

## **BOARD OF ADJUSTMENT AGENDA**

Board of Adjustment Regular Meeting - Thursday, January 25, 2018 - 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**
  - a. January 25, 2018 meeting
  - b. August 31, 2017 meeting
5. **CERTIFICATION OF ALTERNATE MEMBER VOTING STATUS/EXCUSE NON VOTING ALTERNATE**
6. **APPROVAL OF MINUTES**
  - a. Minutes from the August 31, 2017 meeting
7. **NEW BUSINESS**
  - a. Variance - Wild Residence – 3121 S. Indian River Drive
  - b. Variance - Stegner/Cook - 1711 S. Indian River 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: 01/25/2018

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Information

REQUESTED ACTION

Minutes from the August 31, 2017 meeting

LOCATION

RESPONSIBLE STAFF

RECOMMENDATION

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Attachments

Board of Adjustment Minutes 8.31.17

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**Form Review**

Form Started By: Alicia Rosenthal

Started On: 12/04/2017 11:33 AM

Final Approval Date: 12/04/2017

# 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, **AUGUST 31, 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: **Bennie Clark; William Nunn; James Crist; Joyce Calvert; Bret McCain, Chairman**

Absent: **Ryan Collins; Rebecca Isaac**

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

**4. CONSIDERATION OF ABSENCES**

**Motion was made by William Nunn, and seconded by Bennie Clark to postpone the consideration of absences to the next meeting.**

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

**5. CERTIFICATION OF ALTERNATE MEMBER(S)/EXCUSE NON VOTING ALTERNATE(S)**

No alternates were needed.

**6. APPROVAL OF MINUTES**

- a. Minutes from the July 27, 2017 meeting

**Motion was made by James Crist, and seconded by Bennie Clark to approve the minutes from the July 27, 2017 meeting.**

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

Passed

**7. NEW BUSINESS**

**a. Special Exception - Weiner Residence - 221 Fernandina Street**

Mr. Creagan gave an overview of the application. Mike Menard, Applicant Representative, provided additional information and answered questions from the Board.

**Motion was made by James Crist, and seconded by Bennie Clark to approve the Special Exception.**

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

**8. DISCUSSION/OTHER BUSINESS**

**a. Review of Quasi-Judicial Procedures**

Ms. Grohall gave a presentation on Quasi-Judicial procedures and answered questions from the Board.

**10. ADJOURNMENT**

## Planning Board of Adjustment

Meeting Date: 01/25/2018

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### Information

#### REQUESTED ACTION

Variance - Wild Residence – 3121 S. Indian River Drive

#### LOCATION

3121 S Indian River Drive

#### RESPONSIBLE STAFF

Kori Benton, Senior Planner

#### RECOMMENDATION

Approval with the condition the applicant provides detail of the existing landscape buffer, located between the proposed structure and the south property line, on the site improvement plan and maintains a landscape buffer between the proposed structure and the property to the south.

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### Attachments

Staff Report

Site Aerial

Application, PRC, and Response to Variance Criteria

Site Improvement Plan, Elevations, and Floor Plan

Applicant Photos - Existing Conditions

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### Form Review

Form Started By: Kori Benton

Started On: 01/17/2018 11:46 AM

Final Approval Date: 01/19/2018



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

THROUGH: Rebecca Grohall, AICP, Planning Director

FROM: Kori Benton, Senior Planner

SUBJECT: Application for Variance  
Wild Residence –Side Yard Reduction for Accessory Structure  
3121 S Indian River Drive

DATE: January 17, 2018

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#### STAFF REPORT

Owner/Applicant Raymond Wild  
3121 S Indian River Dr  
Fort Pierce, FL 34982

Requested Action: Section 22-23 (b)(2)b. in order to construct an accessory structure (Summer Kitchen) within the required side yard. A portion of the proposed structure would encroach up to five (5) feet into the required fifteen (15) foot minimum side yard (setback), mandated within the Single-Family Estate Density (E-1) Zone. The request seeks a variable reduction of side yard (setback) to ten (10) feet, only for this accessory structure.

Location: 3121 S Indian River Dr

Parcel: 2426-501-0003-000-3

Lot Size: 7.46 acres

Current Zoning: Single-family Estate Density, E-1

## Staff Analysis:

### Variance Request

In accordance with Article VIII of Section 22 of the City Code, the property owner are requesting the Board of Adjustment approve a variance to deviate from Section 22-23 (b)(2)b. in order to construct an accessory structure (Summer Kitchen) within the required side yard. A portion of the proposed structure would encroach up to five (5) feet into the required fifteen (15) foot minimum side yard (setback), mandated within the Single-Family Estate Density (E-1) Zone. The request seeks a variable reduction of the side yard (setback) to ten (10) feet, only for this accessory structure.

### Existing Conditions

The subject 7.46 acre site located along South Indian River Drive is home to a two-story single-family residence. The 3,570 square foot home was constructed in 2001, featuring an 858 square foot garage attached to the rear, and a pool situated to the south of the home.

### Proposal

The applicant is seeking to construct a 27 ft. by 20 ft. summer kitchen towards the south west corner of the existing residence, adjacent to the existing pool.

The applicant, on December 19<sup>th</sup>, 2017, obtained a building permit to construct the subject summer kitchen, maintaining a fifteen (15) foot setback from the southern property line. The applicant highlighted that upon marking out the planned footprint for the structure, conflicts were identified related to the proposed structures proximity to the home (roof eaves, gutters, etc.), misalignment with the pool, and desired separation from an existing drain field.

The applicant subsequently filed the request to deviate from Section 22-23 (b)(2)b. in order to shift the structure to the southwest, to allow a portion of the proposed structure to encroach up to five (5) feet into the required fifteen (15) foot minimum side yard (setback) required within the Single-Family Estate Density (E-1) Zone. The request is a variable reduction of the side yard (setback) to ten (10) feet, only for this accessory structure.

An exhibit of the proposed architectural design for the summer kitchen is included with a site improvement plan presenting the originally planned location and the requested location which necessitates a variance. Additionally, the applicant has provided photographs of the desired location for construct sought for incorporation into the proposed reconstruction.

### 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 applicants, in the attached application and supporting documents, cite various factors and explanation with regard to the above-referenced criteria. The applicant presents the unique nature of the 7.46 acre site, of which a portion is located east of Indian River Drive, and a notable portion of the lot is heavily wooded and undisturbed as part of the Savannahs area. Due to the geography and various lot layouts on South Indian River Drive, the front property lines are not perpendicular with side property line, many homes are situated on an angle with regards to the north and south lot lines. In the presented request, the proposed summer kitchen is situated in alignment with the façade planes of the home, at roughly an eighteen (18) degree angle with the southern property line. Further, at the time of home construction, the single-family home was situated further to the south of the lot in order to preserve a large oak tree, thus compressing the yard to the south side yard more than the north yard.

The request to shift the structure to the south west has been presented as more aesthetically pleasing to the neighborhood, an enhancement to utility, architecturally appropriate to balance separation from the residence, pool, drainfield, and southern property line. The applicant testifies that the proposed placement provides for improved access to river views, maintains the designed pool deck, and improves the investment.

Based upon the placement and orientation, the front portion of the structure will provide the full fifteen (15) foot setback due to the situated angle.

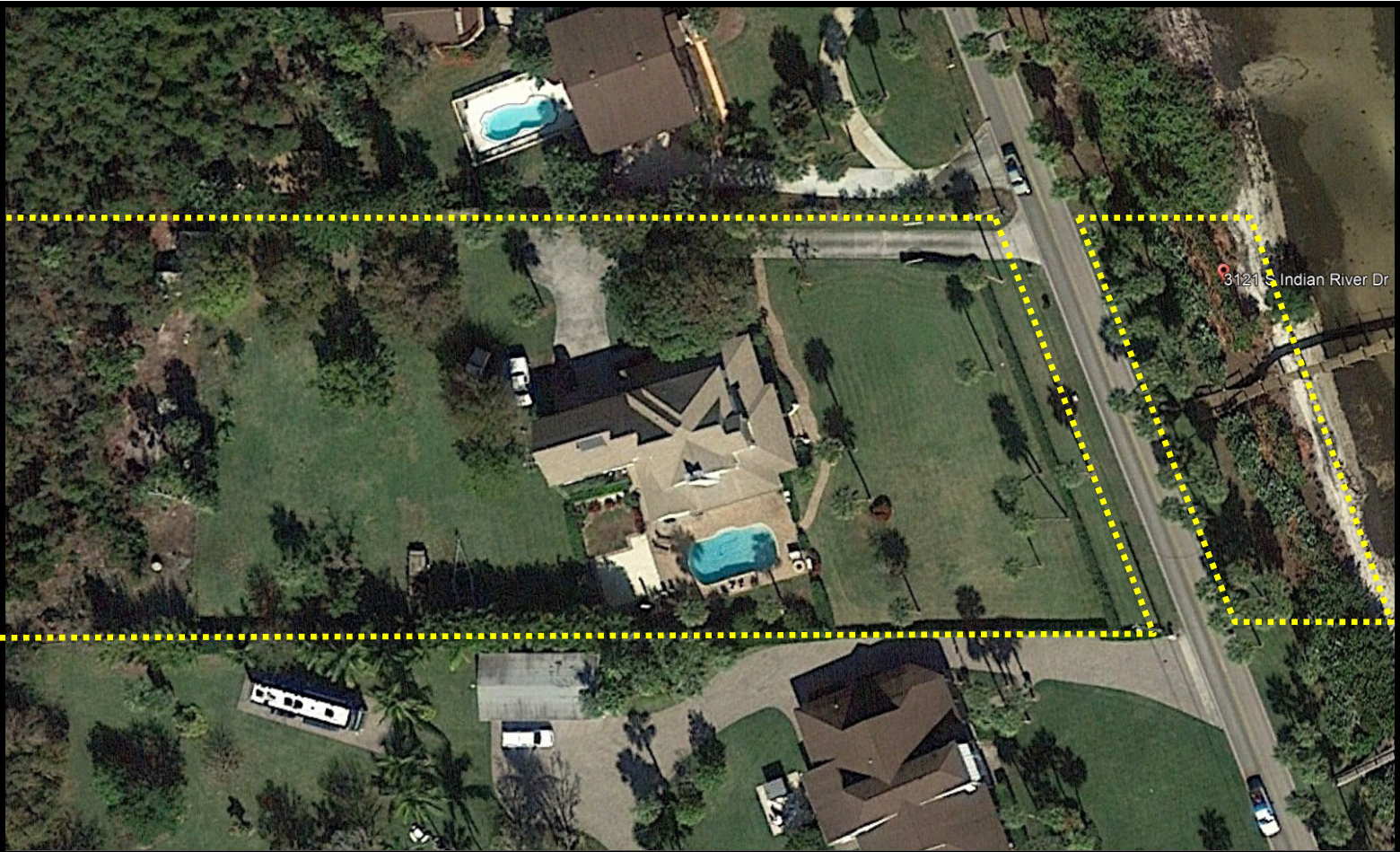
The applicant maintains that the variance is not detrimental to the neighbors, as the structure would not impede their views of the riverfront. The applicant highlights further that a substantial landscape buffer is established along the property line, which currently provides separation from the neighboring property, and the storage structure present within five feet of the property line. The applicant intends to maintain the landscaping, trees, and foliage.

#### Property Owner Response Summary:

A total of 3 notifications were mailed to abutting property owners. As of January 18, 2018, 0 responses have been received. An updated recording of responses will be provided to the Board at the hearing.

#### Staff Recommendation:

The recommendation of Staff is to grant approval of the requested variance to construct the proposed accessory structure to encroach up to five (5) feet into the required fifteen (15) foot minimum side yard (setback) based upon the justification presented by the applicant with respect to the criteria for granting a Variance specified in Section 22-108, with the condition the applicant provides detail of the existing landscape buffer on the site improvement plan and maintains a landscape buffer between the proposed structure and the property to the south.



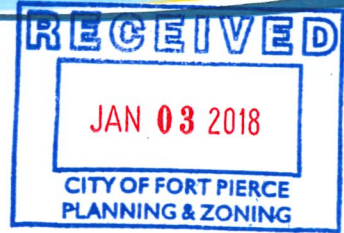
3121 S Indian River Dr



**3121 S. Indian River Drive**

Aerial





# VARIANCE

Property address or Location 3121 S. Indian River Dr Fort Pierce FL 34982  
 Parcel ID #(s) 2426-122-0010-000-2  
 Project description Summer Kitchen

Raymond Wild  
 Property Owner(s)  
3121 S Indian River Dr  
 Street Address  
Fort Pierce FL 34982  
 City State Zip  
772-216-7770  
 Phone Number  
arbwild@gmail.com  
 Email Address

Applicant/Representative, Title, Company  
 Street Address  
 City State Zip  
 Phone Number  
 Email Address

**Property Owner(s) Acknowledgements:** - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein.

Raymond Wild  
 Property Owner(s) Signature(s)

STATE OF FLORIDA COUNTY St Lucie  
 The foregoing instrument was acknowledged before me this 3rd day of January, 2018, by Raymond B. Wild  
Raymond B. Wild who is personally known to me or has produced

Amaris Gil as identification.

Amaris Gil  
 Signature of Notary



AMARIS ISABEL GIL  
 MY COMMISSION # FF 914194  
 EXPIRES: August 30, 2019  
 Bonded Thru Budget Notary Services

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

Fees \_\_\_\_\_ Control # \_\_\_\_\_ B. Permit # \_\_\_\_\_

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: Reduction of side yard set back to 10' for this structure only.

Reason for request: To correctly align this building with the house and pool and give proper separation from house roof.

