

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:

Applicant,

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

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

December 12, 2022

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, 5 feet. The current base level of elevation of the residence at 3.81 per Elevation Certificate dated 05/19/2019. This below elevation criteria created a hardship.

My wife and I intend to improve the residence above flood plain levels to protect property and family. Originally, we had plans to convert the current structure into garage space and add a second floor living space. With cost of construction and materials more than doubling due to the pandemic, inflation, and cost of labor and materials. The estimated cost to construct a 1600sf second floor two bedroom and two bath upstairs was a staggering \$980,000., approximately \$600 per square foot for new construction. We had to abandon those plans due to costs, even after costly expenditures for engineering/architect and soil boring tests.

We are currently moving forward with engineering to remodel our current and pre-existing 1232sf home and raise the original 1965 CBS home and foundation to above FEMA elevation levels. Adding 24 inches to the floor elevation to bring the base floor elevation to 5'8", above FEMA requirements and regulations.

Our home currently has no storage or garage space. We propose the construction of a detached 650SF metal garage (26' Wide x 25' Deep) two car garage on the east side of our lot. Our home

is located on one and one half lots with property dimensions of 120' wide by 115' deep. Our home is located on the far-right (west side) of the lot with 57.08' and 58.9' distances from the home to the east side property line. The construction of the garage structure will be within the setback requirements of 10' from the east side property line and 25' from the front property line. The garage will be located 22' east of our residence and 12' from the patio.

We are requesting a variance as required for the structure (garage) to extend 3 feet forward of the front forward edge of our home. Therefore, maximizing unused space, maintaining a back yard, and not interfere with our septic system or drain field located in the front left of the residence.

It should be noted that the garage will not affect the view of our neighbors or be located close to any adjoining property structures pursuant to setbacks. Additionally, our neighbors across the street at 480 River Prado have a 30' x28' metal garage almost identical to the garage we are requesting the variance approval.

A copy of a draft site plan with the proposed location and size will be attached. The garage will be constructed to Florida Hurricane Code certified for 170mph. The garage color and siding will complement our residence after remodeling.

