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Fort Pierce, FL 34950

Richard V. Neill+^o
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March 11, 2020

Mayor William G. Thiess
2512 Lightlewood Lane
Fort Pierce, Florida 34946

Mr. James Grimes
3203 North Indian River Drive
Fort Pierce, FL 34946

Ms. Ingrid M. Van Hekken
304 Anchor Way
Fort Pierce, FL 34946

Mr. Dale Reed
2811 North Indian River Drive
Fort Pierce, FL 34946

Mr. John Langel
2511 North Indian River Drive
Fort Pierce, FL 34946

Mr. Timothy Ritter
2513 Lightlewood Lane
Fort Pierce, Florida 34946

RE: Town of St. Lucie Village

Gentlemen and Ms. Van Hekken:

Please accept the following as our attorney's report for the March 17th meeting.

1. Airport Training Traffic. Bill has emailed Stan Payne about the occurrence of repetitive training traffic over St. Lucie Village and asked him if he would be able to join our next Board meeting. Stan has suggested meeting separately (from a Board meeting). A copy of their email exchange is enclosed. I think this could be more efficient and effective than discussing at a Board meeting.
2. All Aboard Florida. The contractor emailed me the links for "final" crossing plans for some Saint Lucie County and Saint Lucie Village crossings, and we're getting copied on the crossing schedule. I'll try to determine an effective way to share them.
3. Vacation Rentals. I have drafted an ordinance adopting regulations for vacation rentals. Copies of the draft ordinance and the redlined regulations are enclosed. This will be on the agenda in case you choose to take action.
4. Business Hours/Hours for Alcohol Sales. I have drafted an ordinance regulating the hours for serving alcohol. A copy of the draft ordinance is enclosed. I am also enclosing an email exchange

March 11, 2020

in which Scott points out his concern about enforcement. This will be on the agenda in case you choose to take action.

5. 2020 Election. I had my associate, Ian Osking, prepare the election notice to be posted and email it to Donna for posting. Donna confirmed that Scott timely posted the required notice. A copy of the notice is enclosed. Ian also reviewed and provided forms to use in the election process.

6. Caribee Colony/IRLWC. We did finalize and send the letter you approved. A copy is enclosed.

7. Audit. Donna, Ingrid and I could not meet as scheduled. We are now scheduled to meet on March 18th to discuss matters we might include in a resolution.

8. Zoning Queries. I have heard nothing further concerning Mr. and Mrs. Delo concerning the Bowling Alley property; so, I will drop my reference to the Delos.

Carl had a query concerning 451 River Prado in relation to lot size and dimensional issues; and, both Bill and I responded to those questions. Copies of those responses are enclosed.

9. Miscellaneous Queries. Donna received queries from the City of Port St. Lucie about taxable value in the Village and impact fees. We have responded on the taxable value question and I provided input/comments to Donna and Carl on the impact fee question, to which Donna has responded. Copies of related emails are enclosed.

We also had a lien search request in relation to 3709 Old Dixie. A copy of my responsive letter is enclosed.

We also had a question concerning permit history on the King property at 474 Peninsula Drive as per the enclosed email from Carl. We will see what we can find and provide it to Carl.

10. Northside Nursery Variances. I'll be prepared to update you in my attorney's report at the meeting.

11. Codification of Zoning Amendment. I emailed Bill concerning the corrections that he had noticed and the corrections that we noticed in relation to the Permitted Use Table. He did not recall any further corrections of importance; so, we will proceed accordingly.

12. Comprehensive Plan Amendment. Javier Cisneros is still willing to do this work for us (updating the Future Land Use Map). I emailed him our marked up map and the list of parcels that need to be added.

On our EAR (Evaluation and Appraisal Report), we have been reviewing statutory revisions since 2013 to determine the necessity of revising the text of the Comprehensive Plan. Our determination of whether changes are needed must take place over the next couple of months as our EAR is due in Tallahassee in July.

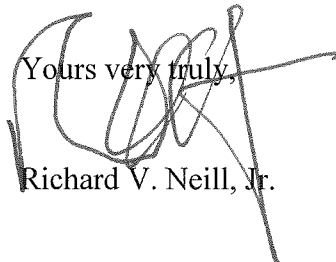
13. TNT Construction (Information Request). Ms. Kairalla is a realtor with TNT Construction, the company is requesting information regarding developmental approvals for 2018-2019, and they seem mostly concerned with residential development. I'll follow up on this item.

March 11, 2020

14. Sarasola Generator. I think that this is still under review.
15. Occupational Licenses. I am carrying forward this note that it is probably time to update and revise the governing Village ordinance.
16. St. Lucie School. I have been told that the property may be declared "surplus" so that the School Board can dispose of it.
17. Ethics Class. We have received an email from Pat Christensen about a State required Ethics Class on April 22 at Indian River State College. A copy of the flyer is enclosed.
18. Underground Electric. The Board approved project and waiver of permit fees. I'll drop this item.
19. 2304 N U.S. 1 (Carmakal). This was discussed at the last meeting. I'll drop this it for now.
20. Demming Road. Removal of the culverts was approved and the work has been done. I believe that Bill has reached out to the County on the alternative approach. I'll drop this from my report for now.
21. Fort Capron Ditch Culvert. The proposal to replace the culvert was approved. I believe that the work was also completed and will drop this matter.
22. 465 Rouse Road (Cartwright). Mr. Cartwright requested that I write and mail him two letters to the County confirming that his property is not zoned for two separate residences. Copies of my letters are enclosed. I'll drop this matter.
23. Referrals to Special Magistrate:
 - a. 4050/4058 N US 1 (Zito)
 - b. 2450 N US 1 (Top Notch Marine)
 - c. 3429-3463 Old Dixie (Danks)
 - d. 3100 N. US 1 (Sarasola)

Do feel free to call if there's anything you want to discuss with me before the meeting.

With best regards.

Yours very truly,

Richard V. Neill, Jr.

RVNjr/mk
Enclosures

cc: Donna Dennis, Clerk (w/encls.)
Scott Dennis (w/encls.)

Cathy Townsend (w/encls.)
Wesley Taylor (w/encls.)

Laura Marotta

From: Richard Neill <richard.neill@stlucievillagefl.gov>
Sent: Tuesday, March 10, 2020 12:19 PM
To: Laura Marotta
Subject: FW: Training Traffic

From: William Thiess <william.thiess@stlucievillagefl.gov>
Sent: Monday, March 9, 2020 5:47 PM
To: Stan Payne <PayneS@stlucieco.org>
Cc: Howard Tipton <TiptonH@stlucieco.org>; Richard Neill <richard.neill@stlucievillagefl.gov>; Donna Dennis <donna.dennis@stlucievillagefl.gov>
Subject: RE: Training Traffic

Stan,

I think that is a good approach. I will discuss it with the Village Board at our meeting next week and get back with you on setting up a meeting.

Bill

From: Stan Payne <PayneS@stlucieco.org>
Sent: Monday, March 9, 2020 10:32 AM
To: William Thiess <william.thiess@stlucievillagefl.gov>
Cc: Howard Tipton <TiptonH@stlucieco.org>
Subject: RE: Training Traffic

Bill-

This issue has been addressed this way over years of meetings and I now believe we should try a different approach. I have discussed this matter with Aviator College this morning and I suggested a meeting with you (and other Village representatives, as you wish, within a reasonable number), Aviator, myself (and possibly the FAA tower manager) I think that we can have a meaningful, focused discussion from different perspectives that will produce first-hand, up-to-date information that you can bring back to your members and citizens.

Stan

J. Stanley "Stan" Payne
Executive Director, Air and Seaport
Treasure Coast International Airport and Port of Ft. Pierce
1001 Harbor Street
Ft. Pierce, FL 34952
(772)462-1450

From: William Thiess <william.thiess@stlucievillagefl.gov>
Sent: Sunday, March 08, 2020 4:59 PM
To: Stan Payne <PayneS@stlucieco.org>
Cc: Donna Dennis <donna.dennis@stlucievillagefl.gov>; Richard Neill <richard.neill@stlucievillagefl.gov>
Subject: Training Traffic

SECURITY WARNING: This email originated from outside the County systems. Please show caution when clicking links or opening attachments unless you recognize the sender and know the content is safe. Questions, call Customer Service at 772-462-2146.

