

## **BOARD OF ADJUSTMENT AGENDA**

Board of Adjustment Regular Meeting - Thursday, January 22, 2026 - 2:00 p.m.  
City Hall - City Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **CONSIDERATION OF ABSENCES**
5. **APPROVAL OF MINUTES**
  - a. Minutes from the December 4, 2025 meeting
6. **PUBLIC HEARINGS**
  - a. **PZVAR2025-00009**  
Variance - Lot Coverage  
Helseth Residence  
1601 Frances Avenue
7. **DISCUSSION / OTHER BUSINESS**
8. **COMMENTS FROM THE PUBLIC**
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 - 2:00 PM**

**Meeting Date:** 01/22/2026

**Re:** Board of Adjustment Minutes 12/4/25

**Submitted For:** Kev Freeman, Planning Director, Planning Department

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**Information**

**SUBJECT:**

Minutes from the December 4, 2025 meeting

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**Attachments**

Board of Adjustment Minutes 12/4/25

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**Form Review**

Form Started By: Alicia Rosenthal

Started On: 12/08/2025 09:51 AM

Final Approval Date: 12/09/2025

# 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, **DECEMBER 4, 2025**, IN FORT PIERCE CITY HALL, COMMISSION CHAMBERS, 100 NORTH US HIGHWAY 1, FORT PIERCE, FLORIDA.

**1. CALL TO ORDER**

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL**

Present: Darrell Drummond; James Crist; Jaimebeth Galinis, Chair

Absent: Allyson Mendez; Renella Mitchell

Staff Present: Felicia Holloman, Assistant City Attorney  
Chris Suneson, Assistant Planning Director  
Kerry Driver, Senior Planner  
Alicia Rosenthal, Planning and Development Organizer

**4. CONSIDERATION OF ABSENCES**

Motion was made by Darrell Drummond, and seconded by James Crist to excuse the absences of Ms. Mendez and Ms. Mitchell.

AYE: Darrell Drummond, James Crist, Chair Jaimebeth Galinis  
Passed

**5. APPROVAL OF MINUTES**

- a. Minutes from the August 28, 2025 meeting

Motion was made by Darrell Drummond, and seconded by James Crist to approve the minutes from the August 28, 2025 meeting.

AYE: James Crist, Darrell Drummond, Chair Jaimebeth Galinis  
Passed

## 6. PUBLIC HEARINGS

- a. **PZVAR2025-00005**  
Variance - Fence Height  
Celebration Pointe HOA  
5325 Fantasy Drive

The clerk introduced the Variance to the fence height at Celebration Pointe, 5325 Fantasy Drive.

The chair asked the Board attorney to explain the Quasi-Judicial Hearing procedures.

When acting as a quasi-judicial body, the Board is held to certain procedural requirements.

Quasi-judicial proceedings are less formal than proceedings before a circuit court, but are more formal than the other aspects of today's meeting. Quasi-judicial proceedings must follow basic standards of notice and due process, and decisions must be made based on competent substantial evidence. Therefore, board members have a duty to conduct quasi-judicial proceedings more like judges than legislators. This afternoon, the Board will follow the same uniform procedure in all quasi-judicial hearings.

The Board attorney explained that since there are only three (3) Board members in attendance, all three members must vote to approve. The applicant can proceed or wait until four (4) members are present.

The Chair called the proceeding to order.

The clerk confirmed the City complied with the advertisement and notice requirements.

The Chair inquired with the Board regarding ex-parte communications and asked the Clerk to call the roll:

Mr. Crist - no  
Mr. Drummond - no  
Chair Galinas - no

The Chair opened the public hearing.

The clerk was asked to swear in those wanting to speak during this Quasi-Judicial hearing. Individuals in the audience intending to speak on this item were asked to stand, raise their right hand, and administered an oath to tell the truth, the whole truth, and nothing but the truth. Those that were sworn in were asked to clearly state their name for the record and confirm they were sworn in at such time as they were asked to come forward to testify.

Staff Presentation: Ms. Driver gave an overview of the application and answered questions from the Board. She said the applicant is requesting to increase the community property pool fence height from 6 feet to 8 feet, to prevent trespassing and vandalism. Ms. Driver said the site area is approximately .81 acres with a Future Land Use of RM - Residential Medium and Zoning of PD - Planned Development. She showed pictures from the alarm system of people jumping over the pool fence, and she provided a list of homeowner violations as of July 2025. Ms. Driver described the proposed fence topper and noted the topper can be raised an

additional two feet. She stated the application had met all the Variance criteria, and she reviewed the four conditions of approval.

Board questions for staff: Chair Galinas asked what special conditions or circumstances exist that are unique to the property. She also asked if the violations shown were a crime because crime is not a special circumstance. Mr. Crist asked if they had looked at other avenues to secure the pool, such as a fence with decorative spikes or shrubs with thorns. Mr. Crist also asked when the clubhouse and pool were completed and if the vandalization happened only in the last 3 months. Mr. Drummond asked if a home with a pool along Jenkins Road would be allowed an 8-foot fence if it was being vandalized.

Applicant questions for staff: None

Applicant presentation: Applicant was not in attendance.

Board questions for applicant: None

Public comment: None

Staff final comment: Mr. Suneson said staff is unaware of any other similar communities situated in the Planned Development zoning district that have had the intensity of trespassing and vandalism violations.

Board comment: Chair Galinas said the applicant could get a guard gate or hire security instead of changing the code. Chair Galinas noted the hardship report is not a police report but a list of residences breaking into their own pool. Mr. Crist noted the applicant was not in attendance to answer the Board's questions. Mr. Crist suggested a hedge around the perimeter, changing the locking mechanism, and changing the entrance gates so that a code is needed to get in and out. Mr. Drummond said he agreed with the added vegetation, and he is reluctant to approve without having more answers.

Applicant final comment: None

The Chair, seeing no one else, closed the public hearing.

Motion was made by Darrell Drummond, and seconded by James Crist to deny the 8-foot fence.

AYE: James Crist, Darrell Drummond, Chair Jaimebeth Galinis

Passed

- b. **PZVAR2025-00006**  
Variance - Billboard Height  
550 S. US Highway 1

The clerk introduced the Variance for the billboard height located at 550 S. US Highway 1.

The Board attorney explained that since there are only three (3) Board members in attendance, all three members must vote to approve. The applicant can proceed or wait until four (4) members are present.

The applicant chose to proceed.

The Chair called the proceeding to order.

The clerk confirmed the City complied with the advertisement and notice requirements.

The Chair inquired with the Board regarding ex-parte communications and asked the Clerk to call the roll:

Mr. Drummond - no

Mr. Crist - no

Chair Galinas - no

The Chair opened the public hearing.

