

Law Offices
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September 10, 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 September 15th meeting.

1. Public Hearing on Proposed Taxes and Budget. At this meeting, you will approve a tentative millage rate and tentative budget. The draft budget is enclosed for your review, together with a copy of my email explaining how it was completed.

Do remember that we've penciled in September 22 for the final hearing.

2. Parks MSTU/St. Lucie School. I have drafted the Parks MSTU budget for 2019-2020 and 2020-2021. Copies are enclosed.

3. River Woods Ditch. Bill obtained a proposal from Environmental Land Development Inc. to clean the ditch along the north side of River Woods. It also includes costs for installing a culvert at the end of Spinnaker Lane and constructing a coquina rock on the north side of the ditch for access/a maintenance path. Copies of the proposal and related emails are enclosed.

Bill emailed Tom Dickens for input from the River Woods POA Board. Mr. Dickens indicated that the RWPOA met on September 8 to discuss the project and was generally onboard. A copy of their email exchange is also enclosed.

September 10, 2020

4. Speed Humps. This is agendaed per your request. My assistant, Laura, circulated the Traffic Calming Policy and Guidelines from the City of Port St. Lucie for your information.
5. Insurance Premium. This item was also to be agendaed for further discussion.
6. Cargo/shipping Containers. I need to make sure that Ordinance 2020-3 and 2020-4 have been executed and get copies.
7. Business Hours/Hours for Alcohol Sales. Ordinance 2020-1 regarding regulating business hours for businesses serving alcohol was passed at first hearing. As I told Bill, the date snuck up on me and I was not able to timely advertise a hearing for the final reading; so, this will be on the agenda next month.
8. FPUA Project. Bill has been dealing with additional complaints about the project. Copies of related emails are enclosed.
9. Governor's Query. Bill received an email from Florida League of Cities stating that Governor DeSantis is requesting information related to local government actions taken during the public health emergency. Bill has submitted the enclosed response.
10. Continuing Virtual v. In-person Meetings. The Governor has approved virtual budget/tax meetings, but there is some uncertainty on whether virtual can continue for regular meetings after this month. I will keep Bill advised.
11. 495 Peninsula Drive (Oney) - Variance Request. Notice was published and mailed regarding the Board of Adjustment meeting on September 23 to consider Mr. Oney's variance request. A copy of the notice is enclosed.
12. 3711 Outrigger Court (Jones) - Variance Request. Mr. and Mrs. Jones have submitted a supplement to their variance application of June 23 which seeks an additional setback relief from 10 feet to 5 feet on the north side of their property. The Board of Adjustment is set to meet on September 23 to consider their variance request. A copy of the public notice that was published and mailed is enclosed.
13. Comprehensive Plan Amendment. We are following up on the status of map revisions.
14. 4100 N. U.S. 1 (Veromotors Corporation). We received a phone call from Pietro Moschini with Nelson Wilson regarding building a 5000 square foot warehouse at this location. He stated that he had plans and permits they were ready to submit but did not know who to submit them to or the required documents needed regarding setbacks, site plans, etc. Copies of his email and drawings are enclosed. My email to Bill, Carl and Mr. Moschini is also enclosed.
15. Zoning Queries. I received a query from Tom Jefferson regarding joining two parcels into one through the Property Appraiser's Office and whether the Village needed to approve that. I told him that he did not need any approval from the Village to do that.

As reported previously, Mary Fowler had inquired concerning 3233 and 3241 North Indian River Drive. This is still on my "to do list".

September 10, 2020

16. Lien Queries. We received a lien query from Donna Dennis regarding 2304 N. US Highway 1. I indicated that we were not aware of any pending liens, code violations or open permits on this property.

We also received a lien query regarding 275 Euclid St. I prepared a lien response letter indicating that the Village is not aware of any pending liens, code violations, or open permits on that property. A copy of their email and my letter are enclosed.

17. Audit. You will recall that Mr. Hartley got back with us and provided a sample ordinance provision adopting minimum internal controls for a governmental district, and suggestions if there is minimum staff. We still need to consider this when we can.

I have made a note that you want to solicit other bids for the next audit.

18. Northside Nursery Variances. We will plan to update you at our next physical meeting, but I can tell you that it appears the properties are not in compliance with the variances granted.

19. 2450 N. U.S. 1 (Top Notch). I've reviewed and given Scott input on the Top Notch situation. You will need to address this at some point after we return to regular meetings.

20. Codification of Zoning Amendment. I need to move this forward with Florinda.

21. Vacation Rentals. My intention remains to bring this forward when we next meet in person. It has been brought to my attention that Wellington is currently working on such an ordinance and we are reaching out for a copy.

22. 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.

23. Sarasola Generator. I think that this is still under review.

24. Occupational Licenses. I am carrying forward this note that it is probably time to update and revise the governing Village ordinance.

25. North Indian River Drive Lighting. I understand that it's not actually time to re-agenda this item; so, I will defer until directed otherwise.

