

September 8, 2021

Blaine & LaDonna Oney

495 Peninsula Drive

Ft Pierce, Florida 34946

To Whom It May Concern,

We are requesting Boundary Setback relief/clarifications on all four sides of the above referenced property. We were granted boundary Setback relief last year but it is set to expire this year on October 27. I understand that the Board has granted extensions due to numerous circumstances and issues related to the current virus over the last 18 or so months. However, since we have now been working with an Architect and have settled on a foot print for the floor plan, it is now necessary to seek some additional, revised and same Boundary relief from what was provided/agreed by the Board last year. I have attached our most current Boundary and Topographic Survey, Site and Roof Sketch plan and First Floor Plan for reference. A description for each of the direction orientation setback relief request follows.

Note: The direction North for both the Site and Roof Sketch Plan and the First Floor Plan occur at the bottom of the page. North is up on the Boundary and Topographic Survey.

West Boundary: The West Boundary of the referenced property shares a Boundary with an existing residence. I had offered an increased setback for the adjacent Property Owner of 35' as at that time he voiced concern that the proposed structure would hinder his view of the canal and river. Now we have a house plan where we are showing a 30' setback with the building on his side that is set at an angle towards the river. His view will now be vastly improved even with our current planned 30' setback. It is my understanding that the required setback for our property at this location is 15' since my neighbor's structure is 10' from his side of the boundary.

South Setback: The South Setback, taken from the water side of the seawall cap/bulkhead, was granted in the prior Boundary relief request granted to us last October and was at that time established at 16.75' at the SW corner of a garage plan and 17.0' at the SE corner of the structure plan. In the present house design submitted, only the corners of the house structure approach the 17.0' setback. We are requesting that we are able to keep that 17.0, boundary relief for this Variance Request (the South wall of the existing structure is approximately 16' from the canal bulkhead). Additionally on the South side (canal portion), the FDEP (Florida Dept. Of Environmental Protection) has issued a Permit for modifications to seawall and removal and replacement of an existing boat elevator. This has yet to be submitted to The Villages Building Dept. for a Building Permit. A copy of the Engineering is included in attachments. The seawall modification portion provides for alteration of a section of the seawall landward in order to incorporate the replacement elevator by an amount (subject to slight adjustment) such that the angled vertical portion of the boat elevator rails to have minimum impact waterward of the canal. Currently the angled portion of the elevator rails mount to the existing seawall cap and

protrude waterward of the canal. We seek relief for that seawall alteration and boat elevator to be moved landward for this request and not to have impact for the 17.0' bulkhead setback relief for the structure from the modified or un-modified portion of the seawall bulkhead.

East Setback: The East setback of 25.0' for this request is maintained or exceeded for the building structure. The pool (as yet to be designed) will be no closer to the water side of the seawall cap than 10.0' which was allowed in our prior Variance Request. We request that the 10.0' setback for the pool be allowed in this request as well.

North Boundary: To the North of the North Boundary is Peninsula Drive at the West end which is approximately 43' in length running Eastward then starts a grassy 50' wide ROW (Right of Way) that has a precast concrete drop inlet and one 8" outfall pipe to the river, no other utilities. The pavement stops short of the West end of the grassy portion of the ROW. This grassy portion is approximately 110' long and terminates to the Indian River. My neighbor to the North of the North side of the ROW and I maintain this area. I have for nearly 13 years. The North wall of my existing residence is 20.1' from the North Boundary and the existing concrete walkway, stairs and pumphouse (located under the stairs) terminate approximately 10' from the North Boundary. For the provided house plan, we are requesting the Northern most corner of the balcony to be within 3.5' of the North Boundary and the most North Easterly corner of the structure (pump house) to be able to be located up to 15.0' from the North Boundary. The next closest portion of the structure would be further than 15.0' from the North Boundary.

We feel that Sect. 9.2.0 (B, C, D & E) of 1995-Zoning-Ordinance is applicable to the referenced property.

Thank you for your consideration of these variance requests.

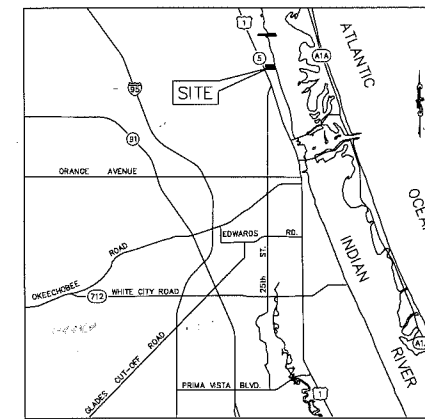
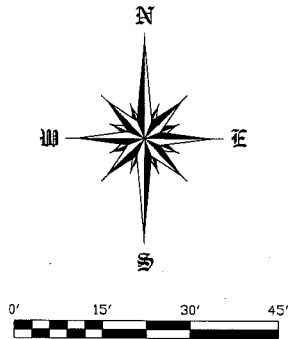
Respectfully,

Blaine & LaDonna Oney

Attachments

BOUNDARY & TOPOGRAPHIC SURVEY

LOCATED IN THE TOWN OF ST. LUCIE VILLAGE, FLORIDA



LOCATION MAP
NOT TO SCALE

ARNOLD SURVEYING, INC.
 FLORIDA LICENSED SURVEYORS & MAPPERS
 4888 N. KINGS HIGHWAY #425, FORT PIERCE, FLORIDA 34951
 24 VERDE VISTA, FORT PIERCE, FLORIDA 34951
 PHONE (772) 708-1819 SURVEY@ASI-SURVEY.COM