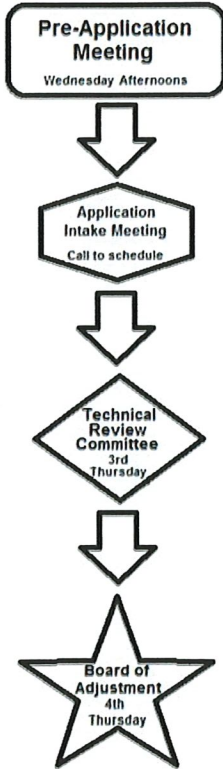
Existing Use: single family Date Property was Purchased: 1999

Alterations made to the site since purchase: House and pool

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:

Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

### Property Identification

Site Address:  
Sec/Town/Range:  
Map ID:  
Zoning:

Parcel ID:  
Account #:  
Use Type:  
Jurisdiction:

### Ownership

### Legal Description

### Current Values

Just/Market Value: \$665,800  
Assessed Value: \$549,749  
Exemptions: \$50,000  
Taxable Value: \$499,749  
Taxes for this parcel: SLC Tax Collector's Office   
Download TRIM for this parcel: Download PDF



### Total Areas

Finished/Under Air (SF): 3,941  
Gross Area (SF): 7,893  
Land Size (acres): 7.46  
Land Size (SF): 324,957.6

This information is believed to be correct at this time but it is subject to change and is not warranted.  
© Copyright 2018 Saint Lucie County Property Appraiser. All rights reserved.

January 3, 2018

To: Fort Pierce Planning Department Official

From: Ray Wild, Property Owner

Re: Request for Variance, Response to Application Questions

Property Address:

3121 S Indian River Dr  
Fort Pierce Fl 34982

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

Our property, situated on Indian River Dr, includes nine acres total however, seven of the acres are still in native sand ridge habitat and some of it extends beyond the railroad tracks. The property includes 185 feet of road frontage. The home was built in 2000 and was positioned in the center of the road facing property in order to create an aesthetically pleasing appearance to the neighborhood. Unlike many properties, our property borders are not perpendicular but rather slanted to the north and extend behind the house immediately to the north of us.

We have applied for and received a permit in order to add a covered detached summer kitchen structure to the pool area. Due to the fact that our house is centrally positioned as well as other factors such as the drain field and septic tank requirements, there is very limited space by the pool. We obtained a professional architect in order to ensure that the structure adds aesthetic value to the existing house and neighborhood and to work as much as possible within these barriers.

Unfortunately, due to the 15 foot setback and the non-perpendicular property lines, the structure must be constructed approximately five feet off center to the pool. This creates a lack of visual alignment as well as an issue with the close proximity to the existing house roofline, a condition we seek to avoid.

The variance would allow us to construct the structure so that it is aligned with the house and pool.

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

The special conditions impacting this request are not a result of our actions but rather the pre-existing non-perpendicular boundary lines for the property.

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.

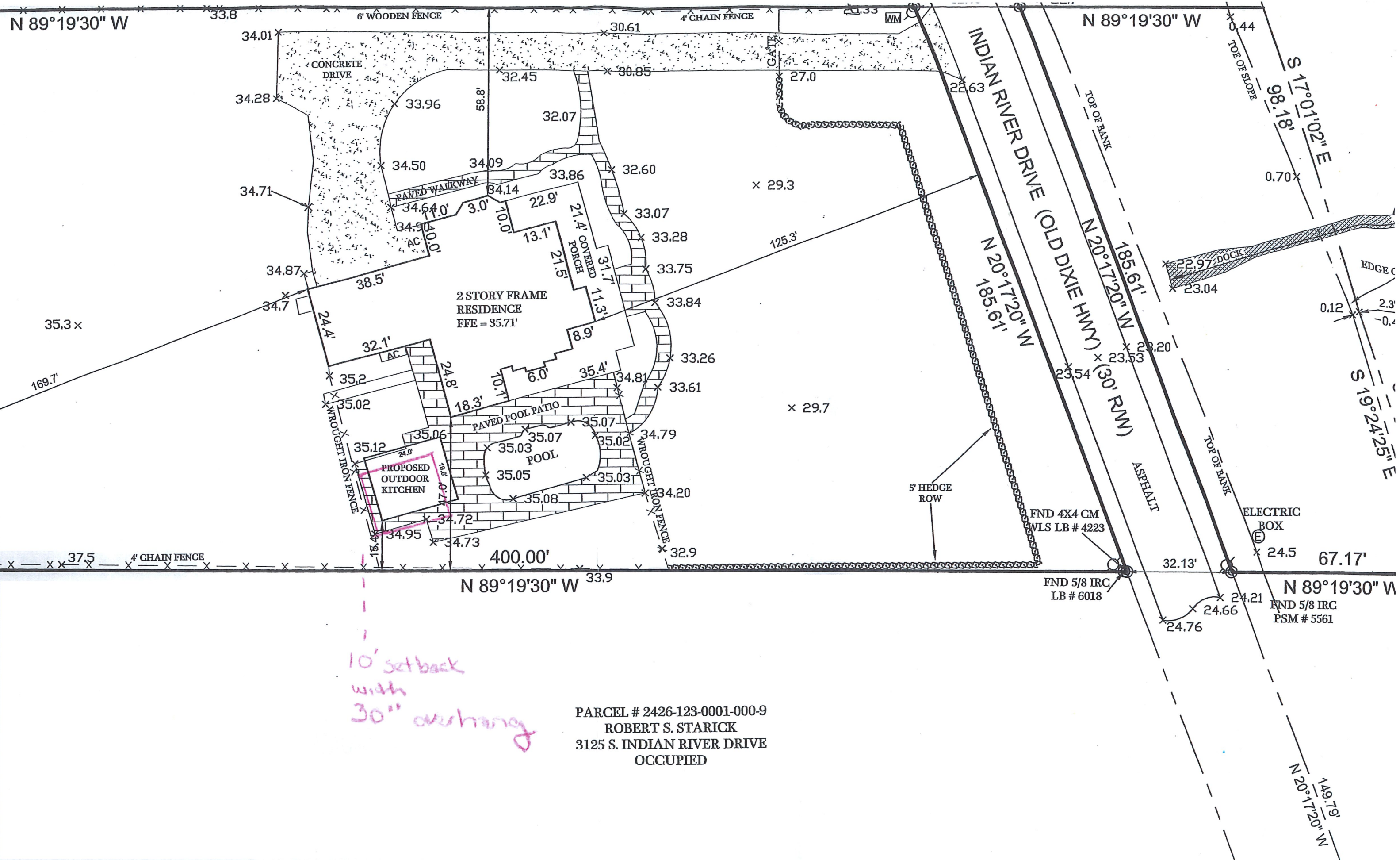
The request for variance is made in order to allow us to place the summer kitchen structure where it can be most aesthetically pleasing to the neighborhood as well as located where it can be fully utilized and enjoyed, directly facing the pool with river views and within close proximity of the primary kitchen since the summer kitchen is supplementary to the existing kitchen and full utilization of the cooking area would require frequent access to the house. Therefore, the placement options are very limited. Due to the significant investment in this improvement, placing it off center or further away is a hardship for which we are seeking relief. Additionally, the placement required due to the variance not only places the structure oddly off center of the pool but forces placement extremely close to the existing house roofline.

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

We are requesting a variance of five additional feet from the 15 foot setback to 10 foot for this structure only. This will allow for the proper alignment of the structure and give us adequate clearance with our existing roofline. This would allow the structure to be centrally placed behind the pool and properly aligned to the house. The front portion would have the full 15 foot setback but due to the border slanting, the back southwest corner of the building would need the five foot variance.

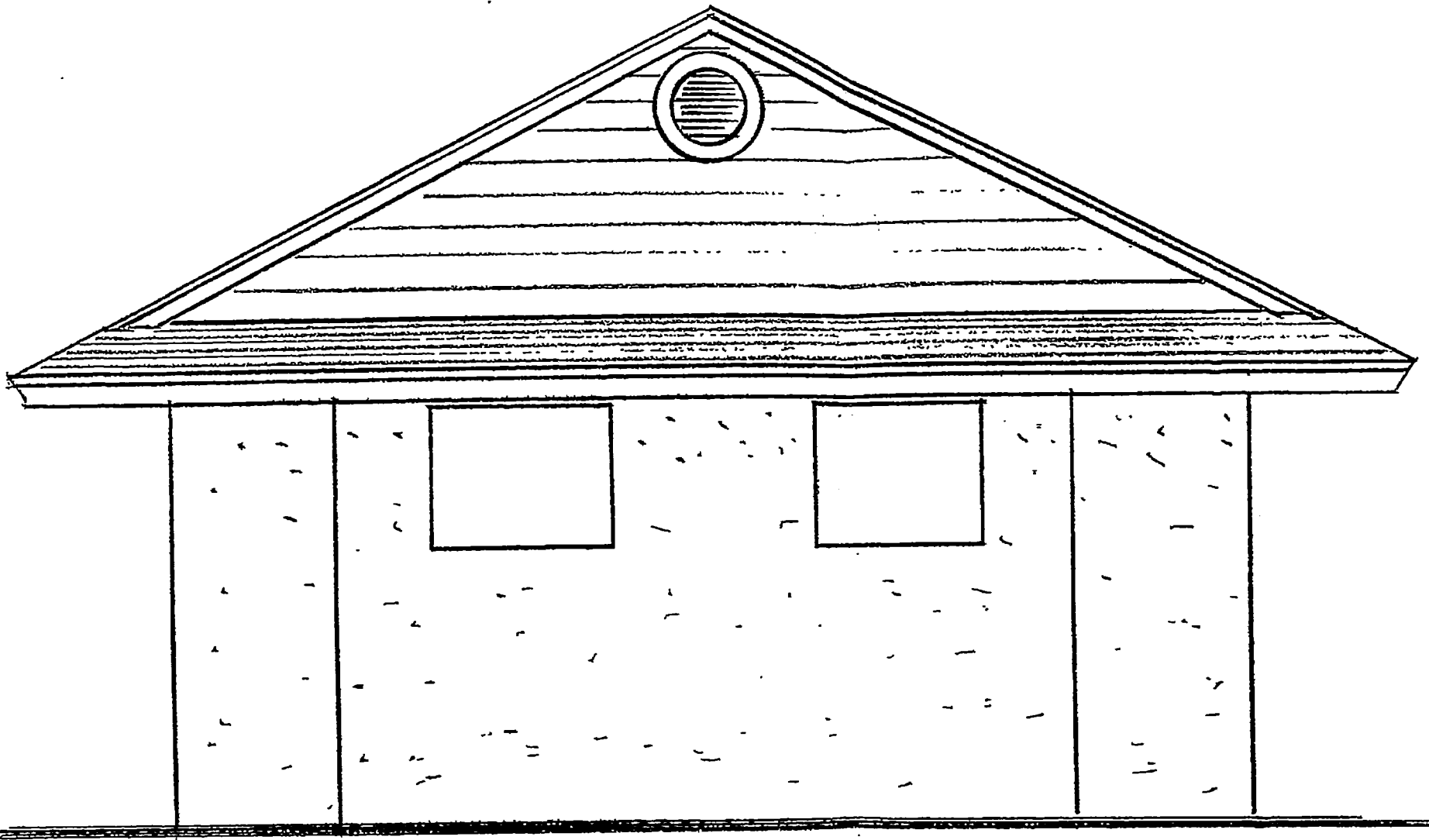
5. Explain how the variance request would not impair the intent of the zoning ordinance or be detrimental to the general public welfare.

The variance would allow for a more aesthetically pleasing placement of the structure and therefore enhance the impact on the neighborhood. It is not detrimental to the neighbors, as the structure would not impede their views of the riverfront. Additionally, there is rich foliage between the two properties. The neighboring property also has a storage structure on their side of the fence that faces south and is within five feet of our property line. The back of their structure abuts our property line but does not diminish our property. It is not visible and does not detract from our views due to the beautiful landscaping, trees and foliage.



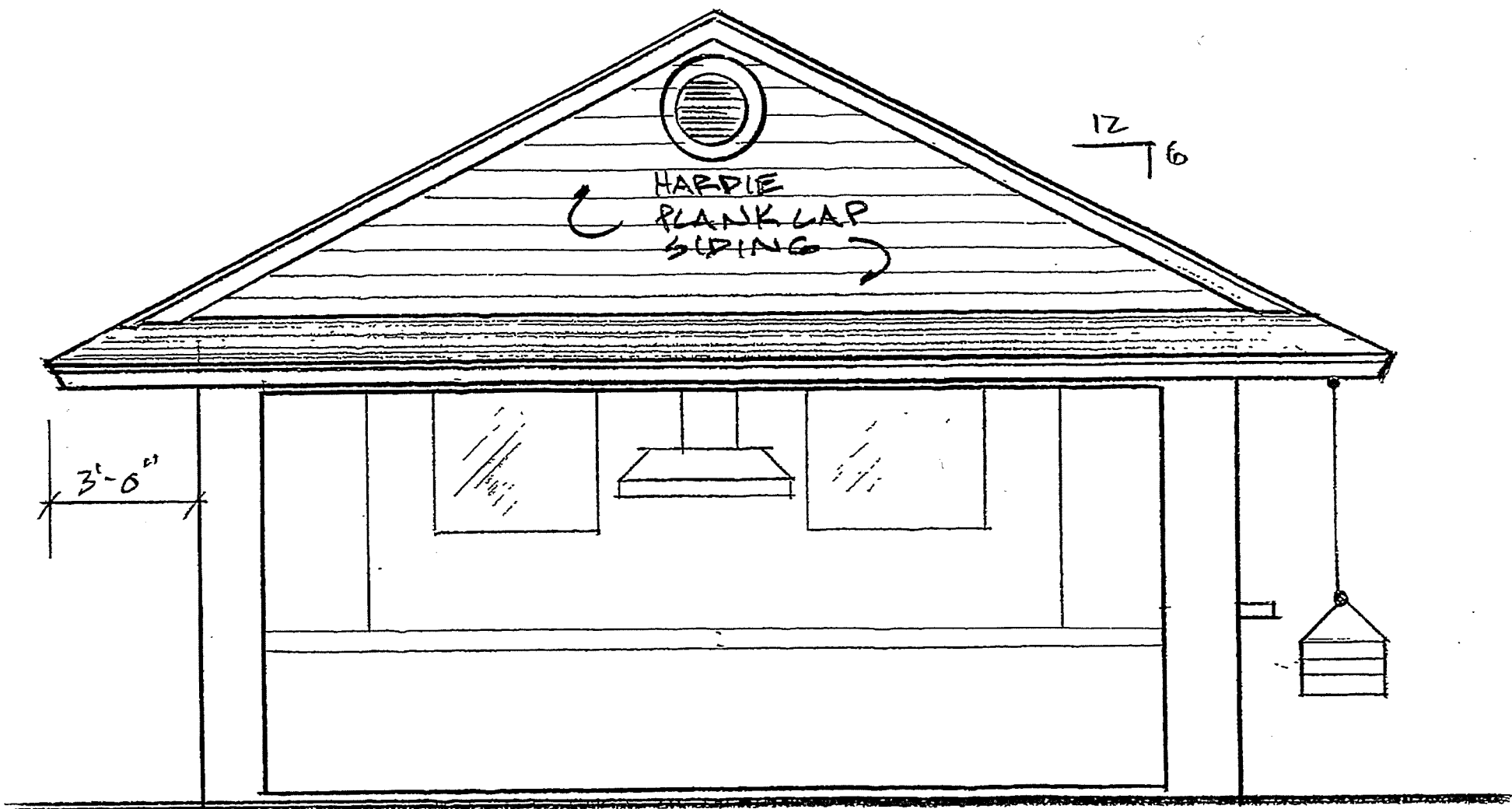
*10' setback  
with  
30" overhang*

PARCEL # 2426-123-0001-000-9  
 ROBERT S. STARICK  
 3125 S. INDIAN RIVER DRIVE  
 OCCUPIED



REAR ELEVATION

1/2"