26. All Aboard/Brightline. I don't have anything to report this month.

27. Caribee Colony/IRLWC. I'll drop this item for now.

28. Paving Invoice. I'll drop this item for now.

Mayor and Board of Aldermen

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September 10, 2020

29. Referrals to Special Magistrate:

- a. 4050/4058 N US 1 (Zito)
- b. 2450 N US 1 (Top Notch Marine) – is under review
- c. 3429-3463 Old Dixie (Danks) – has been given notice
- 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.)

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

BUDGET
TOWN OF ST. LUCIE VILLAGE - FISCAL YEAR 2020-21

REVENUES:

Ad Valorem Taxes (millage - 1.7650 per \$1,000)	\$120,000.00
Electric Franchise Fee	60,000.00
Local Communications Services Tax	5,000.00
Occupational Licenses	2,000.00
Building Permits	14,000.00
Shadetree Rental	2,400.00
State-shared revenue	12,000.00
Garbage Collection	70,000.00
Interest	100.00
Miscellaneous Revenues	1,200.00
One-Half Cent Sales	20,000.00
2 nd Half Cent Sales (restricted)	20,000.00
Gas Tax	11,000.00
Parks MSTU	15,000.00
TOTAL REVENUES	\$352,700.00

BALANCES BROUGHT FORWARD:

Checking	\$ 21,945.35
Money market	\$233,803.29
Ad Valorem	\$101,271.81
Parks MSTU	\$ 87,161.72
2 nd Half Cent (restricted)	\$ 0.00
TOTAL RESERVES	\$444,182.17

TOTAL REVENUES AND BALANCES \$796,882.17

EXPENDITURES:

Salaries:

Secretary	\$ 17,500.00
Marshall	19,500.00
Building Official/Inspector	24,000.00
Payroll Tax	5,500.00
Insurance	17,000.00
Legal Fees and Costs	65,000.00
Code Enforcement	5,000.00
Village Hall:	
Supplies	1,500.00
Utilities and cell phones	12,000.00
Repairs, Maint & Renovation	7,000.00
Cleaning	1,800.00
Patrol Car	1,500.00
Public Works:	
Street Lights	9,000.00
Mowing	15,000.00
Road Repair	40,000.00
Ditch Maintenance	7,000.00
Drainage Projects	10,000.00
FEC Reserve	
Accounting Services	7,800.00
Other Professional Fees	5,000.00
Garbage Collection	65,000.00
Other (Miscellaneous)	5,000.00
St. Lucie School Maintenance	6,000.00
Parks MSTU	27,940.47
TOTAL EXPENDITURES	\$375,040.47

BALANCES (RESERVES):

Checking	\$ 17,620.45
Money Market	\$210,000.00
Ad Valorem	\$100,000.00
Parks MSTU	\$ 74,221.25
2 nd Half Cent (restricted)	\$ 20,000.00
TOTAL RESERVES	\$421,841.70

TOTAL EXPENDITURES AND BALANCES (RESERVES) \$796,882.17

Laura Marotta

From: Richard V. Neill, Jr.
Sent: Wednesday, September 09, 2020 4:08 PM
To: William Thiess (william.thiess@stlucievillagefl.gov); Donna Dennis
Cc: Scott Dennis; Laura Marotta
Subject: FW: 2020-2021 Budget
Attachments: 2020-2021 Budget.doc

Bill, Donna and Scott,

Please see attached draft budget which I will use in our advertising, post on the website and plan to attach to the resolution approving the budget.

Do please let me know asap if you have questions or concerns, or if it looks OK. Thanks.

Points of explanation:

We have used the income and expenses as reviewed at the Budget Committee meeting; and, I've incorporated the balances brought forward as provided by Donna.

On the Parks MSTU funds, I have assumed that we will reimburse monies and spend monies as suggested by Anne and thus included the \$27,940.47 expenditure this coming year; and, taking into account this year's ending balance, the expected addition of \$15,000.00 next year, and that expenditure, I have calculated that the 9/30/21 ending balance in the Parks MSTU account will be \$74,221.25.

I've assumed that we are starting with nothing in the half cent restricted account and that the \$20,000.00 in revenue budgeted for the current year will, for current budget purposes, be expected to remain in the account at the end of the year.

On the balances/reserves at the end, I made assumptions as to what would end up in the checking, money market and ad valorem and chose the numbers so that the

budget's total revenues/balances would equal the total expenditures/balances/reserve.

The only other change I note is that I deleted the revenue items for alcohol tax and village hall rental which were in the budget at \$0.00. It helps me to have extra lines when I create the advertising for the newspaper.