The clerk was asked to swear in those wanting to speak during this Quasi-Judicial hearing. Individuals in the audience intending to speak on this item were asked to stand, raise their right hand, and administered an oath to tell the truth, the whole truth, and nothing but the truth. Those that were sworn in were asked to clearly state their name for the record and confirm they were sworn in at such time as they were asked to come forward to testify.

Staff Presentation: Ms. Driver gave an overview of the application and answered questions from the Board. She said the applicant is requesting to increase the height by 10 feet of their existing V-shape digital ground sign to 35 feet and to deviate from permitted signs for the C-3, General Commercial zone. Ms. Driver provided the history of the building permit to reface the sign making it V-shape. She said the approximate .23 acre parcel is vacant and has a Future Land Use of GC - General Commercial and Zoning of C-3, - General Commercial. Ms. Driver showed street view pictures of the billboard. Ms. Driver said the applicant's hardship is that the height increase will improve visibility. She concluded by saying that ground signs in the C-3 zoning district shall not exceed a total height of 25 feet above grade and the variance criteria have not been met.

Board questions for staff: The Board agreed that the extended height of the billboard variance is not the appearance that is wanted on US Highway 1 and, Mr. Drummond said since there is no hardship, the applicant should talk to the Commission about changing the sign ordinance.

Applicant questions for staff: None

Applicant presentation: John Ackley, Lamar representative, sworn, stated he has sound arguments that make sense but not with the variance criteria. He said he agrees that the request should go before the Commission.

Board questions for applicant:

Public comment: None

Staff final comment: Mr. Suneson said US Highway 1 is the face of the community and the purpose of the code is to clean up the clutter. He noted the applicant created the sign at 25 feet and there is no hardship.

Board comment: Ms. Galinas said the goal on US Highway 1 is to lower signs so it does not look like I-95. She said it takes all five criteria to meet the variance. Mr. Crist said the city is trying to approve the appearance on US Highway 1 and the sign was built knowing the maximum height was 25 feet. Mr. Crist said raising the sign height is not an improvement.

Applicant final comment: None

The Chair, seeing no one else, closed the public hearing.

Motion was made by Darrell Drummond, and seconded by James Crist to disapprove the Variance because the variance criteria requirements have not been met.

AYE: Darrell Drummond, James Crist, Chair Jaimebeth Galinis  
Passed

**7. DISCUSSION / OTHER BUSINESS**

Mr. Drummond thanked staff for all the meeting reminders and Chair Galinas thanked staff for adding the Variance criteria to the presentation.

**8. COMMENTS FROM THE PUBLIC**

There were no comments from the public.

**9. ADJOURNMENT**

## Planning Board of Adjustment - 2:00 PM

Meeting Date: 01/22/2026

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### Information

#### REQUESTED ACTION

**PZVAR2025-00009**

Variance - Lot Coverage  
Helseth Residence  
1601 Frances Avenue

#### SUMMARY

In accordance with Article II Division 3 Section 125 of the City Code, the applicant is requesting to deviate from City Code Section 125-192(3) as it pertains to lot coverage. The applicant proposes to extend the roof over the existing rear driveway. The zoning is Single-family Intermediate Density (R-2).

#### LOCATION

**Address:** 1601 Frances Avenue  
**Parcel ID:** 2401-605-0096-000-3  
**Legal Description:** THUMB POINT BLK 6 LOT 7

#### RESPONSIBLE STAFF

Kerry C. Driver - Senior Planner

#### RECOMMENDATION

Sec. 125-100 A variance may be granted only in the event that all of the following criteria are satisfied:

- 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;
- The special conditions and circumstances do not result from the actions of the applicant;
- 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 variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure;
- The granting of the variance will be in harmony with the general intent and purpose of the ordinance codified in this section and such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

Planning Department confirms that the proposed roof extension for coverage over the carport will not be injurious to the area involved or otherwise detrimental to the public welfare.

Furthermore, the impervious area will not increase.

Planning Department recommends **Approval** for the roof extension.

ALTERNATE RECOMMENDATIONS:

1. Recommend approval with or without conditions
2. Recommend disapproval

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Attachments

Staff Presentation

Staff Report

Applicant File

Staff Supporting Documents

Proof of Publication

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**Form Review**

Form Started By: Kerry Driver

Started On: 01/06/2026 04:15 PM

Final Approval Date: 01/16/2026



# CITY OF FORT PIERCE

## Board of Adjustment

January 22, 2026

Lot Coverage– Variance

PZVAR2025-00009

1601 Frances Ave.

Parcel ID: 2401-605-0096-000-3

## APPLICANT

Steven Helseth

## PROPERTY OWNER(S)

Steven Helseth

## PARCEL ID #(S):

2401-605-0096-000-3

(1601 Frances Ave.)

## SUMMARY

In accordance with Article II Division 3 Section 125 of the City Code, the applicant is requesting to deviate from City Code Section 125-192(3) as it pertains to lot coverage. The applicant proposes to extend the roof over the existing rear driveway.



- SITE AREA= 0.24+/- Acres

1601 Frances Ave. Lot Coverage Variance



# CITY CODE: DIVISION 3 - VARIANCES

## Sec. 125-98

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.

