

**Homeowners/Confidential
467 River Prado
Fort Pierce, Florida 34946
Town of Saint Lucie Village**

October 29, 2021

VIA COURIER

**Richard V. Neill, Jr.
Saint Lucie Village General Council
311 South Second Street, Suite 200
Fort Pierce, F 34950
Phone: 772-464-8200**

***IN RE: Town of Saint Lucie Village-Variance Application
467 River Prado, Fort Pierce, Fl 34946***

Property Description:

LOT 7 AND WEST 40 FEET OF LOT 8, RIVER GATE ESTATE, PLAT BOOK 10,
PAGE(S) 66, ST. LUCIE COUNTY, FLORIDA

Parcel ID# 1421-602-0007-000-3

Dear Sir:

Our home is a single story 1965 concrete block construction residence, total 952 square feet living space and 280sf carport space, and 1232 total square feet. Our property lot is located on one-and one-half lots, 13178sf, with 120' waterfront. Our residence currently has a top floor elevation of 3.81 above flood plain, 1.19 feet below the current FEMA regulation and Saint Lucie Village Building regulations prohibiting significant improvements unless the base elevation is 4 feet plus 1 foot above flood elevation. The current base level of elevation of the residence at 3.81 per Elevation Certificate dated 05/19/2019.

This below elevation criteria has created a hardship. My wife and I have decided to improve the residence above flood plain levels to protect property and family. We are moving forward to construct a second story living space. Our construction plans are to convert the existing concrete home into storage and garage space below the new second floor construction.

Moving forward my wife and I propose to build a second story addition of concrete construction and replace the first-floor living space (keeping the original 1965 CBS home and foundation) into remodeled garage/storage area and convert the previous living space to upstairs having a 1644 SF living space upstairs respectively. Our current residence on the southwest corner is located per survey 23.7 feet from the closest point of the bulkhead/seawall. The proposed site plan would include a second-floor covered porch that would extend 6 additional feet towards the seawall effectively making the distance of 17.7 feet from the bulkhead. Currently the setback regulation is at 25 feet from the bulkhead for any new construction. We are requesting relief of the zoning ordinance setback provisions of Table 2 and 3.5.6(C), the 25 feet from the bulkhead provision. Our home is 12.8 feet from our west property line.

Our new construction will consist of a corner support piling to support a covered upstairs porch open stairwell, ten feet in height to the second floor, therefore not imposing any loss of river view to our neighbors to the west. Currently the west adjacent home, a single-story, has no river view due to the residence being set back from the bulkhead towards the street and a newly constructed vinyl fence. Our new construction would not adversely affect the view from the adjacent west property.

Additionally, we seek a variance to construct a pool in the rear of our residence pursuant to enclosed copy of the site plan. Currently there is a 5-foot set back regulation/requirement for pools from the bulkhead. Our proposed new pool construction will be at least 10 feet from the bulkhead, so not to interfere with the seawall anchors located and buried 8 feet from the seawall. This provision additionally requires relief of the zoning ordinance setback provisions of Table 2 and 3.5.6(C), the 25 feet from the bulkhead provision.

We have been in the planning phase for more than one year working with our engineer and anticipate pulling construction permits as soon as a contract is signed. We want to maintain our original 1965 solidly built structure below that has weathered the test of time and storms already. Construction costs are continuing to rise and we seek to move forward with the project quickly.

Sincerely,

Homeowners

467 River Prado

Saint Lucie Village

Enclosure (5)

From: Homeowner/Confidential
Sent: Monday, November 22, 2021 7:02 PM
To: Richard V. Neill, Jr. <RNeillJr@neillgriffin.com>
Cc: Homeowner/Confidential
Subject: Re: SLV variance application

Good Evening Sir,

Thank you for pointing out a few things...

The only thing I noticed in the verbiage was the porch and piling section should read going south towards the bulkhead ..we are not having any structure going west towards the adjoining property. However, our plans have a small concrete landing for the rear stairway at ground level that will be on the west side (southwest corner). I'm not sure if the landing would need a variance but listing lit on the description would prevent going back to the board if the building inspector required it.

Thank you again for all your attention in this matter.