Stan,

The occurrence of repetitive training traffic over St. Lucie Village appears to be as bad as it has ever been. I know we have discussed this in the past and there are future projects that will hopefully lessen this impact. I have shared that information with our Village Board members and the interested public. However, the hope for future improvement is not helpful with the situation our residents are facing today. It seems that few, if any, student pilots are following the Voluntary Noise Abatement Procedures and these repetitive flights are negatively impacting many of the residents in the Village, particularly those under the flight paths of the main and parallel runways. We even get a good dose of this repetitive traffic at our home on the south end of the Village when the SW runway is being heavily used.

The Village Board and our impacted residents would like to know how this problem can be addressed in the short term and in the long term, after the airport projects we discussed earlier are completed. We would like to have responsible County staff attend a meeting of the Village Board of Aldermen to address this issue. From our earlier discussions, I assume that would be you. Our March meeting is on the 17th and our April meeting is on the 14th. Would you be able to attend one of these meetings to hear our concerns and address them?

We appreciate any help you can give us in this area and I feel that addressing our Board and residents is necessary at this time.

Thanks,

Bill

Please Note: Florida has very broad public records laws. Most written communications to or from County officials regarding County business are public records available to the public and media upon request. It is the policy of St. Lucie County that all County records shall be open for personal inspection, examination and / or copying. Your e-mail communications will be subject to public disclosure unless an exemption applies to the communication. If you received this email in error, please notify the sender by reply e-mail and delete all materials from all computers.

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ORDINANCE 2020-2

AN ORDINANCE OF THE TOWN OF ST. LUCIE VILLAGE, FLORIDA, ADOPTING REGULATIONS FOR VACATION RENTALS WITHIN THE MUNICIPAL LIMITS OF THE TOWN OF ST. LUCIE VILLAGE, FLORIDA, INCLUDING PARTICULARLY REGULATIONS CONCERNING REGISTRATION AND DESIGNATION OF A RESPONSIBLE PERSON, INFORMATION TO BE POSTED, PARKING, NOISE, COMMERCIAL EVENTS, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town of St. Lucie Village, Florida, is a small municipality which is primarily zoned for single family residences.

WHEREAS, the Zoning Ordinance of the Town of St. Lucie Village, Florida, generally prohibits commercial activity in residential districts in an effort to protect single family neighborhoods.

WHEREAS, the residents of the Town of St. Lucie Village, Florida, have experienced adverse consequences from vacation rentals within their neighborhoods, including adverse noise, traffic, and the like.

WHEREAS, the Florida Legislature has indicated that vacation rentals may not be prohibited or limited in duration; and

WHEREAS, the Florida Legislature does, however, permit local regulation of vacation rentals; and

WHEREAS, the Board of Aldermen of The Town of St. Lucie Village, Florida, determines that preservation of its citizens' health, safety and welfare will be best promoted and preserved by confirming that vacation rentals are licensed as required by the State and that there is an

accessible representative, and by imposing regulations limiting the negative impacts of vacation rentals on single family neighborhoods, notice of which regulations are posted at each vacation rental.

NOW, THEREFORE, the Board of Aldermen of the Town of St. Lucie Village, Florida hereby ordains:

1. The attached regulations on vacation rentals are incorporated herein and are approved.

2. That the Town Attorney is directed to incorporate the same into Section 3.12.0 Supplemental Regulations (numbered as appropriate) in the next updated codification of the Town of St. Lucie Village Zoning Ordinance.

3. That the attached regulations and the foregoing are effective upon approval of this Ordinance, except as otherwise specifically provided or limited therein.

PASSED AND APPROVED by the Board of Aldermen of the Town of St. Lucie Village on this _____ day of _____, 2020.

APPROVED:
BOARD OF ALDERMEN OF THE TOWN OF
ST. LUCIE VILLAGE, FLORIDA

By: _____
William G. Thiess, Mayor

ATTESTED:

By: _____
Donna Dennis, Clerk

I, Donna Dennis, Acting Clerk of the TOWN OF ST. LUCIE VILLAGE, FLORIDA, do hereby certify that this is a true and accurate copy of Ordinance **2020-2** which was duly introduced, read and adopted at the regular meeting of the Board of Aldermen of the TOWN OF ST. LUCIE VILLAGE, FLORIDA, held this _____ day of _____, 2020.

Donna Dennis, Clerk

Short Term Vacation Rentals

1. Definitions:

A. *Vacation rental:* Any residential dwelling which is rented or leased ~~more than three (3) times in a calendar year to a tenant, individual, group of individuals, or party for a period of less than 30 days,~~ or which is advertised or held out to the public as a dwelling which may be regularly rented or leased for a period of less than 30 days. The term "vacation rental(s)" as used in this ordinance shall also mean "short-term vacation rental(s)." ¹

B. *Commercial event at residence:* any gathering of people for an occasion or celebration that may include but not be limited to a: birthday, anniversary, wedding, reunion, party or sporting event which is:

- 1) Held or occurring at single-family residence, which is
- 2) Leased or rented by the owner or the owner's agent, formally or informally, in exchange for money or other valuable consideration.

A charitable event or community event is excluded from this definition.

C. *Designated Responsible Party:* The owner, or any person eighteen (18) years of age or older designated by the owner, tasked with responding to requests, complaints, or other problems relating to or emanating from the ~~short-term~~ vacation rental. There shall only be one designated responsible party for each ~~short-term~~ vacation rental. An owner may retain a private property management company to serve as the designated responsible party.

D. *Bedroom:* Any room used principally for sleeping purposes and meeting applicable building code requirements for a bedroom.

E. *Town:* The Town of St. Lucie Village, Florida.

2. Vacation rental registration:

¹ Per Section 509.242 (1)(c), a "vacation rental is any unit or group of units in a condominium or cooperative or any individually or collectively owned single family, two family, three family or four family house or dwelling unit that is also a transient lodging establishment but that is not a timeshare project."

Per Section 509.13 (4)(a)(1), a "transient public lodging establishment" means "any unit, group of units, dwelling, building, or group of buildings within a single complex of buildings which is rented to guests more than three times in a calendar year for periods of less than 30 days or one calendar month, whichever is less, or which is advertised or held out to the public as a place regularly rented to guests."

Based on those provisions, a statute-based definition would be, "any unit or group of units in a condominium or cooperative or any individually or collectively owned single family, two family, three family or four family house or dwelling unit that is also rented to guests more than three times in a calendar year for periods of less than 30 days or one calendar month, whichever is less, or which is advertised or held out to the public as a place regularly rented to guests, but that is not a timeshare project."

A. The owner of a vacation rental unit or the designated responsible party shall submit a registration request to the Clerk for each vacation rental unit.

