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**TO:** All Members of the TRC

**FROM:** Rebeca A. Guerra, AICP, LEED-AP, CPD, Assistant Director of Planning

**RE:** TRC PROJECT NUMBER #20-12000001 (COLLERAN RESIDENCE)

**DATE:** NOVEMBER 5, 2020

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**Variance – Colleran Residence – 2401-605-0040-000-6**

Attached is a Variance for property located at 1675 Thumb Point Drive. The property is .30 acres and currently has a zoning of R-1, Single-Family Low Density Zone and a Future Land Use designation of RL, Low Density Residential. The applicant is asking for a Variance from Section 125-24(b)(3) to allow for a lot coverage of twenty-eight (28) percent in lieu of the Code-required twenty-five (25) percent of the R-1 Zone. The Variance seeks to allow for the construction of a single-family residence specifically designed to accommodate for the applicant's mobility challenges.

Please review and provide comments on the project. Please send all comments to my email [rguerra@cityoffortpierce.com](mailto:rguerra@cityoffortpierce.com) or through interoffice mail to the Planning Department.

Do not hesitate to contact me should you require any additional information at (772) 467-3739.

Thank you.

Rebeca A. Guerra, AICP, LEED-AP, CPD



## VARIANCE

Property address or Location 1675 Thumb Point Drive  
 Parcel ID #(s) 2401-605-0040-000-6  
 Project description Single Family Home

Francis W. Colleran  
 Property Owner(s)  
1236 SE 24th Ave  
 Street Address  
Pompano Beach, FL. 33062  
 City State Zip  
954-647-1243  
 Phone Number  
no email address  
 Email Address

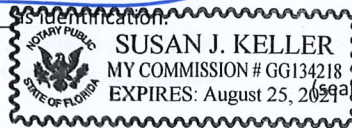
Applicant/Representative, Title, Company  
 Street Address  
 City State Zip  
 Phone Number  
 Email Address

*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.*

*Francis W. Colleran*  
 Property Owner(s) Signature(s)

STATE OF FL COUNTY St Lucie  
 The foregoing instrument was acknowledged before me this 7 day of October, 2020, by  
Frank (Francis) Colleran who is personally known to me or has produced

*Susan J. Keller*  
 Signature of Notary



**INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3737**

**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 # \_\_\_\_\_

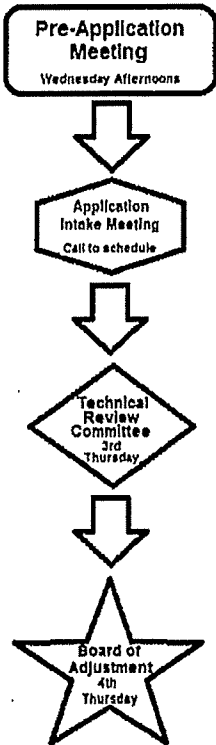
Intake Date Stamp

# 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

**Application Outlook**



Description of request: Increase the building lot coverage from 25% - 28.5% of the lot, a 3 1/2 % increase.

Reason for request: To expand the walkways, doorways, general areas and area for an elevator for future use.