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

CONFIDENTIALITY

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BUDGET -- PARKS MSTU

10/1/19 -- 9/30/2020

Approved:_____

Revenues:

Balance Brought Forward as of 9/30/2019	\$ 71,803.72
Deposit - SLC - 11/2019	\$ 739.00
Deposit - SLC - 05/2020	\$ 14,619.00

Total Revenues and Balance: \$ 87,161.72

Expenditures:

None	\$0.00
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<i>Ending Balance</i>	\$87,161.72
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Total expenditures and Balance: \$87,161.72

BUDGET -- PARKS MSTU

10/1/20 -- 9/30/2021

Approved: _____

Revenues:

Balance Brought Forward as of 9/30/2020	\$ 87,161.72
Deposit - SLC	\$ 15,000.00

Total Revenues and Balance: \$ 102,161.72

Expenditures:

Reimburse SLV - funds advanced for capital improvements at St. Lucie School (see attached)	\$14,440.47
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Additional capital improvements at St. Lucie School:

AC unit for north classroom	\$5,000.00	
AC unit for social hall west wall	\$6,000.00	
Atic insulation over classroom	\$2,500.00	
		\$13,500.00

<i>Ending Balance</i>	\$74,221.25
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Total expenditures and Balance: \$102,161.72

Thank you for your business!

Laura Marotta

From: Richard V. Neill, Jr.
Sent: Friday, September 04, 2020 9:00 AM
To: Laura Marotta
Subject: FW: River Woods Ditch
Attachments: St. lucie Village Riverwood north ditch.xlsx

From: William Thiess <william.thiess@stlucievillagefl.gov>
Sent: Friday, September 4, 2020 6:33 AM
To: Tom Dickens (tom.dickens2@gmail.com) <tom.dickens2@gmail.com>
Cc: Richard V. Neill, Jr. <RNeillJr@neillgriffin.com>; Donna Dennis <donna.dennis@stlucievillagefl.gov>; Scott Dennis <scott.dennis@stlucievillagefl.gov>
Subject: FW: River Woods Ditch

Tom,

Following up on our discussion last week regarding the north ditch at River Woods, we received the attached proposal from our contractor to clean the ditch. I think the first item on the proposal has a good chance of being approved by the Village Board. The second and third items address what you and I discussed last week and would offer a more permanent solution that would provide better access to maintain the ditch on a regular basis. Those two items will be discussed by the Village Board at our September 15 meeting, and may or may not be approved.

We should also be getting a proposal from our paving contractor to extend the Anchor Way pavement from its present northern terminus to the ditch, which will only be considered if the second and third items on the attached proposal are approved. Since that pavement work would be on the parcel owned by the River Woods POA, we would need approval from your board to do the work. It would be good to have the POA consider approval for the culvert installation, ditch maintenance road stabilization, and ditch cleaning as well, in case the Village Board decides to approve any of those items. I doubt the Village Board would be inclined to approve any item disapproved by the POA Board.

Have you had a chance to discuss these items with your POA Board? Please let me know the status when you have some information to share.

Thanks,

Bill

From: William Thiess
Sent: Thursday, August 27, 2020 6:01 PM
To: Donna Dennis <donna.dennis@stlucievillagefl.gov>; Richard V. Neill, Jr. <RNeillJr@neillgriffin.com>
Subject: FW: River Woods Ditch

Donna & Richard,

Please put this item on the agenda for the September 15 meeting.

Thanks,

Bill

From: Will Tindall <willeld2004@gmail.com>
Sent: Thursday, August 27, 2020 4:04 PM
To: William Thiess <william.thiess@stlucievillagefl.gov>
Subject: Re: River Woods Ditch

revised with the unit price

On Thu, Aug 27, 2020 at 3:02 PM Will Tindall <willeld2004@gmail.com> wrote:

Bill, see attached estimates

On Thu, Aug 27, 2020 at 10:06 AM William Thiess <william.thiess@stlucievillagefl.gov> wrote:

Good morning Will. Just to make sure we left our meeting Tuesday with agreement on the scope of work, my recollection is a unit or lump sum price for each of the following:

1. Provide temporary access to the north side of the River Woods ditch at the north end of Spinnaker Court using mats and clear the north side of the ditch to the extent necessary to traverse the full length of the ditch to facilitate cleaning the ditch. This would be from approximately the north end of Anchor Way on the west end to the mangrove wetland on the east end. I measured this length on the Property Appraiser's website map at approximately 900 feet. This may involve removal of one or more sabal palms. Dispose of all debris discretely in the woods to the north.
2. Clean the ditch for that full length and dispose of material in the woods to the north. Establish a functional flow line in the ditch and remove any material toward the east end that may be blocking flow.
3. Remove the wood foot bridge and arch at the north end of Anchor Way, place a culvert in the cleaned ditch (minimum 18" equivalent diameter; elliptical pipe may work best), and backfill pipe with road rock or other suitable material that will support dump truck or equipment traffic to complete Item 4 below. This item will only be approved if the Village Board chooses to maintain more permanent maintenance access to the north side of the ditch and to the preserve north of the ditch.
4. Stabilize the cleared maintenance path on the north side of the ditch with shell rock, coquina, road rock or other suitable material. Specify what material is to be used. You may want to quote this item on a unit price basis with an estimated quantity. The maintenance path should be at least 10 feet wide.