B. Registration requests shall be accompanied by a registration fee established in accordance with Section 7, below, of \$_____ and include:

- 1) The names of the rental unit owner and designated responsible party contact information (cell phone number, email address, mailing address).
- 2) Documentation that the applicant has obtained the following:
 - a. State DBPR license for vacation rental unit
 - b. Local tourist tax account from the Clerk of the Circuit Court
- 3) Parking compliance information: number of garage and/or carport spaces, maximum number of bedrooms, and maximum number of automobiles allowed.
- 4) Verification that carbon monoxide alarms and fire protection items have, as required by the State and by the Florida Building Code, been provided in the vacation rental unit.
- 5) Acknowledgment by the rental unit owner and any designated responsible party of the following requirements for vacation rentals:
 - a. Prohibition for commercial events at any vacation rental unit. If the owner of the property is not on the premises at the time of a commercial event at residence, it shall be a rebuttable presumption of a violation of this section.
 - b. Prohibition of any noise that is audible from an adjacent property from 10:00 p.m. to 7:00a.m. No amplification system, device or sound system speakers, shall be used outdoors, or indoors, directed outdoors in a manner that is audible from an adjacent residential property.
 - c. No more than one boat per permitted dock slip/lift ~~two (2) boats moored per dock~~; dock used by unit owner or renter only; no live-aboard use.
 - d. Fire safety requirements and maximum sleeping occupancy limitations.
- 6) Acknowledgement that the following information will be posted or displayed inside the vacation rental unit prior to rental (or continued rental) of the unit and shall thereafter be continuously posted or displayed inside the vacation rental unit:
 - a. Property address

b. Designated responsible party contact information:

(i) The name and telephone number of the designated responsible party shall be prominently posted on the front exterior of the ~~short-term-vacation~~ rental in a place visible to the public.

(ii) The designated responsible party must be available at the posted telephone number twenty-four (24) hours a day, seven (7) days a week and capable of directly responding, or directing a designated agent to directly respond, to and resolve any issues or concerns raised by ~~transient renters~~ occupants, Town staff, or law enforcement when the ~~short-term~~ vacation rental is occupied. If necessary, the designated responsible party must be willing and able to come to the ~~short-term~~ vacation rental unit within two (2) hours following notification to address any issue that is not capable of being addressed by telephone.

c. Maximum number of ~~parked automobiles~~, boats, and approved parking locations.

d. Trash and recycling pick-up days and protocol for placing and retrieving waste management containers

e. Noise regulations: No noise that would be audible from an adjacent property from 10:00 p.m. to 7:00a.m. No amplification system, device or sound system speakers, shall be used outdoors, or indoors, in a manner that is audible from an adjacent residential property.

f. Location of smoke alarms, emergency lighting, and fire extinguisher

g. Emergency information

h. Maximum sleeping occupancy (number of persons)

C. The owner of a vacation rental unit or the designated responsible party shall renew the registration required herein every 12 months by confirming that the information accompanying the original registration request is still accurate or advising of any changes, and concurrently submitting a renewal fee established in accordance with Section 7, below.

3. **Vacation rental local regulations:**

A. To the extent that there is no conflict with these vacation rental regulations, all Town Village regulations applicable to a residential unit that is not operated or used as a vacation rental unit shall also apply to a vacation rental unit.

B. No commercial event may be held at any vacation rental unit. If the owner of the property is not on the premises at the time of a commercial event at residence, it shall be a rebuttable presumption of a violation of this section.

C. Any noise that is audible from an adjacent property from 10:00 p.m. to 7:00a.m. is prohibited. No amplification system, device or sound system speakers, shall be used outdoors, or indoors, in a manner that is audible from an adjacent residential property.

D. No more than one boat is permitted per dock slip/lift; a dock may only be used by unit owner or renter only; and, no live-aboard use is permitted.

EB. Parking and storage of boats and recreational vehicles shall conform to the requirements of the Zoning Ordinance.

EC. Vacation Rental Special Parking Regulations:

~~1) The number of automobiles that may be parked outside of a carport or garage shall be limited to one automobile per bedroom, plus one (1), not to exceed a total of five (5) automobiles parked outside the carport or garage. Automobiles parked outside of a carport or garage shall be parked within a designated and improved or stabilized driveway that has been permitted and not within any required yard area.~~

12) All automobiles, except for service and delivery vehicles, shall be parked on-site and shall not be parked within a road right-of-way

23) Automobiles shall not obstruct any sidewalks or pedestrian walkways.

GD. The overnight maximum sleeping occupancy of a vacation rental unit shall not exceed two (2) persons per bedroom plus two (2) additional persons. Notwithstanding the above, a maximum (cap) of ten (10) persons shall apply to each unit, ~~whether the unit is served by public sewer service or by an on-site sewage treatment and disposal system (septic/drain field system).~~

HE. Fire protection items required for the State vacation rental license and by the Florida Building Code shall be provided in the vacation rental unit.

IF. Changes in the designated responsible party and/or changes in the designated responsible party's contact information shall be provided to the Clerk within ten (10) days of the change.

IG. The local registration fee receipt number, the occupancy limit, the maximum number of vehicles allowed to be parked on site outside any garage or carport, the prohibition on commercial events and the noise regulations statement contained in these regulations, shall appear or be stated in any vacation rental unit advertisement or any rental offering associated with a vacation rental unit.

KH. Each year, the applicant shall submit a copy of a valid current state license to the Town Clerk upon renewal of their registration, including payment of a renewal fee.

4. **Interim Operation of Vacation Rental Unit:**

Because of the length of time it may take to comply with all of the new requirements on this section, all ~~short term~~-vacation rental owners may lawfully operate until March 31, 2020, to obtain a registration fee receipt from the Town and come into full compliance with the new standards and requirements imposed by this section.

5. **Claim of Contract Impairment:**

It is not the intent of this ordinance to impair any existing contracts, leases, or reservations that are evidenced by writing. An owner who asserts the enacted ordinance amendment impairs a ~~short term~~-vacation rental contract in effect on or before adoption of these regulations, shall submit the contract, lease or reservation, evidenced in writing, to the Clerk for review and consideration.

6. **Enforcement:**

A. Enforcement of compliance with the ~~administrative provisions of this Ordinance may be pursuant to short term vacation rentals shall be in accordance with Ordinance 2018-3, the provisions of which are incorporated herein by reference. If requirements for registration or other administrative provisions are not complied with, a notice of non-compliance shall be mailed to the owner or owner's agent of record giving thirty (30) days to bring the vacation rental unit into compliance. Moreover, Ffailure to comply, including failure to register or renew registration,~~ will result in suspension of the right to operate the residence as a ~~short term~~-vacation rental. During any period of suspension, a unit may not be operated as a ~~short term~~-vacation rental.

B. In addition to any other remedy available to the Town, the town or any adversely affected party may enforce this section in law or equity. Any citizen of the Town may seek injunctive relief to prevent a violation of this section.

C. The remedies provided herein are not intended to be exclusive.

7. **Schedule of Regulatory Fees:**

A fee schedule shall be adopted by resolution of ~~St. Lucie Village Town~~ Board of Aldermen for initial registration, renewals, transfer of ownership, and for such other reasonable charges of regulation as Board determines necessary.

SECTION 2: Conflict. In the event that any previously adopted ordinance or portion thereof conflicts herewith, the provisions herein shall take precedence and apply to any ~~short-term~~ vacation rentals.

SECTION 3: Severability. If any provision of this ordinance or the application hereof is held invalid, such invalidity shall not affect the other provisions or applications, and to this end, the provisions.

SECTION 4: Effective Date. This Ordinance shall take effect upon its final reading and approval.

ORDINANCE 2020-1

AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE TOWN OF ST. LUCIE VILLAGE, FLORIDA, REGULATING THE HOURS FOR SERVING ALCOHOLIC BEVERAGES FOR ON-PREMISES CONSUMPTION TO PROHIBIT SALE OF ALCOHOL FOR ON-PREMISES CONSUMPTION DURING THE HOURS FROM 11:00 P.M. IN THE EVENING THROUGH 7:00 A.M. IN THE MORNING.

WHEREAS, the Board of Aldermen of the Town of St. Lucie Village, Florida has not previously regulated the hours during which alcoholic beverages may be sold within the municipal limits for on-premises consumption;

WHEREAS, it appears to the Board of Aldermen that a limitation on the permitted hours of sale of alcoholic beverages for on-premises consumption is both consistent with the residential nature of the Town of St. Lucie Village, Florida, and would promote the health, safety and welfare of its residents and those doing business and traveling through the Town of St. Lucie Village, Florida.