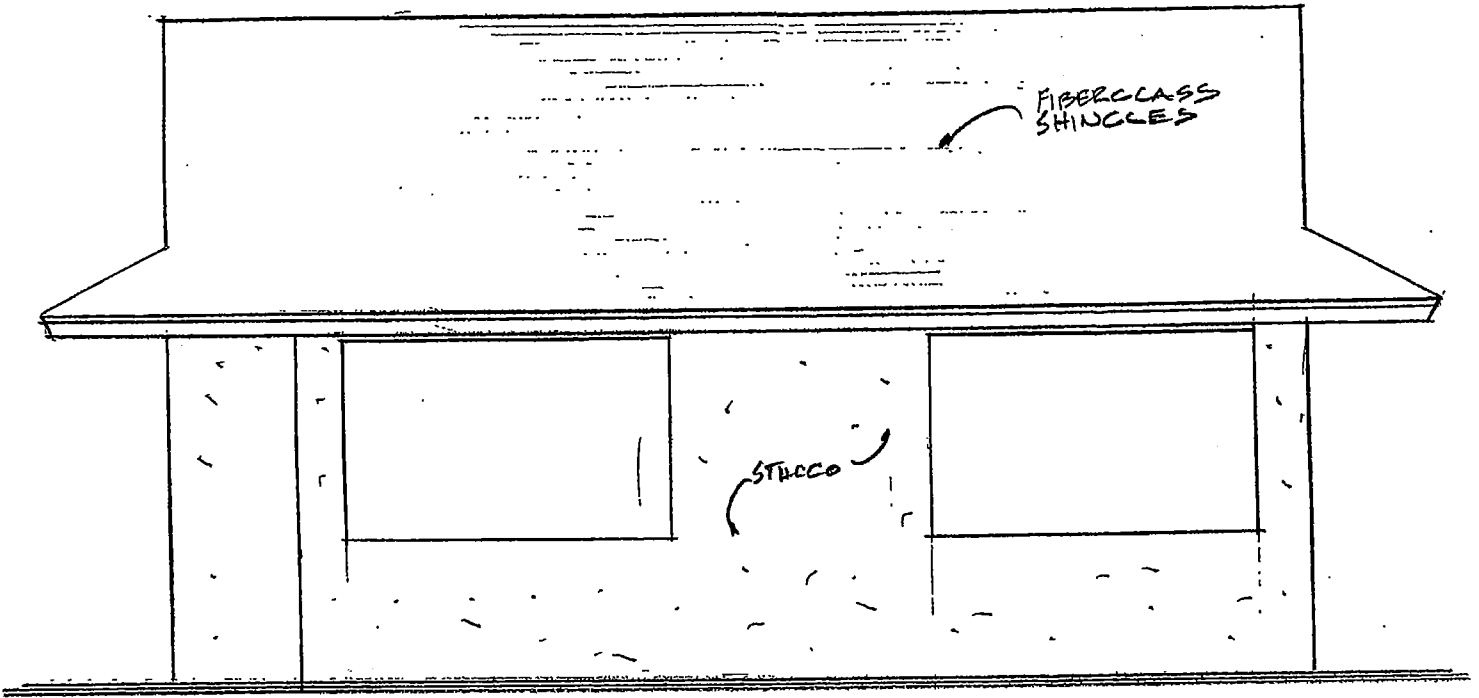
HARDIE  
PLANK LAP  
SIDING

12  
6

3'-0"

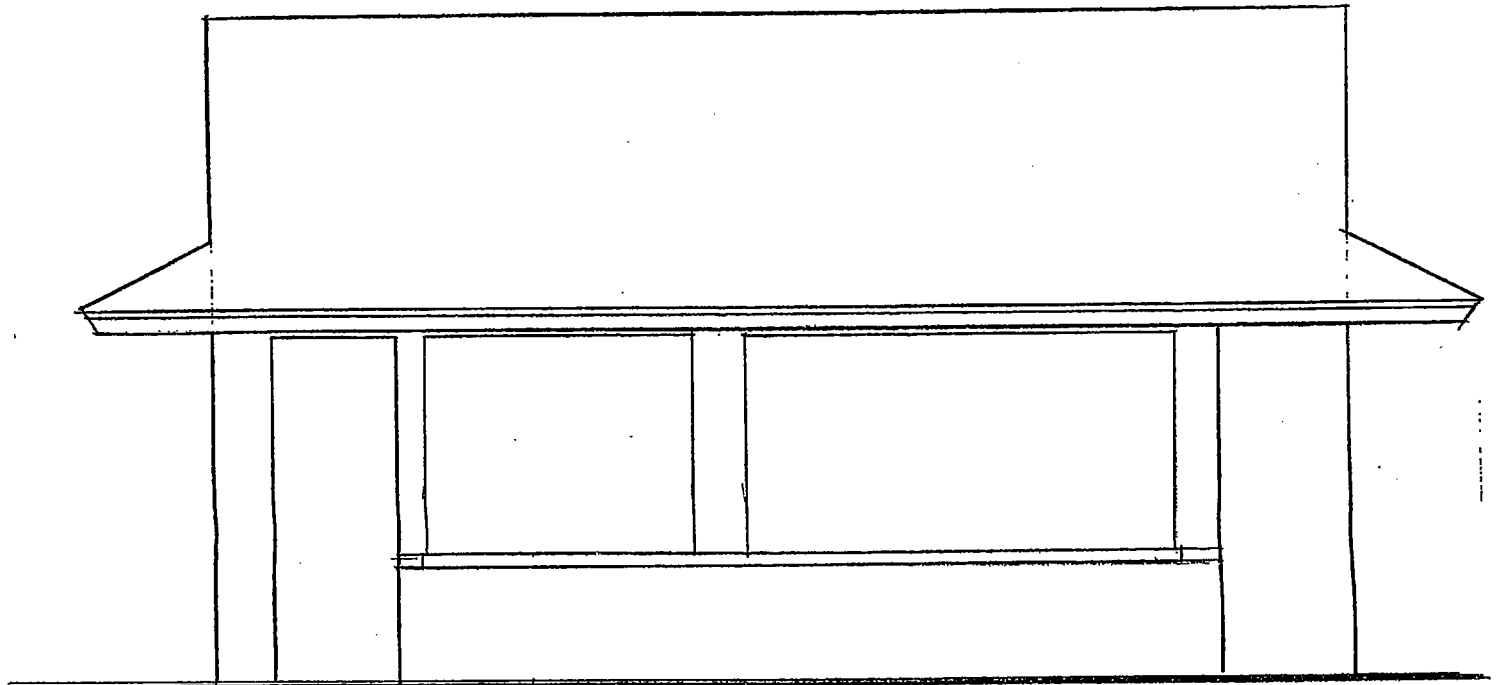
FRONT ELEVATION

1/4"



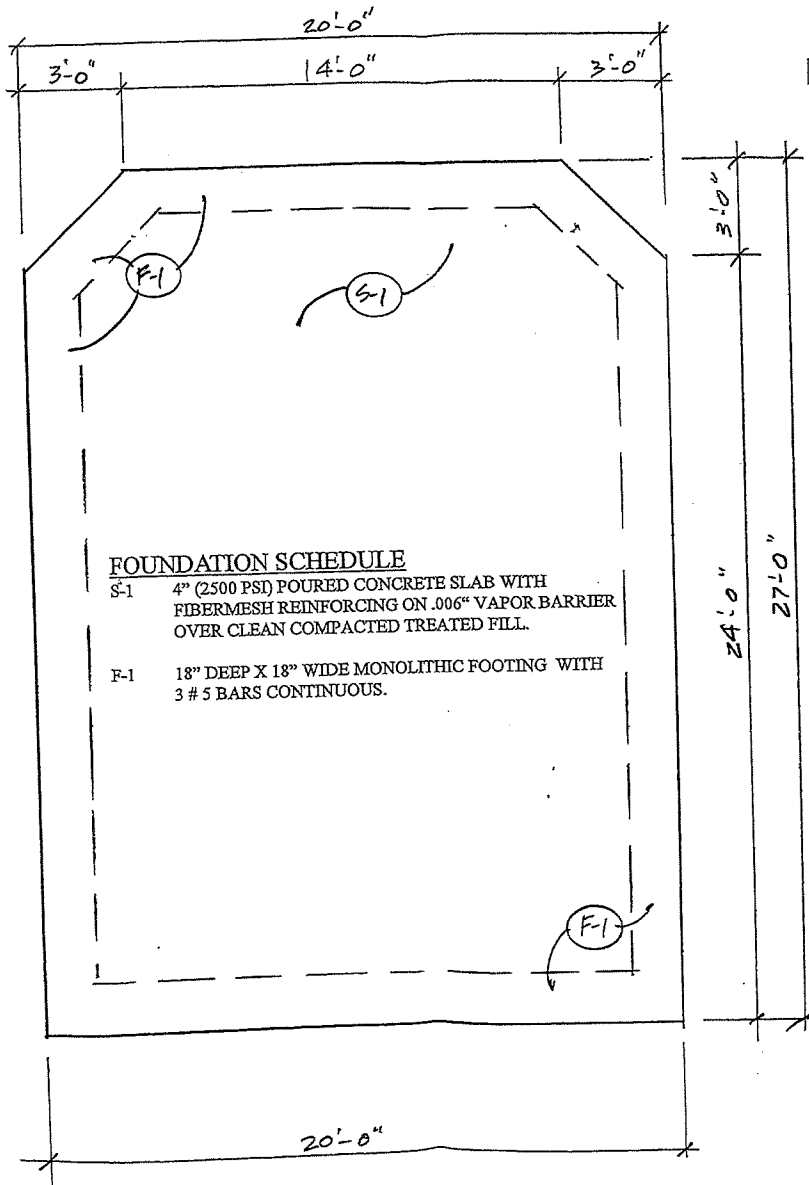
LEFT SIDE ELEVATION

1/4"

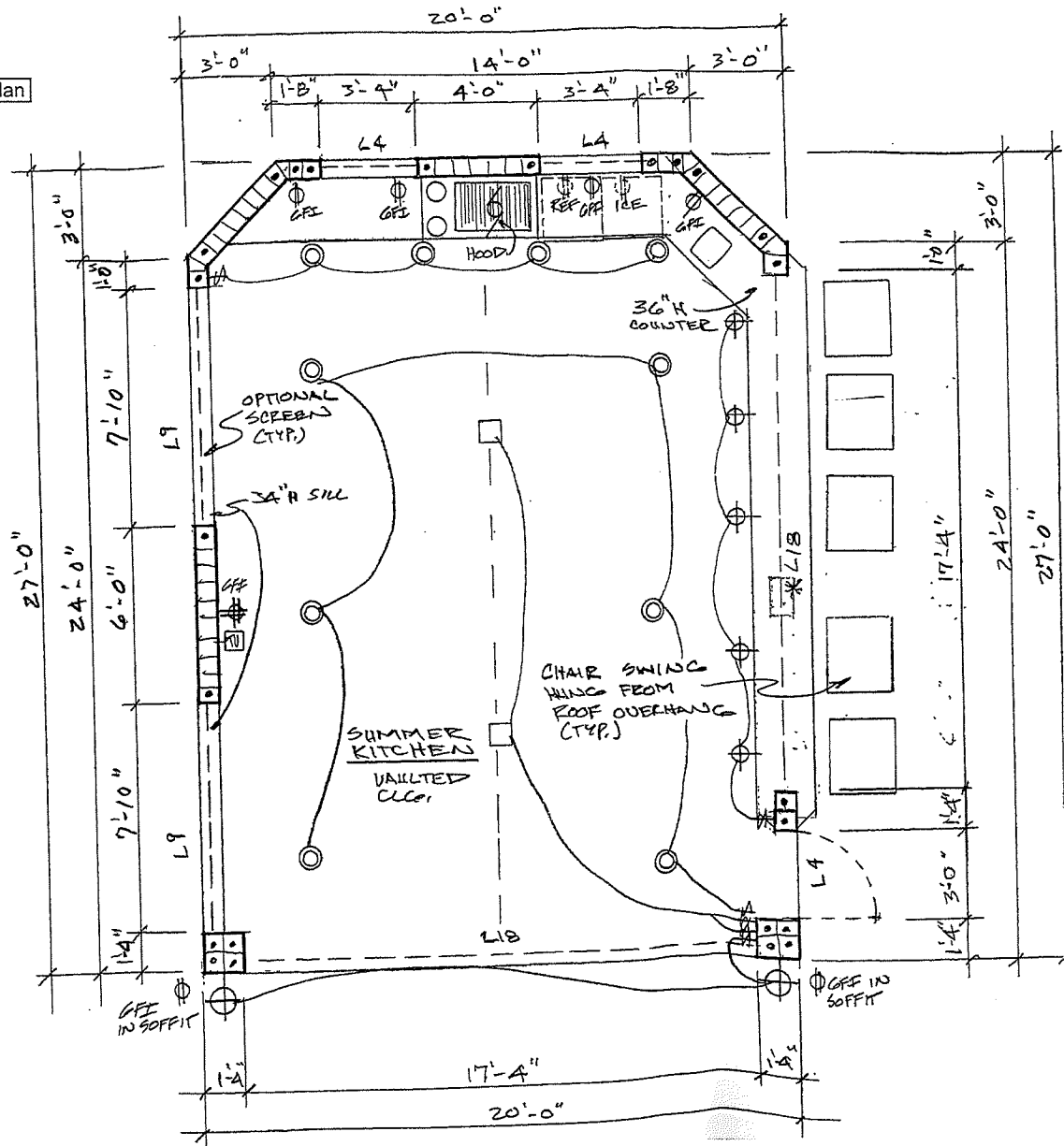


RIGHT SIDE ELEVATION

1/4"



