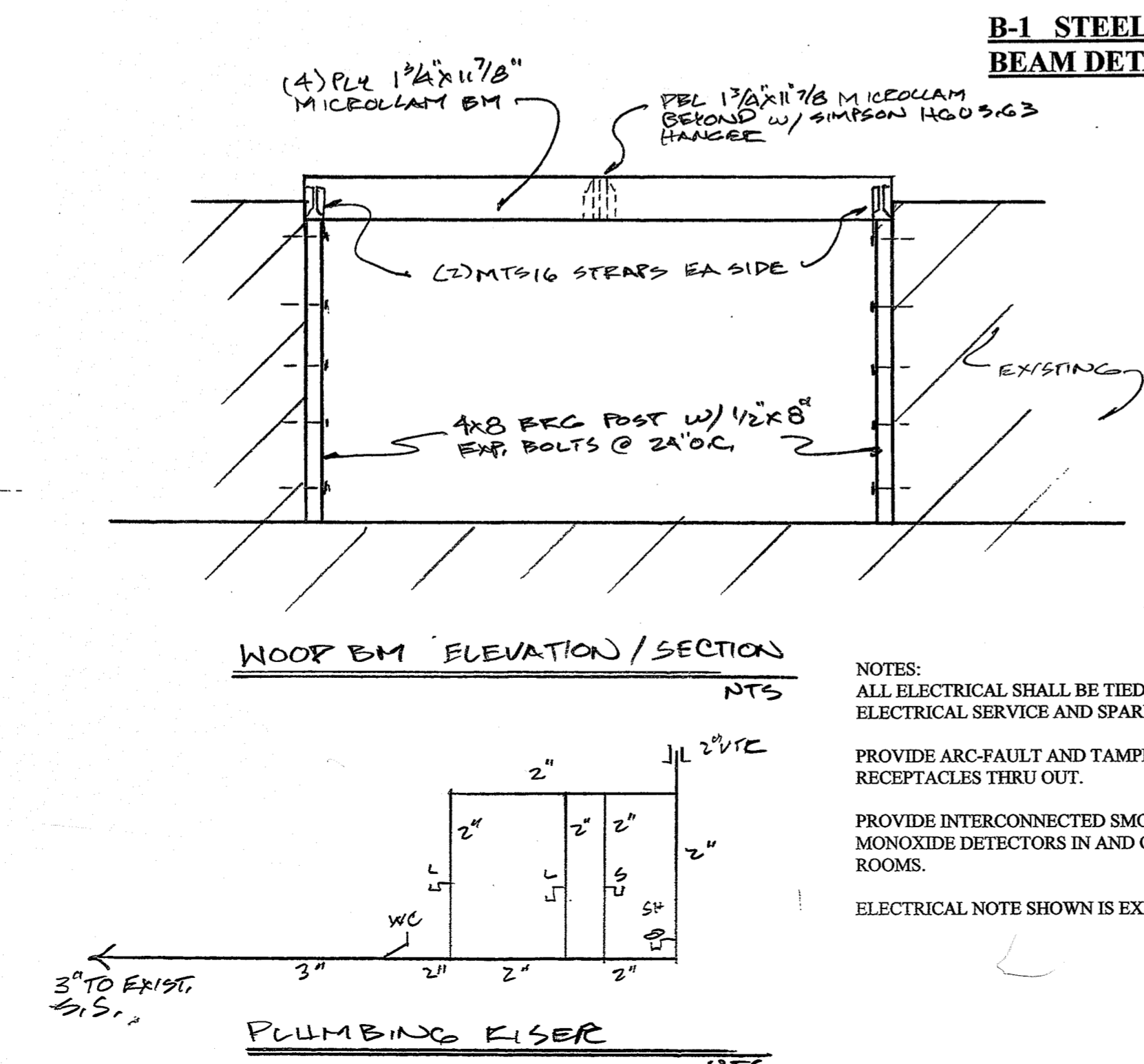
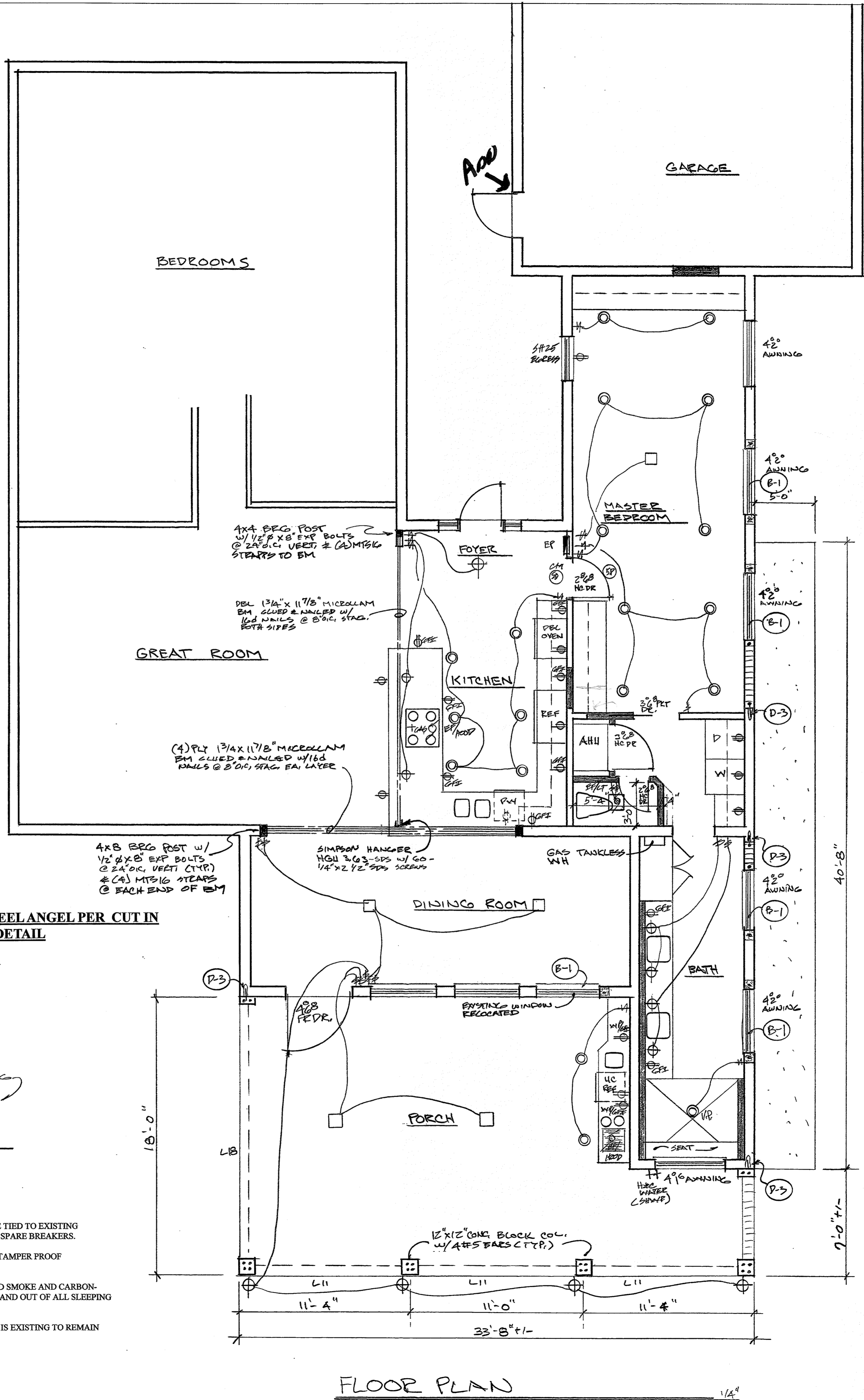
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25' - 0" OR GREATER MEAN ROOF HEIGHT SHALL HAVE 10 d RINGSHANK NAILS.

