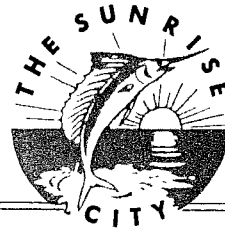


# CITY OF FORT PIERCE *Florida*



## 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
<b>IN FAVOR</b>		0
<b>OPPOSED</b>		0

**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: James Colletz Sherry Colletz

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

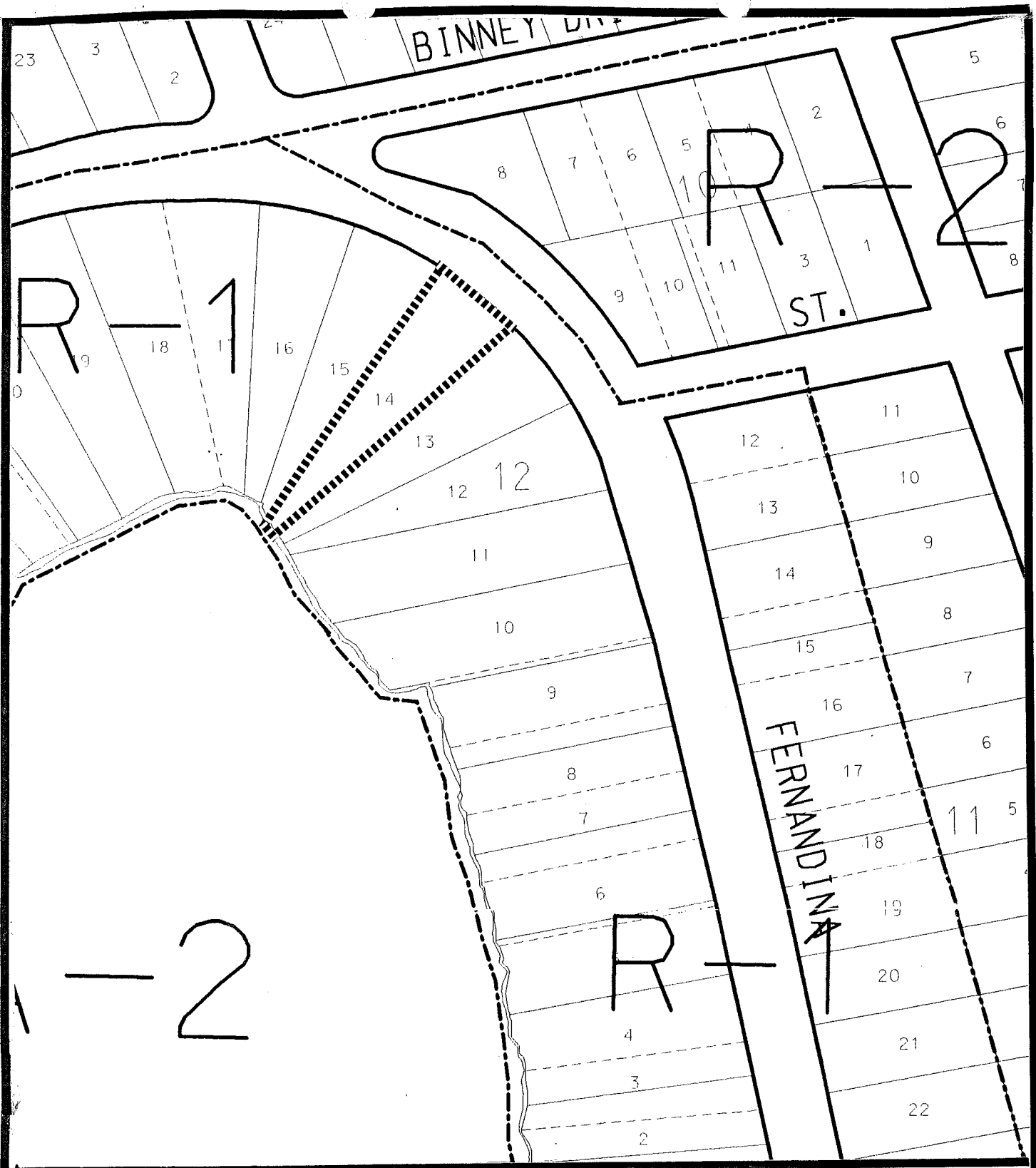
f. Explain how your variance request does not impair the intent of the zoning ordinance: THERE WOULD STILL BE OVER FOURTEEN FEET BETWEEN RESIDENT STRUCTURES