Floor Plan











## Planning Board of Adjustment

Meeting Date: 01/25/2018

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### Information

#### REQUESTED ACTION

Variance - Stegner/Cook - 1711 S. Indian River Drive

#### LOCATION

1711 S. Indian River Drive

#### RESPONSIBLE STAFF

Brandon Creagan, LEED Green Associate, Planner

#### RECOMMENDATION

Approval

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### Attachments

Planning Staff Report

Variance Application

Owner Submitted Letters

Boundary Survey

Site Plan & Floor Plan

Variance Application - July 3, 1991

Aerial Map

TRC Comments

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### Form Review

Form Started By: Brandon Creagan

Started On: 01/18/2018 11:39 AM

Final Approval Date: 01/19/2018



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

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

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

**SUBJECT:** **Application for Variance**  
**1711 S. Indian River Drive**

**DATE:** January 18, 2018

**STAFF REPORT**

**Owner(s)/Applicant(s):** Conrad G. Stegner & Margaret E. Cook  
 1711 S. Indian River Drive  
 Fort Pierce, FL 34950

**Requested Action:** Approval to deviate from Section 22-23(b)(2)b. of the Fort Pierce Code of Ordinances to correct a setback issue that has occurred since the construction of a single family home in 1979. The southeast corner of the home is fourteen and a thirtieth (14.30) feet from the side property line. Additionally a Carport was built and granted a variance approval in 1991 for a seven (7) foot side yard setback. The northwest corner of the carport was built two and a thirtieth (2.30) feet from the side yard property line instead of the approved seven (7) feet. City Code 22-23(b)(2)b. allows a minimum side yard setback of fifteen (15) feet. The filed request represents a variance of zero and a seventieth (0.70) feet for the southeast corner of the home and twelve and a seventieth (12.70) feet for the northwest corner of the existing Carport.

**Location:** 1711 S. Indian River Drive

**Parcel IDs:** 2415-411-0004-000-0

**Lot Size:** 0.79 acres

**Zoning:** E-1, Single Family Estate Density

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

**Surrounding Zoning:**

North	East	South	West
E-1	River	I-1	C-3

**Staff Analysis:**

In accordance with Article VIII of Section 22 of the City Code, the applicants are requesting approval of a variance to deviate from Section 22-23(b)(2)b. of the Fort Pierce Code of Ordinances to correct a setback issue that has occurred since the construction of the home in 1979. The southeast corner of the home is fourteen and a thirtieth (14.30) feet from the side property line. Additionally a Carport was built and granted a variance approval in 1991 for a seven (7) foot side yard setback. The northwest corner of the carport was built two and a thirtieth (2.30) feet from the side yard property line instead of the approved 7 feet. City Code 22-23(b)(2)b. allows a minimum side yard setback of fifteen (15) feet. The filed request represents a variance of zero and a seventieth (0.70) feet for the southeast corner of the home and twelve and a seventieth (12.70) feet for the northwest corner of the existing Carport.

The applicants intend to build an addition to the master bedroom as well as a covered lanai. Both additions to the home will comply with the side yard setback of fifteen (15) feet as set forth in City Code 22-23(b)(2)b. Since the home is considered non-conforming because of the setback issues the applicants could have submitted an Application for Special Exception to cure this issue for just these additions. The applications instead have decided to submit this Variance Application because it will permanently deem their home to be conforming. The applicants took ownership of the home in 2016 and the home has had multiple different owners since it was built. As stated there was a variance approval from July 3, 1991 to allow the carport to be constructed seven (7) feet from the side yard property line. From the plans provided the northeast corner of the carport was built within the parameters of the variance approval, however the northwest corner was not built within those parameters and was instead built two and a thirtieth (2.30) feet from the side yard property line instead of seven (7) feet.

**Variance Criteria:**

The following criteria are specified in City Code 22-108, 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 applicants, in the attached application and supporting documents, cite various factors and explanations regarding the above-referenced criteria. The presented explanation by applicants cite the fact that they were not the property owners when the home was built or when the variance was sought for the carport. If they had to comply with the fifteen (15) foot setback after the fact of the home being built they would have to demolish and rebuilt the southeast side of their home as well as their whole entire carport. This would create a hardship for them as they would have to spend money to make the costly adjustments and they would not have the ability to make any alterations to their home until this issue was corrected unless they applied for a onetime special exception. The variance give the applicants the ability to correct this setback issue permanently. The applicants have also provided letters from the two adjacent property owners in support of this application and their request.

**Property Owner Response Summary:**

A total of 4 notifications were mailed to abutting property owners. As of January 18, 2018, 0 letters have been received. An update will be provided at the Board of Adjustment meeting.

**Technical Review Committee:**

All affected City Departments have reviewed the proposed Conditional Use with No New Construction and have provided conditional approval based on compliance with requirements of the City Code. The comments generated from the technical review are provided for review.

**Staff Recommendation:**

Staff recommends approval to reduce the side yard setback to fourteen and a thirtieth (14.30) feet from the side property line on the southeast corner of the home and reduce it to two and a thirtieth (2.30) feet on the northwest corner of the carport in consideration of the criteria specified in Section 22-108 of the City Code.



# VARIANCE

Property address or Location 1711 S. Indian River Dr, Ft Pierce, FL 34950  
 Parcel ID #(s) 2415-411-0004-000-0  
 Project description Variance request for south side setback of 14.31' and for north side setback of 2.3'

Conrad G. Stegner and Margaret E. Cook

Property Owner(s)  
1711 S. Indian River Dr

Street Address  
FT Pierce, FL 34950

City State Zip  
(772) 882-9808

Phone Number  
margaret\_e\_cook@yahoo.com

Email Address

Applicant/Representative, Title, Company

Street Address

City State Zip

Phone Number

Email Address

*Property Owner(s) Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein.*

Conrad G. Stegner Margaret E. Cook  
 Property Owner(s) Signature(s)

STATE OF Florida - St. Lucie COUNTY

The foregoing instrument was acknowledged before me this 5<sup>th</sup> day of January, 2018

Conrad G. Stegner and Margaret E. Cook who is personally known to me on the basis of

Florida State Drivers License as identification.

Emmanuel Bermudez  
 Signature of Notary



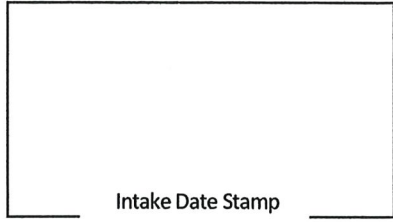
**INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3739**

**TO BE COMPLETED BY STAFF**

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

Pre-Application Meeting Date \_\_\_\_\_  
 Intake Planner \_\_\_\_\_  
 Planner Assigned \_\_\_\_\_  
 Approved By \_\_\_\_\_ Date \_\_\_\_\_  
 Comments \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Fees \_\_\_\_\_ Control # \_\_\_\_\_ B. Permit # \_\_\_\_\_



# 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: Variance Request for setback of 14.31' on southside of home, and 2.3' on north side of home.

Reason for request: want to add covered lanai and closet/ laundry in rear of home. Both addition will have 15'+ setbacks

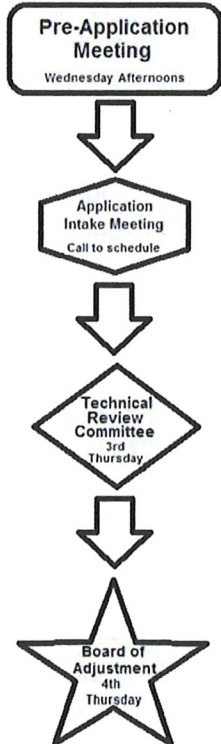
Existing Use: primary home Date Property was Purchased: 10/14/16

Alterations made to the site since purchase: Drain field, doors, water heaters, roof

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:

**Conrad G. Stegner and Margaret E. Cook**  
**1711 S. Indian River Dr, Ft. Pierce, FL 34950**  
**Parcel ID#: 2415-411-0004-000-0**

**Variance Application Questions/Answers:**

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

Answer: Our home was built in the late 1970's, and we purchased it in October 2016. It has had several owners and has been renovated across the years. Like most homes on Indian River Drive, our home does not sit parallel to the River. The home and view are slightly angled toward the south. Also, our lot has a bend in it and is not fully perpendicular to the water. Our home is set back 91 feet from the road which is approximately the same distance as both neighbors' homes. We do not impede each others' views.

Evidently, when our home was built, they believed that the south edge of the house was positioned in accordance with the 15' setback requirement; however, it has become apparent that the Southeast corner of our home is in fact 14.3' from the property line. The Southwest corner is 16.1' from the property line.

With regard to the north side of the house, a carport was added in 1991. At that time, a variance was granted to allow the north side of the house to be 7' from the property line. We did not know that the variance was specifically for a 7' set back until January 4, 2018 when we received a phone call from Brandon Creagan in your Planning office. . The current survey shows that The Northwest rear corner of the carport is only 2.3' from the property line. The Northeast front corner of the carport is approximately 5' from the property line. We do not know how or why the carport was built differently than the approved variance.

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

Answer: We have not made any additions to the house since we purchased it 2016.

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.

Answer: If we had to comply with the 15' setback requirement, we would have to demolish and rebuild the Southeast corner of our home, and we would have to rebuild or remove the carport.

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

Answer: We seek a variance which would allow the South side of our home to be 14.3' from the property line, and for the carport on the north side of the home to be 2.3' from the property line.

5. Explain how the variance request would not impair the intent of the zoning ordinance or be detrimental to the general public welfare.

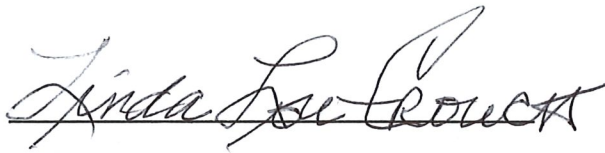
Answer: These situations have existed since the house was built almost 40 years ago, and since the carport was added in 1991. Our adjacent neighbors have signed letters to support our variance request. (See attached.) We are not seeking permission to move our home any closer to the property line. This variance will not impact the building density calculation for the area.

December 22, 2017

To: Ft. Pierce Planning Department

My neighbors to the south at 1711 S. Indian River Drive are Conrad Stegner and Margaret Cook. I acknowledge that they are seeking a variance on the south side of their property which allows their home to be 14.3' from the property line. This is how the home is currently situated on the lot, and how they purchased it in October 2016.

I have no concerns with this variance.

A handwritten signature in cursive script that reads "Linda L. Crouch". The signature is written in black ink and is positioned above the printed name.

Linda L. Crouch

1709 S. Indian River Dr, Ft. Pierce, FL 34950


Parcel ID # 2415-411-0003-000-3


December 22, 2017

To: Ft. Pierce Planning Department

Our neighbors to the north at 1711 S. Indian River Drive are Conrad Stegner and Margaret Cook. We acknowledge that they are seeking a variance on the south side of their property which allows their home to be 14.3' from the property line. This is how the home is currently situated on the lot, and how they purchased it in October 2016.

We have no concerns with this variance.