NOW, THEREFORE, the Board of Aldermen of the Town of St. Lucie Village, Florida hereby ordains:

1. The sale of alcoholic beverages for on-premises consumption within the municipal limits of the Town of St. Lucie Village, Florida, is hereby prohibited from the hours of 11:00 p.m. in the evening until 7:00 a.m. in the morning.
2. This Ordinance shall be effective upon passage.

PASSED AND APPROVED by the Board of Aldermen of the Town of St.
Lucie Village on this _____ day of _____, 2020.

APPROVED:
BOARD OF ALDERMEN OF THE TOWN OF
ST. LUCIE VILLAGE, FLORIDA

By: _____
William G. Thiess, Mayor

ATTESTED:

By: _____
Donna Dennis, Clerk

I, Donna Dennis, Acting Clerk of the TOWN OF ST. LUCIE VILLAGE,
FLORIDA, do hereby certify that this is a true and accurate copy of
Ordinance **2020-1** which was duly introduced, read and adopted at the
regular meeting of the Board of Aldermen of the TOWN OF ST. LUCIE
VILLAGE, FLORIDA, held this _____ day of _____, 2020.

Donna Dennis, Clerk

Laura Marotta

From: Richard V. Neill, Jr.
Sent: Tuesday, March 10, 2020 4:18 PM
To: Laura Marotta
Subject: FW: FW: Email to Bill, Scott, and Tim

From: Scott Dennis <scott.dennis@stlucievillagefl.gov>
Sent: Thursday, March 5, 2020 12:25 PM
To: Richard V. Neill, Jr. <RNeillJr@neillgriffin.com>
Cc: William Thiess <william.thiess@stlucievillagefl.gov>; Tim Ritter <tim.ritter@stlucievillagefl.gov>; Donna Dennis <donna.dennis@stlucievillagefl.gov>; Laura Marotta <LMarotta@neillgriffin.com>
Subject: Re: FW: Email to Bill, Scott, and Tim

I know we have discussed this in the past, however I would be remiss if I did not formally Re-State my concerns on enforcement of this. it is much much cleaner to be absolute in your hours of operation of all businesses as opposed to the types of sales that are going on. There could easily be a provision to allow for an exemption applied and approved for by any particular vendor such as self storages convenience stores etc.

I have conducted enforcement activity for similar laws and it is all but impossible to do. It requires covert buys and difficult with considerable resources under our control, much less begging for help.

On Mar 5, 2020 11:21 AM, "Richard V. Neill, Jr." <RNeillJr@neillgriffin.com> wrote:

Bill, Scott and Tim,

We have drafted the attached ordinance proposing to regulate the hours in which alcohol can be sold for on-premises consumption.

We used the same hours that are used in the Nuisance Ordinance for regulation of noise in commercial districts. I would appreciate any thoughts or input you might have. My intention would be to schedule it for first reading this month so that, if the Board wants to proceed, we have accomplished that step.

If there is input before close of business on Tuesday, I would be able to incorporate changes before it goes into the attorney's report.

BILL AND TIM SHOULD NOT REPLY ALL, OR ELSE THEY'LL BE COMMUNICATING WITH EACH OTHER OUTSIDE OF A PUBLIC MEETING ON A MATTER WHICH WILL COME BEFORE THE BOARD.

Best,

Richard

Richard V. Neill, Jr., of

Neill Griffin Marquis, PLLC



Town of St. Lucie Village

PO BOX 3878 • FORT PIERCE, FLORIDA 34948 • (772) 466.6900

ELECTION

May 5, 2019

ST. LUCIE SCHOOL, 7:00 A.M. TO 7:00 P.M.

ALL CANDIDATES MUST SIGN UP WITH THE

MAYOR OR CLERK FROM

MARCH 5th TO APRIL 6th

MAYOR

772-559-2835

VILLAGE HALL

466-6900

CLERK

305-710-7738

OFFICES TO BE FILLED

Mayor

Alderman

Alderman

Term

Two Years

Two Years

Two Years

ALL CANDIDATES & VOTERS MUST BE RESIDENTS OF ST. LUCIE
VILLAGE FOR THE 30 DAYS PRECEDING THE ELECTION
AND MUST ALSO BE REGISTERED VOTERS WITH THE ST. LUCIE
COUNTY SUPERVISOR OF ELECTIONS AND LISTED BY HER AS VILLAGE
RESIDENTS

NOTICE OF ACCURACY TEST

F.S. §101.5612 Testing of Tabulation Equipment

Notice is hereby given that the pre-election Logic and Accuracy test for the automatic tabulating equipment for the May 7, 2019, Municipal Election is scheduled for Monday, May 4, 2020, at 10:00 a.m. at the site listed below. Attendance at this test of the equipment is strictly optional. You are welcome to observe.

ST. LUCIE SCHOOL
2501 North Old Dixie Highway
Fort Pierce, FL 34946



Town of St. Lucie Village

PO BOX 3878 • FORT PIERCE, FLORIDA 34948 • (772) 466.6900

SENT VIA EMAIL: Emily.m.rodgriguez@floridadep.gov

February 24, 2020

Emily Powell Rodriguez
Environmental Specialist II
Florida Department of Environmental Protection
3301 Gun Club Road, MSC 7210-1
West Palm Beach, FL 33406

RE: FDEP 56-017407-002/003- Robert Pruitt/Caribee Colony/
Indian River Lagoon Waterfront Cottages

Dear Ms. Rodriguez,

This letter is being sent in response to the letter dated January 24, 2020, sent to you by Mr. Robert V. Schwerer on behalf of the above applicant.

Mr. Schwerer was responding to my earlier letters and I feel it prudent to rebut some of his statements for the record. This letter is not intended to address or rebut each and every one of Mr. Schwerer's points, but it is intended to provide some clarity into the facts surrounding this dock and some of the relevant provisions of the Town of St. Lucie Village (the "Village") Zoning Ordinance (the "SLV Code").

First, although there is a Village permitting process, the Village does have a present interest in the FDEP's approval or denial of this application. The Village is not attempting to utilize the FDEP's processes for the purpose of dealing with its own zoning issues, but the Village does feel and believe that its zoning codes and ordinances are an important factor in assessing and reviewing this application. The Village's intent and purpose in providing such information to the FDEP is to ensure that all information provided is accurate and provide a voice for the interest of the general public.

It is clear that Mr. Schwerer has relied heavily upon the "Affirmation of Joint Use/Maintenance License" to support his position that the two properties have always been utilized jointly (even though they clearly have been and currently still are owed by different owners). But, that document is wholly self-serving and the record demonstrates that the Affiant makes those statements and assertions without any actual personal knowledge thereof. Please see the attached 2013 TRIM Notice that was sent to the prior owners from the St. Lucie County Property Appraiser's Office. You will note that the St. Lucie County Property Appraiser approved a homestead exemption for property tax purposes for that year (and also for prior years). That

exemption can only be granted for residential property that is homeowner's permanent residence as of January 1 of that given tax year. Also, property cannot be granted homestead status if it is regularly rented. Clearly the Hoopers must have applied for homestead status (using a Florida Department of Revenue Form DR-501) and represented and affirmed that they were using the property as their permanent residence at that time. Also, see the 2014 TRIM Notice that is attached hereto and was sent the the applicant in 2014. It reflects that the property was still granted a homestead exemption and that the current applicant had notice of that classification of the property at that time. That representation is clearly in contradiction to the "Affirmation of Joint Use/Maintenance License".

Mr. Schwerer does highlight some of the relevant provisions from the SLV Code, but he has neglected to highlight the following: "[n]onconforming uses shall not be expanded. This prohibition shall be construed so as to prevent the: (a) enlargement of nonconforming uses by additions to the structure in which such nonconforming uses are located, including the enlargement of a nonconforming structure in which the nonconforming use is located, or (b) the occupancy of additional land, unless the provisions of this Ordinance are met." SLV Code Sec. 3.12.2 (B)(3). It is clearly accepted by all that the cottage rental business is a nonconforming use. As such, no expansion of that use is permissible, and the changing of a dock from 3 slips to 11, clearly is an expansion.