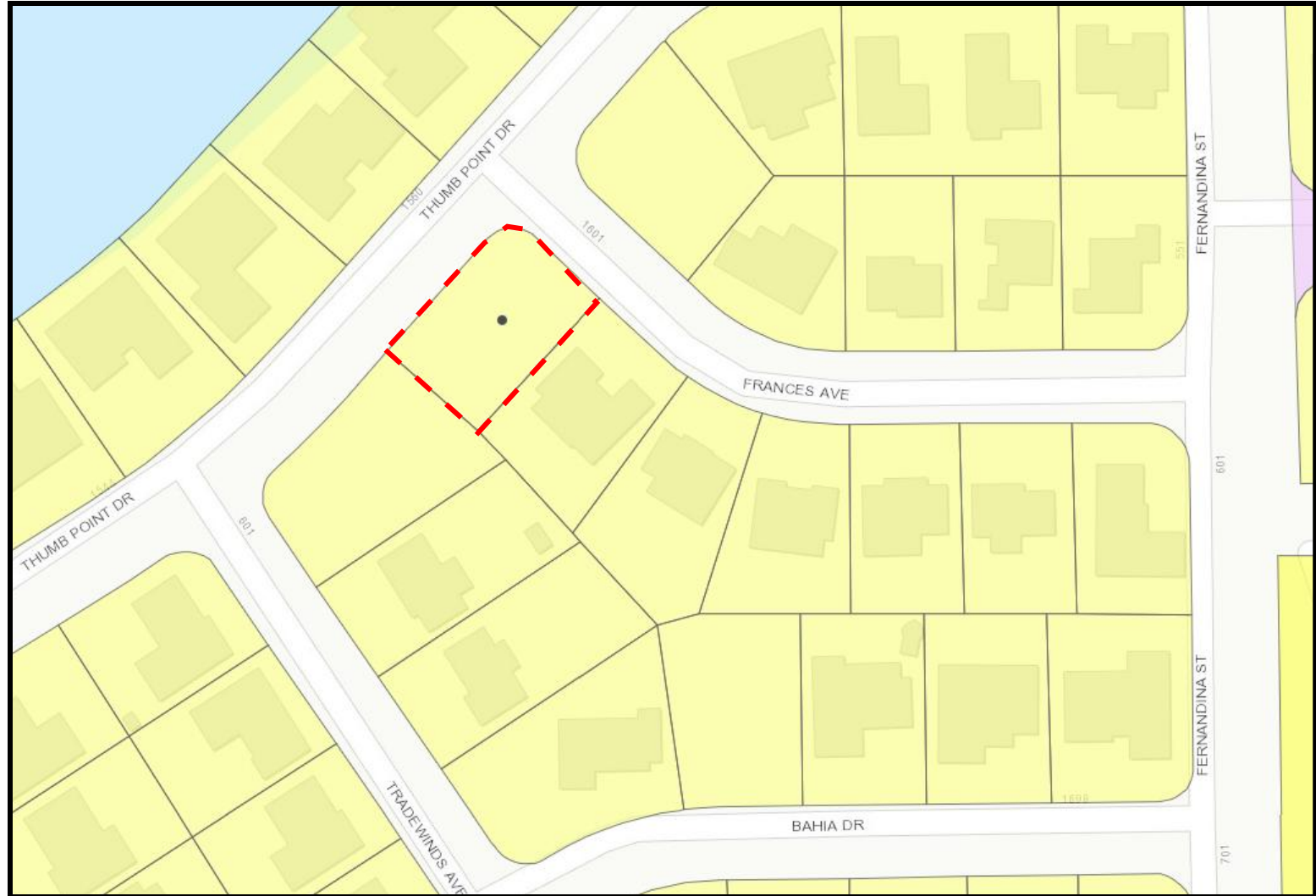
**A variance may be granted only in the event that all of the following criteria are satisfied:**

- (1)  
Special conditions and circumstances exist which are peculiar to the land, structure or 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 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;
- (4)  
The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure; and
- (5)  
The granting of the variance will be in harmony with the general intent and purpose of the ordinance codified in this section and such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.



# FUTURE LAND USE

FLU: RL, Residential Low



1601 Frances Ave. Lot Coverage Variance



# ZONING

Zoning: R-2, Single-family Intermediate



1601 Frances Ave. Lot Coverage Variance



## CITY CODE: Article IV – Basic Zoning

### Sec. 125-192 Single-family Intermediate Density Zone (R-2)

#### (b) Basic use standards

- (1) Lot size: minimum 9,000 sq ft, 70ft wide, 110ft depth
- (2) Yards: 25ft in front, 7ft side (15ft corner), 7ft rear
- (3) **Lot coverage.** Buildings will not over more than 30 percent of the lot area.
- (4). Building heights: shall not exceed a height of 28ft above grade



# SITE LOCATION/CONDITION



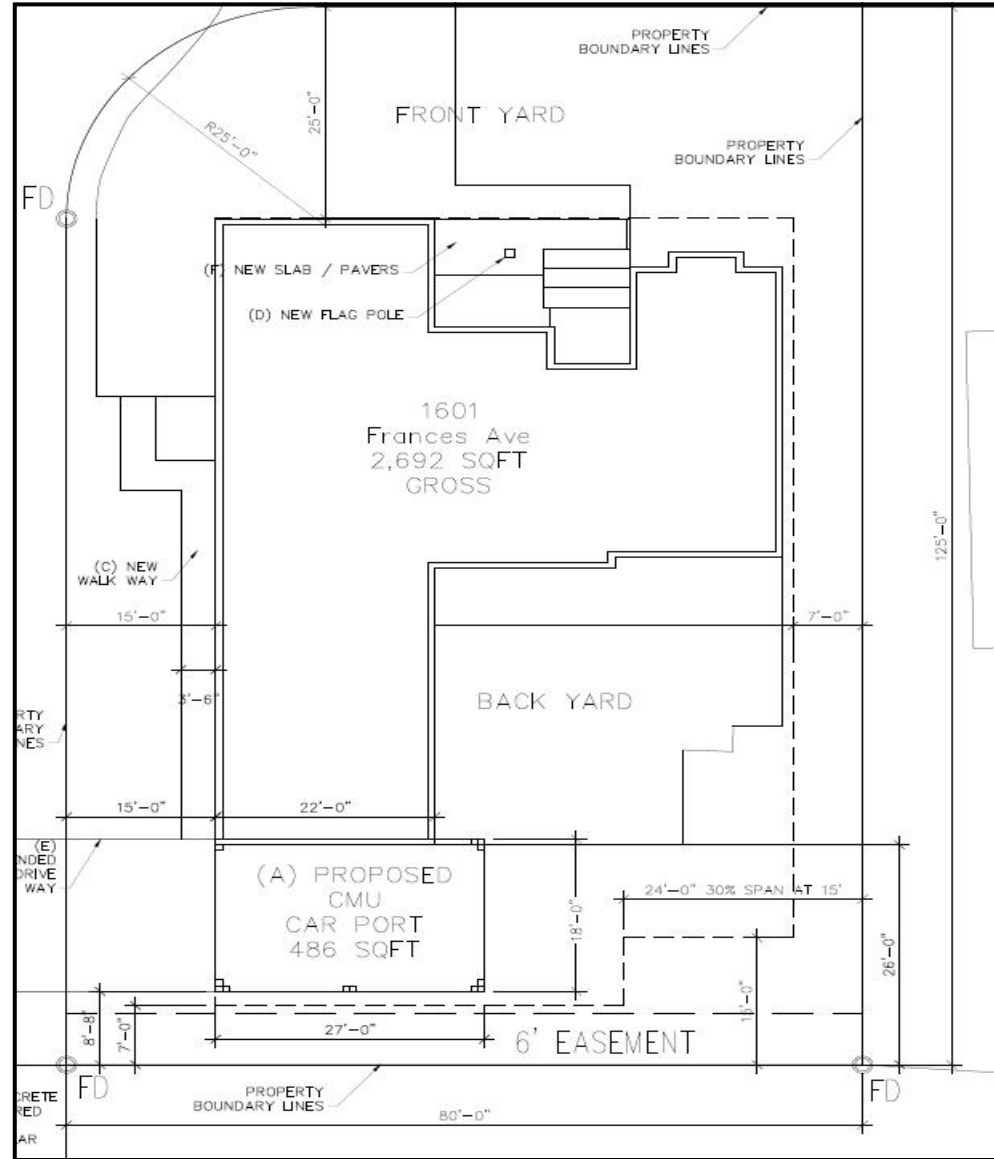
Front view

1601 Frances Ave. Lot Coverage Variance



# PROPERTY/EXTENSION DETAILS

- Land size..... 10,000 sq. ft.
- Lot coverage.....30%
- Building allowance.....3,000 sq. ft.
  