  
Bernard W. McBee

  
Peggy McBee

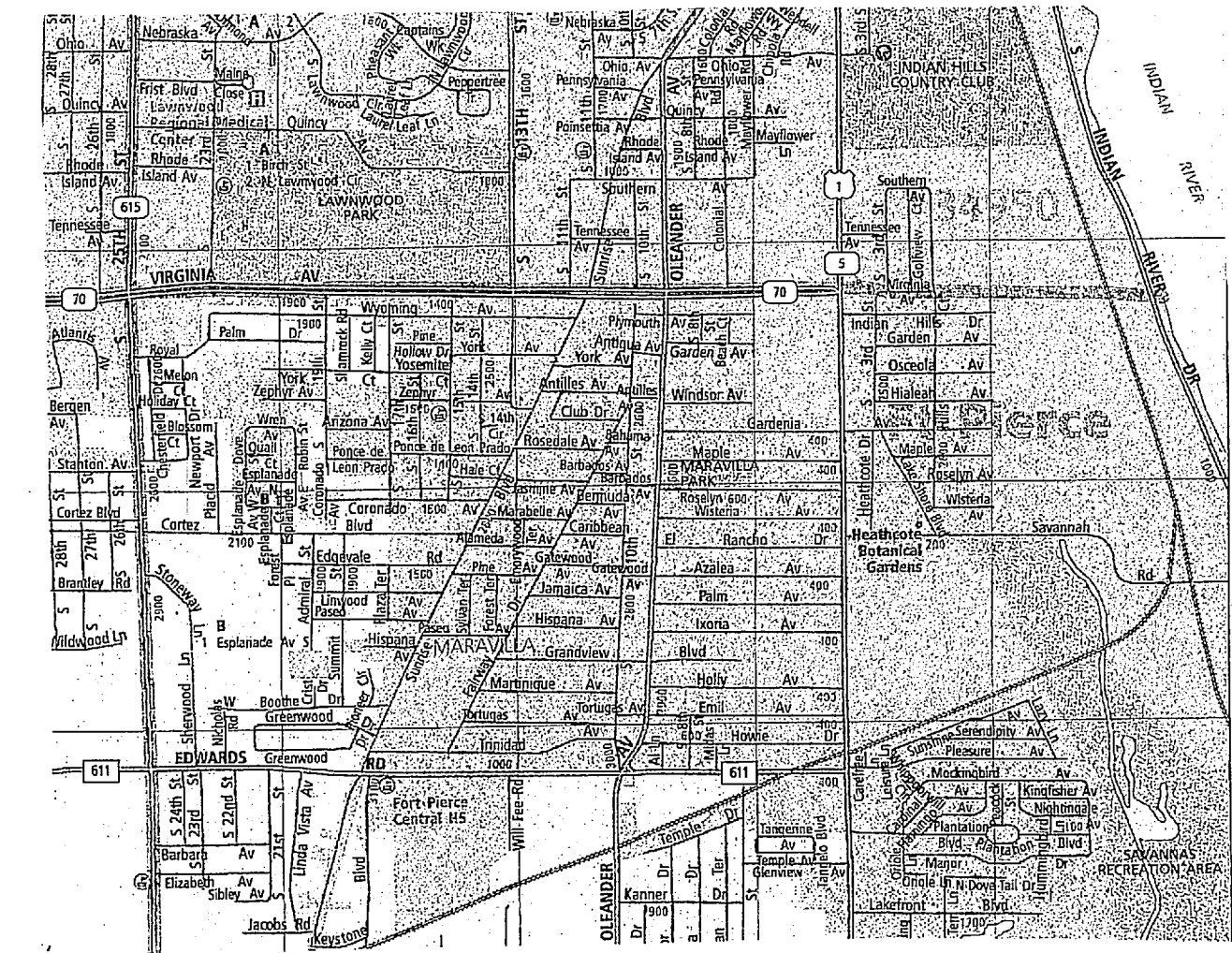
Bernard McBee

Peggy McBee

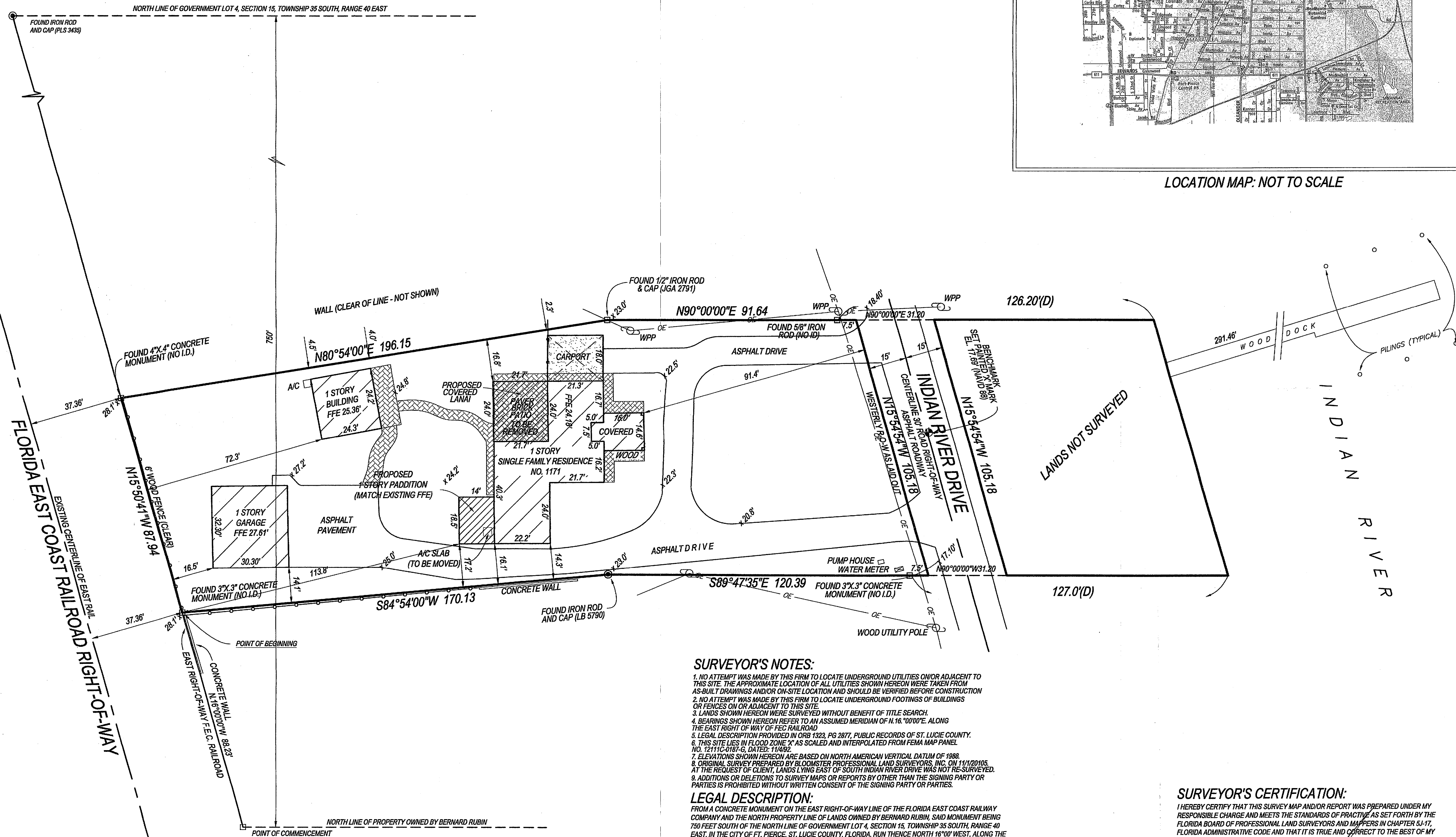
1801 S. Indian River Dr, Ft. Pierce, FL 34950

Parcel ID # 2415-414-0001-000-8

# BOUNDARY SURVEY



LOCATION MAP: NOT TO SCALE



### SURVEYOR'S NOTES:

1. NO ATTEMPT WAS MADE BY THIS FIRM TO LOCATE UNDERGROUND UTILITIES OR/ADJACENT TO THIS SITE. THE APPROXIMATE LOCATION OF ALL UTILITIES SHOWN HEREON WERE TAKEN FROM AS-BUILT DRAWINGS AND/OR ON-SITE LOCATION AND SHOULD BE VERIFIED BEFORE CONSTRUCTION OR FENCES ON OR ADJACENT TO THIS SITE.
2. NO ATTEMPT WAS MADE BY THIS FIRM TO LOCATE UNDERGROUND FOOTINGS OF BUILDINGS OR FENCES ON OR ADJACENT TO THIS SITE.
3. LANDS SHOWN HEREON WERE SURVEYED WITHOUT BENEFIT OF TITLE SEARCH.
4. BEARINGS SHOWN HEREON REFER TO AN ASSUMED MERIDIAN OF N. 16.°00'00\"/>

### LEGAL DESCRIPTION:

FROM A CONCRETE MONUMENT ON THE EAST RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY COMPANY AND THE NORTH PROPERTY LINE OF LANDS OWNED BY BERNARD RUBIN, SAID MONUMENT BEING 75.0 FEET SOUTH OF THE NORTH LINE OF GOVERNMENT LOT 4, SECTION 15, TOWNSHIP 35 SOUTH, RANGE 40 EAST, IN THE CITY OF FT. PIERCE, ST. LUCIE COUNTY, FLORIDA, RUN THENCE NORTH 16°00' WEST, ALONG THE EAST RIGHT OF WAY LINE OF SAID RAILWAY COMPANY, 88.23 FEET TO A CONCRETE MONUMENT AND THE POINT OF BEGINNING OF THE LANDS HEREIN DESCRIBED.

FROM SAID POINT OF BEGINNING CONTINUE NORTH 16°00'00\"/>

### SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS SURVEY MAP AND/OR REPORT WAS PREPARED UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

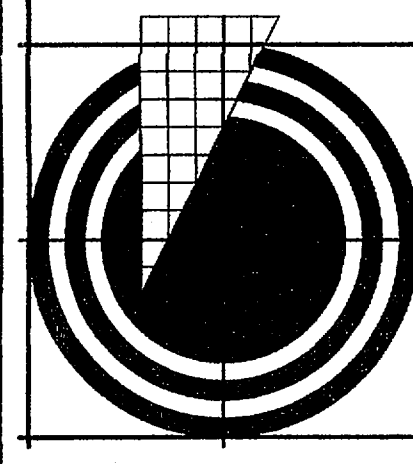
CRAIG D. WATSON  
PROFESSIONAL SURVEYOR & MAPPER  
NO. 2617 STATE OF FLORIDA

- ### LEGEND
- WPP WOOD POWER POLE
  - C.B.S. CONCRETE BLOCK STRUCTURE
  - OE OVERHEAD ELECTRIC
  - LB LICENSED BUSINESS
  - FFE FINISH FLOOR ELEVATION
  - ID IDENTIFICATION

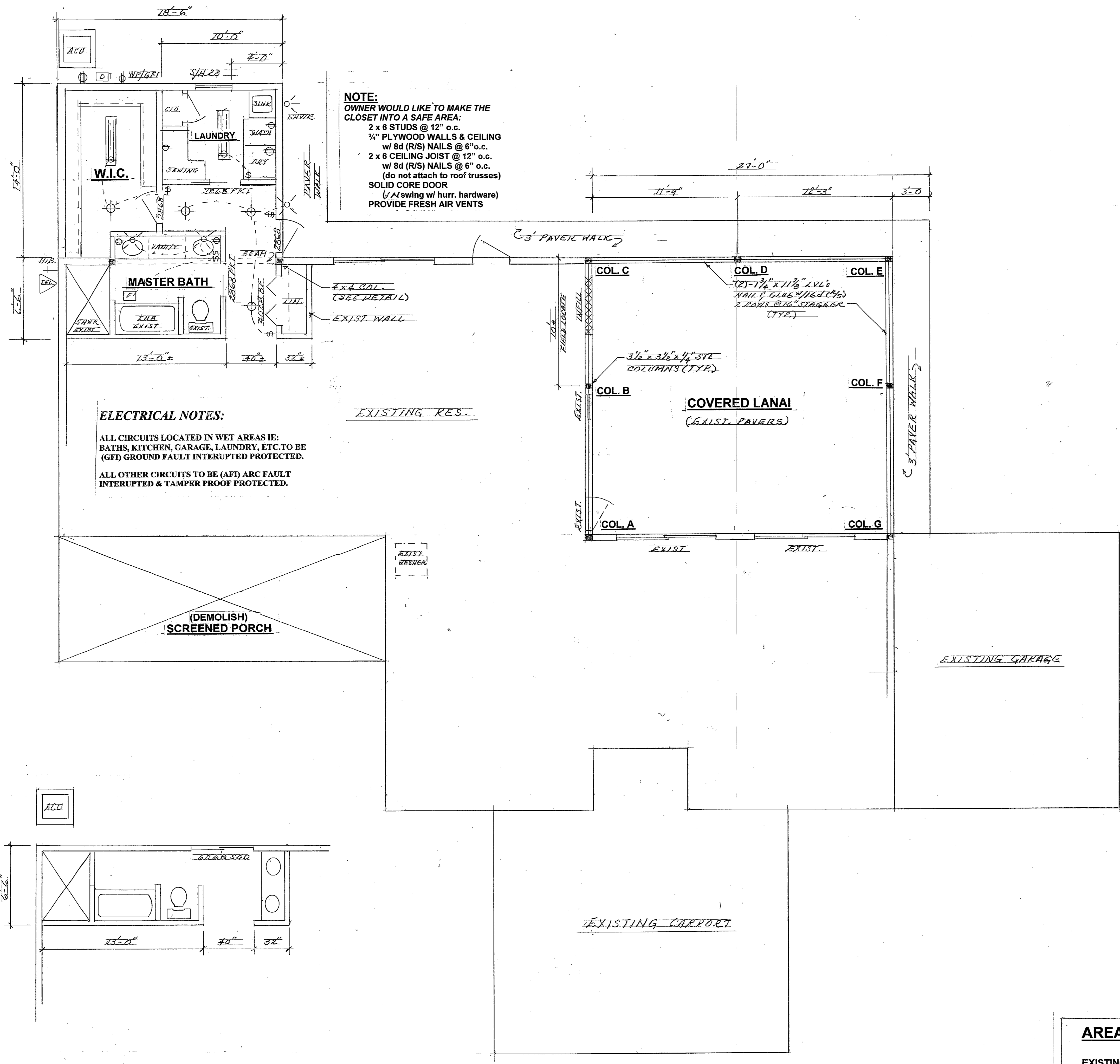
DATE	REVISIONS	DWG	CHK

PREPARED FOR:  
**COOK-STEGNER RESIDENCE**  
1711 S. INDIAN RIVER DRIVE  
FORT PIERCE, FLORIDA

**WATSON KILLANE SURVEYING AND MAPPING, INC.**  
2240 NE DIXIE HIGHWAY  
JENSEN BEACH, FLORIDA 34957  
PHONE 772-334-0868  
WATSONKILLANE@GMAIL.COM



