



Steven Helseth  
1601 Frances Ave.  
Fort Peirce, FL 34949

**Project#: PZVAR2025-00009 – Variance (Lot Coverage) @ 1601 Frances Ave  
Technical Review Committee comments for December 18, 2025, TRC Meeting**

**City of Fort Pierce Planning Department**

Planning Department has no objections to the lot coverage variance



**TO : Kerry Driver, Senior Planner**

**FROM : Tanner Retherford, P.E., Project Engineer**

**THRU : Mark Zrallack, P.E., City Engineer**

**RE : Variance – Lot Coverage – Parcel ID: 2401-605-0096-000-3  
Application No. PZVAR2025-00009**

**DATE : December 8, 2025**

This is to advise you that we have completed the review of the following documents received by this office on December 8, 2025:

Variance

Building Construction Plans

Test Reports & Related Documents

Certificate of Completion

Record Drawings

Permits from applicable Local,  
State & Federal Agencies

Clearances from all applicable Local,  
State and Federal Agencies

Based on our reviews and appropriate site final inspection, we

Recommend

Do Not Recommend

Variance

DPCR

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 comments



Fort Pierce Utilities Authority  
Water/Wastewater Engineering  
1701 South 37<sup>th</sup> Street  
Fort Pierce, FL 34947  
772.466.1600 Ext 3473

## Technical Review Committee Meeting

TECHNICAL REVIEW PROJECT: PZVAR2025-00009

**Lot Coverage Helseth Residence - 1601 Frances Ave**

W/WW Engineering: No comment.

Electric Engineering: FPUA Electric & Gas Engineering has reviewed the application.  
**Approved.**

Gas: N/A

FPUAnet Fiber: N/A



Our mission is to provide our customers with economical, reliable, and friendly service in a continuous effort to enhance the quality of life in our community.



JA

Jesse Almand <jalmand@slcfd.org>

To: Kerry Driver; **Planning Department**

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Mon 12/8/2025 12:28 PM

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Good afternoon,

SLCFD has no comments for this review.

Respectfully,

**Jesse Almand 736**

**Captain, Development/Site Planning Review**

Saint Lucie County Fire District

Community Risk Reduction

(772) 621-3385





## PUBLIC NOTIFICATION CERTIFICATION

**PROJECT NAME:** Variance (Lot Coverage) – 1601 Franes Ave. – 2401-605-0096-000-3

**NOTICES PROVIDED PURSUANT TO:** City Code Section 125-37

**NOTICE BY NEWSPAPER:** January 4, 2026

**NOTICE BY MAIL:** January 5, 2026

**NOTICE BY SIGNS:** N/A

**VERIFIED BY:** Kerry C. Driver

**TITLE:** Senior Planner

**SIGNATURE:** 

**DATE:** January 6, 2026



January 5, 2026

Dear Property Owner:

The applicant and owner, **Steven Helseth**, is requesting approval of a **Variance** application to extend their roof by 486 SF, providing coverage over their existing carport. The address is located at 1601 Frances Avenue., Parcel ID 2401-605-0096-000-3.

*Legal description: THUMB POINT BLK 6 LOT 7*

According to Sec. 125-98 Purpose of the city's code, the purpose of a variance is to allow a modification of certain zoning ordinance regulations when such modification will not be contrary to the public interest and when, owing to conditions peculiar to the property and not the result of the actions of the applicant, a literal enforcement of the ordinance provisions would result in unnecessary and undue hardship. Unnecessary and undue hardships may result from the size, shape or dimensions of a site; the location of existing structures on the site; geographic, topographic or physiographic features or other conditions on the site or in the immediate vicinity; or street locations or traffic conditions in the immediate vicinity.

The property has a zoning classification of Single-Family Intermediate (R-2) and a future land use designation of Residential Low (RL).

A public hearing is scheduled before the **Board of Adjustments** of the City of Fort Pierce, Florida, at their **Thursday, January 22, 2026**, meeting which begins at **2:00 p.m.**, in the City Hall Commission Chambers, 100 North U.S. Highway 1, Fort Pierce, Florida. You are provided with the opportunity to attend the public hearing and to speak in favor of, or in opposition to, the requested **Variance** application. If you have any inquiries, or would like to review the complete application, please dial (772) 467-3739 or email [kdriver@cityoffortpiece.com](mailto:kdriver@cityoffortpiece.com). Furthermore, published agenda packets for each City Commission meeting are provided a few days in advance at the following web address: <http://cityoffortpiece.com/223/Agendas-Minutes>.

Sincerely,

Kerry C. Driver  
Senior Planner