Sincerely,

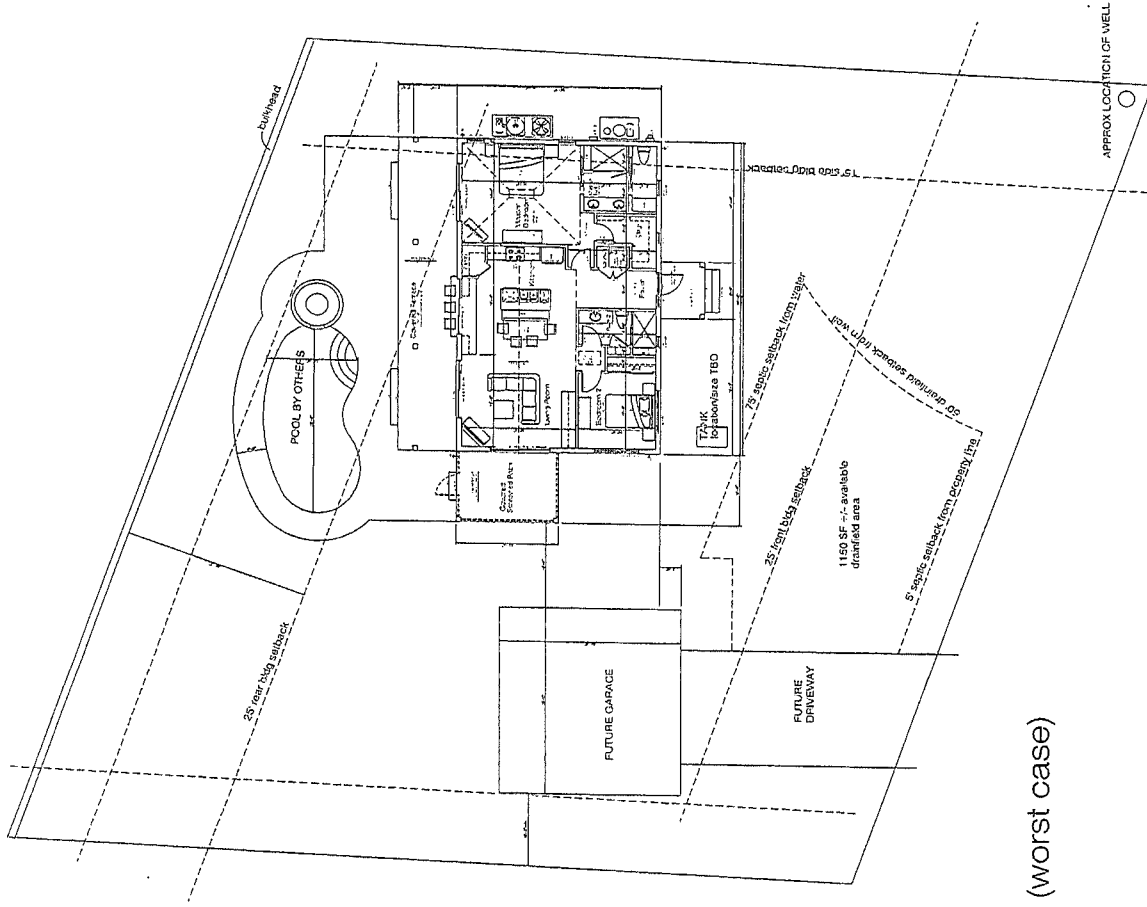
Homeowners 

467 River Prado

Saint Lucie Village

Enclosure (2)

467 River Prado
 Fort Pierce, FL 34949



REQUIRED DRAINFIELD AREA = 750sf (worst case)
 (300 gallons / .6 = 500 x 1.5 = 750)

Site Plan

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

REVISIONS



A REMODELED RESIDENCE FOR:
 The Barus/Hutter Family
 457 River Prado
 St. Lucie Village

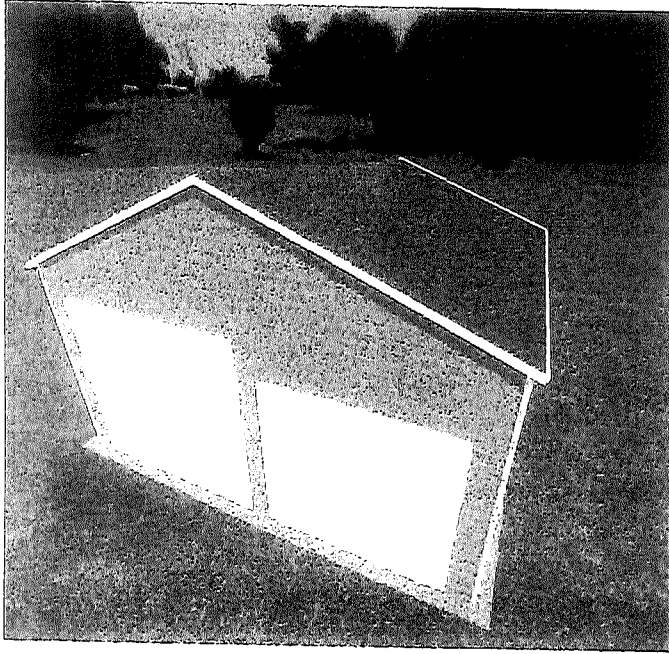
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|------------|------------|
| Drawn by | JKR |
| Checked by | JKR |
| Date | 12/23/2022 |
| Scale | AS SHOWN |
| Sheet | 25 of 27 |