If I missed anything or you have different ideas regarding what we need, please let me know.

Thanks,

Bill

--

Will Tindall
PH 772-519-6278
Fax 772-462-2208
Office 772-466-2270
Environmental Land Development, Inc.
201 Campbell RD
Fort Pierce, FL 34945

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Will Tindall
PH 772-519-6278
Fax 772-462-2208
Office 772-466-2270
Environmental Land Development, Inc.
201 Campbell RD
Fort Pierce, FL 34945

Laura Marotta

From: Richard V. Neill, Jr.
Sent: Wednesday, September 09, 2020 8:55 AM
To: Laura Marotta
Subject: FW: River Woods Property Owners Association - Access Road

Importance: High

From: William Thiess <william.thiess@stlucievillagefl.gov>
Sent: Tuesday, September 8, 2020 9:41 PM
To: Tom Dickens <tom.dickens2@gmail.com>
Cc: Richard V. Neill, Jr. <RNeillJr@neillgriffin.com>; Donna Dennis <donna.dennis@stlucievillagefl.gov>; Scott Dennis <scott.dennis@stlucievillagefl.gov>
Subject: RE: River Woods Property Owners Association - Access Road

Thanks, Tom. I will take this to the Village Board at our virtual meeting next Tuesday.

Are you on our "Village People" email group? If not, would you like to be? We send out the meeting agendas, board packages, instructions for connecting to GoToMeeting for virtual attendance, etc.

Bill

From: Tom Dickens <tom.dickens2@gmail.com>
Sent: Tuesday, September 8, 2020 8:56 PM
To: William Thiess <william.thiess@stlucievillagefl.gov>
Cc: leviheffelfinger@gmail.com; 'LINDA NEILL' <lne1221@comcast.net>; jdbfsu@gmail.com; dugan3d@comcast.net; ingrid@a-1mortgageloans.com; zander2115@gmail.com; amagyar@earthlink.net
Subject: River Woods Property Owners Association - Access Road

To: Bill Thiess
Mayor, St Lucie Village

Date: September 8th, 2020

The River Wood Property Owners Assn. (RWPOA) Board of Directors met today, September 8, 2020, to discuss the proposed access for cleaning the ditch at the north side of the River Woods Subdivision.

The proposed access to the north ditch will utilize the RWPOA property at the north end of Anchor Way as access to the property.

The RWPOA Board of Directors have given unanimous approval of the use of the RWPOA property to access for cleaning of the ditch with the following provisions:

1. Preparation of the RWPOA property for access as required to get to the drainage ditch, including removing the archway, etc.
2. If the SLV feels that paving the area to the culvert is necessary, we would approve. While paving, if the broken road in the area could be rebuilt, it would be appreciated.
3. Install a culvert to allow heavy equipment to reach to the north side of the River Woods north ditch.

4. Install a minimal access road to allow equipment to move east and west along the length of the ditch.
5. Install a locking gate at the RWPOA access road to stop unauthorized vehicles from crossing the culvert, entering into the north side of the ditch.
6. Have Richard Neill, Village attorney, draft the RWPOA approval to limit the use of the access to River Woods ditch maintenance and St. Lucie Village Park maintenance only.
7. That a Gate Key be provided to the residents on either side of the RWPOA access, Terry Sparks and Joe Clemenzi, so they can access their ditches for future cleaning.

Joe Clemenzi has noted that he has planted trees on the north side of the ditch. He requests that they are not destroyed.

Thank you for your efforts on our behalf.

Tom Dickens
River Woods Property Owners Association

Laura Marotta

From: Richard V. Neill, Jr.
Sent: Tuesday, September 08, 2020 9:42 AM
To: Laura Marotta
Subject: FW: 2529 North Indian River Drive

From: Michael Chidgey <mchidgey@fpua.com>
Sent: Tuesday, September 8, 2020 9:08 AM
To: Misty Aliff <aliff97@mac.com>
Cc: William Thiess <william.thiess@stlucievillagefl.gov>; Donna Dennis <donna.dennis@stlucievillagefl.gov>; Richard V. Neill, Jr. <RNeillJr@neillgriffin.com>
Subject: RE: 2529 North Indian River Drive

Good morning,

Following up as discussed:

Mastec's foreman had expressed he would prefer they handle the restoration. I asked for them to provide me a time and date for restoration so you can be present if you'd like to be. He said it will likely be next week, I will update you when I hear back from him.

If they do not restore it to an acceptable standard, please let me know.