UNDERLAYMENT FELT SHALL BE PEEL & STICK OR 30# FELT COMPLYING W/ ASTM D226.







NOTES:  
ALL ELECTRICAL SHALL BE TIED TO EXISTING ELECTRICAL SERVICE AND SPARE BREAKERS.  
PROVIDE ARC-FAULT AND TAMPER PROOF RECEPTACLES THRU OUT.  
PROVIDE INTERCONNECTED SMOKE AND CARBON-MONOXIDE DETECTORS IN AND OUT OF ALL SLEEPING ROOMS.  
ELECTRICAL NOTE SHOWN IS EXISTING TO REMAIN

ARCHITECT  
**Architectonic Inc**  
806 DELAWARE AVENUE  
FORT PIERCE, FLORIDA 34950  
T: 772 460 7751  
F: 772 460 4244  
WWW.ARCHITECTONICINC.COM  
STATE REG # AA26003348  
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PROJECT  
**WEINER RENOVATION**  
FT. PIERCE, FLORIDA  
CLIENT  
CONSULTANTS  
REGISTRATION  
MICHAEL J. SEAL, AIA  
AR66888  
REVISIONS  
NO. DATE REVISION  
KEY PLAN  
SHEET TITLE / SHEET NUMBER  
**A-2** OF 3  
PROJECT NUMBER **R17019**  
DATE **6/17/17**  
BY **BEEMIT**





-  Subject Site
-  R-1 District
-  R-2 District
-  R-3 District



**Special Exception**  
**221 Fernandina Street**  
**Zoning Map**





Treasure Coast Newspapers

TCPALM

St. Lucie News-Tribune  
1939 SE Federal Highway, Stuart, FL 34994

**AFFIDAVIT OF PUBLICATION**

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

Before the undersigned authority personally appeared, Natalie Zollar, who on oath says that she is Classified Inside Sales Manager of the St. Lucie News-Tribune, a daily newspaper published at Fort Pierce in St. Lucie County, Florida: that the attached copy of advertisement was published in the St. Lucie News-Tribune in the following issues below. Affiant further says that the said St Lucie News-Tribune is a newspaper published in Fort Pierce, in said St. Lucie County, Florida, and that said newspaper has heretofore been continuously published in said St. Lucie County, Florida, daily and distributed in St. Lucie County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid or promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper. The St. Lucie News-Tribune has been entered as Periodical Matter at the Post Offices in Fort Pierce, St. Lucie County, Florida and has been for a period of one year next preceding the first publication of the attached copy of advertisement.

<u>Customer</u>	<u>Ad Number</u>	<u>Copyline</u>	<u>PO #</u>
463454 - CITY OF FT PIERCE/LEGALS	1717899	PUBLIC NOTICE CITY OF FORT PIERCE BO	August BOA

Pub Dates  
August 16, 2017

Sworn to and subscribed before me this day of, August 21, 2017, by

Natalie Zollar, who is

Natalie Zollar

(X) personally known to me or

( ) who has produced \_\_\_\_\_ as identification.

Karol E Kangas

Karol Kangas

Notary Public



Notice To Creditors

Pierce, FL 34950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is August 16, 2017.

Personal Representative: DONALD F. KENNEY 2800 North A1A, PH3 Fort Pierce, FL 34949

Attorney for Personal Representative:

Renée Marquis-Abrams Attorney for Personal Representative Florida Bar Number: 0984220

Neill, Griffin, Tierney, Neill & Marquis P.O. Box 1270, Fort Pierce, FL 34954 Telephone: (772) 464-8200; Fax: (772) 464-2566 E-Mail: rmarquis@neillgriffin.com Secondary E-Mail: sspee@neillgriffin.com Pub: August 16 & 23, 2017 TCN 1719143

Public Notices

PUBLIC NOTICE

CITY OF SEBASTIAN COMMUNITY REDEVELOPMENT AGENCY (CRA) MEETING

The City of Sebastian CRA will conduct a meeting on August 23, 2017 just after the opening of and then recess of the Regular City Council meeting which is scheduled to begin at 6:00 p.m.