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. \_\_\_\_\_



**VARIANCE**

PRESENT ZONING- R-1

DATE- 2/28/02

PROPOSED USE- GARAGE

**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

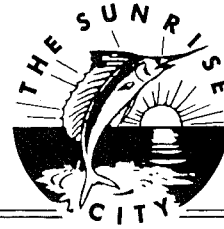
**Improvements / Extra Features**

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

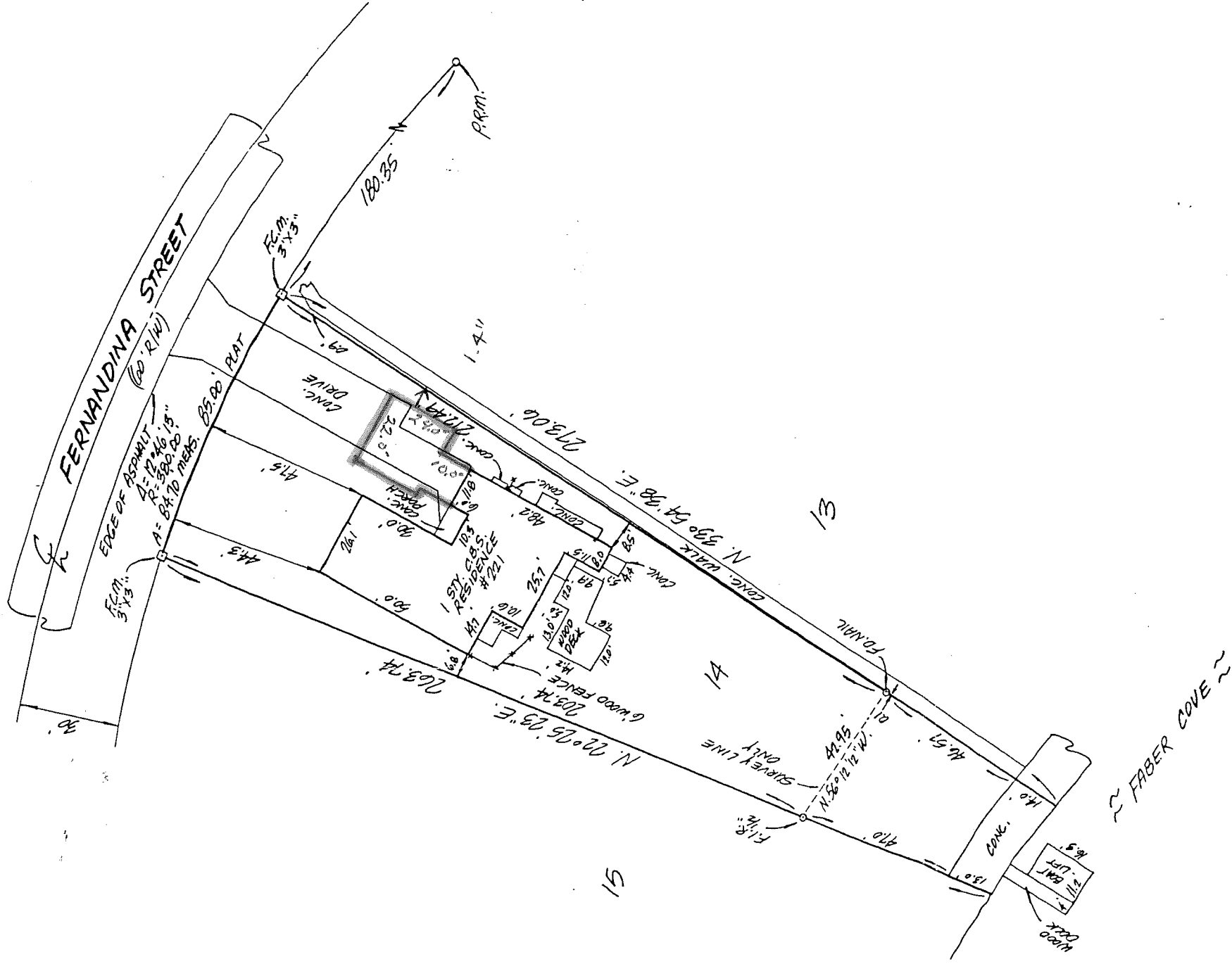
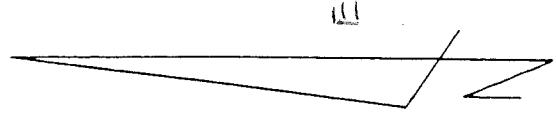
DATE: 1/30/02  
TIME: 15:39:58

RECEIPT #: 0000011140  
CASHIER: DAWN

MISCELLANEOUS RECEIPT

REFERENCE: AL COKER; 221 FERNANDINA ST

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



**DESCRIPTION:**

LOT 14, BLOCK 12, OF THE REVISED MAP OF FORT PIERCE BEACH, AS RECORDED IN PLAT BOOK 8, PAGE 29, OF THE PUBLIC RECORDS OF ST LUCIE COUNTY, FLORIDA.

**SURVEYOR'S NOTES:**

1. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY AND/OR EASEMENTS RECORDED BY THIS OFFICE.
2. LEGAL DESCRIPTION WAS SUPPLIED BY CLIENT.
3. OWNERSHIP OF FENCES UNKNOWN.
4. LEGEND OF SURVEY ABBREVIATIONS SHOWN ON BACK.
5. THIS SURVEY WAS NOT ORDERED AS AN ALTA AND/OR ACSM SURVEY THEREFORE IT MAY NOT MEET THE REQUIREMENT OF SAME.
6. FLOOD ZONE... AE

**BOUNDARY SURVEY  
CERTIFIED TO:**

FIRST UNION MORTGAGE CORPORATION  
STEWART TITLE OF ST. LUCIE COUNTY  
STEWART TITLE GUARANTY COMPANY  
JAMES & SHERRY COKER

This certification is made only to above named parties for purchase and/or mortgage of herein delineated property by above named purchaser. No responsibility or liability is assumed by surveyor for use of survey for any other purpose including but not limited to, use of survey for survey affidavit, resale of property, or to any other person not listed in certification, either directly or indirectly.

I hereby certify that the attached sketch of survey of the hereon described property is true and correct to the best of my knowledge and belief as surveyed under my direction. I further certify that this survey meets the minimum technical standards for land surveying in the State of Florida (chapter 61G17-6) pursuant to section 472.027, Florida statutes. Subject to the qualifications noted hereon.

*Michael P. McLaughlin*  
MICHAEL P. MCLAUGHLIN  
PROFESSIONAL LAND SURVEYOR  
FLORIDA REGISTRATION NO. 2960

**McLaughlin Land Surveying, Inc.**  
498 Maple Avenue  
Ft. Pierce, FL 34982  
(407) 465-0250  
FAX: (407) 489-0730

DATE: 11-12-99

SCALE: 1"=40'

DWN. BY: J.L.A.

JOB NO.: 58199