Thanks,



Michael Chidgey
Engineering Technician II
Electric & Gas Engineering
Fort Pierce Utilities Authority
mchidgey@fpua.com
772.466.1600 ext. 6459

From: Misty Aliff <aliff97@mac.com>
Sent: Tuesday, September 8, 2020 8:39 AM
To: Michael Chidgey <mchidgey@fpua.com>
Cc: William Thiess <william.thiess@stlucievillagefl.gov>; Donna Dennis <donna.dennis@stlucievillagefl.gov>; Richard V. Neill, Jr. <RNeillJr@neillgriffin.com>
Subject: Re: 2529 North Indian River Drive

CAUTION: This email originated from outside of FPUA. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Michael,

I have asked Eric Jackson my irrigation gentleman to go ahead and fix the sprinkler system. If you would like for me to be there when the inspector comes please let me know the time and date and I will try to make it.

Ladd Aliff

Sent from my iPhone

On Sep 8, 2020, at 7:00 AM, Michael Chidgey <mchidgey@fpua.com> wrote:

Bill,

I apologize for not getting back with you sooner.

I'm going to have my inspector out there this morning to document the damage. I will call you a little later this morning.

Thanks,

<image001.png>

Michael Chidgey
Engineering Technician II
Electric & Gas Engineering
Fort Pierce Utilities Authority
mchidgey@fpua.com
772.466.1600 ext. 6459

From: William Thiess <william.thiess@stlucievillagefl.gov>

Sent: Friday, September 4, 2020 8:21 AM

To: Michael Chidgey <mchidgey@fpua.com>

Cc: Donna Dennis <donna.dennis@stlucievillagefl.gov>; Richard V. Neill, Jr. <RNeillJr@neillgriffin.com>;
aliff97@mac.com

Subject: 2529 North Indian River Drive

CAUTION: This email originated from outside of FPUA. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mike,

Mastec has really made a mess in the north side yard of 2529 North Indian River Drive. The yard and sod is torn up pretty bad and will need extensive restoration. The irrigation system is damaged and presently not operational and the Comcast cable has been cut. If you have not seen this, you may want to go over there and take a look.

I received a call from the resident, Ladd Aliff, yesterday afternoon. He is very concerned about the extensive restoration required and who will do the work. He would prefer to use his irrigation contractor to repair the irrigation system and be reimbursed by FPUA. FPUA should also reimburse him for any charges by Comcast to restore his cable service. Judging by the amount of yard restoration needed, it would probably be best to have MasTec's landscape subcontractor do that restoration.

Please give me a call at 772-559-2835 so we can discuss this again.

Thanks,

Bill Thiess

Laura Marotta

From: Richard V. Neill, Jr.
Sent: Wednesday, September 02, 2020 3:55 PM
To: Laura Marotta
Subject: FW: Restoration for Underground Electric Work

From: Michael Chidgey <mchidgey@fpua.com>
Sent: Wednesday, September 2, 2020 10:25 AM
To: William Thiess <william.thiess@stlucievillagefl.gov>
Cc: Donna Dennis <donna.dennis@stlucievillagefl.gov>; Richard V. Neill, Jr. <RNeillJr@neillgriffin.com>; Scott Dennis <scott.dennis@stlucievillagefl.gov>; Larry Lammers <lammers@fpua.com>
Subject: RE: Restoration for Underground Electric Work

Bill,

FPUA (through Mastec or one of their subs) will be responsible for all restoration within the project limits.

We will address 2529 N Indian River Dr as soon as the service work is complete at that location. The remainder of the project will be restore upon completion of overhead removal. My hope is that we can begin restoration in the next couple of weeks.

I have asked for a formal scope and schedule from Mastec to provide you – I'll pass it on as I receive it.

Thanks,



Michael Chidgey
Engineering Technician II
Electric & Gas Engineering
Fort Pierce Utilities Authority
mchidgey@fpua.com
772.466.1600 ext. 6459

From: William Thiess <william.thiess@stlucievillagefl.gov>
Sent: Wednesday, September 2, 2020 9:50 AM
To: Michael Chidgey <mchidgey@fpua.com>
Cc: Donna Dennis <donna.dennis@stlucievillagefl.gov>; Richard V. Neill, Jr. <RNeillJr@neillgriffin.com>; Scott Dennis <scott.dennis@stlucievillagefl.gov>; Larry Lammers <lammers@fpua.com>
Subject: Restoration for Underground Electric Work

CAUTION: This email originated from outside of FPUA. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Michael,

Several residents have expressed concern over who will be responsible for restoration work associated with FPUA's underground electric project. One resident called me yesterday and said restoration on his property would require at least two pallets of Floritam sod. I know in the past FPUA or their contractor has assumed responsibility to restore public or private areas to their pre-construction condition, including grading and placement of like-kind sod. Will that approach be used on this project? I would like to be able to provide some reassurance to our concerned residents.

Thanks,

Bill

Please note: Florida has a very broad public records law. Most written communications to or from Fort Pierce Utilities Authority employees regarding government business are public records, available to the public and media upon request. Your e-mail communications may be subject to public disclosure.

