

# 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, JANUARY 22, 2026, 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: Allyson Mendez; Renella Mitchell; James Crist; Darrell Drummond; Jaimebeth Galinis, Chair

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

**4. CONSIDERATION OF ABSENCES**

All members were in attendance.

**5. APPROVAL OF MINUTES**

- a. Minutes from the December 4, 2025 meeting

Motion was made by Darrell Drummond, and seconded by James Crist to approve the minutes from the December 4, 2025 meeting.

AYE: James Crist, Darrell Drummond, Allyson Mendez, Renella Mitchell, Chair Jaimebeth Galinis

Passed

**6. PUBLIC HEARINGS**

- a. **PZVAR2025-00009**  
Variance - Lot Coverage  
Helseth Residence  
1601 Frances Avenue

The clerk introduced the Variance for lot coverage located at 1601 Frances Avenue.

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 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  
Ms. Mendez - no  
Ms. Mitchell - no  
Mr. Crist - no  
Chair Galinas - no

Mr. Crist and Ms. Galinas stated they drove by the residence.

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 stated the applicant proposes to extend the roof over the existing rear driveway. Ms Driver said the site is approximately .2 acres and has a Future Land Use of RL, Residential Low and a Zoning of R-2, Single Family Intermediate. She noted the proposed carport addition has a variance amount of 486 square feet, which was different than what was presented by the applicant. Mr. Driver explained that the applicant informed her before the meeting that the existing building coverage was supposed to be 3,000 square feet and the proposed total building square footage is 3,486 feet. Ms Driver explained the variance criteria, and she showed that the applicant meets two of the five criteria. She concluded by saying the 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 and the impervious area will not increase. The Planning Department recommends approval for the roof extension.

Board questions for staff: Mr. Drummond asked if the roof extension is a permanent structure. Mr. Crist asked if the roof was going to be aluminum or trusses and incorporated into the current roof. Chair Galinas asked if the additional paved driveway was part of the original house. Chair Galinas asked if the carport met the code and if the square footage was correct, based off the St. Lucie County property appraiser's website. Chair Galinas asked Ms. Holloman, the Assistant City Attorney, if the advertisement needed to represent the correct square footage. Ms. Holloman said, in abundance of caution, the application would need to be re-advertised for another board meeting.

Applicant questions for staff: None

Applicant presentation: Stephen Helseth, applicant and owner, said he chose to file for a variance before paying \$5,000 for engineer truss drawings. He said the roof extension will be consistent with the roofline and look like the original part of the house. Mr. Helseth noted the rear driveway was part of the original house. Mr. Helseth explained there was a discrepancy in the square footage on the drawings provided by the draftsman. He said he noticed it when he looked at the drawings before coming to the Board of Adjustment meeting.

Board questions for the applicant: Mr. Drummond asked if the roof was aluminum. Mr. Helseth said the roof would be plywood sheeting with stucco underneath and the same metal roof as the rest of the house. He said it would look like a normal carport and would not be a stand-alone carport. Mr. Crist asked if the walkway would be extended on the west side of the house. Mr. Helseth said the walkway would be one (1) foot wider from the back of the house for the pilings. Chair Galinas asked if the front porch was included in the total square footage.

Public comment: None

Staff final comment: None

Board comment: Chair Galinas stated a decision can not be made today due to the incorrect square footage. Mr. Drummond asked if a special meeting could take place sooner than the next regularly scheduled Board of Adjustment meeting.

Applicant final comment: None

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

to approve the roof extension over the carport.

Motion was made by Darrell Drummond, and seconded by James Crist to table the item for the next Board of Adjustment meeting due to an incorrect advertisement.

AYE: Darrell Drummond, Allyson Mendez, Renella Mitchell, James Crist, Chair Jaimebeth Galinis

Passed

## **7. DISCUSSION / OTHER BUSINESS**

## **8. COMMENTS FROM THE PUBLIC**

There were no comments from the public.

**9. ADJOURNMENT**