Happy Thanksgiving!
Homeowner/Confidential

Sent from my iPhone

On Nov 22, 2021, at 4:46 PM, Richard V. Neill, Jr. <RNeillJr@neillgriffin.com> wrote:

Homeowner/Confidential, please also take a look at the description of your request in the second paragraph of the attached draft. The application and associated documents have the detail, but I do want us both to feel that the description in the notice is accurate. Seem right to you? If not, feel free to offer suggestions. Thanks. 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



Patriot
Properties Inc.
User Defined
34S

PriorID1a
1421602
PriorID1b

PriorID1c
40E
PriorID2a
PriorID2b
0052
PriorID2c
21
PriorID3a
7
PriorID3b
PriorID3c
13800 SF
Home Stead Y

Current Value Information

Use Code	Land Size	Building Value	Yard Items	Land Value	Agr. Value	Total Value	Assessed
0100	0.00	34,600	8,000	269,300	0	311,900	311,900
TOTAL	0.00	34,600	8,000	269,300	0	311,900	311,900

467 River Prado, Fort Pierce, FL 34946-6421

Previous Owner
Ms Sheri Culbertson

Previous Value Information

TaxYr	Cat	Use	Bldg Val	Yard	Land Size	Land Val	Total Val	Ass'd Val
2020	EST5	0100	33,700	8,000	0.00	269,300	311,000	290,988
2019	FV2	0100	38,400	8,300	0.00	269,300	316,000	191,408
2018	FV2	0100	38,700	8,500	0.00	196,800	244,000	187,840
2017	FV2	0100	28,700	9,100	0.00	196,800	234,600	183,977
2016	FV2	0100	25,100	9,300	0.00	196,800	231,200	180,193
2015	FV2	0100	22,200	9,400	0.00	196,800	228,400	178,941

Sales Information

Grantor	Legal Ref	Type	SaleDate	Nal	SalePrice	V	Verif	GeneralNotes
Culbertson Sheri	4281-0382	WD	05/21/2019	Qual-Deer	275000	N	Not on	
Totman Lucille	11910672	WD	11/24/1998	Qual-2 + 1	115000	N		
	04882568	CV	09/01/1977	Disq Sale	0	N		

District Data

Code	Desc.	%	Code	Desc.	%
CS64	Children Strv	100			
EE19	Erosion E	100			
FD21	Fire Dist	100			

Property Factors

Code	Desc.
Census	121113810001
Flood Haz.	
Topo:	
Street:	
Traffic:	

Legal Description

RIVER GATE ESTATES LOT 7 AND W 40 FT OF LOT 8

Assr Map: 14/21N
GIS 1: 14
GIS 2:
Reval Dist: RES2 - Marina
Year: 2020
Mrkt Area: 18 - 18

Building Permit Information

Amount	Visit Date	ClosedDate	Status	GeneralNotes

Activity Information

Date	Results	By
05/19/2016	5 YR REVU NC	J Frohlich
08/16/2011	5 YR REVU CH	L Brinker
07/19/2005	5 YR REVU CH	
05/01/2001	5 YR REVU CH	
05/02/2000	FIELD CK CH	

Land Data (1st 7 lines)

Line	Use Description	LUC Factor	Units	Depth	Unit Type	Base Value	Unit Price	Neigh Infru	Neigh Mod	Infl 1	% Infl 1	Infl 2	% Infl 2	Infl 3	% Infl 3	Appraised Value	Spec Land	Juris	Fact	Use Value	Notes
1	0100 SF Res	1.00	120.000	115.00	FFI	2,600	2,244.17	1.00	18							269,300		0280	1.00	0	

Total Area: 0.00 Total Appraised: 269,300 Agr Total: 0 Use Value: 0 Assessed Value: 269,300

Signature: _____ Date: _____

Exterior Information		Bath Features (Rating)		Condo Information		Other Features (Rating)		Depreciation		Residential Units	
Bldg Type	HC-	Full Bath	1	GD	Location	Kitchens	0	PhysCond	Fair	Description	Units
Stry Ht	0010	Addtl	0		Tot Units	Ad Kit	0	Func	56.38	SING FAM	1
Liv Units	1	3/4 Bath	0		Floor Level	Frpls	0	Econ	0.00		6
Foundation	CB	Addtl	0		Num Floor(s)	WSFlue	0	Spec	0.00		2
Frame	BP	1/2 Bath	0		% Own			OV	0.00		1
Wall	BP	Addtl	0		Name						
RoofStruct	GA	0% Othr Fix	0								
RoofCover	TG										
Color											
ViewCode											
Bld Name											