Existing Use : Residential Date Property was Purchased: 2017

Alterations made to the site since purchase: none

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

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

**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:

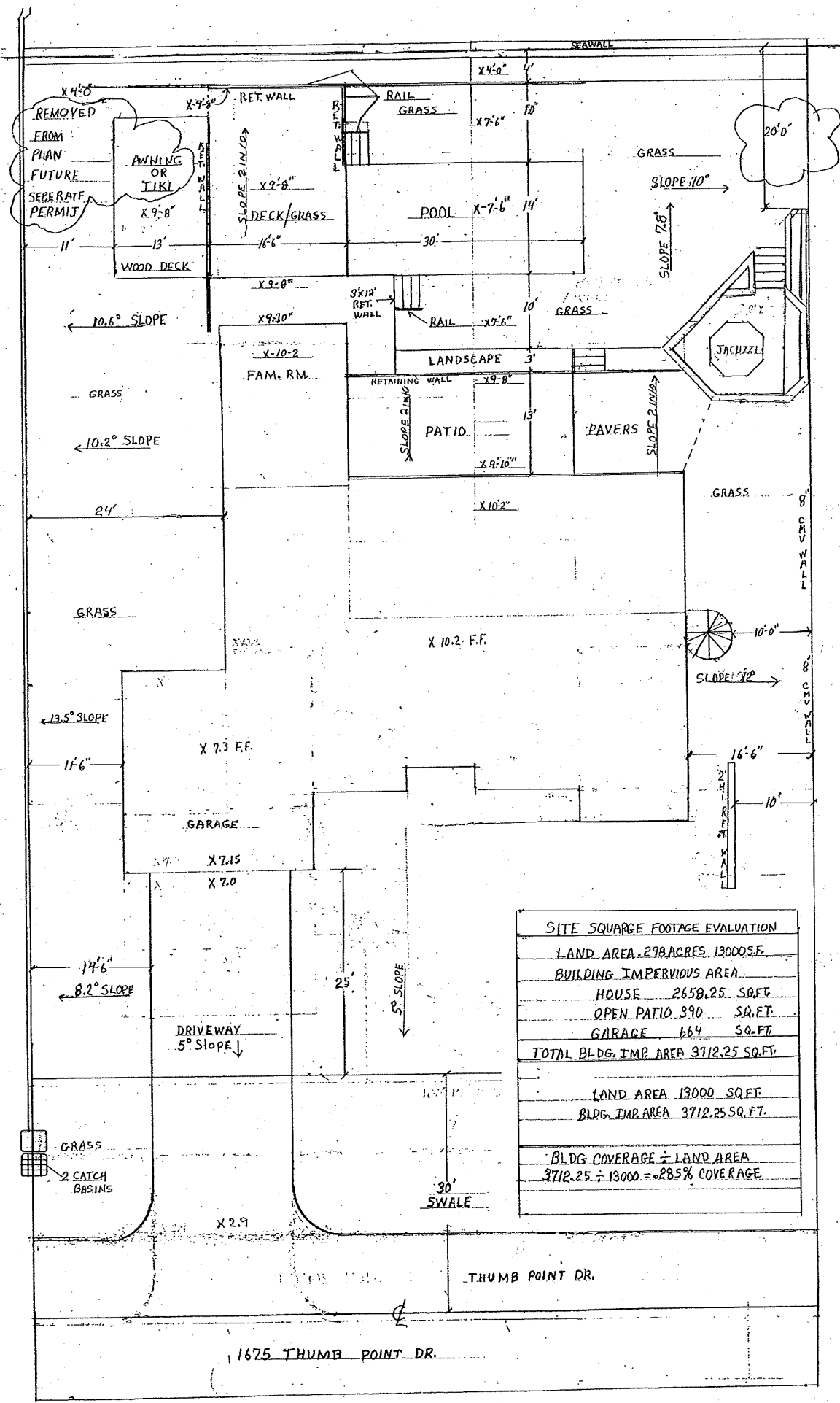
1. Describe those conditions peculiar to the specific property and not applicable to other lands, structures, or buildings in the same zoning district.
2. Do special conditions or circumstances result from actions other than that of yours? Please explain
3. Identify any undue hardships or deprivation 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:

- 1). I am requesting a variance to allow me to increase my lot coverage from 25% to 28.5 %. This increase will not adversely effect and of the homes in my area. Currently on my side of the street, there are at least eleven (11) homes that exceed the 25% coverage limit. Homes on the other side of the street are allowed 30% lot coverage. To the rear of my property is the Indian River Lagoon.
  
- 2) The requested lot coverage will be consistent with other houses in the zoning district.
  
- 3) For mobility purposes I limited the size of my second floor, so my first floor would encompass all of my day to day needs. Applying the strict 25% limit would deny me commonly enjoyed property rights of others in the neighborhood.
  
- 4) The minimum needed variance is 28.5%.
  
- 5) The variance request would not violate the intent of the zoning ordinance. There are at least eleven (11) houses on my side of the street with lot coverages ranging from 28% to 35%. On the other side of the street up to 30% is allowed. The ordinance allows, with approval up to 35%. I am requesting only 28.5% coverage.

6 copies

BRIAN J. MASKOL  
 FL PE #66080

GENERAL CONTRACTOR  
 FRANK COLLERAN  
 954-647-1243



SITE SQUARE FOOTAGE EVALUATION	
LAND AREA	298 ACRES 13000 SQ.FT.
BUILDING IMPERVIOUS AREA	
HOUSE	2658.25 SQ.FT.
OPEN PATIO	390 SQ.FT.
GARAGE	664 SQ.FT.
TOTAL BLDG. IMP. AREA	3712.25 SQ.FT.
LAND AREA	13000 SQ.FT.
BLDG. IMP. AREA	3712.25 SQ.FT.
BLDG COVERAGE ÷ LAND AREA	3712.25 ÷ 13000 = 28.5% COVERAGE