- Existing building coverage.....2,692 sq. ft.
- Proposed carport addition.....486 sq. ft.
- Proposed total building.....3,178 sq. ft.
  
- Variance amount.....178 sq. ft.
- Open-ended carport (no walls)
- On-site drainage maintained



1601 Frances Ave. Lot Coverage Variance



# VARIANCE CRITERIA

**Sec. 125-100 A variance may be granted only in the event that all of the following criteria are satisfied:**

- x 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;
- x The special conditions and circumstances do not result from the actions of the applicant;
- x 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 variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure;
- ✓ The granting of the variance will be in harmony with the general intent and purpose of the ordinance codified in this section and such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.



## RECOMMENDATION

Planning Department confirms that the proposed roof extension for coverage over the carport will not be injurious to the area involved or otherwise detrimental to the public welfare. Furthermore, the impervious area will not increase.

Planning Department recommends **Approval** for the roof extension.

## ALTERNATE RECOMMENDATIONS:

1. Recommend approval with or without conditions
2. Recommend disapproval





# CITY OF FORT PIERCE

## Board of Adjustment

January 22, 2026

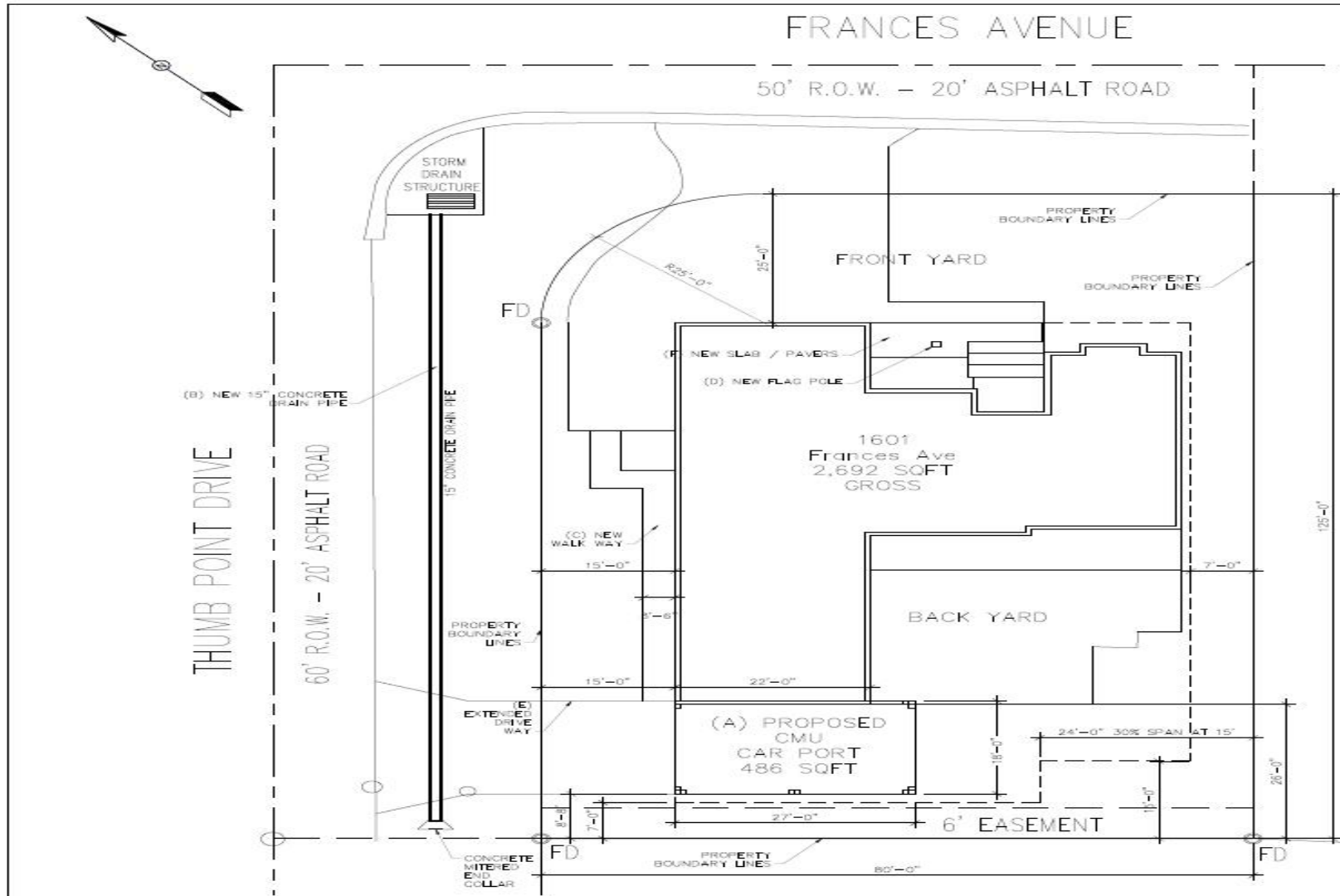
Lot Coverage – Variance

1601 Frances Ave.

Parcel ID: 2401-605-0096-000-3



# SITE PLAN



1 PROPOSED SITE PLAN (10,000 sqft lot)  
 SP SCALE: 1/8" = 1'-0" A/R/N/A

1601 Frances Ave. Lot Coverage Variance





THE SUNRISE CITY  
**FORT PIERCE**  
PLANNING DEPARTMENT *Florida*

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**TO:** Richard Chess, MBA City Manager

**THROUGH:** Kevin Freeman, Planning Director

**FROM:** Kerry C. Driver, Senior Planner

**RE:** **Variance: Lot Coverage  
1601 Frances Ave.**

**BOARD DATE:** January 22, 2026

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**STAFF REPORT**

**Owner:** Steven Helseth  
1601 Frances Ave  
Fort Pierce, FL 34949

**Applicant:** Steven Helseth  
1601 Frances Ave.  
Fort Pierce, FL 34949

**Applicant's Request:** Approval of Variance: Lot Coverage with roof extension

**Location(s):** 1601 Frances Ave.

**Parcel ID:** 2401-605-0096-000-3

**Future Land Use:** Residential Low (RL)

**Current Zoning:** Single Family Intermediate (R-2)



**Surrounding FLU:**

North	East	South	West
RL	RL	RL	RL

**Surrounding Zoning:**

North	East	South	West
R-2	R-2	R-2	R-2

**Site Area:** +/- 0.23 acres

**Utilities:** FPUA

**Staff Analysis:**

**Variance Request**

In accordance with Article VII of Section 125-322 of the City Code, the applicant is requesting a variance against the zoning district 30% lot coverage.