Agendas may be obtained in the City Hall lobby, or on the City website www.cityofsebastian.org. Published in accordance with FS 189.015.

Public Notices

ANY PERSON WHO DECIDES TO APPEAL ANY DECISION MADE WITH RESPECT TO ANY MATTER CONSIDERED AT THIS MEETING WILL NEED A RECORD OF THE PROCEEDINGS AND MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE HEARD. (F.S.286.0105) IN COMPLIANCE WITH THE AMERICAN WITH DISABILITIES ACT (ADA), ANYONE WHO NEEDS A SPECIAL ACCOMMODATION FOR THIS MEETING SHOULD CONTACT THE CITY'S ADA COORDINATOR AT 589-5330 AT LEAST 48 HOURS IN ADVANCE OF THIS MEETING. Pub: August 16, 2017 TCN 1710060

PUBLIC NOTICE CITY OF FORT PIERCE BOARD OF ADJUSTMENT

NOTICE IS HEREBY GIVEN that the Board of Adjustment of the City of Fort Pierce, pursuant to Section 22-143 of the Fort Pierce Code of Ordinances, will hold a public hearing on Thursday, August 31st, 2017 at 6:00 p.m., in the City Hall Commission Chambers, 100 N. U.S. 1, Fort Pierce, Florida.

NOTICE IS HEREBY GIVEN that the Board of Adjustment of the City of Fort Pierce, pursuant to Section 22-143 of the Fort Pierce Code of Ordinances, will hold a public hearing on Thursday, August 31st, 2017 at 6:00 p.m., in the City Hall Commission Chambers, 100 N. U.S. 1, Fort Pierce, Florida.

The public hearing will be on the consideration of the following request for Special Exception, submitted by the property owners, Loretta and Lawrence Weiner, for approval to expand a nonconforming structure by approximately 450 sq. ft.

The requested addition to the structure necessitates review and approval of a Special Exception based on the existing main structure failing to meet City Code Section 22-24 (b)(2)b., which requires a minimum side yard depth of seven (7) feet, for non-corner lots such as this site. The structure rests at a distance of 6.3 feet from the western, side, property line.

The proposed addition is intended to provide an open air patio with a roof to the existing single-family home. This addition will not violate the established use and dimensional standards contained in City Code Section 22-24, Single-Family Low Density District (R-1).

The property is located at 221 Fernandina Street and is zoned R-1, Single-family Low Density Residential. The parcel ID of the site is 2401-501-0204-000-5, and legal description of the

Public Notices

property is: FT PIERCE BEACH S/D BLK 12 LOT 14 (OR 3621-1992).

Any person seeking to appeal the decision of the Board of Adjustment of the City of Fort Pierce, Florida, as to the foregoing, is advised that a record of the proceedings is required in any such appeal, and any such person may need to ensure that a verbatim record of proceedings is made including the testimony and evidence upon which the appeal is to be based.

Dated this 11th day of August, 2017

Bret McCain, Chairman Board of Adjustment City of Fort Pierce, Florida Brandon Creagan, LEED Green Associate, Planner Pub: August 16, 2017 TCN 1717899

Buy & sell locally! TCPALM localfieds

Request for Bids

REQUEST FOR PROPOSALS TOWN OF JUPITER ISLAND, MARTIN COUNTY, FL

Responses due by September 15, 2017, at 2:00 p.m. (EST)

The Town of Jupiter Island, Florida, Martin County, is seeking proposals from qualified firms or individuals to provide Building Plan Review and Inspection Services for the Town in accordance with the requirements of Chapter 468, Part XII, Florida Statutes, Florida Building Code, and all applicable laws and codes relative to building, roofing, plumbing, gas, electric, mechanical, and HVAC, and to review plans, perform inspections, approve Certificates of Completion and Occupancy, and perform other Building Department & Town duties. The selected firm or individual shall provide, at a minimum, licensure by the State of Florida in both plan review and inspection of 1 and 2 Family Dwellings, and general liability insurance, which would name the Town as an additional insured party. Compensation for these other services shall be based upon a flat hourly fee rate.