STREET ADDRESS
 495 PENINSULA DRIVE, FORT PIERCE, FL 34946

LEGAL DESCRIPTION

EAST 60 FEET LOT 9 AND ALL OF LOT 10, BLOCK 3, ACCORDING TO THE PLAT OF RIVERSIDE HARBOR SUBDIVISION, AS RECORDED IN PLAT BOOK 10, PAGE 5, OF THE PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA. SAID EAST 60 FEET OF LOT 9 BEING MEASURED BY RUNNING FROM THE NORTHWEST CORNER OF LOT 10, RUN WESTERLY 60 FEET ALONG THE BOUNDARY OF LOT 9; THENCE RUN SOUTHERLY TO THE SOUTH BOUNDARY OF LOT 9 PARALLELING THE LOT LINE; THENCE RUN EASTERLY TO THE LINE DIVIDING LOTS 9 AND 10; THENCE RUN NORTHERLY TO THE POINT OF BEGINNING, TOGETHER WITH ALL INTEREST IN LANDS AND ACCRETION FROM THE EAST BOUNDARY OF LOT 10, BLOCK 3, AFORESAID, SAID EXTENSION BEING APPROXIMATELY 100 FEET IN LENGTH (NORTH AND SOUTH) AND EXTENDING EASTERLY TO THE MEAN HIGH WATER MARK OF THE WESTERN SHORE OF THE INDIAN RIVER AND/OR EASTERLY BOUNDARY OF EXISTING BULK HEAD, WHICHEVER IS FURTHER, TOGETHER WITH RIPARIAN RIGHTS. (ORB 3730, PG. 1561)

GENERAL NOTES

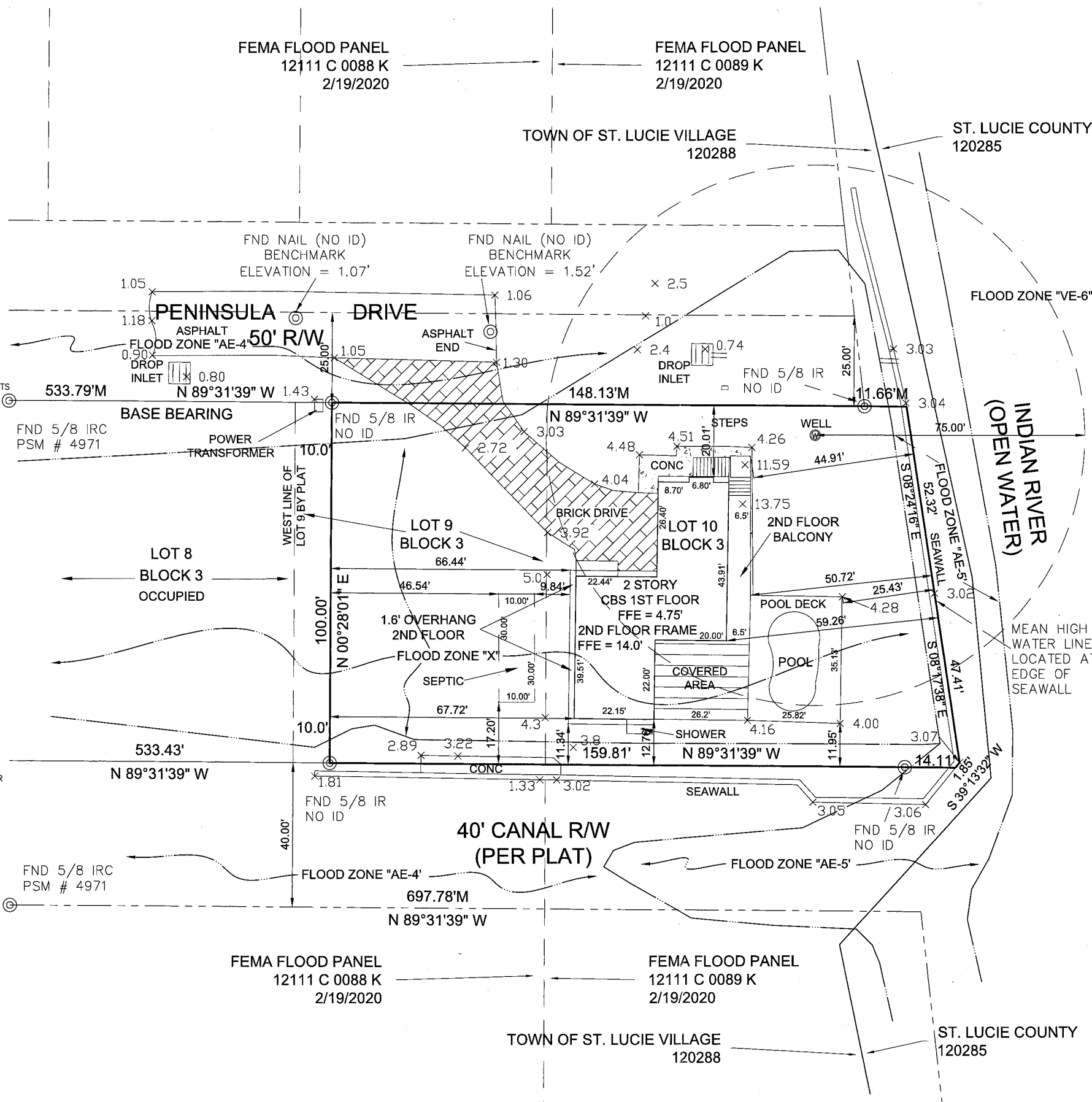
1. THE EXPECTED USE OF THIS SURVEY AND/OR MAP IS RESIDENTIAL.
2. ADDITIONS OR DELETIONS TO THIS SURVEY AND/OR MAP IS NOT CERTIFIED BY THE SIGNING FLORIDA LICENSED SURVEYOR & MAPPER.
3. REPRODUCTIONS OF THIS MAP ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER.
4. THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE SOUTH RIGHT OF WAY LINE OF PENINSULA DRIVE, HAVING A BEARING OF S89°31'39"E, ACCORDING TO THE PLAT OF RIVERSIDE HARBOR SUBDIVISION, AS RECORDED IN PLAT BOOK 10, PAGE 5, PUBLIC RECORDS, SAINT LUCIE COUNTY, FLORIDA.
5. FLOOD NOTE: BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X & AE", ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 12111 C 0088 K & 12111 C 0089 K, EFFECTIVE DATE FEBRUARY 19, 2020. THE EXACT DESIGNATION CAN ONLY BE DETERMINED BY AN ELEVATION CERTIFICATE.
6. ELEVATIONS, IF SHOWN, ARE IN NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988, BASE BENCHMARK, ST. LUCIE COUNTY, "X-RAY".
7. ALL MEASUREMENTS ARE IN ACCORDANCE WITH UNITED STATES STANDARDS, IN FEET AND DECIMALS THEREOF.
8. ALL ABOVE GROUND FIXED IMPROVEMENTS, IF ANY, HAVE BEEN LOCATED AND SHOWN HEREON.
9. UNDERGROUND UTILITIES AND UTILITY SERVICES HAVE NOT BEEN LOCATED ON THIS SURVEY.
10. THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY OCCUPY LAND SURVEYED OR LAND OF OTHERS.
11. LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS OFFICE FOR RIGHTS-OF-WAY, EASEMENTS OF RECORD, OWNERSHIP, ABANDONMENT'S DEED RESTRICTIONS, OR MURPHY ACT DEEDS.
12. THE LAST DATE OF FIELD WORK WAS APRIL 01, 2020.