**Project Summary**

The applicant is seeking to extend the roof coverage of their by home by 486 SF, providing coverage over the existing carport.

***Hardship Documentation***

No hardship documentation provided.

***Landscaping***

No landscape details were provided as the roof extension will not disturb or increase impervious calculation.

***Existing Conditions`***

The single-family, corner lot has a garage driveway and uncovered carport. The existing home is located on a 10,000 square foot lot. The total home structure is 2,692 square feet.

***Lighting***

No lighting details were provided as the roof extension will not require additional illumination.

***Variance Criteria***

According to Section 125-100, 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 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 this 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;
4. The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure; and
5. The granting of the variance will be in harmony with the general intent and purpose of the ordinance codified in this section and such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

***Applicant's Response***

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

The corner lot geometry and rear-yard formula constrain buildable area. Achieving required clearances and functional on-site covered parking within the setbacks creates a unique difficulty at this parcel. The minimum necessary relief of 178 SF variance requested is the least departure that yields functional covered parking on this constrained corner lot.

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

Corner Lot which limits the amount of building coverage allowed per code.

***Identify any undue hardships or deprivation of commonly enjoyed property rights that would result in***

***the literal interpretation of the code of the zoning district.***

The corner lot geometry and rear-yard formula constrain buildable area. Achieving required clearances and functional on-site covered parking within the setbacks creates a unique difficulty at this parcel. The minimum necessary relief of 178 SF variance requested is the least departure that yields functional covered parking on this constrained corner lot.

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

The minimum necessary relief of 178 SF variance requested is the least departure that yields functional covered parking on this constrained corner lot.

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

The concrete stucco pilings and metal roof Construction of covered carport would be consistent with design of current home and compatible with others in the neighborhood. Open form (no walls) preserves light/air and on site drainage is maintained per plan. No new enclosed area requested. The roof Variance amount requested is 1.78 % over the limit.

***Technical Review Committee***

All affected departments have reviewed the proposed Variance application regarding the requirements of the City Code. Findings from the review by corresponding departments and the associated responses by the applicant are provided with the staff's supporting documents.

***Property Owner Response Summary***

A total of 3 notifications of the proposal were mailed to the owners of property adjacent of the subject property. As of January 12, 2026, there have been zero (0) responses by adjacent property owners regarding the request. An update will be provided by the Board of Adjustment at the public hearing.

***Staff Recommendation:***

Planning Department confirms that the proposed roof extension for coverage over the carport will not be injurious to the area involved or otherwise detrimental to the public welfare. Furthermore, the impervious area will not increase.

Planning Department recommends **approval** for the extension

## Variance Request

Helseth Residence  
1601 Frances Avenue  
Lot 7 Block 6 of Thumb Point  
Parcel ID# 2401-605-0096-000-3

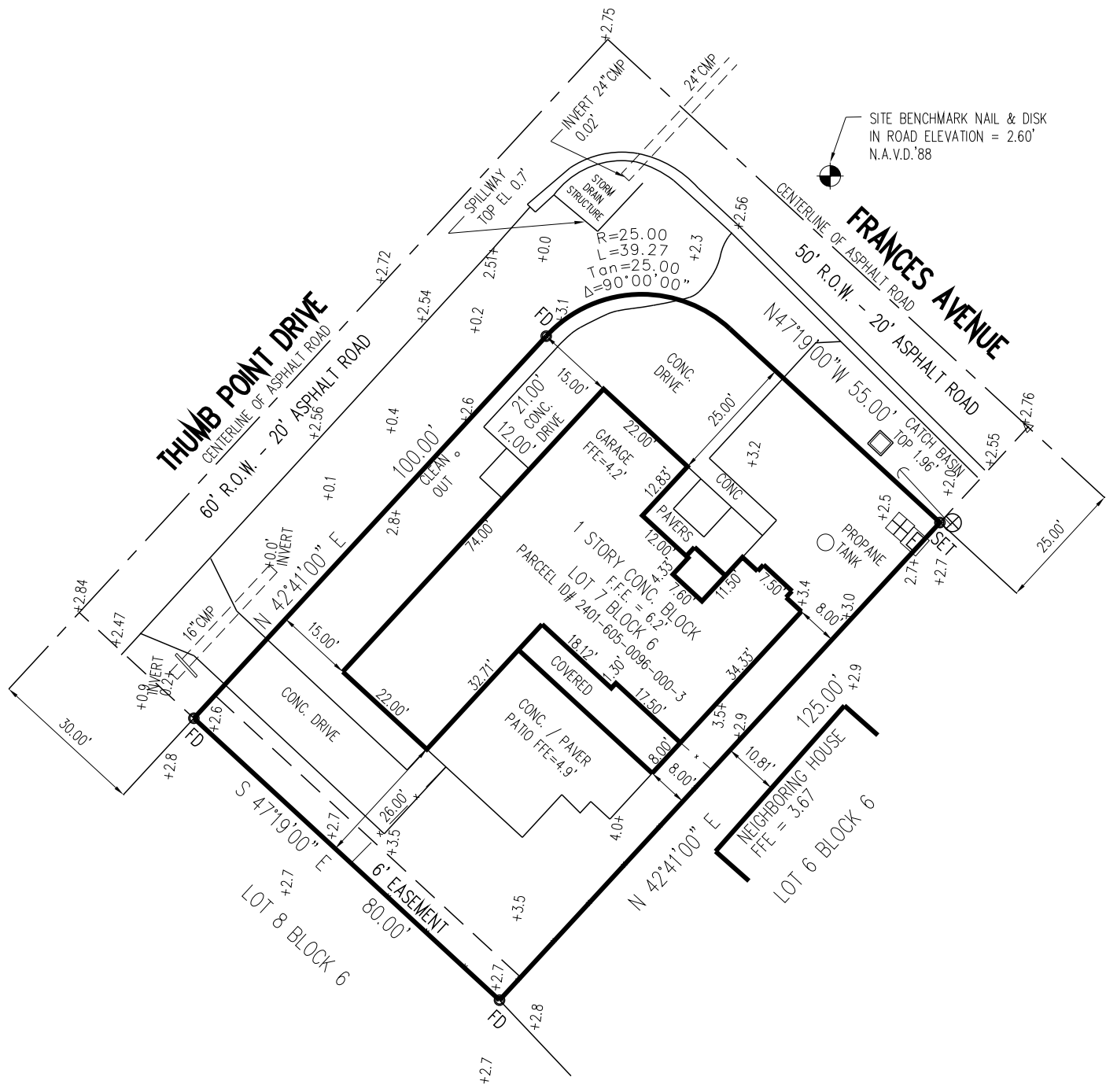
Mr. Helseth is seeking a dimensional variance from the current lot coverage code standard of 30% maximum building coverage (R-2).