Also, "[a]ny expansion of a nonconforming structure shall not be permitted", SLV Code 3.12.2(C)(3), and "[a]ny part of a nonconforming structure that is damaged or destroyed to the extent of fifty (50) percent or more of the fair market value of said structure shall not be restored unless that part conforms to the provisions of this Ordinance", SLV Code 3.12.2(C)(5). There is no logical argument to be made against the fact that the proposed dock would constitute the expansion of the current dock. Also, this dock is a pre-rule dock (having originally been constructed prior to the FDEP regulating the same) But, what may have been over looked is that this dock was destroyed in 2004 by a hurricane (please see the attached photos) and the then owner did not submit an application to the FDEP to rebuild until more than 12 months later. So, even if it were proper for this dock to be accessed by and consider in connection with the Cottage property in 2004, it is that it would still be against the St. Lucie Village Code and, as such, contrary to the public interest.

Mr. Schwerer also goes on to challenge the characteristics of the proposed dock as a "Commercial" or a "Marina". On this point, it is first important to note that the Applicant characterizes this dock as a marina throughout the documents that have been provided from the Applicant in support of or in connection with their application. Second, it is clear that the cottage rental business (which is located on the adjacent upland parcel) is commercial enterprise (rooms are rented for money). Whether or not the dock slips will be provided at an extra fee is, frankly, irrelevant to whether or not they are commercial.

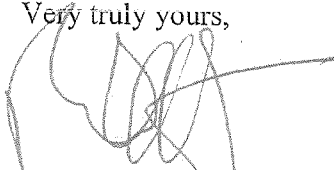
An additional point that may not have been raised by Mr. Schwerer, but that is worth reference in your continued review of this application, when the subject dock was rebuilt in 2005, then owner, Sam Hooper, applied to the FDEP for an application to rebuild (and slightly expand) the dock. The FDEP granted that application and indicated that the dock was pre-existing private

Emily Powell Rodriguez
February 24, 2020
Page 3

residential dock.

Please feel free to contact me at any time so that we may discuss this further.

Very truly yours,



Richard V. Neill, Jr.
Town Attorney for
St. Lucie Village, Florida

RVNjr/ieo

Attachments

CC:

Ms. Diane Pupa, via email at: diane.pupa@floridaDEP.gov

with attachments

Ms. Juliana Gomes, via email at: Juliana.gomez@dep.state.fl.us

with attachments

Robert Schwerer, Esq., via email at: schwererlaw@aol.com

with attachments

Ms. Danna Small, via email at: danna@dlsenvironmentalservices.com

with attachments

Laura Marotta

From: Richard V. Neill, Jr.
Sent: Tuesday, March 10, 2020 4:25 PM
To: Laura Marotta
Subject: FW: 451 River Prado

From: Richard V. Neill, Jr.
Sent: Tuesday, March 10, 2020 8:44 AM
To: 'William Thiess' <william.thiess@stlucievillagefl.gov>; Carl Peterson <carl.peterson@stlucievillagefl.gov>
Cc: Laura Marotta <LMarotta@neillgriffin.com>
Subject: RE: 451 River Prado

Generally agree. My only clarification is that, from a Village regulation perspective, if platted or subdivided before 1995, a single family residence is permitted on a non-conforming lot. Of course, state regs would apply as well.

Richard V. Neill, Jr., of
Neill Griffin Marquis, PLLC
Post Office Box 1270
Ft. Pierce, FL 34954
Telephone: 772-464-8200
Fax: 772-464-2566
rneilljr@neillgriffin.com

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From: William Thiess <william.thiess@stlucievillagefl.gov>
Sent: Monday, March 9, 2020 7:44 PM
To: Carl Peterson <carl.peterson@stlucievillagefl.gov>
Cc: Richard V. Neill, Jr. <RNeillJr@neillgriffin.com>
Subject: RE: 451 River Prado

Carl,

I am not sure if we discussed this, but I will respond in email for the record. My answers to your questions are:

1. Our most recent ordinance defines "Small Lot" as one less than one acre in size. The 9,200 square foot lot is a buildable non-conforming lot of record if it was platted before the Florida Statute requiring lots to be a half acre in order to utilize well and septic. I think the year of that statute is 1990 or 1991, but I have not researched that lately.
2. If platted before the statute, it is buildable (subject to "small lot" requirements) and can utilize well and septic without a state variance.
3. If it cannot be determined from readily available information, I think a survey should be required to determine lot coverage.

Richard – do you agree?

Bill

From: Carl Peterson <carl.peterson@stlucievillagefl.gov>

Sent: Sunday, March 1, 2020 11:12 AM

To: Richard V. Neill, <RNeillJr@neillgriffin.com>; William Thiess <william.thiess@stlucievillagefl.gov>

Subject: 451 River Prado

Richard and Bill,

i have a permit application for 708 sq. foot of screen room at 451 River Prado that I have a few questions about.

- 1) The ordinances state a small lot should be 10,800 sq. ft. this lot according to the property appraiser states the lot is 9,200 is the considered a no conforming lot of record?
- 2) If this is a none conforming lot of record does it fall under the same guide lines as a conforming lot?
- 3) The property Appraiser shows the sketched area at 3,440 sq. ft. 40% is 3680. On the arial on goggle earth it appears there is more on the lot than the Property Appraiser shows. Should I ask for a current survey with the surveyor stating lot coverage structures and total impervious?

Carl Peterson BCA CFM

772-528-2777

Carl.peterson@stlucievillagefl.gov

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Laura Marotta

From: Richard V. Neill, Jr.
Sent: Tuesday, March 10, 2020 4:25 PM
To: Laura Marotta
Subject: FW: 451 River Prado

Richard V. Neill, Jr., of
Neill Griffin Marquis, PLLC
Post Office Box 1270
Ft. Pierce, FL 34954
Telephone: 772-464-8200
Fax: 772-464-2566
rneilljr@neillgriffin.com

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From: Richard V. Neill, Jr.
Sent: Monday, March 2, 2020 11:40 AM
To: 'Carl Peterson' <carl.peterson@stlucievillagefl.gov>; William Thiess <william.thiess@stlucievillagefl.gov>
Cc: Donna Dennis <donna.dennis@stlucievillagefl.gov>; Laura Marotta <LMarotta@neillgriffin.com>
Subject: RE: 451 River Prado

Carl,

I do not see a 451 River Prado. It appears to me to go from 445 to 453...?

My understanding is that the lots there are part of a subdivision and lots subdivided prior to 1995 would be non-conforming lots of record and a single family residence would be permitted. Such a lot would be subject to all the same rules and regulations as any other lot including percentage of lot coverage, setbacks, etc. (unless there was some variance.)

The fact that it is a "small lot" doesn't really mean anything unless you are dealing with a regulation applying directly to small lots, such as regarding the number of boats stored or size of accessory structures.

One cautionary comment, I believe that some lots in the neighborhood have been split so that some residences might be on a lot and a half, for instance. If there has been reconfiguring/recombining of lots since 1995, there could be an issue there.

As far as lot coverage, etc., am I correct to guess that we would typically rely on the property appraiser information? If we do, and you can determine the information you need based on the property appraiser information, I think I would proceed as normal but offer them the option of getting them a survey.

Bill, what do you think? Should we be requiring surveys?

One thing I would say in relation to property appraiser information is that the lot line locations frequently seem to be off, so I would be reluctant to rely on the property appraiser's aerials if the *lot line location* is important. I would think that size and dimensions would be relatively accurate.

Regards,

Richard

Richard V. Neill, Jr., of
Neill Griffin Marquis, PLLC
Post Office Box 1270
Ft. Pierce, FL 34954
Telephone: 772-464-8200
Fax: 772-464-2566
rneilljr@neillgriffin.com

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From: Carl Peterson <carl.peterson@stlucievillagefl.gov>

Sent: Sunday, March 1, 2020 11:12 AM

To: Richard V. Neill, Jr. <RNeillJr@neillgriffin.com>; William Thiess <william.thiess@stlucievillagefl.gov>

Subject: 451 River Prado

Richard and Bill,

i have a permit application for 708 sq. foot of screen room at 451 River Prado that I have a few questions about.