REVISION	DATE	DESCRIPTION

NEW RESIDENCE  
 1675 THUMBPOINT DRIVE  
 FORT PIERCE, FL

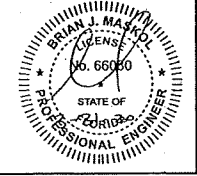
DESIGNED	DATE
BJM	
DRAWN	
HJM	
CHECKED	

JOB NO.  
 2019-059

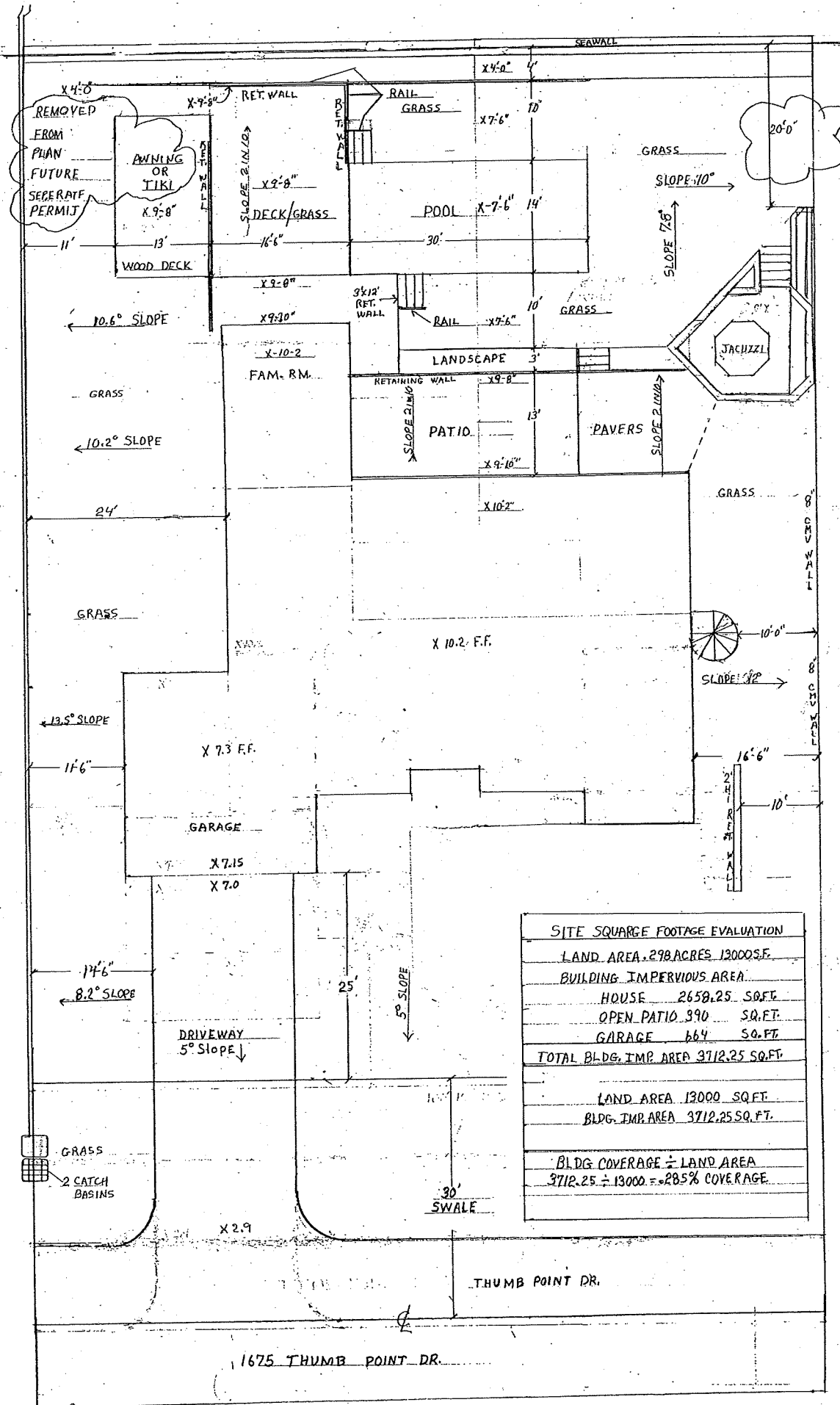
A 1

6 copies

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NEW RESIDENCE  
 1675 THUMBPOINT DRIVE  
 FORT PIERCE, FL

DESIGNED	DATE
BJM	
DRAWN	
HJM	
CHECKED	

JOB NO.  
 2019-059

A 1

2 copies

DATE OF SURVEY 09/07/2020

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1675 THUMB POINT DRIVE  
PARCEL CONTROL NUMBER 2401-605-0040-000-6