His home is on a 10,000 SF lot with an allowed building coverage of 3,000 SF. Building a proposed roof extension over the existing rear driveway would provide necessary covered storage. The proposed covered carport addition would add 486 SF of coverage. If approved, his existing building coverage of 2,692 SF + 486 SF additional = 3,178 SF Total building / lot coverage.

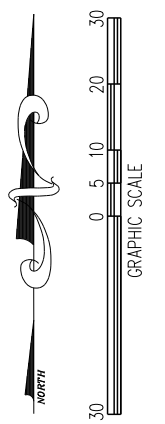
The 178 SF variance amount is the least departure from code standard which yields functional covered parking on this constrained corner lot with limited rear buildable area. Achieving required clearances and functional on-site covered parking within the setbacks creates a unique difficulty at this corner lot parcel.

The minimum impact design of this open ended carport (no walls) would allow for safe covered parking, maneuvering and storage of vehicles. No new enclosed area is requested beyond the roof. The design would ensure property setback compliance with no encroachments. The proposed construction quality is engineered to ASCE 7-22 wind loads and complies with impact protection as required in hurricane prone regions. The proposed concrete stucco / metal roof carport addition is compatible with similar structures in the neighborhood and would match the current home design. The roof addition would be well under the maximum height allowed by R-2 zoning requirements and under the highest point of the current home roof. On-site drainage would be maintained per current existing rear driveway plan.

# BOUNDARY SURVEY



ALL ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D.'88)



**LEGAL DESCRIPTION:**  
(Supplied by Client)  
LOT 7 IN BLOCK 6 OF THUMB POINT  
ACCORDING TO THE PLAT THEREOF  
AS RECORDED IN PLAT BOOK 10,  
PAGE 79, OF THE PUBLIC RECORDS  
OF ST. LUCIE COUNTY, FLORIDA.

**ABBREVIATIONS:**  
SET = SET 5/8" IRON REBAR WITH  
YELLOW CAP MARKED "PSM5543"  
FD = FOUND 5/8 IRON REBAR  
R/W = RIGHT OF WAY  
(M) = MEASURED  
(P) = PLATTED  
(C) = CALCULATED  
R = RADIUS OF CURVE  
L = LENGTH OF CURVE  
D= DELTA OF CURVE  
FFE = FINISHED FLOOR ELEVATION  
OH-OH-OH- = OVERHEAD WIRES  
X-X-X- = CHAINLINK FENCE  
-□-□-□- = PLASTIC FENCE  
O-O-O- = WOOD FENCE  
CONC. = CONCRETE  
C.P.= CONCRETE PAD  
Cov.= COVERED

**SURVEYORS NOTES:**

- UNLESS OTHERWISE NOTED ONLY PLATTED EASEMENTS ARE SHOWN HEREON.
- ALL LOT DIMENSIONS SHOWN ARE PER PLAT UNLESS OTHERWISE SHOWN.
- NO UNDERGROUND UTILITIES OR IMPROVEMENTS WERE LOCATED UNLESS OTHERWISE SHOWN.
- THIS SITE LIES WITHIN FLOOD INSURANCE RATE MAP ZONE AE5 MAP# 12111C0181K DATED: 2-19-20.
- FLOOD ZONE SHOWN HEREON IS AN INTERPRETATION BY THE SURVEYOR AND IS PROVIDED AS A COURTESY. THE FLOOD ZONE SHOULD BE VERIFIED BY A DETERMINATION AGENCY.
- BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHEAST LINE OF LOT 7 BLOCK 6 AS BEING N42°41'00"E ACCORDING TO THE PLAT DESCRIBED HEREON.
- P.U.D.E. DENOTES PUBLIC UTILITIES AND DRAINAGE EASEMENT, U.E. DENOTES UTILITY EASEMENT.
- THE ACCURACY OF THIS SURVEY IS PREMISED ON THE EXPECTED USE OF THE SURVEY. THE EXPECTED USE/PURPOSE OF THIS SURVEY IS HOME ADDITION CONSTRUCTION. ACCURACY=1 FOOT IN 7.500 FEET OR BETTER.
- ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY ANYONE OTHER THAN THE SIGNING SURVEYOR IS PROHIBITED WITHOUT WRITTEN CONSENT.

- SYMBOLS:**
- = CATCH BASIN
  - = ELECTRIC BOX
  - = FIRE HYDRANT
  - = FPL TRANSFORMER
  - = GUY WIRE
  - = LIGHT POLE
  - = PROPANE TANK
  - = WOOD POWER POLE
  - = SANITARY SEWER MANHOLE
  - = SEWER VALVE
  - = WATER METER
  - = WATER VALVE
  - = WELL
  - = DRAINAGE PROPOSED AND EXISTING

1601 FRANCES AVENUE

Atlantic Land Designs

of the Treasure Coast, LB7468  
754 NE Jensen Beach Blvd. Jensen Beach, FL 34957

Mailing Address:  
P.O. Box 1421 Jensen Beach, FL 34958  
ALD5543@gmail.com (772) 398-4290