GLOBAL POSITIONING SYSTEM (GPS) NOTES

1. REAL TIME KINEMATICS (RTK) METHOD WAS UTILIZED USING CARLSON BRX-6+, 372 CHANNEL GNSS ATHENA, WITH ATLAS L-BAND RECEIVER.
2. TYPICALLY, A BASE RECEIVER IS SET UP ON AN ESTABLISHED CONTROL STATION WHILE A ROVING RECEIVER LOCATES EXISTING MONUMENTS, IMPROVEMENTS AND CONTROL ON THE PROJECT.
3. GPS SURVEY MEASUREMENTS WERE PROCESSED AND ADJUSTED USING CARLSON SURVEY 2018.
4. THE HORIZONTAL AND VERTICAL TARGET ACCURACY FOR THIS SURVEY EXCEEDS MINIMUM STANDARDS OF PRACTICE PER FLORIDA ADMINISTRATIVE CODE (F.A.C.) 5J-17-051.

LEGEND & ABBREVIATIONS

A	ARC LENGTH
A/C	AIR CONDITIONER
BM	BENCHMARK
C	CALCULATED FROM FIELD MEASUREMENTS
C/L	CENTERLINE
CM	CONCRETE MONUMENT
CONC	CONCRETE
DEG OR °	DEGREE
ELEV	ELEVATION
FFE	FINISHED FLOOR ELEVATION
FND	FOUND
ID	IDENTIFICATION NUMBER
IP	IRON PIPE
IR	IRON ROD
IRC	IRON ROD & CAP
LB	LICENSED BUSINESS
LS	LICENSED SURVEYOR
M	MEASURED DATA
MON	MONUMENT
N&C	NAIL AND CAP
NAVD	NORTH AMERICAN VERTICAL DATUM
NGVD	NATIONAL GEODETIC VERTICAL DATUM
NO OR #	NUMBER
NTS	NOT TO SCALE
OHP	OVERHEAD UTILITIES
ORB	OFFICIAL RECORDS BOOK
P	PLAT DATA
PG(S)	PAGE(S)
PLS	PROFESSIONAL LAND SURVEYOR
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PRM	PERMANENT REFERENCE MONUMENT
PSM	PROFESSIONAL SURVEYOR AND MAPPER
R	RADIUS
RLS	REGISTERED LAND SURVEYOR
R/W	RIGHT-OF-WAY
	WATER METER
&	AND
△	AT
⊙	DELTA
⊕	UTILITY POLE



NO.	REVISIONS	DATE	BY

CERTIFICATIONS
 FLORIDA
 TOWN OF ST. LUCIE VILLAGE
 BLAINE E. ONEY;
 LADONNA ONEY;

DRAWN BY: CA
 CHECKED BY: CA
 DATE: APRIL 13, 2020
 HORIZONTAL SCALE: 1"=15'

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER.
 CHARLES ARNOLD
 PROFESSIONAL SURVEYOR & MAPPER
 FLORIDA LICENSE NO. 4971
 PRINTED DATE
 SHEET 1 OF 1
 PROJECT NO. 18-516

