
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

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 concrete construction and increase the upstairs living space to 1644 SF 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. Our home is 12.8 feet from our west property line and the new construction of a covered porch will be open on the bottom to include a support piling and 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 our west neighbors have a single-story home with no river view due to the residence being set back from the bulkhead towards the street and a newly constructed 6' vinyl fence.

Additionally, we seek a variance to construct a pool in the rear of our residence. 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.

We have been in the planning phase for more than one year working with our engineer and anticipate pulling construction permits in the next months. We want to maintain our original 1965 solid 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,

Enclosure (5)



Patriot Properties Inc.
 User Defined
 34S
 PriorID1a
 1421602
 PriorID1b

Current Owner	Percent	Current Value Information	Yard Items	Land Value	Agr. Value	Total Value	Assessed
467 River Prado, Fort Pierce, FL 34946-6421	50	Use Code 0100	8,000	269,300	0	311,900	311,900
	50	Land Size 0.00	8,000	269,300	0	311,900	311,900
	TOTAL	Building Value 34,600	8,000	269,300	0	311,900	311,900

Previous Owner
 Ms Sheri Culbertson

General Notes
 3/31/03-sheri culbertson files 1/2 he ab

TaxYr	Ests	Use	Bldg Val	Yard	Land Size	Land Val	Total Val	Assd 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

Previous Value Information

District Code	Desc.	%	Zoning Code	Desc.	%
GS64	Children Srv	100			
EE19	Erosion E	100			
FD21	Fire Dist	100			

Property Factors

Census: 12113810001
 Flood Haz:
 Topo:
 Street:
 Traffic:
 Date

Utilities

Code Desc.

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

Assr Map:	Assr Date:	Assr Val:	Assr Area:
14/21N	14	14	18 - 18

Date	Activity Information
05/19/2016	5 YR REVU NC
08/16/2011	5 YR REVU CH
07/19/2005	5 YR REVU CH
05/01/2001	5 YR REVU CH
05/02/2000	FIELD CK CH

Entered Land:
 13800 SF
 Home Stead Y

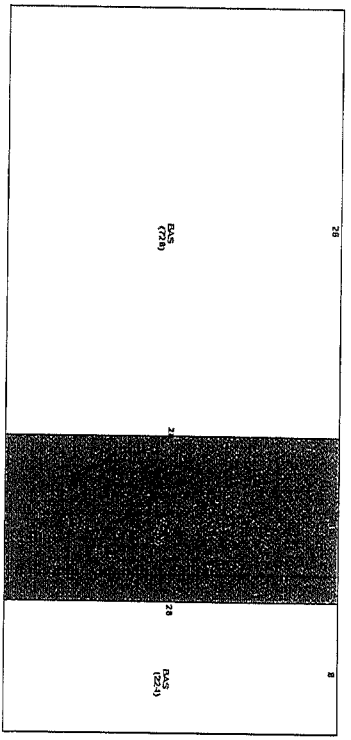
Signature: _____ Date: _____

Line	Use Description	LUC Factor	Units	Depth	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	% Infl 2	% Infl 3	%	Appraised Value	Spec Land	Jnts	Fact Value	Use Notes
1	0100 SF Res	1.00	120,000	115.00	FFI	WCA	1.00	2,500	2,244.17		B12	1.00	18					269,300	0280	1.00	0	

Land Data (1st 7 lines)
 Total Area: 0.00 Total Appraised: 269,300 Agr Total: 0 Use Value: 0 Assessed Value: 269,300

Exterior Information **Bath Features (Rating)** **Condo Information** **Other Features (Rating)** **Depreciation**

Bldg Type	HC-0010	Full Bath	1	GD	Location	Kitchens	0	PhysCond	Fair	%	56.38	SING FAM	1	6	2	1	
Stry Ht	0010	Addtl	0		Tot Units	Ad Kit	0	Func	0.00		0.00						
Liv Units	1	Floor Level	0		Floor Level	Frgs	0	Econ	0.00		0.00						
Foundation	CB	Addtl	0		Num Floors	WSFlue	0	Spec	0.00		0.00						
Frame	BP	1/2 Bath	0		% Own			OY									
Wall	BP	Addtl	0		Name												
Wall2	BP	0% Othr Fix	0														
RoofStruct	GA																
Roof Cover	TG																
Color																	
ViewCode																	
Bld Name																	