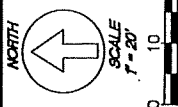
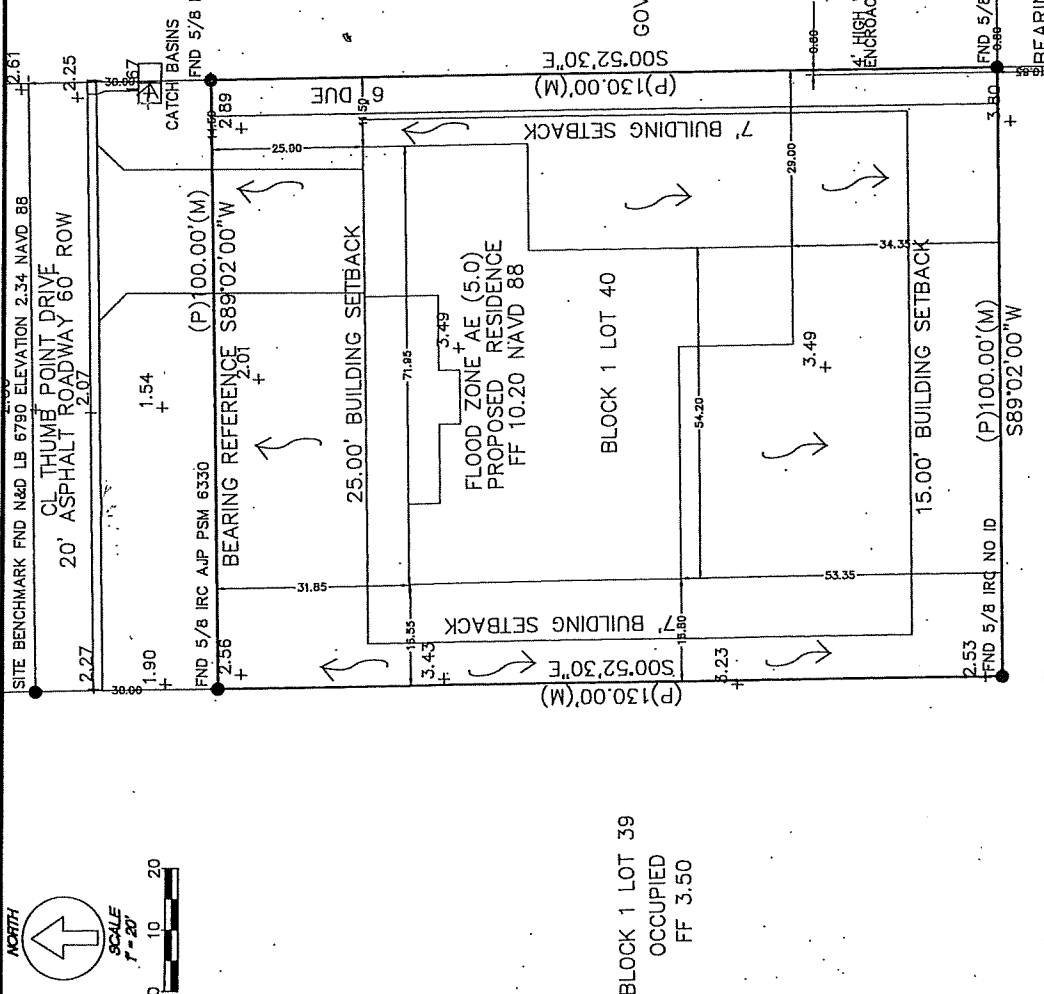
LEGAL DESCRIPTION:  
THUMB POINT BLK 1 LOT 40  
PB 10 PG 79  
RECORDS SAINT LUCIE COUNTY CLERK OF COURTS, FLORIDA  
RECORDS DIVISIONS 3 SOUTH RANGE 40 EAST  
0.50 ACRES MORE OR LESS