Please send a cover letter indicating the services to be provided, hourly rates, copies of current active licensure under Chapter 468, Part XII, Florida Statutes, Florida Building Code, and a copy of the insurance declaration sheet - to:

Gwen Carlisle, Town Clerk Town of Jupiter Island 2 Bridge Road Hobe Sound, FL 33455 August 16, 2017 TCN. 1720016

NON SEQUITUR



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Request for Bids

The Town of Jupiter Island, Florida, a municipality in Martin County, is soliciting bids/unit pricing for the following products and services for fiscal year 2017-2018: SMRU Bulk Chemicals. Submissions are due by 2:00 p.m. 8/23/2017 local time. For more information contact Gwen Carlisle at 772-545-0103 or gcarlisle@tji.martin.fl.us. August 16, 2017 TCN. 1718910

Real Estate Sales

Homes For Sale

PALM CITY Oakbrook Estates, 4/3.5, 2 story, 3 CG, on lake, master bath & kitchen recently updated, SS appls, wood & tile floors, California style closets. \$479,000. Call 516-578-5484 WEB 1705631

PORT ST LUCIE - 1300 sf, Totally renov w/pool, hot tub, new appls, new paint & carpet, storage shed, \$185K; (772)485-6339

Homes For Sale

SEBASTIAN, TRADEWINDS AT SEBASTIAN LAKES - Spacious up graded 3/2/2cg, tile through out, new SS appl, gated, club house, pool, tennis, \$239k owner/agent (954)675-0297 ID 1694858

Condos-Furn

PORT ST LUCIE - CBS 3bd/2ba/2cg, w/huge pool patio, vaulted ceilings, priv large Master bath, fenced yard w/ large gate, beautifully landscaped \$255K, By Owner 561-255-4942 Web Id 1697824

Condos-Unfurn

PALM CITY - Desirable gated Pine Ridge Condo, lake view, completely renovated, 2br/2ba, call Betty (772)888-2722 WEB ID 1707270

Manufactured Homes

Ft. Pierce Tanglewood Mobile Home Sales Inc. Brand New 2017 3/2 16'x66' Newly Renov 1996 3/2 16'x66' Call 772-882-0237 for pricing-Inhouse Finc Avail to Qual buyers;All age Family Comm www.TanglewoodMHP.com

For Sale By Owner

VERO BEACH Vero Beach, 3/2/1 no credit/bad credit ok. Newer metal roof, kitchen w/SSsteel appliances, a/c and Hot water heater. \$165K. 10% down. approx \$1087/month. 772-538-1945 (772)538-1935

Real Estate Rentals

Apartments - Furnished

VERO BEACH - 1BR, Modern; 2nd fl with balcony; Laundry room. \$600/mo. 1422 16th St Call 772-538-8073

Garage Sales

Local treasures found here TCPALM Localfieds

Apartments - Unfurn.

FORT PIERCE 1BR/1BA 2BR/2.5BA www.CortezVillage.net (772) 466-1505 WEB ID 1715988



Services Offered

Where local meets classifieds

Place your ad with us. Call 1-877-2472407

Adult Care/Services

CAREGIVER/COMPANION Licensed, Criminal background check available. Excellent references! SL & MC (772) 812-7175

Air Cond/Heating

AIR SOURCE 1 FREE Estimates FREE Service Call Check your A/C Summer Special \$39.95 772-626-7604 SL MC