1) The ordinances state a small lot should be 10,800 sq. ft. this lot according to the property appraiser states the lot is 9,200 is the considered a no conforming lot of record?

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Carl Peterson BCA CFM
772-528-2777
Carl.peterson@stlucievillefl.gov

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Laura Marotta

From: Richard V. Neill, Jr.
Sent: Tuesday, March 03, 2020 8:31 AM
To: Laura Marotta
Subject: FW: Request re St Lucie Village taxable value

Richard V. Neill, Jr., of
Neill Griffin Marquis, PLLC
Post Office Box 1270
Ft. Pierce, FL 34954
Telephone: 772-464-8200
Fax: 772-464-2566
rneilljr@neillgriffin.com

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From: Donna Dennis <donna.dennis@stlucievillagefl.gov>
Sent: Monday, March 2, 2020 4:38 PM
To: Isai Chavez <IChavez@cityofpsl.com>; Richard V. Neill, Jr. <RNeillJr@neillgriffin.com>
Cc: Laura Marotta <LMarotta@neillgriffin.com>
Subject: Re: Request re St Lucie Village taxable value

Hello Isai,

We do not have a table like the attached. We have one new home in the past year, and one other prior to that - in the last several years. The amount would therefore be very minimal and I am researching to find what it would have been.

Best regards,

Donna

Donna Dennis

Clerk

St. Lucie Village, FL

772-466-6900

Please Note: Florida has a broad public records law. As a result, any written communication created or received by Town of St. Lucie Village officials and employees will be made available to the public and media upon request, unless otherwise exempt. Under Florida law, email addresses are public records. If you do not want your email address released in response to a public records request, do not send electronic mail to this office. Instead, contact our office by phone or in person.

From: Isai Chavez <IChavez@cityofpsl.com>
Sent: Monday, March 2, 2020 9:03:03 AM
To: Richard V. Neill, Jr.
Cc: Donna Dennis; Laura Marotta
Subject: RE: Request re St Lucie Village taxable value

Hello,

This was my second inquiry.

Do you have something like the table below you can provide for the Town of St. Lucie Village? Below is our impact fee collection for the City of Port St. Lucie and St. Lucie County for the following categories: Roads, Education, Law Enforcement, Parks, Public Buildings, and Fire. Although not shown below, because of interlocal agreements, we have this data as far back as FY 11-12.

Do you have the same? Please let me know. Thank you.

Impact Fees Collected by City					
Fiscal Year	2014/15	2015/16	2016/17	2017/18	2018/19
Impact Fee Type					
Education - County	\$ 3,481,344	\$ 5,274,863	\$ 7,157,979	\$ 11,553,564	\$ 12,000,000
Fire/EMS - County	\$ 384,425	\$ 949,134	\$ 798,252	\$ 1,602,147	\$ 1,602,147
Law Enforcement - City	\$ 183,902	\$ 314,137	\$ 373,616	\$ 649,540	\$ 649,540
Law Enforcement - County	\$ 41,025	\$ 258,385	\$ 270,988	\$ 480,260	\$ 480,260
Library - County	\$ 176,414	\$ 241,180	\$ 313,402	\$ 528,774	\$ 528,774
Parks - City	\$ 569,134	\$ 895,942	\$ 1,148,788	\$ 1,971,518	\$ 1,971,518
Parks - County	\$ 955,634	\$ 1,230,265	\$ 1,761,568	\$ 2,697,491	\$ 2,697,491
Public Buildings - City	\$ 2,980,944	\$ 3,481,060	\$ 4,343,971	\$ 5,588,743	\$ 5,588,743
Public Buildings - County	\$ 324,949	\$ 498,700	\$ 437,533	\$ 697,103	\$ 697,103
Roads - City	\$ 1,045,956	\$ 1,731,507	\$ 1,786,499	\$ 3,095,129	\$ 3,095,129
Roads - County	\$ 1,760,131	\$ 3,393,501	\$ 3,989,874	\$ 5,909,130	\$ 5,909,130
City Impact Fees	\$ 4,779,936	\$ 6,422,646	\$ 7,652,875	\$ 11,304,930	\$ 11,304,930
City Admin Fees	\$ 318,959	\$ 532,562	\$ 670,967	\$ 1,072,378	\$ 1,072,378
City Total Impact and Admin Fees	\$ 5,098,895	\$ 6,955,209	\$ 8,323,842	\$ 12,377,308	\$ 12,377,308
County Impact Fees	\$ 7,123,922	\$ 11,846,029	\$ 14,729,595	\$ 23,468,470	\$ 23,468,470
Total Impact and Admin Fees	\$ 12,222,817	\$ 18,801,237	\$ 23,053,437	\$ 35,845,778	\$ 35,845,778

Isai Chavez

Planner

City of Port St. Lucie Planning & Zoning Department

121 SW Port St. Lucie Blvd., Building B

Port St. Lucie, FL 34984

772-871-5282

ichavez@cityofpsl.com

From: Richard V. Neill, Jr. <RNeillJr@neillgriffin.com>

Sent: Friday, February 28, 2020 8:53 AM

To: Isai Chavez <Ichavez@cityofpsl.com>

Cc: Donna Dennis <donna.dennis@stlucievillagefl.gov>; Laura Marotta <LMarotta@neillgriffin.com>

Subject: RE: Request re St Lucie Village taxable value

The only request that I recall receiving was the following. If there's another, please resend to my attention. Thank you.

From: Isai Chavez <Ichavez@cityofpsl.com>

Date: Thu, Feb 20, 2020, 9:13 AM

Subject: Taxable Value Per year

To: office@stlucievillagefl.gov <office@stlucievillagefl.gov>

Hello,

I am gathering research information on localities taxable values. I am requesting the Taxable Value per year for the Town of St. Lucie Village for the last 10 years.

Do I need to submit a public records request? If so, how? Let me know. Thank you.

Isai Chavez

Planner

City of Port St. Lucie Planning & Zoning Department

121 SW Port St. Lucie Blvd., Building B

Port St. Lucie, FL 34984

772-871-5282

ichavez@cityofpsl.com

Richard V. Neill, Jr., of
Neill Griffin Marquis, PLLC
Post Office Box 1270
Ft. Pierce, FL 34954
Telephone: 772-464-8200
Fax: 772-464-2566
rneilljr@neillgriffin.com

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From: Isai Chavez <Ichavez@cityofpsl.com>

Sent: Thursday, February 27, 2020 5:13 PM

To: Richard V. Neill, Jr. <RNeillJr@neillgriffin.com>

Cc: Donna Dennis <donna.dennis@stlucievillagefl.gov>; Laura Marotta <LMarotta@neillgriffin.com>

Subject: RE: Request re St Lucie Village taxable value

Thank you Mr. Neil. Is my other request also being processed? Please let me know. Thank you sir.

Isai Chavez

Planner

City of Port St. Lucie Planning & Zoning Department

121 SW Port St. Lucie Blvd., Building B

Port St. Lucie, FL 34984

772-871-5282

ichavez@cityofpsl.com

From: Richard V. Neill, Jr. <RNeillJr@neillgriffin.com>

Sent: Thursday, February 27, 2020 2:27 PM

To: Isai Chavez <IChavez@cityofpsl.com>

Cc: Donna Dennis <donna.dennis@stlucievillagefl.gov>; Laura Marotta <LMarotta@neillgriffin.com>

Subject: Request re St Lucie Village taxable value

Good afternoon,

The query about taxable value came to my office.

I am attaching the DR-422 forms which reflect final taxable value for nine of those years. We were not able to locate the DR-422 for 2011-2012. For that year, I've attached the DR-420 for 2012-2013, which includes the final taxable value for the prior year.