**SURVEY NOTES:**

1. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY AND/OR EASEMENTS OF RECORD AND NO SEARCH OF PUBLIC RECORDS HAS BEEN DONE BY THIS OFFICE.
2. THIS SURVEY IS CERTIFIED ONLY TO THE NAMED INDIVIDUALS.
3. ELEVATIONS HEREON ARE ELEVATION NAVD 88 DESIGNATION S 633 ELEVATION 7.08
4. LEGAL DESCRIPTION SUPPLIED BY CLIENT.
5. NO STRUCTURES THAT ARE ABOVE OR BENEATH THE SURFACE HAVE BEEN LOCATED OTHER THAN WHAT IS SHOWN HEREON.
6. BEARINGS SHOWN HEREON ARE CONFORMED TO PLAT UNLESS OTHERWISE NOTED; AND BEARS S89°02'00"W AT SOUTH PROPERTY LINE
7. 1675 THUMB POINT DRIVE AS MONUMENTED AND SHOWN ON DRAWING.
8. ENCROACHMENTS OF UNDERGROUND FOUNDATIONS, IMPROVEMENTS OR UTILITIES, NOT VISIBLE WERE NOT LOCATED AS PART OF THIS SURVEY UNLESS SHOWN HEREON.
9. REPRODUCTION OF THIS MAP AND ALL SHEETS ATTACHED ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
10. BEARINGS SHOWN HEREON ARE REFERENCED TO THE EAST BOUNDARY LINE LOT 128 WHICH BEARS N03°33'15"E
11. COMMUNITY MAP PANEL FLOOD ZONE X PANEL 12111C01B3K 02/18/2020
12. EXPECTED USE OF THIS SURVEY FOR PERMITTING OF NEW RESIDENCE
13. SURVEY TRAVERSE EXCEEDS 1:10,000
14. ALL POST DEVELOPMENT STORMWATER RUNOFF WILL NOT ENDOURCH ON ADJACENT PROPERTIES DRAINAGE PLAN COMPLIES WITH SECTION 5-98 OF PORT FIERCE CODE OF ORDINANCES

**LEGEND**

- ROW- RIGHT-OF-WAY
- IR- IRON ROD
- PP- POWER POLE
- LB- LICENSED BUSINESS
- CL- CENTERLINE
- WM- WATER METER
- PG- PAGES
- FIR- FOUND IRON ROD
- FF- FINISH FLOOR
- BERG REF- BEARING REFERENCE
- DUE- DRAINAGE/UTILITY EASEMENT
- ORB- OFFICIAL RECORDBOOK
- N&W- NAIL AND WASHER
- N&D- NAIL AND DISK
- WCE- WOOD COUNTERHANG EASEMENT
- AF- ALUMINUM BOX FENCE
- IR- IRON ROD & CAP
- PP- POWER POLE
- FIR- FOUND IRON ROD
- D- DELTA ANGLE
- L- LENGTH OF CURVE
- R- RADIUS
- PL- PLAT
- ID- IDENTIFICATION
- BM- BENCH MARK
- M- MEASURED



BLOCK 1 LOT 39  
OCCUPIED  
FF 3.50

BLOCK 1 LOT 40  
OCCUPIED  
FF 6.60

FIELD / DRAWN : SB/AB / SB  
 REPRODUCTION OF THIS MAP AND ALL SHEETS ATTACHED ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.  
 A.B. SURVEY ENTERPRISES INC. LB. 6301  
 342. CARTER AVE, PSL, FL 34983  
 PHONE / FAX 772-224-2963  
 CELL 772-579-3849

I hereby certify that survey represented and it complies with the minimum technical standards as set forth by the Florida Board of Surveyors (FSB) and the Florida State Board of Professional Engineering, Architecture, and Land Surveying (FSBPEALS) pursuant to section 472.027, Florida Statutes, and further that there are no visible, above ground encroachments unless shown or noted.

REVISIONS:  
 DATE: 09/07/2020  
 DRAWN BY: SB  
 FIELD BOOK:  
 APPROVED BY: S.D.M.  
 SCALE: 1"=20'  
 JOB NUMBER:  
 A.B. SURVEY ENTERPRISES INC LB. 6301  
 342 S.W. CARTER AVENUE, PORT SAINT LUCIE, FLORIDA 34983  
 PHONE NUMBER 772-579-3849; 772-267-0596  
 EMAIL: ABACCUS@COMCAST.NET EMAIL SEAN.BACCUS@MAIL.COM

CERTIFIED TO: Francis W Collieran  
 TITLE: BOUNDARY SURVEY AND ELEVATIONS WITH PROPOSED RESIDENCE SHOWN  
 FLOOD ZONE AE (6.0)  
 BEARING REFERENCE S89°02'00"W  
 (P)100.00'(M)  
 S89°02'00"W  
 (P)130.00'(M)  
 S00°52'30"E  
 (P)130.00'(M)  
 6' HIGH WROUGHT IRON FENCE ENCROACHMENT SHOWN  
 FND 5/8 IRC LB 8089 (P)64.48'(M)  
 FND 5/8 IRC LB 8089  
 FND 5/8 IRC LB 8089  
 SIGNATURE: STEVEN D MARSHALL LS 6376  
 PAGES OR SHEETS COVERED BY THIS SEAL 1