COLD-PLUS

DON'T REPLACE, RESTORE (772) 332-6584

DYNAMIC AIR

FREE ESTIMATES \$2,995 - 15 Seer System Up to 2 Tons; 772-567-2185 Lic# CAC1818454 IR,SL,MC

JACK FROST A/G

We are out to make a living not a killing! Will beat any written estimate. Call (772)336-9030 Free Est/Free Service Call

Carpet/Floor Covering

HINTON'S CARPET CLEANING

3 Rooms, \$100, 1st floor Tile & grout cleaning. 772-562-7262 IRC

RAY'S CARPET REPAIRS & INSTALLATION

Same day service Free estimate. Lic#1953 772-571-6353 IR

Cleaning Services

ANGEL CLEANING SRVC

Quality Res & Comm Cleaning Over 15 yrs exp. OIS Free Closet organizer. Office: 772-673-1488 Cell: 772-342-7833 Refs Avail

BARBARA'S SERVICES

Housekeeping, Food Prep, Caregiver, Respite, Errands & Appts. Serving Sebastian, Vero and Ft. Pierce 772-205-0394

HUSBAND/WIFE HOME CLEANING SRVC

We also do Windows & Pressure Clean, Lic/Ins 772-766-4174

Cleanup/Hauling

A-1 DANIEL'S HAULING Haul All: Trash, Brush, Junk, Anything - Garage/Shed Cleanout, 7 days a week IR SL MC (772) 812-2500

Cleanup/Hauling

MOTHER & DAUGHTER CLEANING SERVICE

ONLY Friday, Saturday & Sundays Honest, Reliable. References Call (772)446-9289 SC/MC

Clock Repair

CLOCKS BY HOLLIS

Repair & Sales 1445 Village Green Dr. Port St. Lucie (772)335-2507

Computer Services

AAA ARON'S COMPUTER SERVICE

Dell, HP, and A+ Certified, 20 yrs on Treasure Coast. Home Srvc Call - \$55 (772) 475-7887

FIX ALL COMPUTER PROBLEMS FOR LESS

Call Brian 772-301-8844

Concrete/Masonry Work

ALL CONCRETE Driveways/Patios/Brickpavers/Block

Odom Construction 473-0046 BC018696 IR SL

JERRY RIPPLE STUCCO

Commercial/Residential Quality work. 40 yrs experience Lic#3192 IR (772) 564-0392

JOHNNY'S

Concrete, driveways, sidewalks & patio repairs New or Old Lic 772-672-4353 Ins

ROY CLARK CONCRETE

Patios, Sidewalks & Driveways. Lic #7999 Ins. www.royclarkconcrete.com (772) 633-6057 IR

Contractors/Builders

JOHNSON Remodel, Repairs, Carpentry, Room Additions, also Concrete Patios & Driveways

Lic 772-672-4353 Ins

Renovation Remodel Room Additions

772-919-2830 Kitchens, custom bathrooms, flooring, painting, doors, windows, wood decks New Construction, Inc. CGC 015735 Lic/Ins

Electric Providers

TROY GIOVENGO ELECTRICAL SRVCS

All kinds of electrical. Call (772)201-9855 Lic #EC13006488

Garage Doors

A-TECH GARAGE DOORS

All your garage door & opener needs. 17 yrs exp, 24/7, 772-828-5421

Home Maint./Repair

ABLE RENOVATION, ADDITIONS & REMODELING

Kitchen, bath, concrete, painting, fencing, carpentry, drainage Lic/Ins 772-249-6591

AA RESCREENING

Lowest Prices Guaranteed 36 Yrs Exp/ \$1.20 sq ft Licensed & Insured Call Bill 772-646-2809

B. S. B.

Home Improvements/Repairs/Maintenance/Remodel Lic/Ins #MCNS5897 Call Carlos (772) 206-5515

BRIAN'S RESCREENING

Storm repair specialist. Specializing in pool enclosures, lanais & patios. Free Est! Discount For Seniors & VETS! Call 772-370-4709