Interior Information

Avg Ht/Fl	DW	Drywall
Prime Wall	DW	Drywall
Sec Wall		0%
Partition		
Prime Fl	CU	Carpet
Sec Floors	CT	Tile-Ceramic
Bsmnt Floor		30%
Subfloor		
Bsmnt Gar	0	
Electric	MX	Typical
Insulation	2	
Int vs Ext		
Heat Fuel	ELEC	Electric
Heat Type	FHA	Fuel/Oil/Air
Sec Ht Type		0%
# Heat Sys	1	
% Heated	100	% A/C 100
% Sprinkled	0	% Chl Vae 0

Calculation

Basic \$/SQ	61.00
Size Adj	1,150,000,000
Const Adj	0.94
Adj \$/SQ	65,627
Other Fact	3,732
Grade Fact	0.98
NBHD Infr	1,060,000,000
LUC Factor	1.00
Adj Total	79,357
Depreciator	44,741
Dep Total	34,616
Final Total	34,600.00

Alternate Area Detail

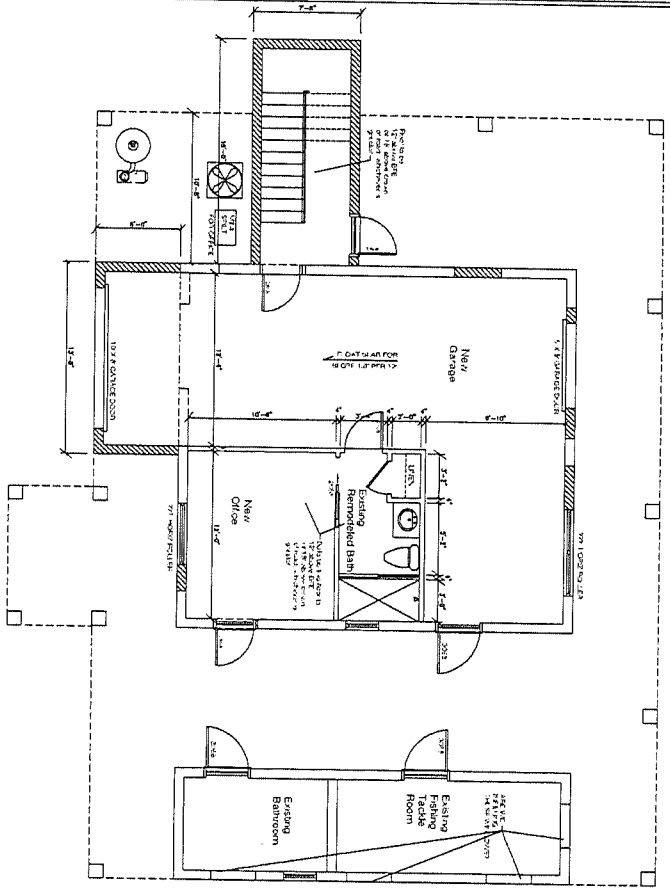
SubArea	%	AltType	%	Code Desc.	F.Area	Area	Rate	UndeprVal
BAS		BASE AREA		952	952	65.63	62,480	
SPAA		Scmp ch/Ally		0	280	36.09	10,105	

Sub Area Detail - 1st 9 Lines Displayed

Special Features / Yard Items (1st 6 Lines Displayed)

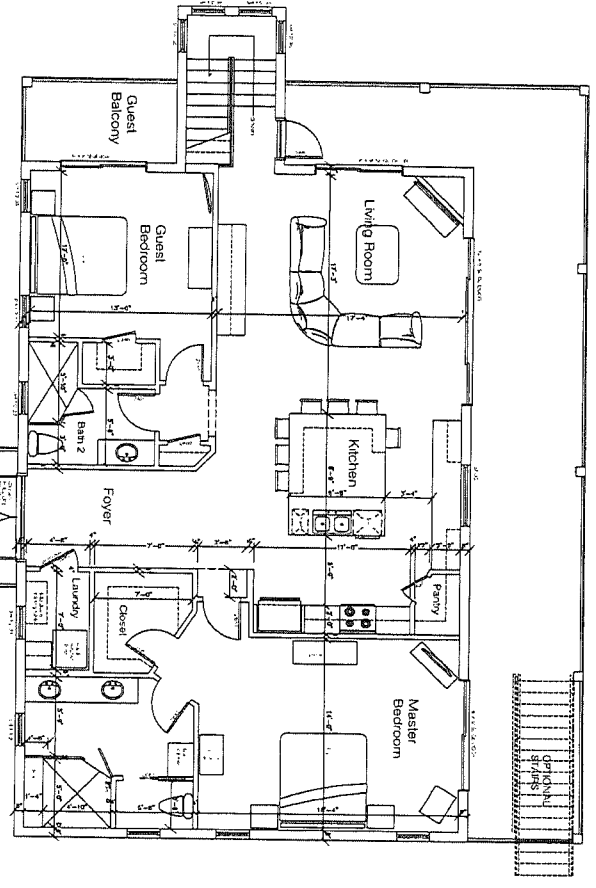
Code	SFY Desc	A	Y/S	Qty	Len	Width	Size	Qual	Con	Year	Unit Price	Adj UP	DIS	Dep%	LUC	L.Fac	NB	N.Fact	Juris	J.Fact	UndepValue	Apprtd Value	Assd Value	
DOCK2	WOOD DOCK	A	N	1	80			AV	Average	1989	15.50	15.50	1	56	0100	1.00	BI12	1.00	1.00	1.00	1,240	500	500	
SWOD	SEAWALL	WOOD	D	N	1	120		AV	Average	1989	85.00	85.00	0	26	0100	1.00	BI12	1.00	1.00	1.00	10,200	7,500	7,500	
UTL1	UTILITY	LOW	D	N	1	80		AV	Average	1985	1.58	1.58	0	63	0100	1.00	BI12	1.00	1.00	1.00	126	0	0	
Total Sp. Features:																							8,000	
Total Appraised:																							8,000	
Total Assessed Value:																							8,000	