General Information	
Grade	C- C-
Year Blt	1965 Eff Yr Blt 1965
Alt LUC	0%
Jurisdct	0280 Fact 1.00
Constr Mod	
LumpSumAdj	0.00
Commercial Units	0

Interior Information	
Avg HtFL	DW Drywall
Prime Wall	0%
Sec Wall	
Partition	
Prime FI	CU Carpet
Sec Floors	CT Tile-Ceramic
Bsmt Floor	30%
Subfloor	
Bsmnt Gar	0
Electric	MX
Insulation	2 Typical
Int vs Ext	
Heat Fuel	ELEC Electric
Heat Type	FHA FrcdHolAir
Sec Ht Type	
# Heat Sys	1 % A/C 100
% Heated	100 % Ctrl Vac 0
% Sprinkled	0

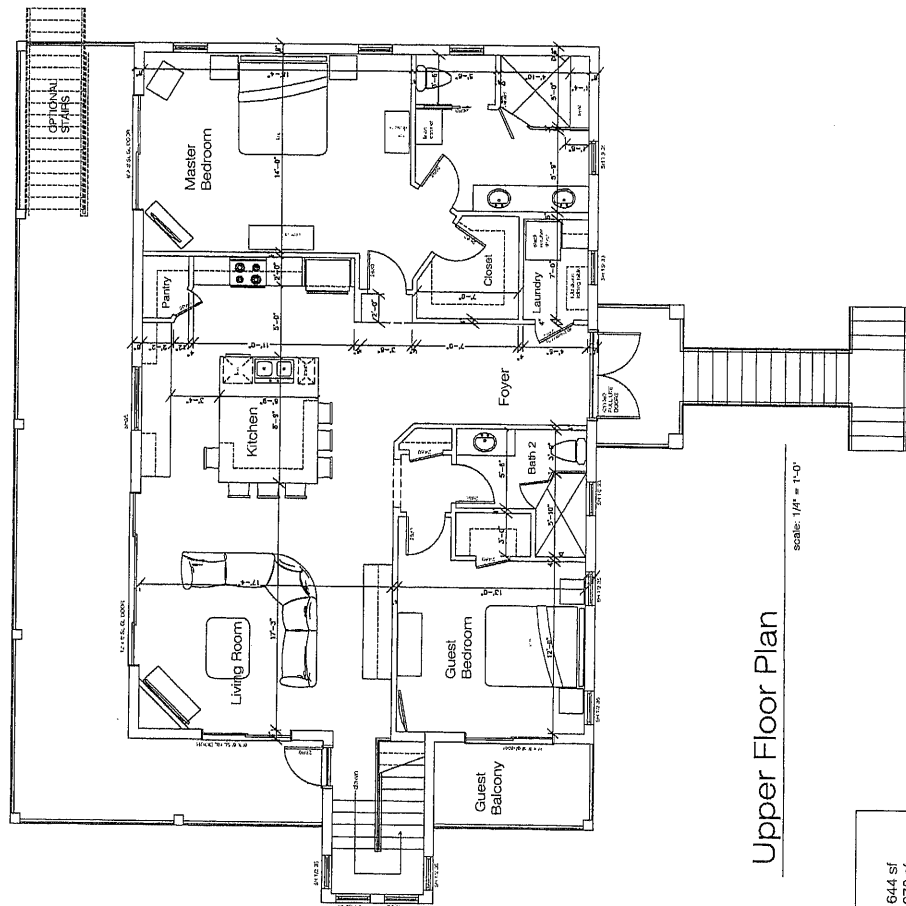
Calculation	
Basic \$/SQ	61.00
Size Adj	1.15000000
Const Adj	0.94
Adj \$/SQ	65.627
Other Feat	3.732
Grade Fact	0.98
NBHD Infl	1.06000000
LUC Factor	1.00
Adj Total	79.357
Depreciator	44.741
Dep Total	34.616
Final Total	34,600.00

Alternate Area Detail		
SubArea	% AltType	%
BAS	BASE AREA	952
SPAA	ScmPchAttAv	280

Sub Area Detail - 1st 9 Lines Displayed					
Code	Desc.	F.Area	Area	Rate	UnDeprVal
BAS	BASE AREA	952	952	65.63	62,480
SPAA	ScmPchAttAv	0	280	36.09	10,105