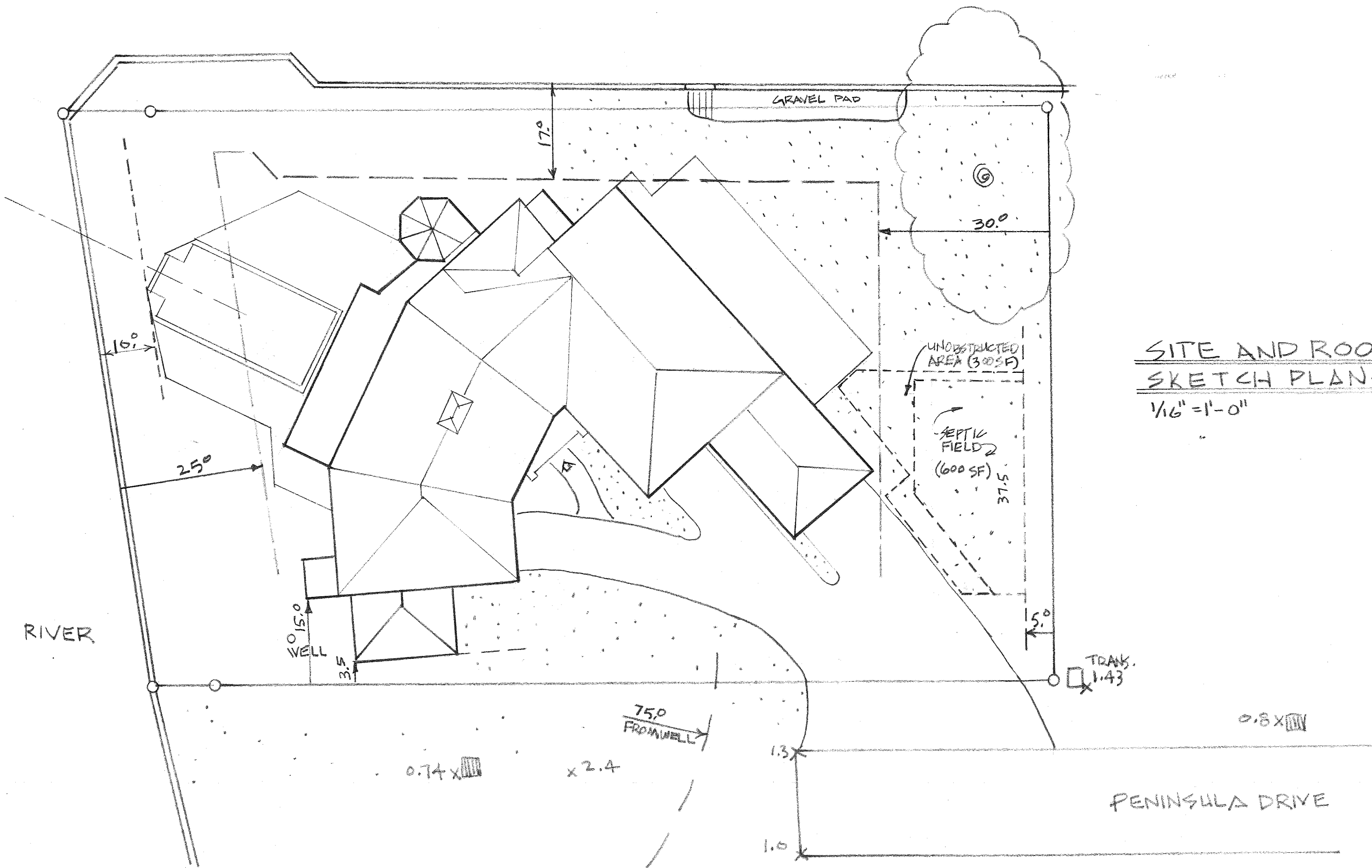
RIVER

CANAL

GRAVEL PAD



SITE AND ROOF
SKETCH PLAN - PRELIM.
1/16" = 1'-0"