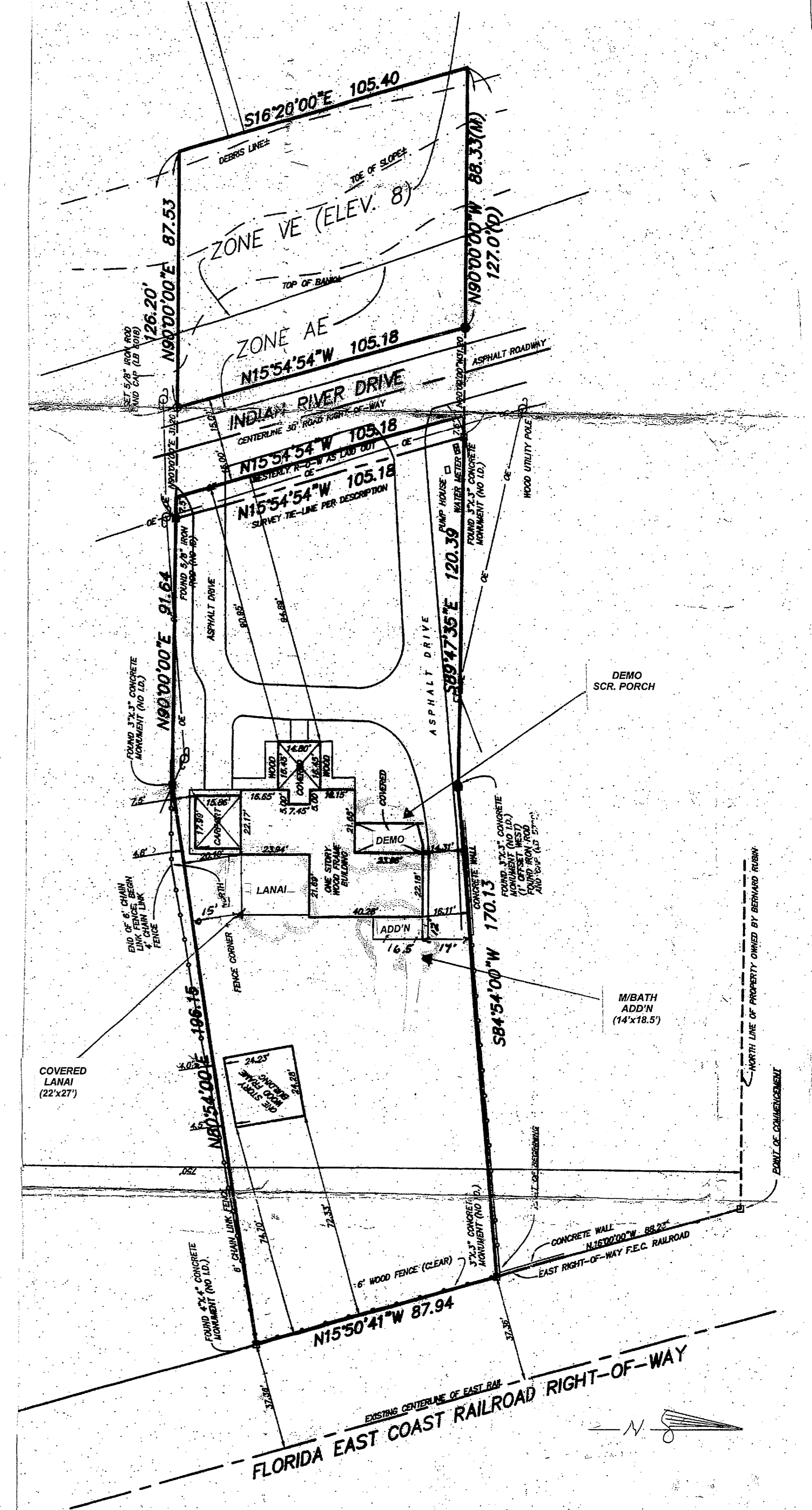
JOB NUMBER:	17-531
FIELD DATE:	12-13-2017
CHECKED BY:	CDW
DRAWN BY:	DPK
SCALE:	1" = 20'
<b>SHEET</b>	<b>1 OF 1</b>



ORIGINAL M/BATH PLAN

FLOOR PLAN w/ ELECTRICAL

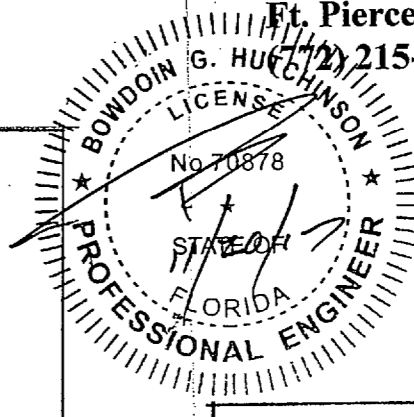
SCALE 1/4"



SITE PLAN  
SCALE 1"=30'

**AREA CALCULATIONS:**

EXISTING AREA (A/C)	2340 S.F.
M/BATH ADDITION	259 S.F.
<b>TOTAL</b>	<b>2599 S.F.</b>
COVERED LANAI	520 S.F.



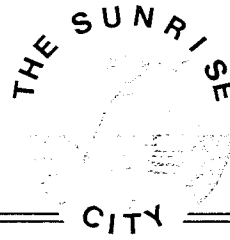
**BENCHMARK ENGINEERING**  
OF THE TREASURE COAST

SEAL	RESIDENCE MODIFICATIONS	SHEET <b>1</b> OF 4
BOWDOIN HUTCHINSON P.E. #70878	COOK-STEGNER RESIDENCE 1711 S. INDIAN RIVER DRIVE FT. PIERCE, FLORIDA	

806 DELAWARE AVE.  
FT. PIERCE, FL. 34960  
(772) 772-267-1399

REVISED  
11/16/17

# CITY OF FORT PIERCE *Florida*



## DEPARTMENT OF DEVELOPMENT

City Hall Annex • 315 Avenue A • P.O. Box 1480 • Fort Pierce, Florida 34954

July 3, 1991

Theodore and Margaret Rakowich  
1711 S. Indian River Drive  
Fort Pierce, Florida 34950

Re: Variance to permit a 7' side yard setback where 15' required, in a E-1,  
Single-Family Estate Zone. Location: 1711 South Indian River Drive

Dear Mr. and Mrs. Rakowich:


This is to formally advise you of action taken on your request for a Variance to permit a 7' side yard setback where 15' required. On Thursday, June 27, 1991, the Board of Adjustment of the City of Fort Pierce, Florida, voted unanimously to grant the Variance you requested.

Specifically, the Board's action means you are permitted to construct a 396 sq. ft. addition for a carport on the north side of the property.

Please attach a copy of this letter to your application for a building permit.

Thank you for your cooperation. If you have any questions, please contact this office at (407) 464-5600.

Sincerely,

  
Douglas A. Ballard  
Director

bb

cc: City Manager  
Building and Code Enforcement Coordinator  
Permit Specialist  
Zoning Inspector

MINUTES OF THE REGULAR MEETING OF THE BOARD OF ADJUSTMENT OF THE CITY OF FORT PIERCE, FLORIDA, HELD JUNE 27, 1991, IN THE CITY HALL CONFERENCE ROOM, 500 BOSTON AVENUE, FORT PIERCE, FLORIDA.

---

Agenda Item #5 Variance - to permit a 7' side yard setback where 15' required for construction of a carport. Request is for property on west side of South Indian River Dr., known as 1711 South Indian River Dr., Property is zoned E-1, Single-Family Estate Density. Applicant/representative is Theodore and Margaret Rakowich, owners of the property.

Mr. Leetham said the request is to build a carport on the side of their house. They presently have 25' from the house to the northern property line and this would leave 7'. Staff's main concern is that this would take up half of the side yard setback. Three letters were sent to abutting property owners, one letter returned in favor, that from the property owner on the north who would be most affected by this variance.

Chairwoman Calvert asked if anyone to speak in favor.

Mrs. Margaret Rakowich, owner, showed photographs of the site. Her neighbor who lived on the north side was present tonight and said she has no objection. The carport will consist of a roof with poles attached to the house and will not be enclosed. It will be slightly set back. They have the permit for the concrete slab. There are about 9 palm trees there, 1 was moved because it was in the way of the concrete slab. When the the house was purchased it had a 2-car garage which had been made into a cottage. They needed the carport for some protection against the salt.

Mr. Ted Rakowich, owner, said the carport will be made to match the house.

Mrs. Linda Crouch, next door neighbor on the north. Stated they didn't have any problem with this request. It will be adjoining the house, not closed in, and shouldn't stop any air flow or any of her view.

Chairwoman Calvert asked for comments from the Board. No comment. Asked for a motion.

Mrs. Bluestone made a MOTION FOR APPROVAL, seconded by Mr. Benton. There was a roll call vote and this was unanimously approved 5-0.

---



M E M O R A N D U M

TO: Fort Pierce City Board of Adjustment  
THRU: Director of Development *TS*  
FROM: Planning Coordinator *KL*  
SUBJECT: Variance Request: A seven foot side yard setback where a fifteen side yard setback is required. Property is located at 1711 S. Indian River Drive.  
DATE: June 18, 1991

---

General Information:

Owner: Theodore and Margaret Rakowich  
1711 S. Indian River Drive  
Fort Pierce, Florida 34950.

Applicant: Theodore and Margaret Rakowich  
1711 S. Indian River Drive  
Fort Pierce, Florida 34950.

Requested Action: A variance to allow a seven (7) foot side yard setback where a fifteen (15) foot side yard setback is required.

Zoning: E-1, Single Family Estate Zone.

Location: 1711 S. Indian River Drive.

Size: Approximately 31,790 square feet.

Applicable Regulations: Sec. 22-23(d)(2)(b). The minimum depth of the side yards shall be fifteen (15) feet, except on corner lots the minimum side yard depth on the street side shall be twenty (20) feet.

The applicant is requesting a variance from the side yard setback requirements within the E-1, Single Family Estate zoning district. The applicant is proposing a three-hundred ninety-six (396) square foot addition on the north side of the property. The proposed addition will be used as a carport.

### 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.

All lots in the E-1 zone are subject to the same minimum side yard setback requirement. No special conditions or circumstances appear to exist.

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

There appears to be no special conditions and circumstances related to this property or buildings involved.

- 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 fifteen foot side yard setback requirement applies to all properties in the E-1 zoning district. The variance is the result of the applicant's proposed expansion of the building. The applicant is not being deprived of rights commonly enjoyed by other properties in this district.

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

Approval of this request would increase the applicant's ability to develop the property. The applicant currently enjoys a 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 general intent and purpose of the zoning regulations is to establish minimum setback requirements. These requirements are set forth in order to maintain and preserve the low-intensity nature of the E-1 zoning district. The granting of the variance is not in accordance with the intent and purpose of the ordinance.

Recommendation:

A variance may be granted only if all five of the criteria are satisfied. The applicant's case does not satisfy any of the criteria. Therefore, staff recommends **DENIAL** of the request to permit a variance to the side yard setback for this property.

KL/WC/wc

# VARIANCE APPLICATION

(Items 1-4 & 6 a-g must be completed.)

1. Legal description of real property in the City of Fort Pierce, Florida, for which variance is being requested

2415-411-0004-000-0

✓ See attached legal description - Property is located at 1711 S. Indian River Drive.

2. Description of variance:

Carport to encroach into side yard setback. Proposed: 7 feet, Required: 15 feet.

3. Name of Owner(s)

Ted + Peg RIKOWICH

Signature of Owner

Ted Rikowich

Mailing Address

1711 SOUTH INDIAN RIVER DR.

NUMBER

STREET

Fort Pierce

CITY

FLORIDA

STATE

ZIP CODE

466-8777

TELEPHONE NUMBER

4. Name of Applicant (if different from owner)

Signature of Applicant

Mailing Address

NUMBER

STREET

CITY

STATE

ZIP CODE

TELEPHONE NUMBER

5. Name of Representative

Mailing Address

NUMBER

STREET

CITY

STATE

ZIP CODE

TELEPHONE NUMBER

6. In order to determine whether your Application For Variance meets all the criteria in Section 30-108 of the City Code, please answer the following questions:

a. What type of exceptional conditions exist and are they inherent in the land?

NONE

(If your answers require additional space, please use back of form.)

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

NONE

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

NO

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.

NONE

e. What would you consider to be the minimum variance that would give you the reasonable use of the land, building, or structure?

A 7 FOOT SETBACK INSTEAD OF THE 15' SETBACK ALLOWED NOW FOR A CARPORT TO MATCH EXISTING HOUSE

f. Explain how your variance request does not impair the intent of the zoning ordinance?

