

Laura Marotta

From: Richard V. Neill, Jr.
Sent: Friday, October 30, 2020 2:09 PM
To: Laura Marotta
Subject: FW: **Revision** 10/29/2020 lauren
Attachments: corrected.pdf; footprint1027 (1).pdf

From: ddill91945@aol.com <ddill91945@aol.com>
Sent: Thursday, October 29, 2020 4:18 PM
To: Richard V. Neill, Jr. <RNeillJr@neillgriffin.com>
Subject: **Revision** 10/29/2020 lauren

Andra & Daniel Dill
403 River Prado
Fort Pierce FL 34949
Parcel 1421 602 001-000-1
River Gate Estate Lot 1
R-1 Residential

To whom it may concern:

We are requesting a variance for front (north) setback from 25 feet to 17 feet on front of lot (River Prado) 32 plus feet from road, set back of 25 Feet to 15 feet at rear of lot (south), a setback of 10 feet on east side which will meet 25 foot structure to structure and a side corner (Hagan rd) (west) set back from 20 feet to 7 feet, existing house is currently 7 feet from boundary line, for a total of 24 feet from road. These variance from boundary lines, where there is still and extra 15 or more feet from road.

With the strange angle and being a corner lot, following table 2 lot size and dimensional requirements we have a total 50 feet of front to rear set back and 30 feet of side to side setback we feel this is a hardship.

The existing home has a (north) setback of 15 feet, a (south west) setback of 2 feet, a (west) setback of 10 feet

The existing home is beyond repair and we believe we will be adding to property value for entire community.

The existing home has a footprint of 2768 sq ft. The new construction will have a foot print of 2609 sq ft.

In simplified language all we are asking is to stay in approximate footprint with the exception of moving house forward seven to ten feet to increase backyard on canal, we believe is the reason everyone lives in the area.

Neighboring lots will be unburdened

Thank You

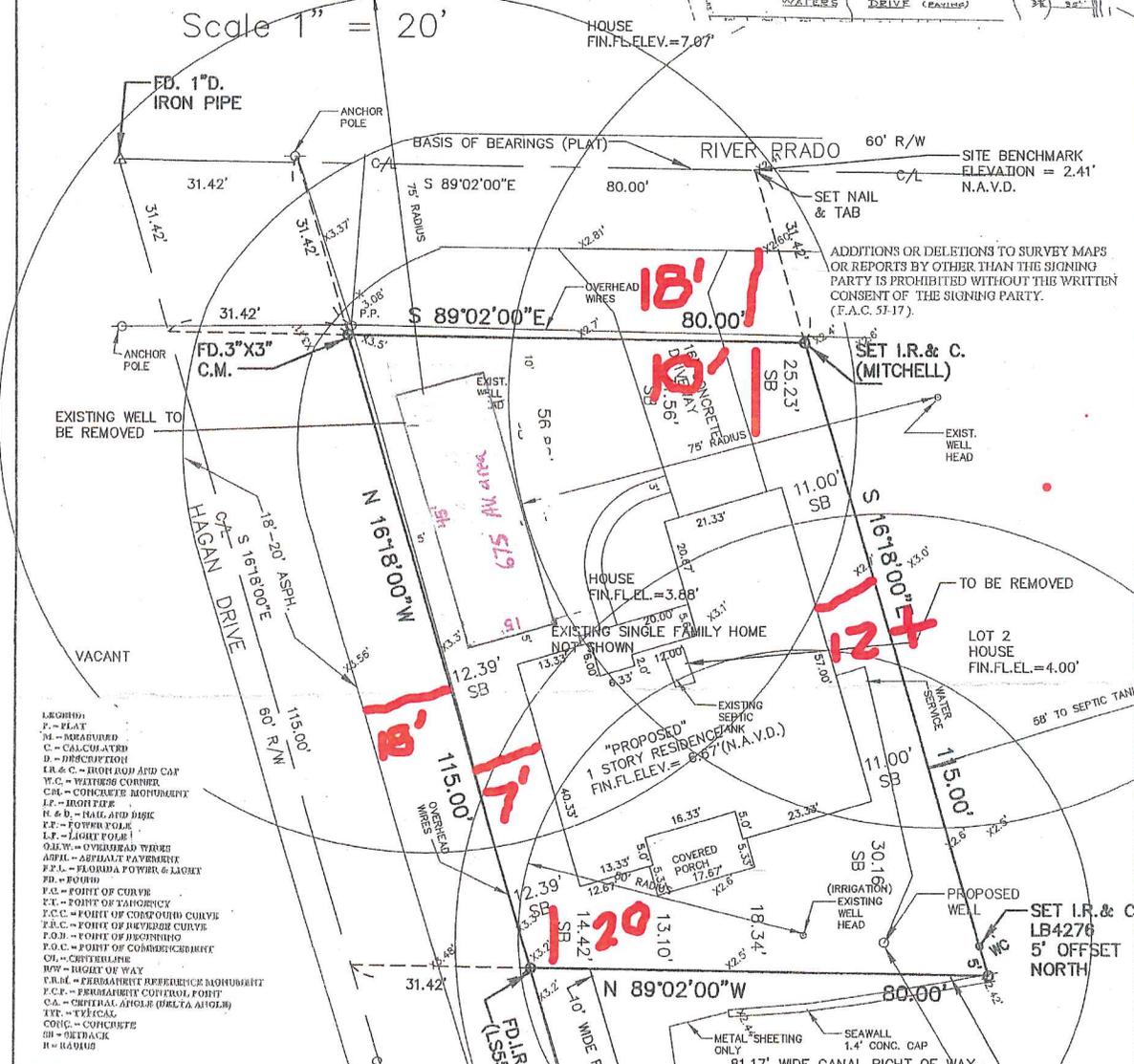
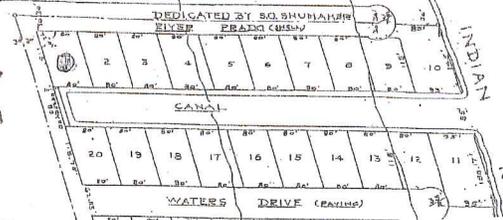
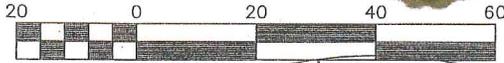
Andra & Daniel Dill