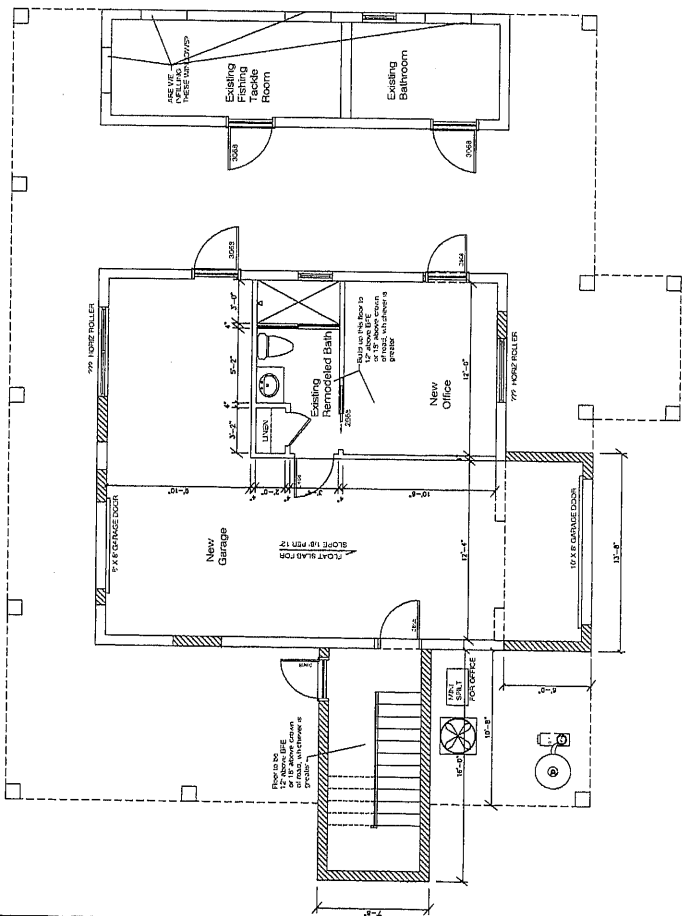
Special Features / Yard Items (1st 6 Lines Displayed)																					
Code	SFYIDesc	A	YISQty	Len	Width	Size	Qual	Con	Year	Unit Price	Adj UP	D/S	Dep%	LUC	NB	N.Fact	Juris	J.Fact	UndepValue	Apprsd Value	Assd Value
DOK2	WOOD DOCK	A	N	1		80	AV	Average	1999	15.50	15.50	1	56	0100	1.00	B112	1.00	1.00	1,240	500	500
SWOD	SEAWALL WOOD	D	N	1		120	AV	Average	1999	85.00	85.00	0	26	0100	1.00	B112	1.00	1.00	10,200	7,500	7,500
UTL1	UTILITY LOW	D	N	1		80	AV	Average	1965	1.58	1.58	0	63	0100	1.00	B112	1.00	1.00	126	0	0