NONE

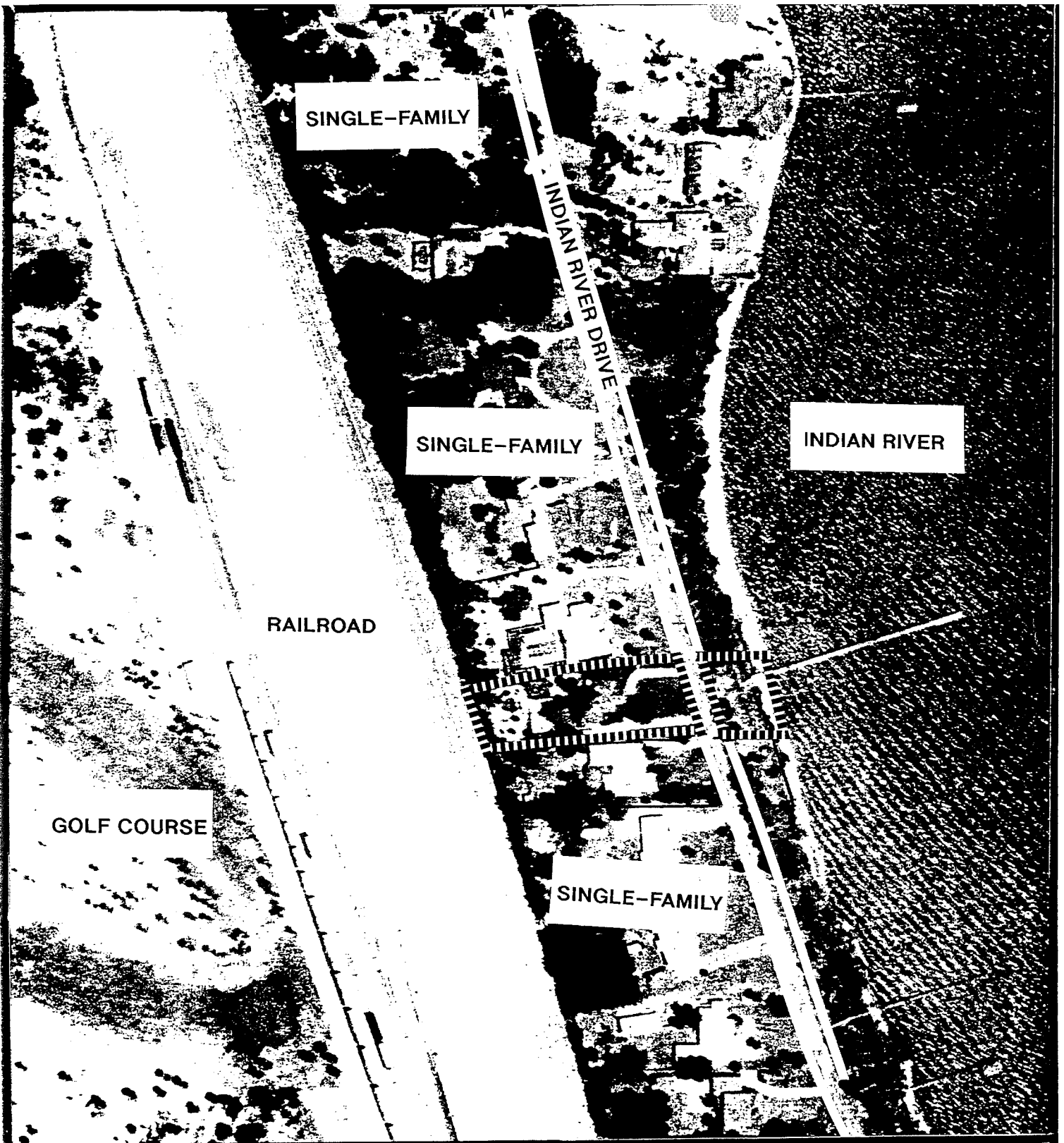
g. What effect does your variance request have on the general public welfare?

NONE SO EVER

TO BE COMPLETED BY CITY

9. Date Received: 6-13-91 By: Jean Williams

10. Fee Paid: \$ 100 Receipt Number # 8120



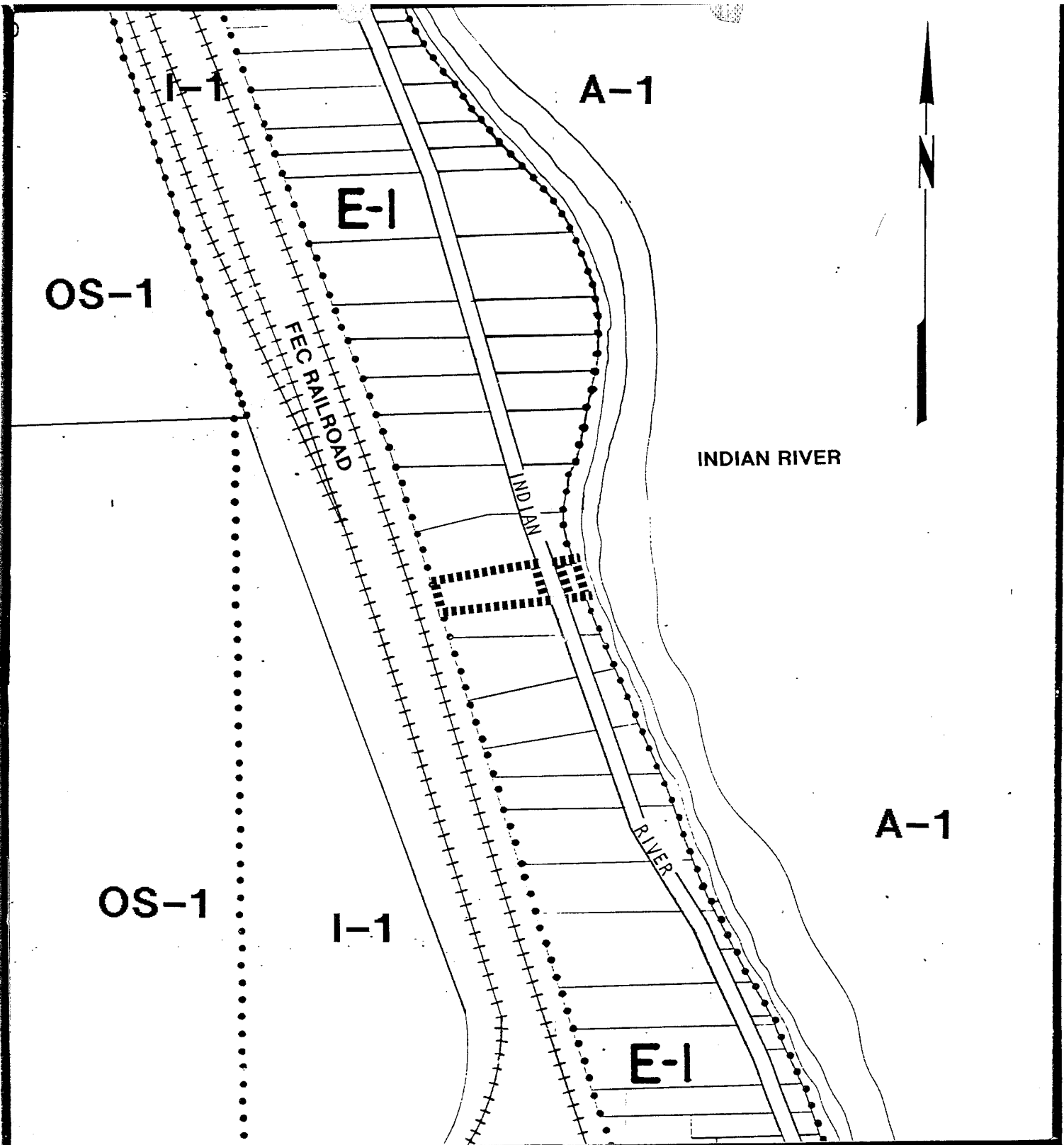
# VARIANCE

PRESENT ZONING - E-1

DATE - JUNE 27, 1991

LOCATION - 1711 SO. INDIAN RIVER DR.

CITY OF FT. PIERCE — DEPARTMENT OF DEVELOPMENT



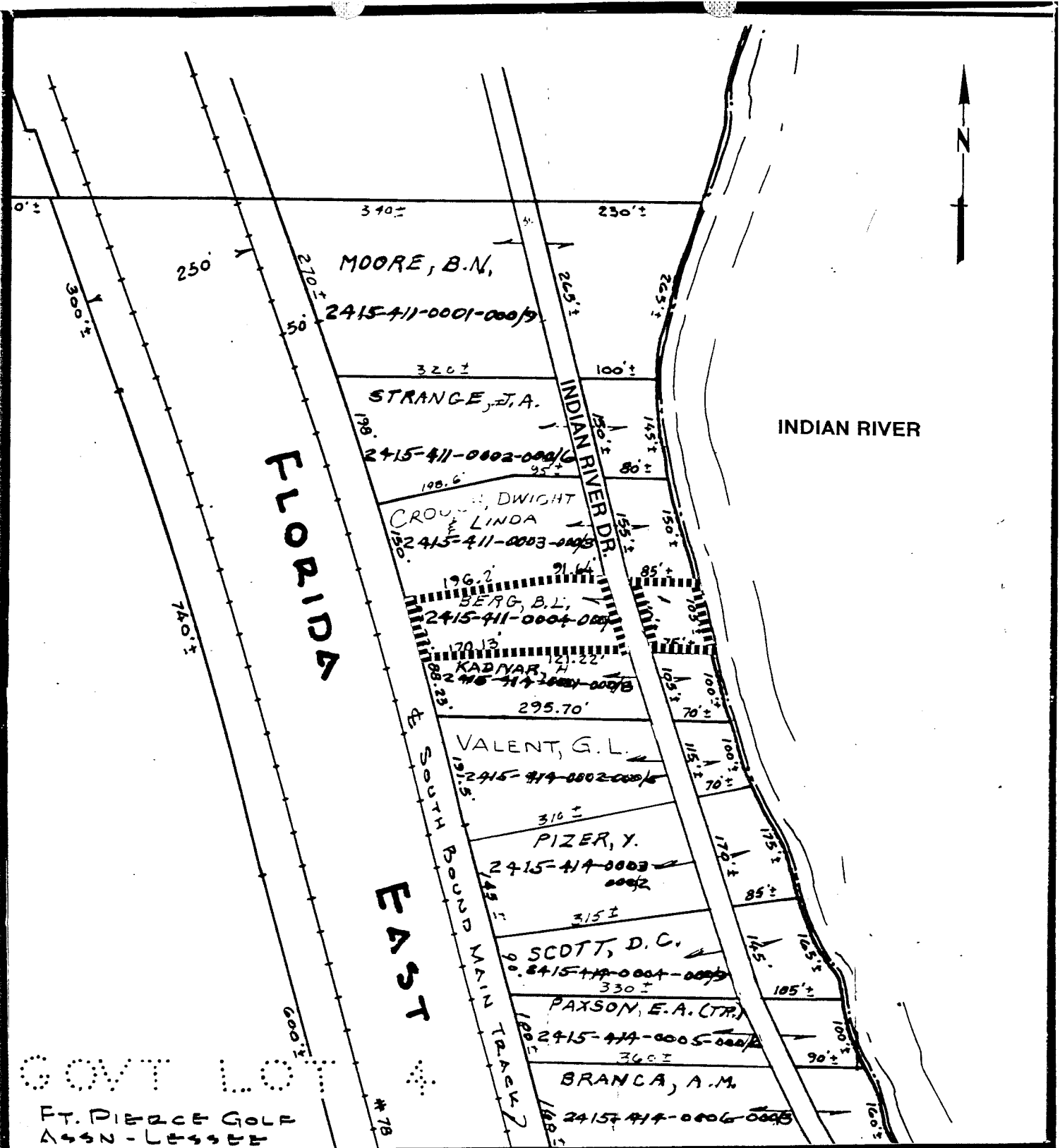
**VARIANCE**

**PRESENT ZONING - E-1**

**DATE - JUNE 27, 1991**

**LOCATION - 1711 SO. INDIAN RIVER DR.**

**CITY OF FT. PIERCE — DEPARTMENT OF DEVELOPMENT**



# VARIANCE

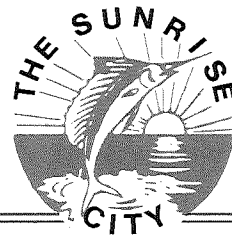
PRESENT ZONING - E-1

DATE - JUNE 27, 1991

LOCATION - 1711 SO. INDIAN RIVER DR.

CITY OF FT. PIERCE — DEPARTMENT OF DEVELOPMENT

# CITY OF PORT PIERCE *Florida*



## DEPARTMENT OF DEVELOPMENT

City Hall Annex • 315 Avenue A • P.O. Box 1480 • Fort Pierce, Florida 34954

June 14, 1991

A public hearing will be held Thursday, June 27, 1991, at 7:00 p.m. in the City Hall Conference Room, 500 Boston Avenue, Fort Pierce, Florida. The public hearing will be on the application as follows:

A Variance is requested to permit a 7' side yard setback where 15' required, for construction of a carport. Request is for property on west side of South Indian River Drive, known 1711 South Indian River Drive, and is legally described as:

15 35 40 FROM PT ON E R/W OF FEC RR 750 FT DUE S OF N LI OF GOVT LOT 4 RUN NWLY ALG E R/W 88.23 FT FOR POB, TH CONT NWLY ON E R/W OF FEC RR 88.04 ft, TH N 80 DEG 45 MIN E 196.2 FT TO PT 550 FT

The application for Variance was submitted by Theodore and Margaret Rakowich, owners of the property.

Please indicate on the form below your position on the requested Variance, sign the form and return it so it is received no later than June 27, 1991. Please allow several days for postal delivery. Mail your response to:

City of Fort Pierce  
Department of Development  
Post Office Box 1480  
Fort Pierce, Florida 34954-1480

RE: Variance  
to allow 7' side yard setback instead of 15' req'd  
(to construct carport 1711 S. Indian River Dr.)