772-284-0099

772-284-3856

Email ddill91945@aol.com

FLOOD ZONES:
 "X" - "AE" - B.F.E. = 3',
 "AE" - B.F.E. = 5',
 120288-1211100 088K
 EFF. DATE: 2/19/2020



- LEGEND:
- P - PLAT
 - M - MEASURED
 - C - CALCULATED
 - D - DESCRIPTION
 - FR & C - IRON ROD AND CAP
 - W.C. - WITNESS CORNER
 - C.M. - CONCRETE MONUMENT
 - I.P. - IRON PIPE
 - N & B - NAIL AND BISC
 - F.P. - FOWER POLE
 - L.P. - LIGHT POLE
 - O.W. - OVERHEAD WIRE
 - A.P. - APPARENT POSITION
 - F.F.L. - FLORIDA FOWER & LIGHT
 - F.D. - FOUND
 - P.C. - POINT OF CURVE
 - T.T. - POINT OF TANGENCY
 - P.C.C. - POINT OF COMPOUND CURVE
 - P.R.C. - POINT OF REVERSE CURVE
 - P.O.B. - POINT OF BEGINNING
 - P.O.C. - POINT OF COMBINGEMENT
 - C.L. - CENTERLINE
 - R.O.W. - RIGHT OF WAY
 - F.M. - PERMANENT REFERENCE MONUMENT
 - F.C.R. - FERMAMENT CONTROL POINT
 - C.A. - CRITICAL ANGLE (DELTA ANGLE)
 - T.Y. - TYPICAL
 - CONG. - CONCRETE
 - SH - SHEET
 - R - RADIUS

DESCRIPTION: (SUPPLIED BY CLIENT)
 LOT ONE OF "RIVER GATE ESTATES"
 ACCORDING TO THE PLAT THEREOF,
 AS RECORDED IN PLAT BOOK 10, PAGE
 66 OF THE PUBLIC RECORDS OF ST.
 LUCIE COUNTY, FLORIDA.
 SAID LANDS SITUATE IN THE TOWN
 OF ST. LUCIE VILLAGE.

NOT VALID WITHOUT THIS SIGNATURE
 AND THE ORIGINAL RAISED SEAL OF
 THE FLORIDA LICENSED SURVEYOR
 AND MAPPER (F.A.C. 5F-17)

ELEVATIONS REFLECTED ON THIS DRAWING ARE BASED
 ON NORTH-AMERICAN VERTICAL DATUM, MORE
 SPECIFICALLY ST. LUCIE COUNTY BENCHMARK "X-RAY",
 ELEVATION = 14.34'

THIS DOCUMENT PREPARED IN THE OFFICE OF:
 C.A. MITCHELL & ASSOCIATES, INC.
 LAND SURVEYORS & MAPPERS
 759 S.W. SOUTH MACEDO BLVD.
 PORT ST. LUCIE, FLORIDA. 34983
 (772) 878-7547

C.A. MITCHELL AND ASSOCIATES, INC.
 STATE CERTIFICATE OF AUTHORIZATION NO. LB4276
 (ESTABLISHED 1985)
 AUGUST 11, 2020
 CLINTON A. MITCHELL, R.L.S.
 REGISTERED LAND SURVEYOR AND MAPPER
 FLORIDA REGISTRATION NO. LS3541 (SINCE 1982)

DRAWN BY: C.A.M.	REVISIONS	PROJECT	SHT. NAME	SHT. NO.
DATE: AUGUST 13, 2020		LOT 1, OF RIVER GATE ESTATES - 403 RIVER PRADO, ST. LUCIE VILLAGE, FLORIDA	BOUNDARY AND TOPOGRAPHIC SURVEY	4967
DWG. NO.: 4967				
APPROVED BY: M.E.	PROPOSED HSE & SEP.9/28/20			



Saint Lucie County Property Appraiser Michelle Franklin CFA