Total Appraised: 8,000
Total Assessed Value: 8,000



Upper Floor Plan

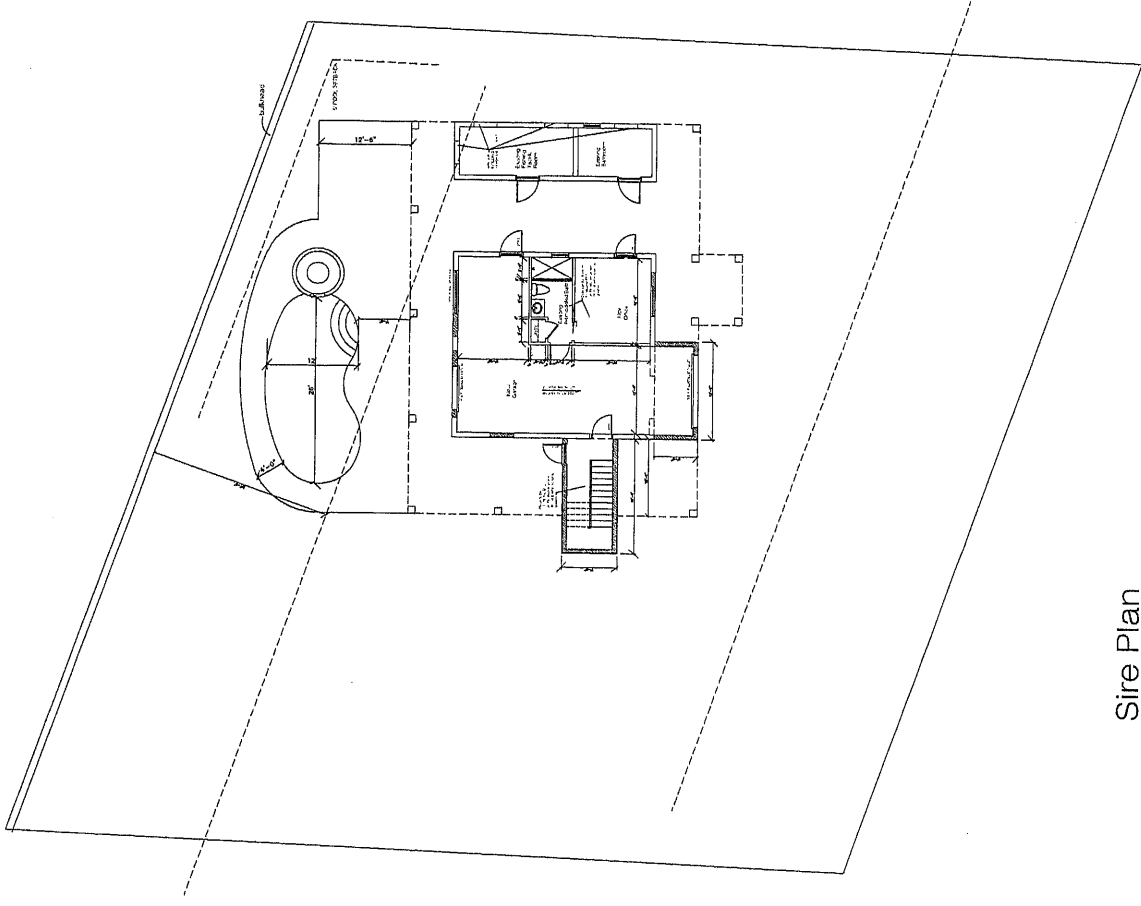
scale: 1/4" = 1'-0"



Lower Floor Plan

scale: 1/4" = 1'-0"

UPPER LIVING AREA	1644 sf
OFFICE/BATH	278 sf
TOTAL LIVING AREA	1922 sf
GARAGE	582 sf
FISHING ROOM/	244 sf
BATH	563 sf
BALCONIES	280 sf
EXISTING BREEZEWAY	3611 sf
TOTAL UNDER ROOF	3611 sf



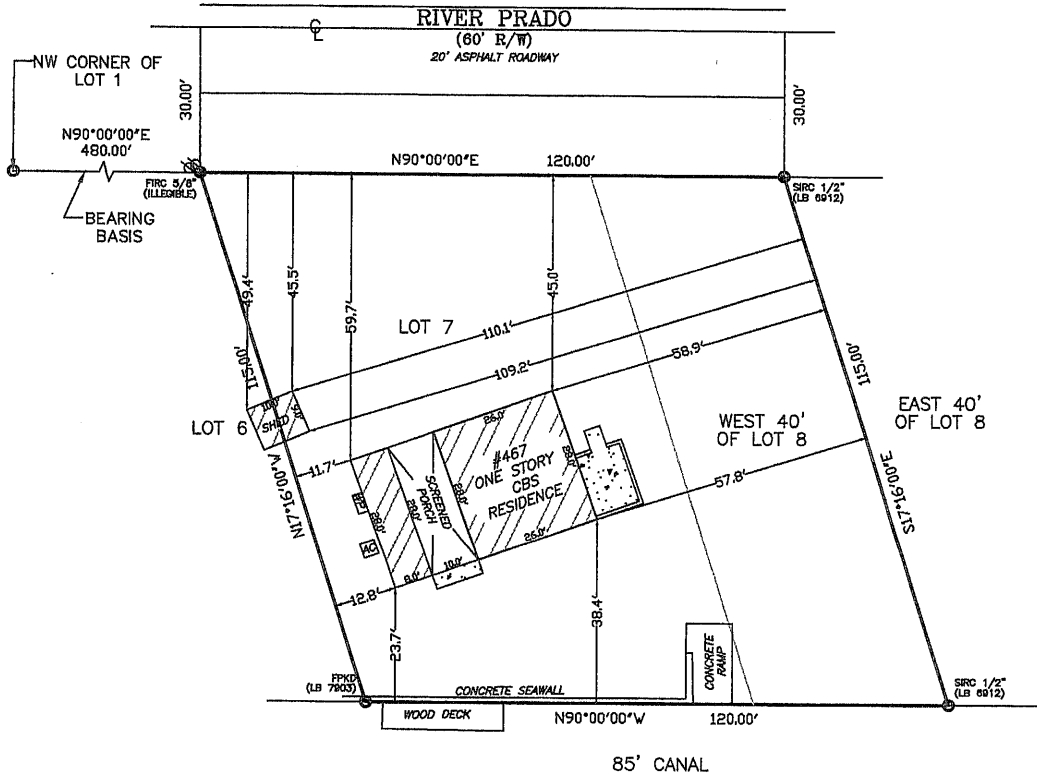
LOT AREA	13178
BLDG COVERAGE	2872 sf
30% ALLOWED	3953 sf