So, the attached should provide the information requested.

Regards,

Richard V. Neill, Jr.

Town Attorney

Town of St. Lucie Village, Florida

Neill Griffin Marquis, PLLC

Post Office Box 1270

Ft. Pierce, FL 34954

Telephone: 772-464-8200

Fax: 772-464-2556

richard.neill@stlucievillagefl.gov

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Laura Marotta

From: Donna Dennis <donna.dennis@stlucievillagefl.gov>
Sent: Thursday, February 27, 2020 11:54 AM
To: Richard Neill
Cc: Laura Marotta; Ian Osking
Subject: RE: Taxable Value Per year

Thank you~

Donna
Donna Dennis
Clerk, St. Lucie Village

On Feb 27, 2020 11:12 AM, Richard Neill <richard.neill@stlucievillagefl.gov> wrote:
Donna,

I thought that I had responded but my computer doesn't seem to confirm that. I guess not.

I'll take a look at this today.

Richard

From: Donna Dennis <donna.dennis@stlucievillagefl.gov>
Sent: Thursday, February 20, 2020 1:50 PM
To: Richard Neill <richard.neill@stlucievillagefl.gov>; Laura Marotta <LMarotta@neillgriffin.com>; Ian Osking <IOsking@neillgriffin.com>
Subject: Fwd: Taxable Value Per year

Hi Richard,

I'm not sure how long this would take me to locate ...can your office do it since you most likely have the 10 years at hand? I believe the email request is enough for a public records request - either way let me know.

Thank you,
Donna

----- Forwarded message -----

From: Isai Chavez <IChavez@cityofpsl.com>
Date: Thu, Feb 20, 2020, 9:13 AM
Subject: Taxable Value Per year
To: office@stlucievillagefl.gov <office@stlucievillagefl.gov>

Hello,

I am gathering research information on localities taxable values. I am requesting the Taxable Value per year for the Town of St. Lucie Village for the last 10 years.
Do I need to submit a public records request? If so, how? Let me know. Thank you.

Law Offices
NEILL GRIFFIN MARQUIS, PLLC
311 South Second Street
Suite 200
Fort Pierce, FL 34950

Richard V. Neill+^o
Richard V. Neill, Jr. +☆
Renée Marquis-Abrams*
Ian Eielson Osking
Brandon M. Hale

*Board Certified Wills, Trusts, & Estates Lawyer
☆Certified Circuit Civil/County Court Mediator
+ Board Certified Civil Trial Lawyer
^o Of Counsel

Mailing Address:
Post Office Box 1270
Fort Pierce, FL 34954-1270
Telephone: (772) 464-8200
Fax: (772) 464-2566

February 24, 2020

Coast 2 Coast Lien Search
Attn: Mr. Preston Edmonds
31083 US Hwy 19 N
Palm Harbor, FL 34684

Re: Town of St. Lucie Village
Parcel: 1421-701-0005-000-3

Dear Mr. Edmonds,

I am the town attorney for St. Lucie Village. We have your query regarding the referenced parcel.

I am advised that there are no pending liens, code violations or open permits, and am writing to confirm that.

I would also caution that this confirmation does not mean that there are no code violations, but that the Village is not currently aware of any.

Please contact FPUA for any confirmation on electric or garbage.

Very truly yours,


Richard V. Neill, Jr.

RVNjr/lam

Laura Marotta

From: Richard Neill <richard.neill@stlucievillagefl.gov>
Sent: Tuesday, March 10, 2020 4:36 PM
To: Laura Marotta
Subject: FW: Permit search for St Lucie Village

From: Richard Neill
Sent: Tuesday, March 10, 2020 12:15 PM
To: Carl Peterson <carl.peterson@stlucievillagefl.gov>
Subject: RE: Permit search for St Lucie Village

Carl,

Let me see what we can find. I'll ask Laura to look through out litigation file. We would have one or more in that one.

Richard

Richard V. Neill, Jr.
Town Attorney
Town of St. Lucie Village, Florida

Neill Griffin Marquis, PLLC
Post Office Box 1270
Ft. Pierce, FL 34954
Telephone: 772-464-8200
Fax: 772-464-2556
richard.neill@stlucievillagefl.gov

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From: Carl Peterson <carl.peterson@stlucievillagefl.gov>
Sent: Monday, March 9, 2020 7:54 PM
To: Richard Neill <richard.neill@stlucievillagefl.gov>; Donna Dennis <donna.dennis@stlucievillagefl.gov>
Cc: Jillian Armstrong <jarmstrong@insurewithpost.com>
Subject: Re: Permit search for St Lucie Village

Richard,

Jillian is asking for any permits on The King property back to 2001 474 Peninsula Dr. I do not have access to the Building Officials reports except. whats on line is there anyway you could help.

On Mar 4, 2020, at 8:03 AM, Jillian Armstrong <jarmstrong@insurewithpost.com> wrote:

2001 to present?

<image001.gif>

<image002.png>

From: Carl Peterson <carl.peterson@stlucievillagefl.gov>

Sent: Tuesday, March 3, 2020 6:04 PM

To: Jillian Armstrong <jarmstrong@insurewithpost.com>

Subject: Re: Permit search for St Lucie Village

Jillian,
What time frame

Carl Peterson BCA CFM
772-528-2777
Carl.peterson@stlucievillagefl.gov

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On Mar 3, 2020, at 4:42 PM, Jillian Armstrong <jarmstrong@insurewithpost.com> wrote:

Hi Carl,

You helped me on another client of mine with some permit information. I have another client in St Lucie Village and I am trying to see if there have been any permits pulled for the roof, electrical, plumbing, and HVAC. I appreciate any help you can give ☺

James L King
474 Peninsula Dr
Fort Pierce, FL 34946

<image001.gif>

<image002.png>

ETHICS 101

DOING
the RIGHT
THING

ETHICS CLASS FOR MUNICIPAL ELECTED OFFICIALS

WHEN

April 22, 2020

12:30 PM to 5:00 PM

Registration begins at 12:30 PM

WHERE

Indian River State College

3209 Virginia Ave, Fort Pierce, FL 34981 Room V-110

This is an opportunity for you to comply with Florida Statute, Section 112.3142, mandatory Ethics Training

**CLASS INSTRUCTOR: JOHN FUMERO
LAW FIRM OF NASON, YEAGER, GERSON,
HARRIS & FUMERO**

Constitutional and elected municipal officials should complete the required training as close as possible to the date that they assume office. A constitutional or elected municipal official who assumes a new office or new term of office on or before March 31 must complete the annual training or before December 31 of the year in which the term of office began. However, if the new term of office begins after March 31, the officer is not required to complete the training for the calendar year in which the term of office began.

www.tcrleagueofcities.com

TREASURE COAST
TCRLC
Regional League of Cities
14 CITIES STRONG



**ALL ELECTED
OFFICIALS AND
STAFF ARE
WELCOME TO
ATTEND**

**DUE TO
CHANGES
THERE
WILL BE A
\$12.00 PER
PERSON COST
SEE THE REGISTRATION
FORM, ATTACHED**

**REGISTRATINON
DEADLINE IS APITIL 19TH**

**Although there is no
formal certification, the
Treasure Coast Regional
League of Cities will be
providing a Certificate of
Participation to each
attendee who completes
the four hour class.**