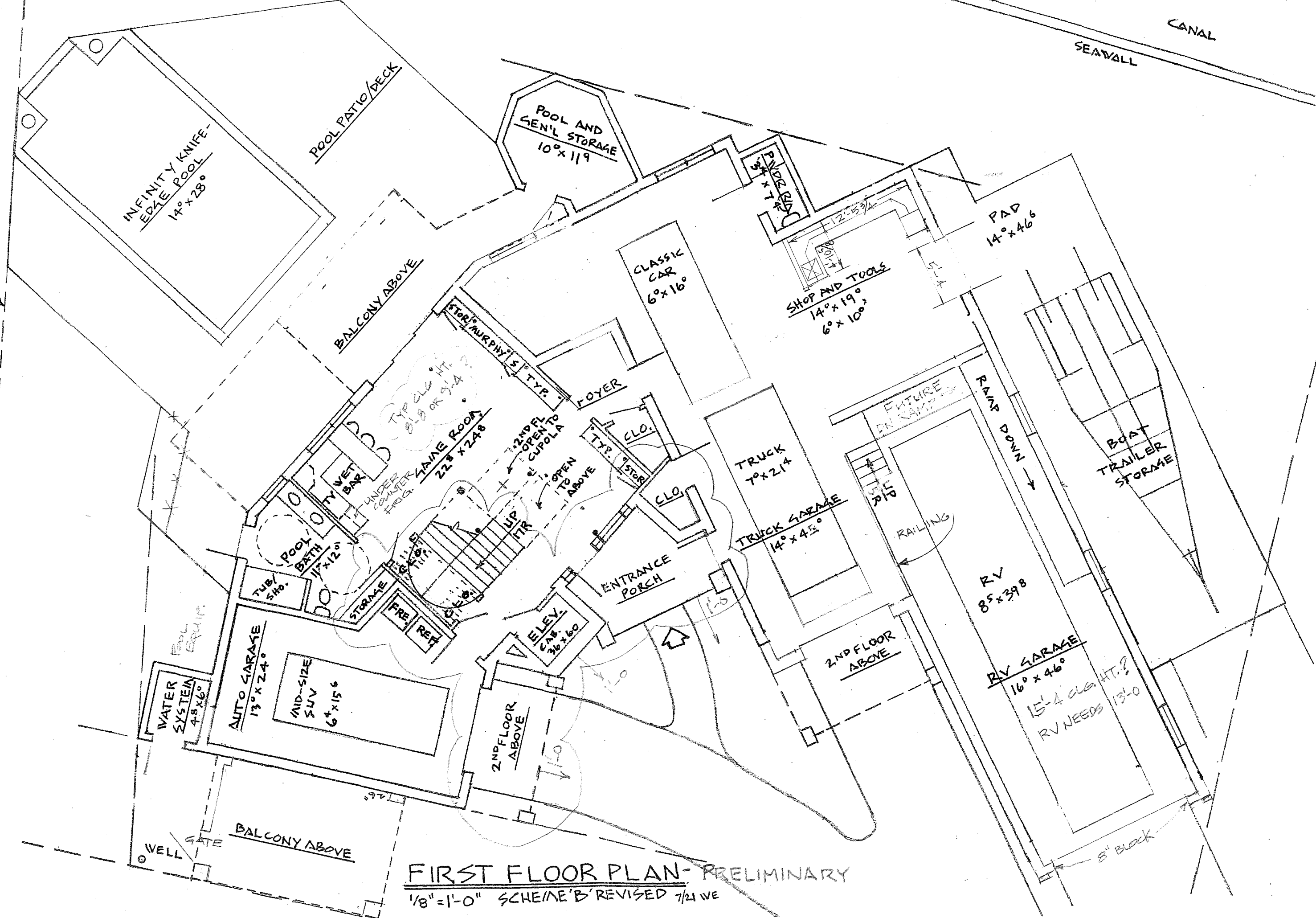


RIVER

CANAL

SEAWALL

SEAWALL POOL SETBACK



FIRST FLOOR PLAN - PRELIMINARY

1/8" = 1'-0" SCHEME 'B' REVISED 7/21 WE

CONSTRUCTION DOCUMENTS

ONEY SEAWALL & BOATLIFT

FORT PIERCE, FLORIDA

SEPTEMBER 17, 2021

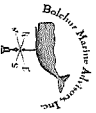


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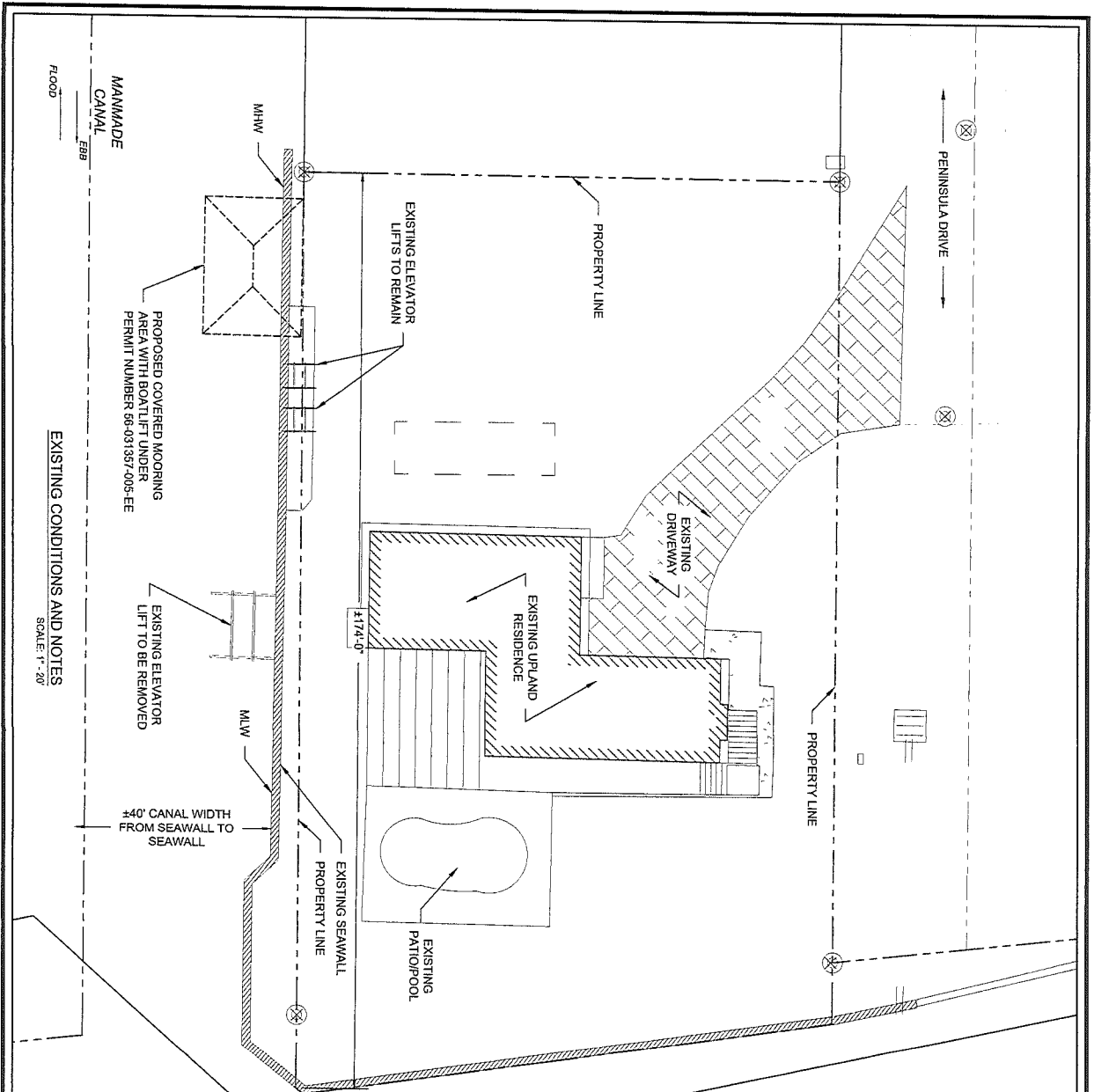
SHEET	DRAWING TITLE
1	EXISTING CONDITIONS AND NOTES
2	PROPOSED SEAWALL & BOATLIFT LAYOUT PLAN
3	CROSS SECTIONS AND NOTES

