



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 37th 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@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

ST. LUCIE NEWS TRIBUNE

ATTN: LEGAL ADVERTISING

RE: Planning

RUN ONCE: Sunday, February 1, 2026

Send Proof of Publication to: Kerry Driver @ kdriver@cityoffortpierce.com

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, February 12, 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 building coverage from 3,000 sq. ft. to 3,486 sq.ft at 1601 Frances 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: 02/01/2026

Wilda Rodriguez (LF EST)
1605 Frances AVE
Fort Pierce, FL 34949-3560

Candice K Porter (LF EST)
Donald W Porter (LF EST)
1933 Wages WAY
Jacksonville, FL 32218-8057



January 27, 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, February 12, 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. 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



PUBLIC NOTIFICATION CERTIFICATION

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

NOTICES PROVIDED PURSUANT TO: City Code Section 125-37

NOTICE BY NEWSPAPER: February 1, 2026

NOTICE BY MAIL: January 27, 2026

NOTICE BY SIGNS: N/A

VERIFIED BY: Kerry C. Driver

TITLE: Senior Planner

SIGNATURE: 

DATE: February 2, 2026