(For additional information, go to <https://www.fpu.com/Information/PrivacyInformation.aspx>)

Laura Marotta

From: Richard V. Neill, Jr.
Sent: Wednesday, September 09, 2020 4:09 PM
To: Laura Marotta
Subject: FW: Confirmation - Local Government COVID-19 Response

From: William Thiess <william.thiess@stlucievillagefl.gov>
Sent: Wednesday, September 9, 2020 3:59 PM
To: Richard V. Neill, Jr. <RNeillJr@neillgriffin.com>
Cc: Donna Dennis <donna.dennis@stlucievillagefl.gov>
Subject: FW: Confirmation - Local Government COVID-19 Response

Copy of response

From: Smartsheet Forms <forms@app.smartsheet.com>
Sent: Wednesday, September 9, 2020 3:58 PM
To: William Thiess <william.thiess@stlucievillagefl.gov>
Subject: Confirmation - Local Government COVID-19 Response

■

Thank you for submitting your entry. A copy is included below for your records.

Local Government COVID-19 Response

Name	William G. Thiess
Title	Mayor
Email Address	william.thiess@stlucievillagefl.gov
Phone Number	772-559-2835
County	St. Lucie
City	St. Lucie village
Date	09/09/2020
Entity	Town of St. Lucie Village
Full Text of the Order, Rule, or	No orders, rules, or regulations pertaining to COVID 19 were issued or adopted by the Town of St. Lucie Village. Orders adopted by St. Lucie County addressing public response to the COVID 19 situation were intended to

Regulation	apply to all incorporated entities within the county, and St. Lucie Village took no action in opposition to being included in those orders. The Town of St. Lucie Village Board of Aldermen did vote to hold virtual meetings beginning April 28, 2020 and will continue that practice as and while permitted under the Governor's Executive Orders unless the Board votes in a public meeting to do otherwise.
Additional Guidance	None given
Enforcement Guidance	Not applicable
Penalty	Not applicable
Citations	Not applicable
Termination and Renewal	Not applicable
Additional Information	

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**PUBLIC NOTICE TO THE RESIDENTS, PROPERTY OWNERS
AND PUBLIC IN GENERAL OF ST. LUCIE VILLAGE, FLORIDA:**

Notice is hereby given that the Board of Adjustment of St. Lucie Village, Florida will consider an application for variance at a meeting on Wednesday, September 23, at 6:30 p.m. Due to COVID-19, this meeting will be conducted via GoTo Meeting. You are welcome to join from your computer, tablet or Smartphone at <https://global.gotomeeting.com/join/208159749>. You can also dial in using your phone at 1 866 899 4679 with access code: 208-159-749.

The variance petition is submitted by Blaine and LaDonna Oney in relation to real property they own in St. Lucie Village at 495 Peninsula Drive. The requested variance would give applicants relief from the 25 foot setback requirement on the north, south and east sides of their property.

The Board of Adjustment may grant or deny the petition, in whole or in part, or may continue the hearing from time to time as may be necessary. Any interested party may appear at the meeting and be heard with respect to the proposed variance.

The petition for variance is posted on the Village website at www.stlucievillagefl.gov, and can be made available for review at the office of the Town Attorney, Richard V. Neill, Jr., 311 South Second Street, Ft. Pierce, FL 34950, during regular business hours.

Published: September 3, 2020

**PUBLIC NOTICE TO THE RESIDENTS, PROPERTY OWNERS
AND PUBLIC IN GENERAL OF ST. LUCIE VILLAGE, FLORIDA:**

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The variance petition is submitted by Charles and Helon Jones in relation to real property they own in St. Lucie Village at 3711 Outrigger Drive. The requested variance would permit a Carolina carport to extend 5 to 6 feet beyond the front of their house and approximately 5 feet into the setback on the north side of their property.

The Board of Adjustment may grant or deny the petition, in whole or in part, or may continue the hearing from time to time as may be necessary. Any interested party may appear at the meeting and be heard with respect to the proposed variance.

The petition for variance is posted on the Village website at www.stlucievillagefl.gov, and can be made available for review at the office of the Town Attorney, Richard V. Neill, Jr., 311 South Second Street, Ft. Pierce, FL 34950, during regular business hours.

Published: September 3, 2020

Laura Marotta

From: Richard V. Neill, Jr.
Sent: Tuesday, August 18, 2020 8:29 AM
To: William Thiess; Carl Peterson
Cc: Laura Marotta
Subject: RE: 4100 N U.S. 1

OK. Thanks a lot. That is helpful.

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: Tuesday, August 18, 2020 8:26 AM
To: Carl Peterson <carl.peterson@stlucievillagefl.gov>
Cc: Richard V. Neill, Jr. <RNeillJr@neillgriffin.com>; Laura Marotta <LMarotta@neillgriffin.com>
Subject: RE: 4100 N U.S. 1

I agree

From: Carl Peterson <carl.peterson@stlucievillagefl.gov>
Sent: Monday, August 17, 2020 5:36 PM
To: William Thiess <william.thiess@stlucievillagefl.gov>
Cc: Richard V. Neill, Jr. <RNeillJr@neillgriffin.com>; Laura Marotta <LMarotta@neillgriffin.com>
Subject: Re: 4100 N U.S. 1

Bill,

I should not receive the permit package until the site plan is approved or at least until it is closer to being approved. It has been my experience that things change during the site plan process they sometimes decide to not go forward.