IMPERVIOUS COVERAGE	4004 sf
40% ALLOWED	5271 sf
(PER TABLE 2)	

PER SECTION 3.2.1 THE ALLOWED COVERAGE IS 50%. Not sure which to go by.

Sire Plan

Scale: 1/8" = 1'-0"



NOTABLE CONDITIONS:

NOTES:

PROPERTY APPEARS TO BE SERVICED BY PUBLIC UTILITIES.
 ALL BEARINGS AND DISTANCES SHOWN ARE RECORD AND MEASURED, UNLESS OTHERWISE SHOWN.
 P.U.&D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT
 BEARINGS ARE BASED UPON THE RECORD BEARING FOR THE SOUTHERLY RIGHT OF WAY LINE OF RIVER PRADO.

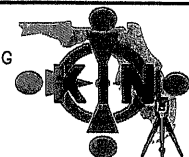


NORTH ARROW &
 GRAPHIC SCALE

0' 1" = 30' 30"

JOB # - 1905-094	REVISION -
FIELD DATE - 05/14/2019	REVISION -
DRAWN BY - J.M.	REVISION -
REVISION -	REVISION -
REVISION -	REVISION -
REVISION -	REVISION -
FLORIDA BUSINESS CERTIFICATE OF AUTHORIZATION NUMBER LB 6912	

KNOW IT NOW, INC.
 PROFESSIONAL SURVEYING AND MAPPING
 5220 US HIGHWAY 1, #140
 VERO BEACH, FL 32967
 PHONE - (888) 396-7770
 WWW.KINSURVEY.COM



LEGAL DESCRIPTION:

LOT 7 AND THE WEST 40 FEET OF LOT 8, RIVER GATE ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE(S) 66, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

JOB NUMBER: 1905-094

FIELD WORK DATE: 05/14/2019

PROPERTY ADDRESS:

467 RIVER PRADO, FORT PIERCE, FL 34946

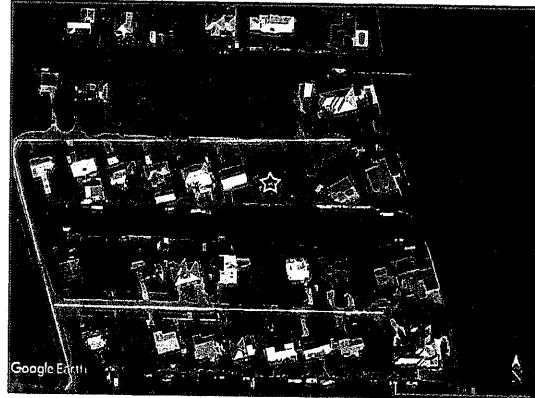
FLOOD INFORMATION:

PANEL NUMBER: 12111C0088J
 FIRM DATE: FEBRUARY 16, 2012
 FLOOD ZONE: AE
 BASE FLOOD ELEVATION: 4.0
 COMMUNITY NAME: ST. LUCIE VILLAGE, TOWN OF
 COMMUNITY NUMBER: 120288