NO: \_\_\_\_\_

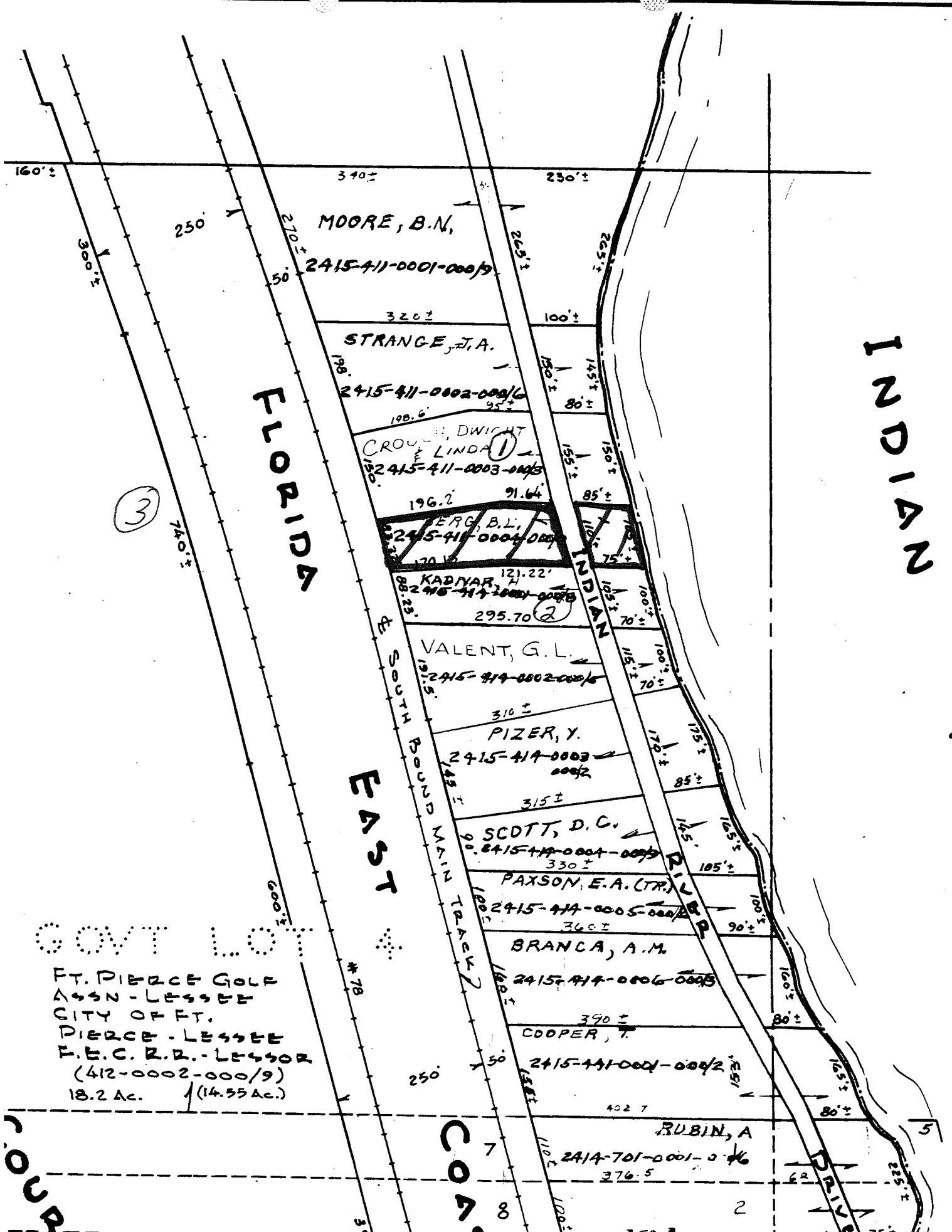
I APPROVE of granting the Variance

I DISAPPROVE of granting the Variance

(state your objection)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature



GOVT LOT  
 FT. PIERCE GOLF  
 ASSN - LESSEE  
 CITY OF FT.  
 PIERCE - LESSEE  
 F.E.C.R.R. - LESSOR  
 (412-0002-000/9)  
 18.2 Ac. (14.55 Ac.)

INDIAN

FLORIDA

EAST

COAL

COAL

runner: Theodore Rakowich 2415-411-0004-000/0  
Margaret Rakowich  
1711 So. Indian River Dr.  
City 34950

Yes ① Dwight + Linda Crouch " - " - 0003 -000/3  
1709 S. Ind. River Dr.  
City 34950

② Bernard McBee jr. # - # - 414 - 0001 - 000/8  
Margaret McBee  
1801 S. Indian River Dr.  
City 34950

③ Ft Pierce Golf Assn. 2415-412-0002-000/9  
" " City of  
FEC RR  
One Malaga St.  
St. Augustine, fl 32084



P.O. Box 69

Fort Pierce, St. Lucie County, Florida 34954-0069

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

Before the undersigned authority personally appeared David T. Rutledge or Kathleen K. LeClair, who on oath says that he/she is publisher, business manager of The Tribune, a daily newspaper published at Fort Pierce in St. Lucie County, Florida; that the attached copy of the advertisement, being a Notice-6/27/91 Meeting..... of the matter of Board of Adjustment-Variance for 1711 S. Indian River Dr......

was published in said newspaper in the issues of 6/20/91.....

Affiant further says that The Tribune is a newspaper published at Fort Pierce, said St. Lucie County, Florida, and that the said newspaper has heretofore been continuously published in St. Lucie County, Florida, each day and has been entered as second class mail matter at the post office in Fort Pierce, in said 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 he has neither paid nor 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.

Witness my hand and subscribed before me this 20th day of June.....

D. 1991  
Julie Anne Senesca

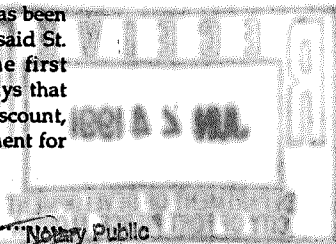
(SEAL) Notary Public

Notary Public  
State of Florida at Large  
My Commission Expires  
April 2, 1994

NOTICE IS HEREBY GIVEN THAT the Board of Adjustment of the City of Fort Pierce, Florida, pursuant to Section 22-143 of the Fort Pierce Code of Ordinances, will hold a public hearing Thursday, June 27, 1991, at 7:00 p.m. in the City Hall Conference Room, 500 Boston Avenue, Fort Pierce, Florida. The public hearing will be on the application submitted by T. and P. Rakowich for a Variance to permit a 7' side yard setback where 15' required, for a carport addition. Property is zoned E-1, Single-Family Estate Density, located on the west side of South Indian River Drive, known as 1714 South Indian River Drive. This property is legally described as:

15 35 40 FROM PT ON E R/W OF FEC RR 750 FT DUE S OF N LI OF GOVT LOT 4 RUN NWLY ALG E R/W 88.23 FT FOR POB, TH CONT NWLY ON E R/W OF FEC RR 88.04 FT, TH N 30 DEG 45 MIN E 196.2 FT TO PT 550 FT

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 PROCEEDINGS IS REQUIRED IN ANY SUCH APPEAL, AND ANY SUCH PERSON MAY NEED TO



MAST ST. LUCIE COUNTY PROPERTY APPRAISER TRAN-PRO FUNC (

REQUEST ( ) \* PARCEL MASTER SCREEN \* 06/13/91 11:1

I.D. (2415-411-0004-000/0 ) PAGE (01) OF 1 TAX YEAR(C) 1991 VOID Y/N(N)

RAKOWICH, THEODORE 1711 S IND RIV DR FP

RAKOWICH, MARGARET A D.O.R. CODE 0100 DATE SOLD 08/01/88

1711 S INDIAN RIVER DR CLASS. USE CODE SALE AMT 150000

FT PIERCE, FL 34950-0000 SECTION 10 D.R. BOOK 0599

TOWNSHIP 35S D.R. PAGE 1059

RANGE 40E MAP ID 24/14S

----- LEGAL/PROPERTY DESC -----

15 35 40 FROM PT ON E R/W OF FEC SPECIAL DIST 0056 TAX AUTH. 22 FTP

RR 750 FT DUE S OF N LI OF GOVT SUBDIVISION

LOT 4 RUN NWLY ALG E R/W 88.23 LOAN LENDING INST.

FT FOR POB, TH CONT NWLY ON E R/W I IMP SALE \* LAND (MARKET) = 59950

OF FEC RR 88.04 FT, TH N 80 DEG QUAL/CODE \* IMPROVEMENT = 83960

45 MIN E 196.2 FT TO PT 550 FT 01 DISQ SAL \* CLASS. USE =

OLD ID NO. \* ASSESSED = 143910

PARENT ID NO. \* EXEMPTION = 25000

\* TAXABLE = 118910

-----EXEMPTIONS-----

R HMSTD 25000 NOT:H:R W: C: M:

EXEMPT STATUS

\*\*\* THIS INFO IS BELIEVED CORRECT BUT IS SUBJECT TO CHANGE AND NOT WARRANTED \*\*

**Department of Development  
Division of Building and Code Enforcement  
CITY OF FORT PIERCE, FLORIDA  
APPLICATION FOR PERMIT**

PERMIT #  
91-802

Property Tax ID# \_\_\_\_\_ Date 6-28-91  
 Owner Name TED RAKOWICZ Zoning \_\_\_\_\_  
 Owner Address 1711 S INDIAN RIVER DR Zoning Var. \_\_\_\_\_  
 Owner Telephone No. \_\_\_\_\_ Flood Zone \_\_\_\_\_  
 Number of Plans Submitted \_\_\_\_\_ Constr Type \_\_\_\_\_  
 Property Address 1711 SOUTH INDIAN RIVER DR  
 Legal Description \_\_\_\_\_

Type of Permit CARPENT Valuation 4,000<sup>00</sup>  
 Description of Work \_\_\_\_\_  
SPECIAL EXCEPTION  
GRANTED

**CONTRACTOR INFORMATION:**

License Number: City Number \_\_\_\_\_ State Number \_\_\_\_\_  
 Company Name \_\_\_\_\_  
 Or Name First \_\_\_\_\_ Init \_\_\_\_\_ Last \_\_\_\_\_  
 Address \_\_\_\_\_  
 City \_\_\_\_\_ St \_\_\_\_\_ Zip \_\_\_\_\_  
 Phone \_\_\_\_\_

**Subcontractors:**

Mechanical Lic#	_____	Name	_____
Plumbing	_____		_____
Electrical	_____		_____
Gas	_____		_____
Roof	_____		_____
Other	_____		_____

Architect: \_\_\_\_\_

Engineer: \_\_\_\_\_

**STRUCTURE:**

Occupancy	_____	Parking Required	_____
Roofing	_____	Parking Proposed	_____
Fence	_____	Base Flood Elev	_____
Sign	_____	Fin. Floor Elev	_____
Distance: Left	_____	Right	_____
		Front	_____
		Rear	_____
Tot Square Ft	_____	Outside Wall	_____
Stories	_____	No. of Plumbing Fixtures	_____
Units	_____	Driveways	_____
		Sidewalks	_____

**Fees:**

Permit 25.00 # 101  
 Other \_\_\_\_\_  
 Other \_\_\_\_\_

I understand that no building may be occupied until:  
 A certificate of Occupancy has been issued after final inspection  
 by the building division and full compliance with the building  
 code and zoning ordinances.

Ted Rakowicz  
 Signature of Applicant

Approved Y/N \_\_\_\_\_ Remarks \_\_\_\_\_

[Signature] 7-2-91  
 Building & Code Coordinator

Plans and specifications of structure to be built or repaired must accompany this application. The Florida Energy Code submitted becomes an integral part of this plan and must pass final inspection.

91-802

# CITY OF PORT PIERCE

Florida



DEPARTMENT OF DEVELOPMENT

City Hall Annex • 315 Avenue A • P.O. Box 1480 • Fort Pierce, Florida 34954

July 3, 1991

Theodore and Margaret Rakowich  
1711 S. Indian River Drive  
Fort Pierce, Florida 34950

Re: Variance to permit a 7' side yard setback where 15' required, in a E-1,  
Single-Family Estate Zone. Location: 1711 South Indian River Drive

Dear Mr. and Mrs. Rakowich:


This is to formally advise you of action taken on your request for a Variance to permit a 7' side yard setback where 15' required. On Thursday, June 27, 1991, the Board of Adjustment of the City of Fort Pierce, Florida, voted unanimously to grant the Variance you requested.

Specifically, the Board's action means you are permitted to construct a 396 sq. ft. addition for a carport on the north side of the property.

Please attach a copy of this letter to your application for a building permit.

Thank you for your cooperation. If you have any questions, please contact this office at (407) 464-5600.

Sincerely,



Douglas A. Ballard  
Director

bb

cc: City Manager  
Building and Code Enforcement Coordinator  
Permit Specialist  
Zoning Inspector



 Subject Site

1711 S Indian River Dr



**Application for Variance**  
**1711 S. Indian River Drive**  
**Aerial Map**



**Project:** 1711 SOUTH INDIAN RIVER DRIVE

**Subject:** Review Comments

**To:** Brandon Creagan

**From:** Rod Reed, County Surveyor  
PW-Engineering Division

**Date:** January 10, 2018

All comments are based on the Standards of Practice per 5J-17.050 thru 5J-17.052

**SURVEY:**

- 1) Please provide a signed and sealed copy of the survey.
- 2) Please add to the notes. "The expected use of the survey and map" and "All measurements are in accordance with the United States standard, in feet."
- 3) Please add the verbiage Bearing Base on the line used for the bearings.
- 4) Please indicate in the surveyor's notes the originating benchmark used for the elevations.

Please provide a written response to all comments

**Rod Reed, County Surveyor**  
St. Lucie County, Fl.  
2300 Virginia Avenue  
Ft. Pierce, Fl. 34982-5652  
[www.stlucieco.org](http://www.stlucieco.org)  
Ph. (772) 462-1721  
E-mail [reedr@stlucieco.org](mailto:reedr@stlucieco.org)



THE SUNRISE CITY  
**FORT PIERCE**  
ENGINEERING  
DEPARTMENT

Florida

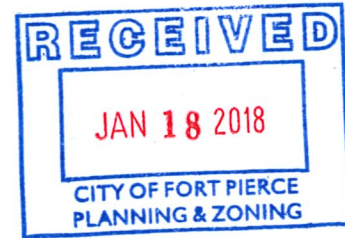


**To : Brandon Creagan, Planner**

**FROM : John R. Andrews, P.E., City Engineer**

**RE : 1711 South Indian River Drive – Variance  
TRC No. 18-11000003**

**DATE : January 18, 2018**



This is to advise you that we have completed the review of the following documents as received by this office on January 5, 2018:

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Application Package                                   | <input type="checkbox"/> P/D Drawings & Approved Site Plan                       |
| <input type="checkbox"/> Test Reports & Related Documents                                 | <input type="checkbox"/> Certificate of Completion                               |
| <input type="checkbox"/> Record Drawings  | <input type="checkbox"/> Permits from applicable Local, State & Federal Agencies |
| <input type="checkbox"/> Clearances from all applicable Local, State and Federal Agencies |  |

Based on our reviews and appropriate site final inspection, we

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Recommend         | <input type="checkbox"/> Do Not Recommend                             |
| <input checked="" type="checkbox"/> Variance Approval | <input type="checkbox"/> Building Permit <input type="checkbox"/> C/O |

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

See attached for conditions of approval

JRA/TST/dhr

Q:\ENGINEERING\SITE DEVELOPMENT PROJECTS\ADDRESSES\1711 S INDIAN RIVER DRIVE\VARIANCE\SUBMITTAL No. 1 - 010518\VARIANCE APPROVAL - REV1 - 011818.DOC