PREPARED FOR:
BLAINE ONEY
495 PENINSULA DRIVE
FORT PIERCE, FL 34946

PREPARED BY:



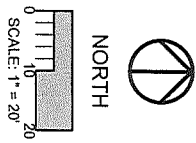
618 US HWY 1
SUITE 3024, FL 34908
NORTH PALM BEACH, FL 33408
861.385.2318
www.bahamainc.com



GENERAL NOTES:

1. PROPERTY LINES AND LAYOUT FEATURES SHOWN IN THESE PLANS ARE BASED ON INFORMATION TAKEN FROM SURVEY PERFORMED BY ARNOLD SURVEYING, INC. DATED JUNE 1, 2020.
2. ELEVATIONS SHOWN ON UPLAND ARE REFERENCED TO NAVD88 (SEE SITE SURVEY FOR BENCHMARK LOCATION).
3. SCOPE OF WORK INCLUDES RELOCATION OF SEAWALL SECTION, AND INSTALLATION OF NEW ELEVATOR LIFT. SCOPE ALSO INCLUDES REMOVAL OF PORTION OF EXISTING WALL AND FILL.
4. ALL DEBRIS SHALL BE DISPOSED OF AT AN OFFSITE DISPOSAL SITE. ANY DEBRIS FALLING INTO THE WATER SHALL BE RETRIEVED AND DISPOSED OF OFFSITE.
5. ANY IMPACTED AREAS SHALL BE RETURNED TO A ROUGH GRADED AND BETTER THAN ORIGINAL CONDITION. CONTRACTOR SHALL THOROUGHLY FAMILIARIZE HIMSELF WITH EXISTING AND PROPOSED CONDITIONS PRIOR TO COMMENCEMENT OF WORK.
6. SEE SHEET 1 FOR EXISTING CONDITIONS AND NOTES. SHEET 2 FOR PROPOSED BOATLIFT LAYOUT PLAN, SHEET 3 FOR CROSS SECTIONS AND DETAILS.
7. ALL INFORMATION CONTAINED IN THESE PLANS SHALL BE FIELD CONFIRMED AS NECESSARY BY CONTRACTOR PRIOR TO AND DURING ALL CONSTRUCTION ACTIVITIES. ANY DISCREPANCIES WHICH MAY MATERIALLY ALTER THE DESIGN AND/OR CONSTRUCTION SCOPE SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER.
8. ANY MODIFICATIONS TO THESE PLANS SHALL BE REVIEWED AND APPROVED BY THE ENGINEER PRIOR TO EXECUTION.
9. THIS PROJECT HAS BEEN APPROVED THROUGH A PERMIT EXEMPTION FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND A STATE PROGRAMMATIC GENERAL PERMIT FROM THE US ARMY CORPS OF ENGINEERS. FILE NO. 56-031357-007-008-EE. CONTRACTOR SHALL ADHERE TO ALL CONDITIONS OF REGULATORY APPROVALS.

EXISTING CONDITIONS AND NOTES
SCALE: 1" = 20'



EXISTING CONDITIONS AND NOTES
ONEY SEAWALL & BOATLIFT

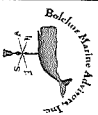
495 PENINSULA DRIVE
FORT PIERCE, FLORIDA 34946

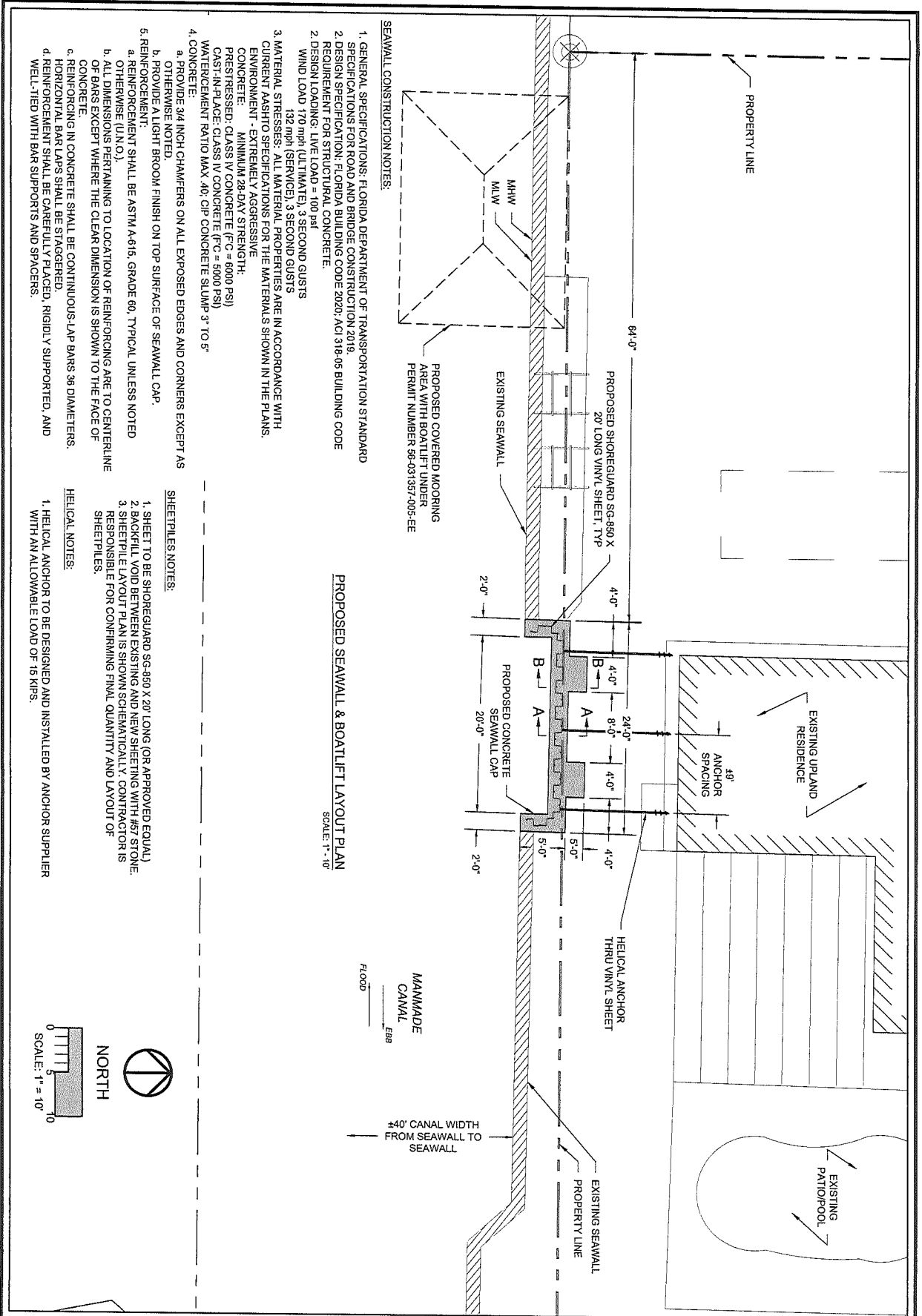
For:

2086

Revisions	Drawn by:	DS
	Checked by:	MDB
	Date:	9/17/2021
	Sheet No.	1

618 US HIGHWAY 1
SEASIDE, FL 34984
TEL: 888-343-3318
WWW.BOKERS.COM





SEAWALL CONSTRUCTION NOTES:

1. GENERAL SPECIFICATIONS: FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION 2019.
2. DESIGN SPECIFICATION: FLORIDA BUILDING CODE 2020; ACI 318-05 BUILDING CODE REQUIREMENT FOR STRUCTURAL CONCRETE.
2. DESIGN LOADING: LIVE LOAD = 100 psf WIND LOAD 170 mph (ULTIMATE), 3 SECOND GUSTS 132 mph (SERVICE).
3. MATERIAL STRESSERS: ALL MATERIAL PROPERTIES ARE IN ACCORDANCE WITH CURRENT PASTO SPECIFICATIONS FOR THE MATERIALS SHOWN IN THE PLANS.
- CONCRETE: MINIMUM 28-DAY STRENGTH PRESSTRESSED: CLASS IV CONCRETE (F_c = 6000 PSI) CAST-IN-PLACE: CLASS IV CONCRETE (F_c = 5000 PSI) WATER/CEMENT RATIO MAX. 40; CP CONCRETE SLUMP: 3" TO 5"
4. CONCRETE:
 - a. PROVIDE 3/4 INCH CHAMFERS ON ALL EXPOSED EDGES AND CORNERS EXCEPT AS OTHERWISE NOTED.
 - b. PROVIDE A LIGHT BROOM FINISH ON TOP SURFACE OF SEAWALL CAP.
5. REINFORCEMENT:
 - a. REINFORCEMENT SHALL BE ASTM A-615, GRADE 60, TYPICAL UNLESS NOTED OTHERWISE (U.N.O.).
 - b. ALL DIMENSIONS PERTAINING TO LOCATION OF REINFORCING ARE TO CENTERLINE OF BARS EXCEPT WHERE THE CLEAR DIMENSION IS SHOWN TO THE FACE OF CONCRETE.
 - c. REINFORCING IN CONCRETE SHALL BE CONTINUOUS-LAP BARS 36 DIAMETERS.
 - d. HORIZONTAL BAR LAPS SHALL BE STAGGERED.
 - e. REINFORCEMENT SHALL BE CAREFULLY PLACED, RIGIDLY SUPPORTED, AND WELL-TIED WITH BAR SUPPORTS AND SPACERS.

PROPOSED SEAWALL & BOATLIFT LAYOUT PLAN

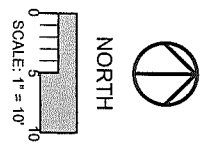
SCALE: 1" = 10'

SHEETPILES NOTES:

1. SHEET TO BE SHOREGUARD SG-860 X 20' LONG (OR APPROVED EQUAL).
2. BACKFILL VOID BETWEEN EXISTING AND NEW SHEETING WITH #3 STONE.
3. SHEETPILE LAYOUT PLAN IS SHOWN SCHEMATICALLY; CONTRACTOR IS RESPONSIBLE FOR CONFIRMING FINAL QUANTITY AND LAYOUT OF SHEETPILES.