PROPERTY FRONT VIEW



AERIAL PHOTOGRAPH



SURVEYOR'S LEGEND

A/C = AIR CONDITIONING
 BB = BEARING BASIS
 BFP = BACKFLOW PREVENTER
 BLDG = BUILDING
 BLK = BLOCK
 BM = BENCHMARK
 C = CURVE
 CATV = CABLE T.V. RISER
 CB = CATCH BASIN
 CL = CENTERLINE
 CLF = CHAIN LINK FENCE
 CLP = CONCRETE LIGHT POLE
 CONC = CONCRETE
 CP = CONTROL POINT
 CPP = CONCRETE POWER POLE
 D = DEED
 DF = DRAINFIELD
 ELEV = ELEVATION
 EM = ELECTRIC METER
 EOW = EDGE OF WATER
 EP = EDGE OF PAVEMENT
 F = FIELD
 FCM = FOUND CONCRETE MONUMENT
 FDH = FOUND DRILL HOLE

FFE = FINISHED FLOOR ELEVATION
 FIP = FOUND IRON PIPE
 FIPC = FOUND IRON PIPE AND CAP
 FIR = FOUND IRON ROD
 FIRC = FOUND IRON ROD AND CAP
 FN = FOUND NAIL
 FN&D = FOUND NAIL AND DISC
 FND = FOUND
 FPK = FOUND PK NAIL
 FPKD = FOUND PK NAIL AND DISC
 FRRSPK = FOUND RAILROAD SPIKE
 GAR = GARAGE
 HYD = FIRE HYDRANT
 ID = IDENTIFICATION
 L = LENGTH
 LB = LICENSED BUSINESS
 LS = LICENSED SURVEYOR
 M = MEASURED
 MB = MAP BOOK
 MES = MITERED END SECTION
 MH = MANHOLE
 MLP = METAL LIGHT POLE
 OHW = OVERHEAD WIRES
 P = PLAT
 PB = PLAT BOOK
 PC = POINT OF CURVATURE

PCC = POINT OF COMPOUND CURVATURE
 PCP = PERMANENT CONTROL POINT
 POB = POINT OF BEGINNING
 POC = POINT OF COMMENCEMENT
 PP = POOL PUMP
 PRC = POINT OF REVERSE CURVATURE
 PRM = PERMANENT REFERENCE MONUMENT
 PT = POINT OF TANGENCY
 R = RADIUS
 RNG = RANGE
 R/W = RIGHT OF WAY
 S = SEPTIC
 SEC = SECTION
 SIR = SET IRON ROD AND CAP
 SPKD = SET PK NAIL AND DISC
 SV = SEWER VALVE
 TBM = TEMPORARY BENCHMARK
 TOB = TOP OF BANK
 TWP = TOWNSHIP
 TR = TELEPHONE RISER
 TYP = TYPICAL
 WIT = WITNESS
 WLP = WOOD LIGHT POLE
 WM = WATER METER
 WPP = WOOD POWER POLE
 WV = WATER VALVE

LINETYPES

——— = BOUNDARY LINE
 ——— = STRUCTURE LINE
 ——— = CENTERLINE
 ——— = EASEMENT LINE
 ——— = FENCE LINE
 ——— = OLD LOT LINE

SYMBOLS

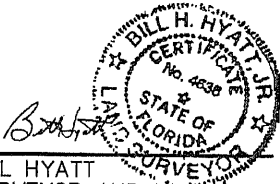
○ = FIRE HYDRANT
 □ = CATCH BASIN
 ⊗ = WATER METER
 ⊕ = SANITARY MANHOLE
 ⊙ = POWER POLE
 ⊚ = CABLE T.V. SERVICE
 ⊛ = GAS SERVICE
 ⊜ = ELECTRIC SERVICE
 ⊝ = LIGHT POLE
 ⊞ = TELEPHONE SERVICE
 ⊟ = WELL
 ⊠ = DRAINAGE MANHOLE
 ⊡ = BENCHMARK
 ⊢ = SANITARY SERVICE