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

Per F.S. 668.6076 Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone.

On Aug 17, 2020, at 5:12 PM, William Thiess <william.thiess@stlucievillagefl.gov> wrote:

Richard,

We will need two separate packages for submittal, one with all items related to buildings that would be for Carl's review for issuance of building permits (which would include a site plan drawing) and a separate submittal that satisfies our requirements for site plan review that would eventually go to Steve Cooper. The site plan package would include all site work, paving, driveway connections, stormwater facilities, drainage calculations, etc. (Do we have these requirements summarized somewhere?) We should inform the applicant that they will need to pay for Steve's site plan review services. I think Steve could give us an estimate of those costs once he receives the package, if the applicant desires that.

Bill

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

Sent: Monday, August 17, 2020 3:23 PM

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

Cc: William Thiess <william.thiess@stlucievillagefl.gov>; Laura Marotta <LMarotta@neillgriffin.com>

Subject: FW: 4100 N U.S. 1

Carl,

Laura spoke to the person who called on the warehouse plans, and gave me the below report.

What were the issues that need my attention? So, I can be prepared.

Also, on submitting plans, if that's part of what they're doing, wouldn't those go to you? If there are site plans, I would assume that you would still receive them but that we pass those on to Village engineer?

Bill, any thoughts on handling such matters?

Thanks for your input.

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: Laura Marotta <LMarotta@neillgriffin.com>
Sent: Monday, August 17, 2020 2:25 PM
To: Richard V. Neill, Jr. <RNeillJr@neillgriffin.com>
Subject: 4100 N U.S. 1

Mr. Neill,

I spoke with Mr. Pietro Moschini from Nelson Wilson regarding 4100 N. U.S. 1.

He said that his company, Nelson Wilson, has been retained by Vero Motors to build a 5000 sq. foot (50x100) warehouse. He indicated that they had plans and permits they were ready to submit but did not know who to submit them to or the required documents needed regarding setbacks, site plans, etc.

He also told me that he was told (by Carl Peterson) that the Village didn't have a specific person or office that deals with this and that he should contact you for guidance.

He really just wants to know who to submit plans to and who could answer his questions regarding requirements the Village might have.

Sincerely,

Laura A. Marotta

Legal Assistant to Richard V. Neill, Jr.
NEILL GRIFFIN MARQUIS, PLLC
Post Office Box 1270, Fort Pierce, FL 34954-1270
311 S. 2nd Street, Fort Pierce, FL 34950
Telephone: 772-464-8200
Fax: 772-464-2566

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Laura Marotta

From: Richard V. Neill, Jr.
Sent: Friday, August 28, 2020 2:11 PM
To: pietro@nelsonwilson.com
Cc: Stephen Cooper; William Thiess (william.thiess@stlucievillagefl.gov); Donna Dennis; Laura Marotta
Subject: FW: 4100 N. US HWY 1, St. Lucie Village
Attachments: FILE000001.pdf; FILE000002.pdf; FILE000003.pdf; Section 5.3.0 Site Plan Review.pdf; 2017-5 Resolution re Permit and inspection fees.pdf; Table 2.pdf

Mr. Moschini,

I apologize to be slow in responding. My work load has been heavy and, of course, everything is always urgent.

I have your documents attached for ready reference by the Mayor, Bill Thiess, and our engineer, Steve Cooper, who are copied on this email.

In relation to submitting a site plan, I referred you to the Village's website for the Zoning Ordinance.

I also want to share with you three additional documents, attached: a copy of the most current resolution regarding filing fees and expenses, indicating a filing fee of \$1,500.00 and the requirement that our engineering expense be reimbursed, a copy lot size and dimension table, and a copy of Section 5.3.0 *Site Plan Review* from the Zoning Ordinance.

I don't know that I can tell you much about your preliminary plan, pdf 3, other than that we would need more before formally we could review and approve a site plan.

As I read it, for this sort of matter, a commercial development, the requirements for the submittal are at Section 5.3.0 (D)(1)(b).

The Ordinance discusses site plan drawings and what is required to be reflected. (For the moment, I would still use PDFs. I think our engineer would be just as happy with that until we get to a point that is closer to a conclusion.) And

the Ordinance goes on to reference the requirement of a survey, driveway location map, etc. I do note that a transportation impact report is required if a non-residential development exceeds 6,000 square feet of floor area, which I understand yours does not. I also see that there is an environmental impact report required if the project is located in the flood plain. I am assuming that your project is not but we would need confirmation, which might be reflected on the survey.

I can tell you that a major concern on any property along U.S. 1 is the issue of drainage/retention. These properties are almost universally uphill from residential properties immediately to the east, and the water is going to need to be retained on site, I would assume.