**THIS IS THE ONLY
CLASS THAT WILL
BE OFFERED IN
2020**

Treasure Coast Regional League of Cities
2020 Ethics 101 Registration

CITY/TOWN _____

ADDRESS _____

PHONE _____

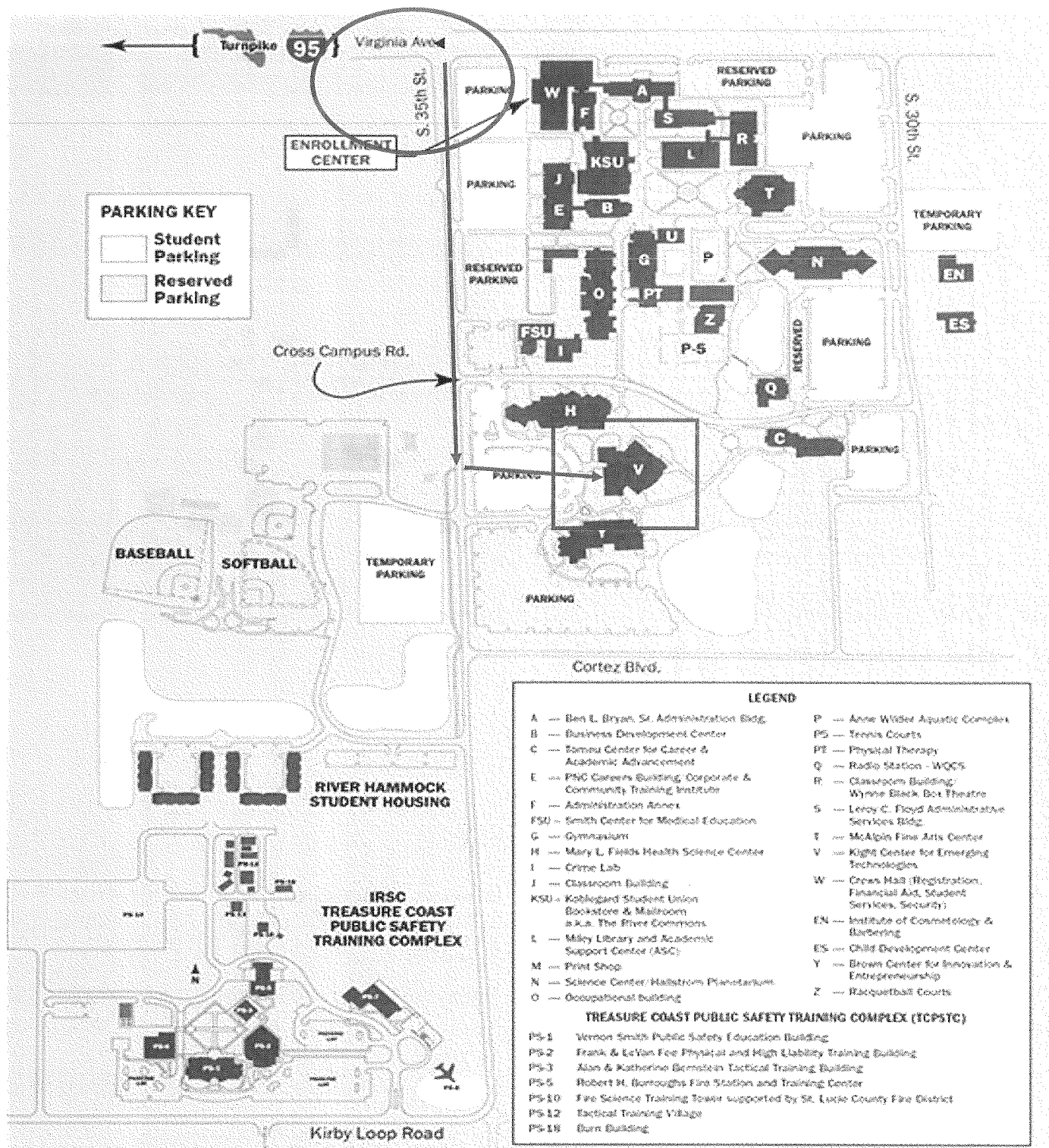
COST \$12.00 PER ATTENDEE. # OF ATTENDEES _____ TOTAL _\$ _____

NAME OF ATTENDEES

TITLE

PLEASE RETURN BY MAIL at 1391 NW St. Lucie West Blvd. #190
Port St. Lucie, FL 34984
OR EMAIL TO PCHRISTENSEN@TCRLC.COM

For further information contact Patricia Christensen at
Treasure Coast Regional League of Cities at 772.370.8122.



DIRECTIONS: Indian River State College Kight Center, Bldg V
3209 Virginia Ave, Fort Pierce, FL 34981

At the intersection of Virginia Ave. and 35th St., go south to the V Building which is on the left hand side right past the H Building – it sits back off the road but is well marked.

Law Offices
NEILL GRIFFIN MARQUIS, PLLC
311 South Second Street
Suite 200
Fort Pierce, FL 34950

Richard V. Neill+^o
Richard V. Neill, Jr. +☆
Renée Marquis-Abrams*
Ian Eielson Osking
Brandon M. Hale

*Board Certified Wills, Trusts, & Estates Lawyer
☆Certified Circuit Civil/County Court Mediator
+ Board Certified Civil Trial Lawyer
^o Of Counsel

Mailing Address:
Post Office Box 1270
Fort Pierce, FL 34954-1270
Telephone: (772) 464-8200
Fax: (772) 464-2566

March 9, 2020

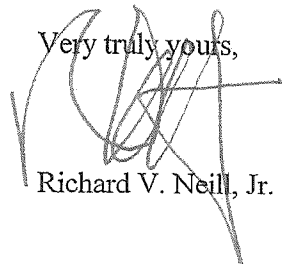
Mr. Steven Cartwright
465 Rouse Road
Fort Pierce, FL 34946

Re: 465 Rouse Road—Letters to St. Lucie County

Dear Mr. Cartwright,

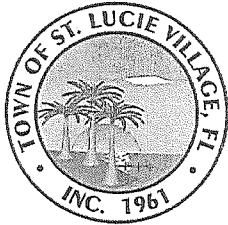
Enclosed, please find the two letters that you had requested, confirming that the referenced property is not zoned for two separate residences.

Very truly yours,



Richard V. Neill, Jr.

Enclosures
RVNjr/lam



Town of St. Lucie Village

PO BOX 3878 • FORT PIERCE, FLORIDA 34948 • (772) 466.6900

March 9, 2020

St. Lucie County
Zoning and Permitting
Attn: Melissa Brubaker
2300 Virginia Avenue
Ft. Pierce, FL 34982

Re: 465 Rouse Road

To whom it may concern,

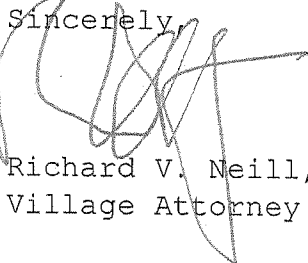
I am writing this letter at Steve Cartwright's request, in relation to his property at 465 Rouse Road.

I have pulled and reviewed everything that we can find that would seem to be pertinent to Mr. Cartwright's issue.

I can certainly confirm that Mr. Cartwright's property is not zoned for two separate residences and that, when the new structure was permitted, it was allowed on the basis that the existing structure would be essentially a "mother-in-law" as opposed to a residence separate and distinct from the new structure.

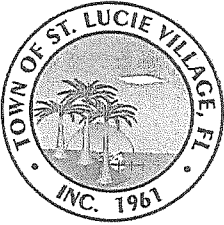
Feel free to reach out to me (at my office) should you have any questions or concerns.

Sincerely,



Richard V. Neill, Jr.
Village Attorney

311 S. 2nd St., Suite 200
Fort Pierce, FL 34950
(772) 464-8200
rneilljr@neillgriffin.com



Town of St. Lucie Village

PO BOX 3878 • FORT PIERCE, FLORIDA 34948 • (772) 466.6900

March 9, 2020

St. Lucie County Property Appraiser
2300 Virginia Avenue, Room 107
Fort Pierce, FL 34982

Re: 465 Rouse Road

To whom it may concern,

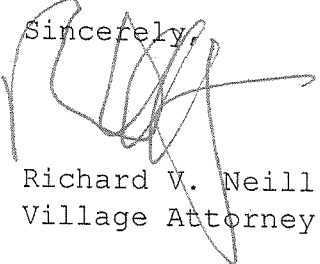
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Richard V. Neill, Jr.
Village Attorney

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