COASTAL ALUMINUM

Pool Enclosures, Rescreen, Repairs, Railings Aluminum Roofs 772-468-0288 Tri Counties

D&R RESCREENING

Pool & Patio Rescreening Specialists. Great prices! We take Visa/MC/AMX/Disc. Lic./Ins. Call (772) 528-4629

DRYWALL REPAIR

Popcorn removal, Smooth ceiling Knock down texture. Lic 772-341-5985 Ins Lic# MCDRY6526 PSL9463

K. M. DRYWALL

A Full Drywall Service Company; 28 yrs exp PSL10-6055; MCDP6686 772-607-4138 SL MC

NEED FIXING?

Crown Carpenter - 30 yrs exp. Mower, cabinets, interior trim & misc. repairs. CRC1331468 772-584-2971 IR

Home Maint./Repair

A1 ERIC'S HOME REPAIR

All types of home repairs - soffits, drywall, windows, doors, etc. Free est. Lic/Ins. #CGC1509455 (772) 460-1116 SL

Home Services

MOBILE SMALL ENGINE REPAIR 772-480-8076

Riding & push mowers, weed eaters, blade sharpening, parts & repair gen., pressure washers.

Irrigation

BLUE WATER IRRIGATION

Sprinklers, Clocks, Pumps & Tune-ups Jerry 772-532-7702 IR/SL

Landscaping/Lawn Service

ALL AMERICAN LAWN

Free estimates. Commercial & Residential Lic & Ins 772-321-0400 IR

ALL YOUR LANDSCAPING NEEDS

Monthly and weekly service Call Ron (772)834-8289

DENBAR LAWN SERVICE & PALM TRIMMING

Free estimates! Lic/Ins 772-812-7342

GARDENIA LAWN SERVICE

Free Estimates! Lic. & Ins. Palm trimmings. 772-216-7553 SL/IR/MC

Moving & Storage

AAA MOVING

\$75 per hour. 2 hour minimum in Indian River Co. Call 772-321-3680

Painting Services

A. A. W. PAINTING

Paper Hanging, Int/Ext/ Pressure Wash #2756, 32 years exp; IR County (772) 321-7220

DON TIDEY REPAIRS

Quality Guaranteed FREE Estimates Lic SPO1831 772-485-2205 MC SL IR

EWS REFINISHING

Painting/Wall Covering/Texture/Pressure Wash/Handyman Serv. Free Est, LO6000064490 772-464-0290 SL & IRC

Painting Services

QUALITY PAINTING BY KEN INC

25 years + in area No job too small WE DO IT ALL Call 772-486-5976 SP01023 MC SL

STEVE ALLEN PAINTING

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Plumbing

PLUMBING SERVICE & REPAIR

QUALIFIED TRADESMAN - Free Est, Fair Prices & Fast Service Call Bill at 772-203-0348

Septic Tanks & Plumbing Solutions

Get Pumped...Get Plumbed 800.330.7686 CFC1426828

Pressure Washing

AAAAA AFFORDABLE PRESSURE CLEANING

Quality work at affordable prices. IR Lic/Ins (772) 501-3501

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BRIAN COFFEY CONST. & ROOFING

Roofs • Leak Repairs • New Roofs All Work Warranted ccc1329795 Call 772-473-7153 IR

KUHNERT ROOFING

Indian River's Oldest Roofing Co! Repairs, New Roofs. Guaranteed. Roofing is our ONLY Business Lic# RC0018471 (772) 562-0883

MTW ROOFING dba Thompsons Remodeling & Roofing Division

Installations and Repairs Serving IR Co. 772-569-6517

ROOF LEAKS & REPAIRS

Villanova Construction Same Day Service. Work Guaranteed. Call (772)828-8567

THOMPSON'S ROOFING DIVISION

Provides expert service & warranty's on your repairs. 772-564-8008 - IR County Lic#CCC1327801/Lic#CGC1510956

Septic/ Sewer Services