Disclaimer: This information is believed to be correct but is subject to change and is not warranted



Lower Floor Plan

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



Upper Floor Plan

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

UPPER LIVING AREA	1644 sf
OFFICE/BATH	278 sf
TOTAL LIVING AREA	1922 sf
GARAGE	582 sf
FISHING ROOM/	244 sf
BATH	
BALCONIES	583 sf
EXISTING BREEZEWAY	280 sf
TOTAL UNDER ROOF	3611 sf

A REMODELED RESIDENCE FOR:

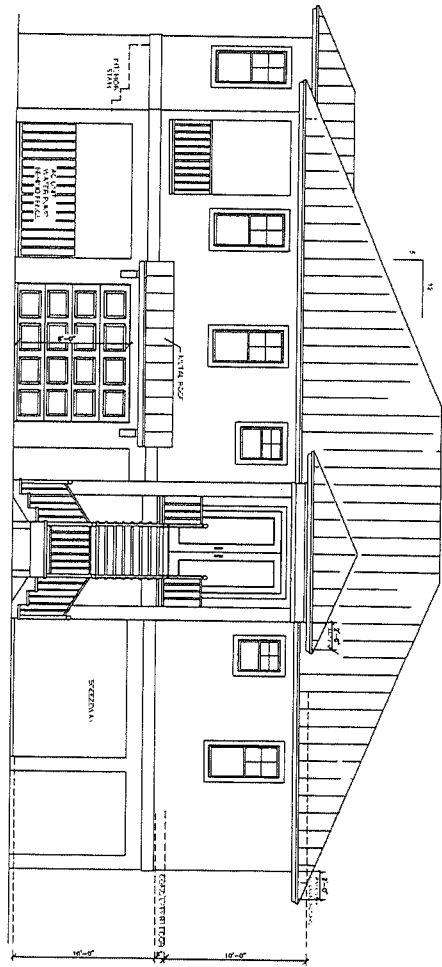
467 River Prado
St. Lucie Village