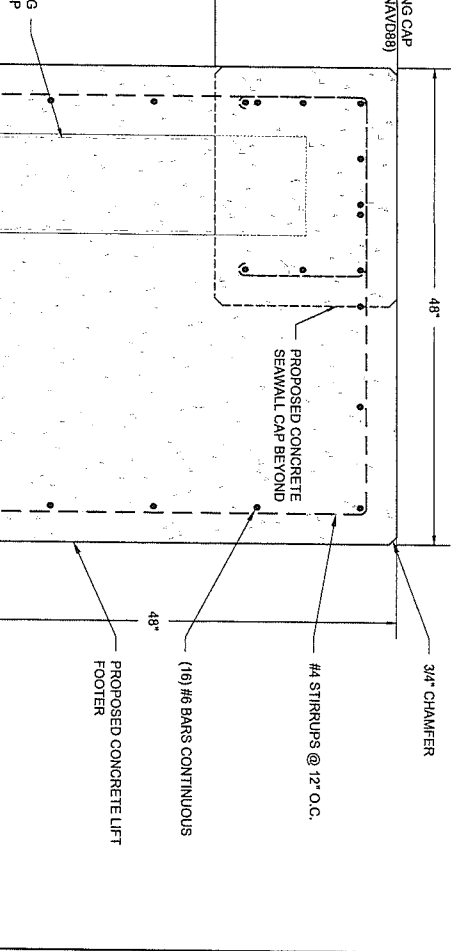
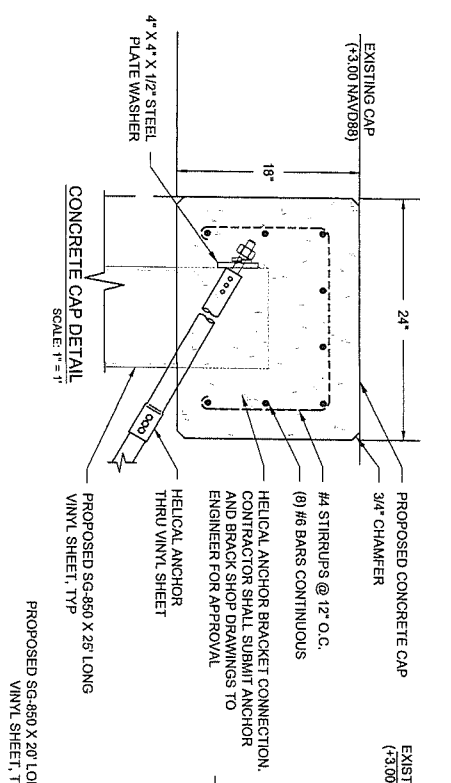
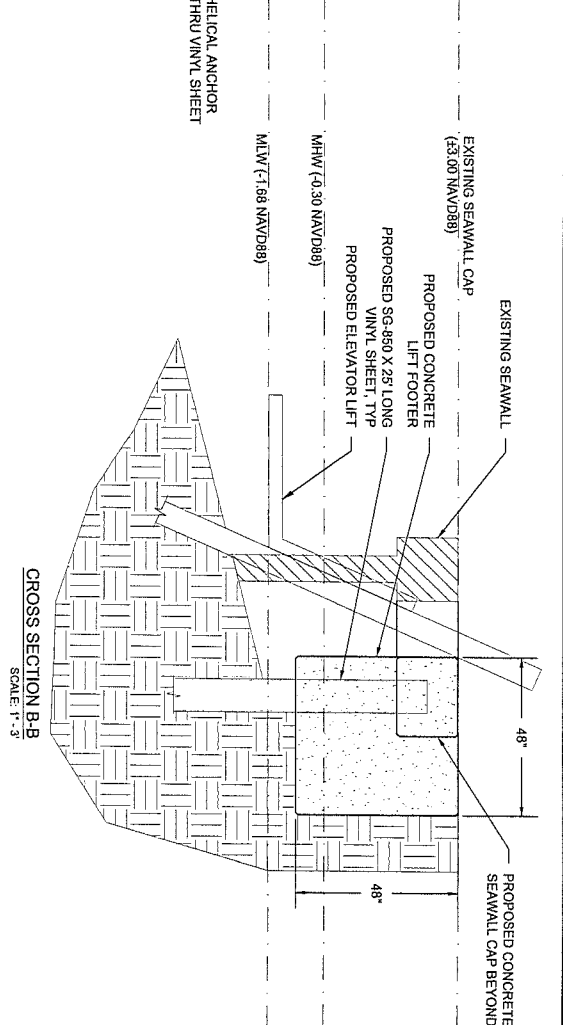
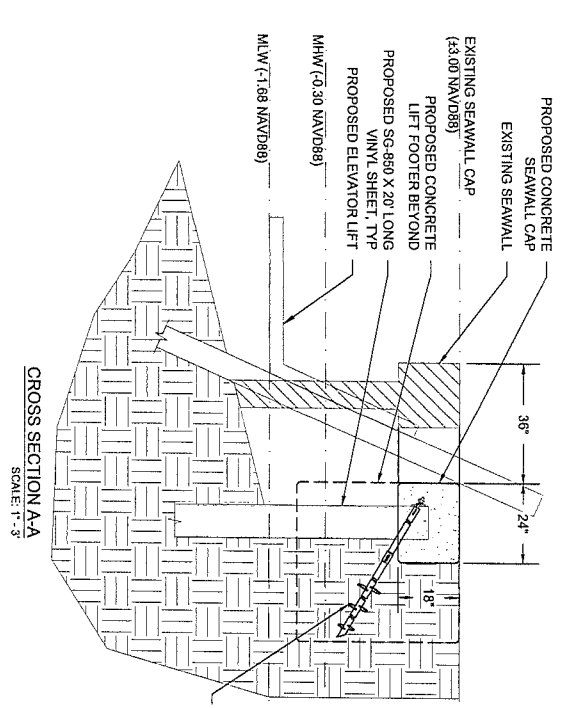
HELICAL NOTES:

1. HELICAL ANCHOR TO BE DESIGNED AND INSTALLED BY ANCHOR SUPPLIER WITH AN ALLOWABLE LOAD OF 15 KIIPS.



Revisions 	Drawn by:	DS		
	Checked by:	MDB		
	Date:	9/17/2021	Sheet No.	2
	PROPOSED SEAWALL & BOATLIFT LAYOUT PLAN ONEY SEAWALL & BOATLIFT 495 PENINSULA DRIVE FORT PIERCE, FLORIDA 34946			

618 US HIGHWAY 1
 1/2 MILE S. OF
 561-315-2318
 WWW.BOLDERS.COM



CROSS SECTION AND DETAILS
ONEY SEAWALL & BOATLIFT

495 PENINSULA DRIVE
FORT PIERCE, FLORIDA 34946

Revisions	Drawn by:	DS
	Checked by:	MDB
	Date:	9/17/2021
	Sheet No.:	3

2086

For:

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