Please double check the Ordinance provisions and let me know if you need any other item that need to be addressed or if you can questions I can try to get answered.

I am copying Steve Cooper in case he has any preliminary comment and could give us a quote for the cost of his participation and review.

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

Please Note: Florida has a very broad public records laws. Most written communications to or from myself of Village officials regarding Village business are public records available to the public and media upon request. It is the policy of St. Lucie Village that all Village 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.

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

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

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

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

August 24, 2020

Sent via email to timmylp@mlshoa.com

Mr. Timmy LP
Lien Processing
6801 Palisades Park Ct., Suite 2
Fort Myers, Florida 33912

Re: Town of St. Lucie Village
275 Euclid St. -- (Danny and Cheryl Adkins)
Parcel No.: 1428-605-0013-000-/8

Good day,

I am Town Attorney for St. Lucie Village.

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

There is an order granting a variance for relief of setback requirements of the 1995 Zoning Ordinance to the extent that an existing carport can extend northward to the point that its edge is 17 feet from the paved surface of Euclid Street on the referenced property. A copy of the order is enclosed.

I would also caution that the Village's advice in this regard does not mean that there are no code violations, but that the Village is not aware of any.

Please contact FPUA for any specifics on electric or garbage.

Very truly yours,


Richard V. Neill, Jr.

Enclosure

Cc: William G. Thiess, Mayor

Donna Dennis, Clerk

IN RE: PETITION FOR VARIANCE
OF DANNY AND CHERYL ADKINS

ORDER

This matter came before the Board of Adjustment of the Town of St. Lucie Village, Florida on September 7, 2006 at 6:00 p.m. The hearing was held at the Village Hall located at 2841 Old Dixie Highway, St. Lucie Village, Florida. The Adkins requested a variance for relief from the front setback requirements of the Zoning Ordinance, so that an existing carport can encroach on the required front setback to the extent that the carport can extend northward to the point that its edge is 17 feet from the paved surface of Euclid Street.

The Board of Adjustment, having heard the petition of the Adkins and given the matter full consideration, finds as follows:

1. The subject property is a residence located at 275 Euclid Street, and the location of the carport is shown on the attached drawing and photograph.
2. The Adkins requested relief from the setback requirements of the 1995 Zoning Ordinance.
3. The requested variance arises from a condition unique to the subject property and proposed structure.
4. Literal enforcement of the Ordinance would deprive the Adkins of rights commonly enjoyed by other property owners in the same zoning district.
5. Granting the variance as specified herein will not be materially detrimental or injurious to other property or improvements in the neighborhood.
6. Granting the variance will not confer any special privilege to the Adkins which is denied to owners of similar properties.
7. The variance set forth below is the minimum variance which will make the carport, as located, possible.
8. The spirit intent of the Zoning Ordinance and Town Comprehensive Plan are not opposed to the variance.

It is thereupon,

ORDERED as follows:

1. The requested variance is granted to the Adkins so that they are relieved from the setback requirements of the 1995 Zoning Ordinance to the extent that the carport can extend northward to the point that its edge is 17 feet from the paved surface of Euclid Street.

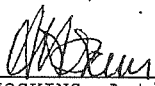
2. The Adkins are not otherwise granted relief from the provisions of the Ordinance or applicable building code(s).

3. The duration of this variance is one year and the variance will expire automatically if a building permit is not secured within that timeframe.

4. Enclosing the subject carport to any extent will automatically render this variance null and void.

DONE AND ORDERED by the Board of Adjustment of the Town of St. Lucie Village, Florida, this 26th day of September, 2006.

BOARD OF ADJUSTMENT TOWN OF
ST. LUCIE VILLAGE, FLORIDA

By: 
STEVE HOSKINS, Acting Chair

Copies furnished to:
Victoria Adkins, Esquire
Mr. William Burgess
Board of Adjustment
Board of Aldermen

Laura Marotta

From: Richard V. Neill, Jr.
Sent: Tuesday, August 18, 2020 5:47 PM
To: Laura Marotta
Subject: FW: Request for (City): 275 EUCLID ST - Order ID: 895582
Attachments: rptOp1City_UCPA.pdf

Importance: High

From: Renee Stukey <r.stukey@mlshoa.com> **On Behalf Of** Timmy LP
Sent: Tuesday, August 18, 2020 4:14 PM
To: Richard V. Neill, Jr. <RNeillJr@neillgriffin.com>
Subject: Request for (City): 275 EUCLID ST - Order ID: 895582

Please see attached request and send all responses back to TIMMYLP@MLSHOA.COM

Property Address: 275 EUCLID ST FORT PIERCE 34946
Folio: 1428-605-0013-000-/8
Subdivision: METES AND BOUNDS
Seller: ADKINS, DANNY E AND CHERYL C
Closing Date: 9/15/2020

Thank you,
Processing Department

Lien Processing
6801 PALISADES PARK COURT SUITE 2 FT MYERS, FL 33912
Phone: 407-584-7968
Fax: 239-465-0915