SURVEYOR'S NOTES

1. THIS SURVEY DOES NOT DETERMINE OR INDICATE LAND OWNERSHIP.
2. THE SURVEYOR DID NOT RESEARCH OR ABSTRACT THE LAND RECORDS FOR RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS, DEED RESTRICTIONS, ZONING REGULATIONS, SETBACKS, LAND USE PLAN DESIGNATIONS, ADJOINING DEEDS, LIENS, MURPHY ACT RIGHTS-OF-WAY, AREAS OF LOCAL CONCERN, OR OTHER SIMILAR JURISDICTIONAL DETERMINATIONS. TO THE EXTENT THAT THIS TYPE OF INFORMATION IS SHOWN, IT IS SHOWN SOLELY ON THE BASIS OF INFORMATION PROVIDED BY THE CLIENT OR INFORMATION OTHERWISE KNOWN TO THE SURVEYOR AND MAY NOT BE COMPLETE.
3. UNDERGROUND UTILITIES, BUILDING FOUNDATIONS, AND OTHER UNDERGROUND FIXED IMPROVEMENTS WERE NOT LOCATED, UNLESS OTHERWISE INDICATED. TO THE EXTENT THAT THIS TYPE OF INFORMATION IS SHOWN, IT IS SHOWN SOLELY ON THE BASIS OF SURFACE INDICATIONS OBSERVED BY THE SURVEYOR AND MAY NOT BE COMPLETE.
4. JURISDICTIONAL WETLANDS AND ENDANGERED OR THREATENED SPECIES HABITAT, IF ANY, THAT MAY EXIST ON OR AROUND THE SURVEY SITE WERE NOT DETERMINED OR LOCATED.
5. THE SURVEY DATE IS THE FIELD DATE SHOWN IN THE TITLE BLOCK, NOT THE SIGNATURE DATE.
6. THIS SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ELECTRONIC OR ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
7. FENCES SHOWN ON SURVEY ARE FOR ILLUSTRATIVE PURPOSES ONLY. FENCE TIES SHOWN ARE RELATIVE TO THE CENTER OF SAID FENCE. THE SURVEYOR WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING FROM THE REMOVAL AND/OR CHANGES TO ANY FENCES UNLESS THE SURVEY WAS PROVIDED SPECIFICALLY FOR FENCE LOCATION PURPOSES.
8. PROPERTY LINES AND OR IMPROVEMENTS SHOWN WERE PHYSICALLY LOCATED BY FIELD SURVEY.
9. MONUMENTS FOUND OR SET ARE SHOWN, CALCULATED LINES AND INFORMATION IS NOTED BY (C).
10. COMPUTATIONS OF LINES AND OR DATA NOT FOUND ARE SHOWN AS (C).
11. ACCURACIES OBTAINED IN THIS SURVEY IS GREATER THAN (RURAL) 1' IN 5000', (SUBURBAN) 1' IN 7500', (COMMERCIAL) 1' IN 10,000'.
12. PRIOR TO SURVEY INFORMATION OBTAINED WAS LEGAL DESCRIPTION FROM CLIENT OR FROM PUBLICLY PUBLISHED COUNTY TAX COLLECTOR SITE, RECORDED PLATS AND OR SECTION CORNER RECORDS IF APPLICABLE.
13. IF ONLY A DIGITAL SURVEY COPY IS REQUIRED A SURVEY REPORT WILL BE PLACED IN FILE. THE DIGITAL SURVEY IS NOT FULL AND COMPLETE WITHOUT THE SURVEY REPORT FILE.

SURVEYOR'S SIGNATURE

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR ELECTRONIC SEAL OF THE FLORIDA LICENSED SURVEYOR BELOW. THE SURVEYOR HEREBY CERTIFIES THAT THE ELECTRONIC SIGNATURE AND SEAL HEREON MEETS PROCEDURES SET FORTH IN CHAPTER 54-17.062 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.025, FLORIDA STATUTES. THE SURVEYOR HEREBY CERTIFIES THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE FOR SURVEYS, SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 54-17.051 AND 54-17.052 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.



5.14.19

BILL HYATT
 SURVEYOR AND MAPPER #4636
 STATE OF FLORIDA

FLORIDA BUSINESS CERTIFICATE OF AUTHORIZATION NUMBER LB 6912

CERTIFIED TO:

CALIBER HOME LOANS, INC.
 TREASURE COAST TITLE & SETTLEMENT OF VERO, LLC
 WFG NATIONAL TITLE INSURANCE COMPANY

KNOW IT NOW, INC.
 PROFESSIONAL SURVEYING AND MAPPING
 5220 US HIGHWAY 1, #140
 VERO BEACH, FL 32967
 PHONE - (888) 396-7770
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