residential building design by



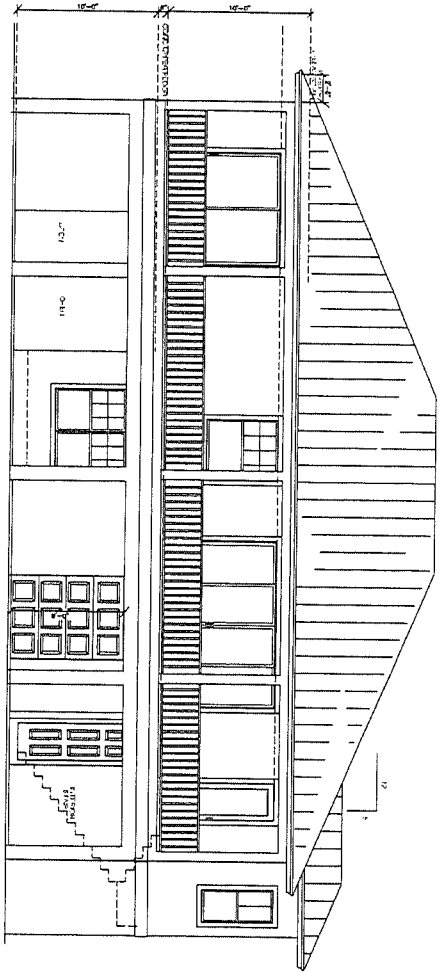
REVISIONS

DATE	DESCRIPTION
10/27/2021	AS SHOWN
11/11/2021	AS SHOWN



Front Elevation

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



Rear Elevation

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

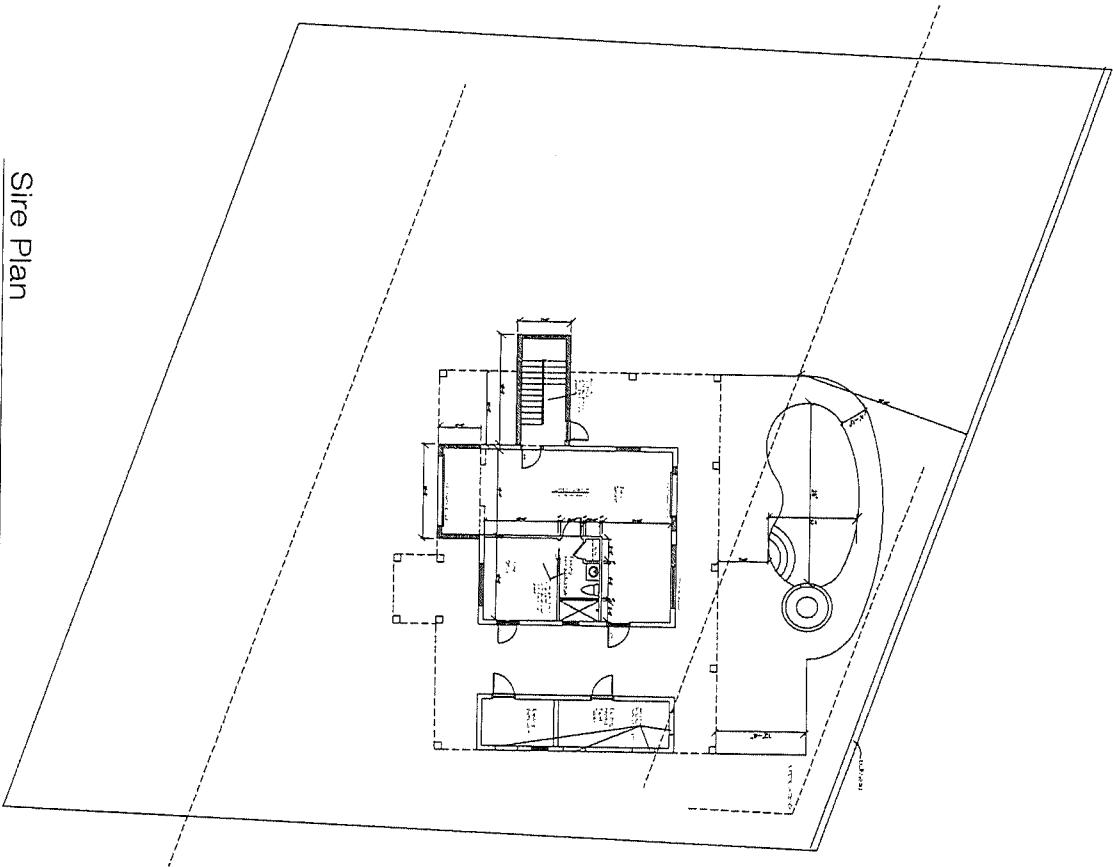
A REMODELED RESIDENCE FOR:

467 River Prado
St. Lucie Village

residential building design by:



REVISIONS



Sire Plan

Scale 1/8" = 1'-0"

LOT AREA	13178
BLDG COVERAGE	2972 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.	