SCALE: 1"=30'	DATE: 9/16/25
DRAWN: MC/JC	2025-0568
DATE:	REVISIONS
LAST FIELD DATE: 9/3/25	

Certified to: STEVEN HELSETH

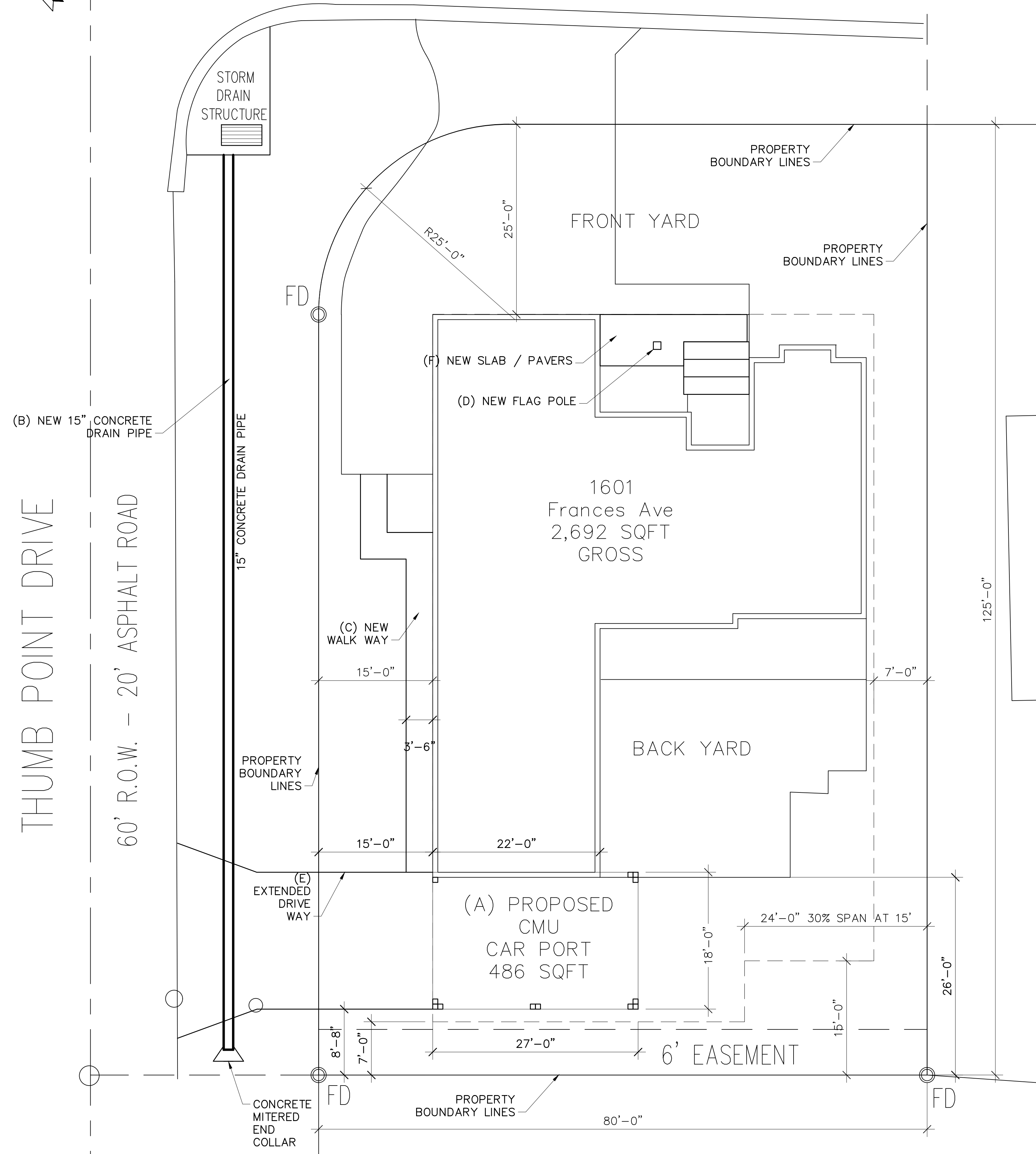
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I HEREBY CERTIFY THAT THIS SURVEY MEETS OR EXCEEDS THE STANDARDS OF PRACTICE PER CHAPTER 5J-17.051 AND 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND THAT ELECTRONIC SIGNATURE AND SEAL HEREON MEETS PROCEDURES AS SET FORTH IN CHAPTER 5J-17.062, PURSUANT TO SECTION 472.025, FLORIDA STATUTES.

JAMES A. CESIRO JR. PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA REGISTRATION NO. 5543  
NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SEAL

# FRANCES AVENUE

50' R.O.W. - 20' ASPHALT ROAD



- SITE PLAN SCOPE OF WORK:**
- (A) PROPOSED CMU CAR PORT 486 SQFT
  - (B) NEW 15" CONCRETE DRAIN PIPE
  - (C) NEW WALK WAY
  - (D) NEW FLAG POLE
  - (E) EXTENDED DRIVE WAY
  - (F) NEW SLAB / PAVERS

PROJECT DESIGN DATA	
JURISDICTION	City of Fort Pierce
CODE	FBC 2023 8th Edition, FBCR 2023 8th Edition
PROJECT NAME	1601 Frances Ave, Fort Pierce, FL 34949
PROJECT ADDRESS	1602 Frances Ave, Fort Pierce, FL 34949
RISK CATEGORY	II
WIND SPEED ASCE 7-16 (3 Sec Gust)	160 MPH
ASD	132 MPH
EXPOSURE	C
MEAN BUILDING HEIGHT	<15'-0"

PRELIMINARY CODE REVIEW / ZONING NOTES (SHEET-READY)

ADDRESS: 1601 FRANCES AVE, FORT PIERCE, FL • ZONING: R-2 (SINGLE-FAMILY INTERMEDIATE DENSITY) • LOT TYPE: CORNER LOT.

LOT & BASIS OF DESIGN

PLATTED DIMENSIONS USED ON THIS SHEET: 80' (REAR WIDTH) × 125' (DEPTH).

LOT AREA USED ON PLANS: 10,000 SF (PER PROPERTY APPRAISER).

YARD SETBACKS -R-2 (SEC. 125-192(B)(2))

FRONT: 25 FT MINIMUM.

INTERIOR SIDE: 7 FT MINIMUM.

STREET SIDE (CORNER): 15 FT MINIMUM.

REAR (SPECIAL RULE): PROVIDE 15 FT SETBACK ALONG A CONTIGUOUS 30% OF THE REAR WIDTH; THE REMAINDER MAY BE 7 FT (WATERFRONT/DOUBLE-FRONTAGE = 15 FT ACROSS 100%).

REAR WIDTH USED = 80' → 30% = 24' AT 15' SETBACK; 70% = 56' AT ≥7'. KEEP THE 24' SPAN CONTIGUOUS.

LOT COVERAGE - R-2 (SEC. 125-192(B)(3))

MAX BUILDING COVERAGE: 30% OF LOT AREA → ALLOWED = 3,000 SF ON A 10,000 SF LOT.

EXISTING ROOFED FOOTPRINT: 2,692 SF.

PROPOSED NEW WORK: CARPORT 27' × 18' = 486 SF.

COVERAGE CHECK: 2,692 + 486 = 3,178 SF = 31.78% → OVER BY 178 SF RELATIVE TO 3,000 SF ALLOWED.

COMPLIANCE OPTIONS: SEEK VARIANCE TO 31.78% COVERAGE. (ACCESSORY COVERAGE COUNTS TOWARD THE CAP.)

BUILDING HEIGHT - R-2 (SEC. 125-192(B)(4))

MAX HEIGHT: 28 FT ABOVE GRADE (CARPORT INTENT ≈ 14 FT).

ACCESSORY STRUCTURES - R-2 (SEC. 125-192(C)(1))

ACCESSORY ELEMENTS MUST MEET ALL YARD, COVERAGE, AND HEIGHT LIMITS; ON NON-DOUBLE-FRONTAGE LOTS THEY MAY BE IN THE REAR YARD IF ≥7' FT FROM THE REAR LINE (SUBJECT TO THE REAR-YARD RULE ABOVE).

WIND DESIGN (ASCE 7-22)

ULTIMATE 3-SEC GUST (RISK CAT II): VULT = 160 MPH AT THIS SITE; HURRICANE-PRONE REGION; GLAZED OPENINGS REQUIRE WIND-BORNE DEBRIS PROTECTION PER §26.12.3. DESIGNING TO 180 MPH IS ACCEPTABLE WITH ENGINEERING/PRODUCT APPROVALS.

ACCESS / PARKING / DRAINAGE

PROVIDE DRIVEWAY/GRADING/DRAINAGE TO MEET JURISDICTIONAL STANDARDS; ALL USES MUST COMPLY WITH ACCESS, PARKING, AND LOADING REQUIREMENTS (CODE §§125-315, 125-316).

PLAN NOTES / APPROVALS

PRELIMINARY ZONING/CODE REVIEW FOR PERMITTING GUIDANCE. FINAL COMPLIANCE SUBJECT TO CURRENT SURVEY, FIELD VERIFICATION, PRODUCT APPROVALS, AND ENGINEERED CONSTRUCTION DOCUMENTS (FOUNDATIONS, CONNECTIONS, UPLIFT/OVERTURNING CHECKS, ROOF SYSTEM, DEBRIS PROTECTION).

REQUESTED RELIEF (DIMENSIONAL VARIANCE — LOT COVERAGE) CODE STANDARD: 30% MAXIMUM BUILDING COVERAGE (R-2).

LOT AREA (USED ON PLANS): 10,000 SF ALLOWED COVERAGE: 3,000 SF EXISTING ROOFED FOOTPRINT: 2,692 SF

PROPOSED ROOFED ADDITION: CARPORT 27' × 18' = 486 SF PROPOSED TOTAL COVERAGE: 3,178 SF = 31.78%

VARIANCE AMOUNT REQUESTED: +178 SF OVER THE 3,000 SF CAP (≈ +1.78 PERCENTAGE POINTS OVER THE 30% LIMIT).

JUSTIFICATION (SUMMARY POINTS FOR NARRATIVE)

CORNER-LOT GEOMETRY + REAR-YARD FORMULA CONSTRAIN BUILDABLE AREA; ACHIEVING REQUIRED CLEARANCES AND FUNCTIONAL ON-SITE COVERED PARKING WITHIN SETBACKS CREATES A UNIQUE DIFFICULTY AT THIS PARCEL.

MINIMUM-IMPACT DESIGN: OPEN-SIDED CARPORT (NO WALLS) AT 27' × 18' FOR SAFE MANEUVERING; NO NEW ENCLOSED AREA REQUESTED BEYOND THE ROOF.

SETBACK COMPLIANCE: NO SETBACK ENCROACHMENTS—FRONT 25', STREET-SIDE 15', INTERIOR SIDE 7', AND REAR-YARD RULE ALL SATISFIED; THE REQUEST IS COVERAGE-ONLY.

PUBLIC SAFETY / CONSTRUCTION QUALITY: ENGINEERED TO ASCE 7-22 WIND LOADS; SITE VULT ≈ 160 MPH (OWNER REQUESTS 180 MPH DESIGN). IMPACT PROTECTION AS REQUIRED IN HURRICANE-PRONE REGIONS.

NEIGHBORHOOD COMPATIBILITY: NO HEIGHT INCREASE; OPEN FORM PRESERVES LIGHT/AIR; ON-SITE DRAINAGE MAINTAINED PER PLAN.

MINIMUM NECESSARY RELIEF: THE +178 SF REQUEST IS THE LEAST DEPARTURE THAT YIELDS FUNCTIONAL COVERED PARKING ON THIS CONSTRAINED CORNER LOT.

1 PROPOSED SITE PLAN (10,000 sqft lot)  
 SCALE: 1/8" = 1'-0" A/R:N/A

REVISIONS	BY
10-23-25	RAT

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1601 Frances Ave, Fort Pierce, FL 34949

DATE 08-20-25  
 SCALE  
 DRAWN 08-20-25  
 JOB  
 SHEET SP  
 OF SHEETS

R1\_10-22-25\_1601\_RAT















THE SUNRISE CITY  
**FORT PIERCE**  
PLANNING DEPARTMENT *Florida*

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

Test Reports & Related Documents

Record Drawings

Clearances from all applicable Local,  
State and Federal Agencies

Building Construction Plans

Certificate of Completion

Permits from applicable Local,  
State & 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**

☺️ ↩️ Reply ↩️ Reply all → Forward 📧 📎 🗄️ ⋮

Mon 12/8/2025 12:28 PM

SECURITY WARNING: This email has been generated from external sources and is not affiliated with the City of Fort Pierce systems. Exercise caution while clicking on links or opening attachments. If you have any questions or concerns, please reach out to the IT department promptly.

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@cityoffortpierce.com](mailto:kdriver@cityoffortpierce.com). Furthermore, published agenda packets for each City Commission meeting are provided a few days in advance at the following web address: <http://cityoffortpierce.com/223/Agendas-Minutes>.

Sincerely,

Kerry C. Driver  
Senior Planner

**AFFIDAVIT OF PUBLICATION**

Kerry Driver  
Accounts Payable Dept  
City Of Fort Pierce Legals  
Po Box 1480  
Fort Pierce FL 34954-1480

STATE OF WISCONSIN, COUNTY OF BROWN

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SCN tcpalm.com 01/04/2026

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 01/04/2026

Legal Clerk K. yany

Kaitlyn Felty  
Notary, State of WI, County of Brown

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State of Wisconsin

CITY OF FORT PIERCE  
NOTICE OF PUBLIC HEARING  
The City Commission of the City of Fort Pierce, Florida, pursuant to Section 125-37 of the Code of Ordinances of the City of Fort Pierce, will on Thursday, January 22, 2026, hold a Board of Adjustments Public Hearing in the City Hall Commission Chambers, 100 North U.S. Highway 1, Fort Pierce, Florida, at their meeting which begins at 2:00 p.m., to consider review and approval of the following:

1. Application for Variance, submitted by applicant and owner, Steven Helseth to extend the roof coverage by 486 SF, extending the lot coverage from 30% to 31.79% at 1601 Fantasy Ave., more specifically located at Parcel Control Number: 2401-605-0096-000-3.

All interested parties may appear at the meeting and be heard with respect to the Applications. Said applications will be available for inspection in the City Clerk's Office, City Hall, 100 North U.S. Highway 1, Fort Pierce, Florida.

ANY PERSON SEEKING TO APPEAL THE DECISION OF THE CITY COMMISSION AS TO THE FOREGOING IS ADVISED THAT A RECORD OF PROCEEDINGS IS REQUIRED IN ANY SUCH APPEAL AND THAT SUCH PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF PROCEEDINGS IS MADE INCLUDING THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk's Office at (772) 467-3065 at least 48 hours prior to the meeting.

/s/ Kerry C. Driver, Senior Planner  
Publish: 01/04/2026  
TCN11956945

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JAN 13 2026

CITY OF FORT PIERCE  
PLANNING & ZONING