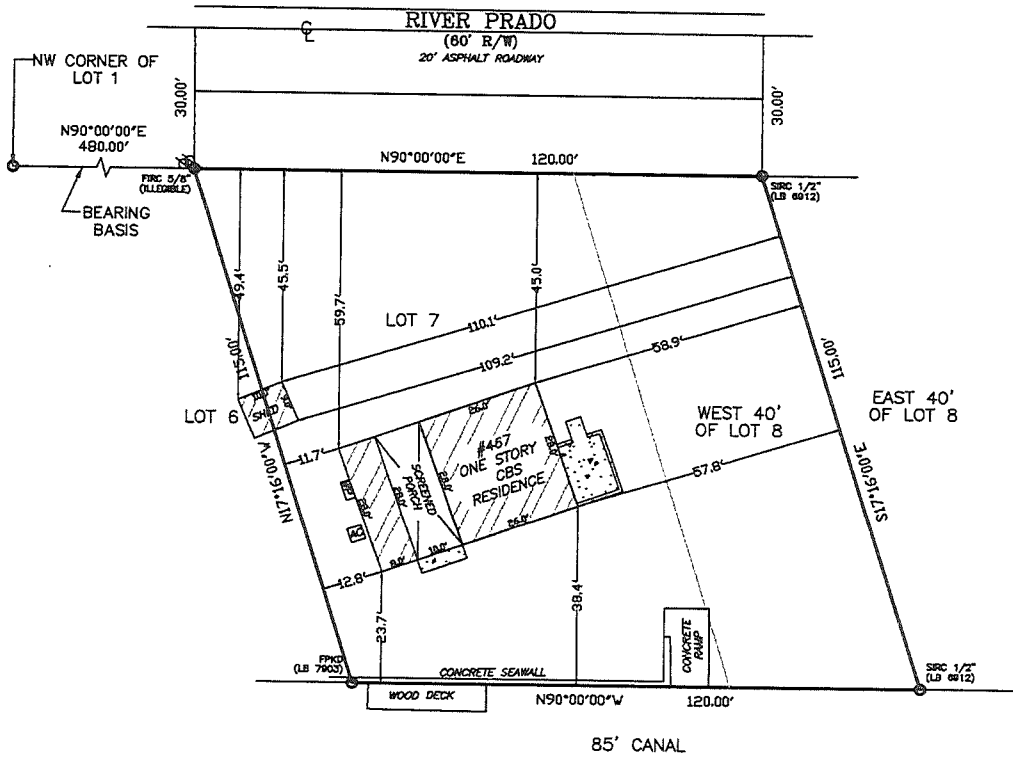
A REMODELED RESIDENCE FOR:

467 River Prado
St. Lucie Village



REVISIONS

DATE: 10/26/2024
BY: AS/STW/ML



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.

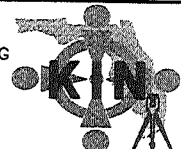


NORTH ARROW &
 GRAPHIC SCALE



JOB # - 1905-084	REVISION -
FIELD DATE - 05/14/2019	REVISION -
DRAWN BY - J.M.	REVISION -
REVISION -	REVISION -
REVISION -	REVISION -
REVISION -	REVISION -

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



FLORIDA BUSINESS CERTIFICATE OF AUTHORIZATION NUMBER LB 6912

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
 FIRAC = 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

PCP = 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

LINE TYPES

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

SYMBOLS

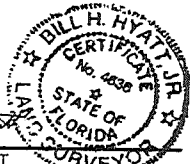
⊙ = FIRE HYDRANT
 ☒ = CATCH BASIN
 Ⓜ = WATER METER
 Ⓢ = SANITARY MANHOLE
 ⓐ = POWER POLE
 ⓐ = CABLE T.V. SERVICE
 ⓐ = GAS SERVICE
 ⓐ = ELECTRIC SERVICE
 ⓐ = LIGHT POLE
 ⓐ = TELEPHONE SERVICE
 ⓐ = WELL
 ⓐ = DRAINAGE MANHOLE
 ⊕ = BENCHMARK
 ⊕ = SANITARY SERVICE

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 53-17.002 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.022, 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 53-17.001 AND 53-17.002 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.



BILL HYATT
 SURVEYOR AND MAPPER #4636
 STATE OF FLORIDA

5.14.19

DATE

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
 WWW.KINSURVEY.COM



From: applicant
Sent: Tuesday, January 3, 2023 4:24 PM
To: Richard V. Neill, Jr. <RNeillJr@neillgriffin.com>
Subject: Re: Variance request

Hello Richard,

Happy New Year! Yes please include the language as required. Thank you so much for your due diligence!

Kindest regards,
467 River Prado

Sent from my iPhone

On Jan 3, 2023, at 12:22 PM, Richard V. Neill, Jr. <RNeillJr@neillgriffin.com> wrote:

I have checked the variance request and observe that you have included all the necessary information except on one point—that is specifying the section of the ordinance which from which you are seeking relief.

It appears to me that it must be 3.5.3 (C)(1)(b)(vii), which states, “(vii) Accessory structures, with the two exceptions noted below, shall not be allowed in required or unrequired front yards.” (The exceptions don’t apply.)

If you want to just reply and confirm, we will add this email exchange to your application and it will be complete.

FYI – have one other pending query that we may be trying to coordinate and schedule for the same hearing time.

Best,

Richard

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