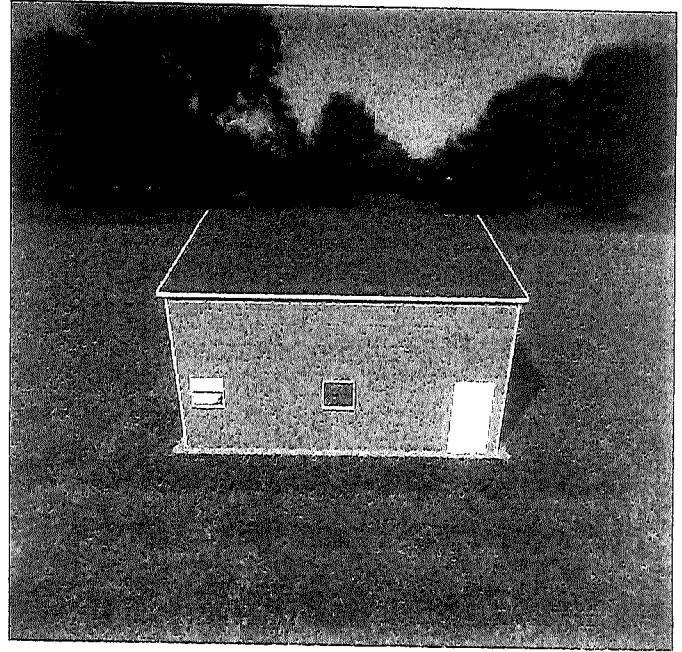
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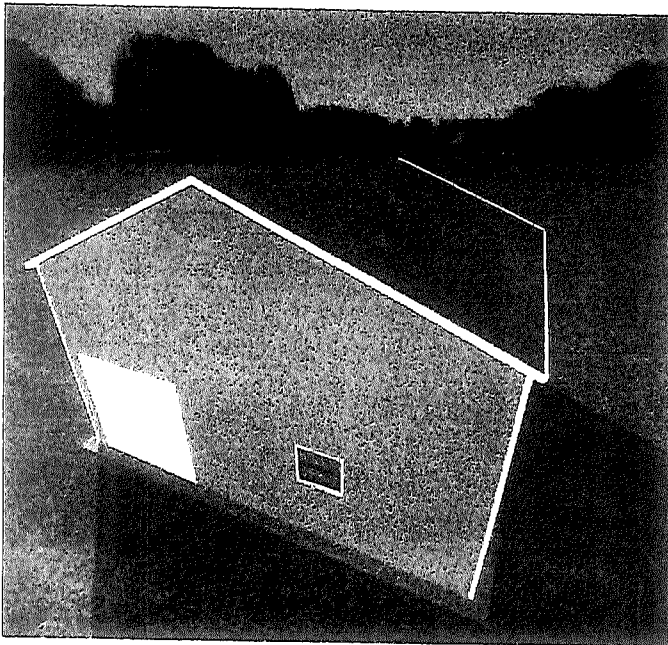
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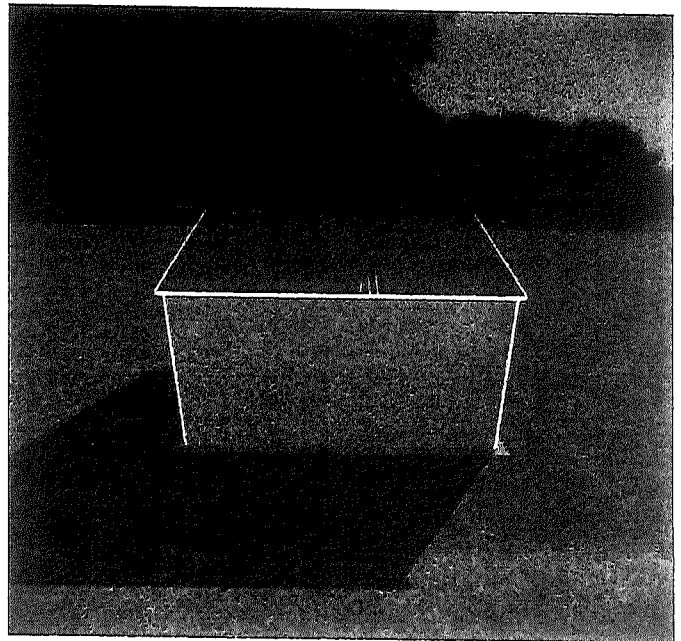
Front



Right



Back

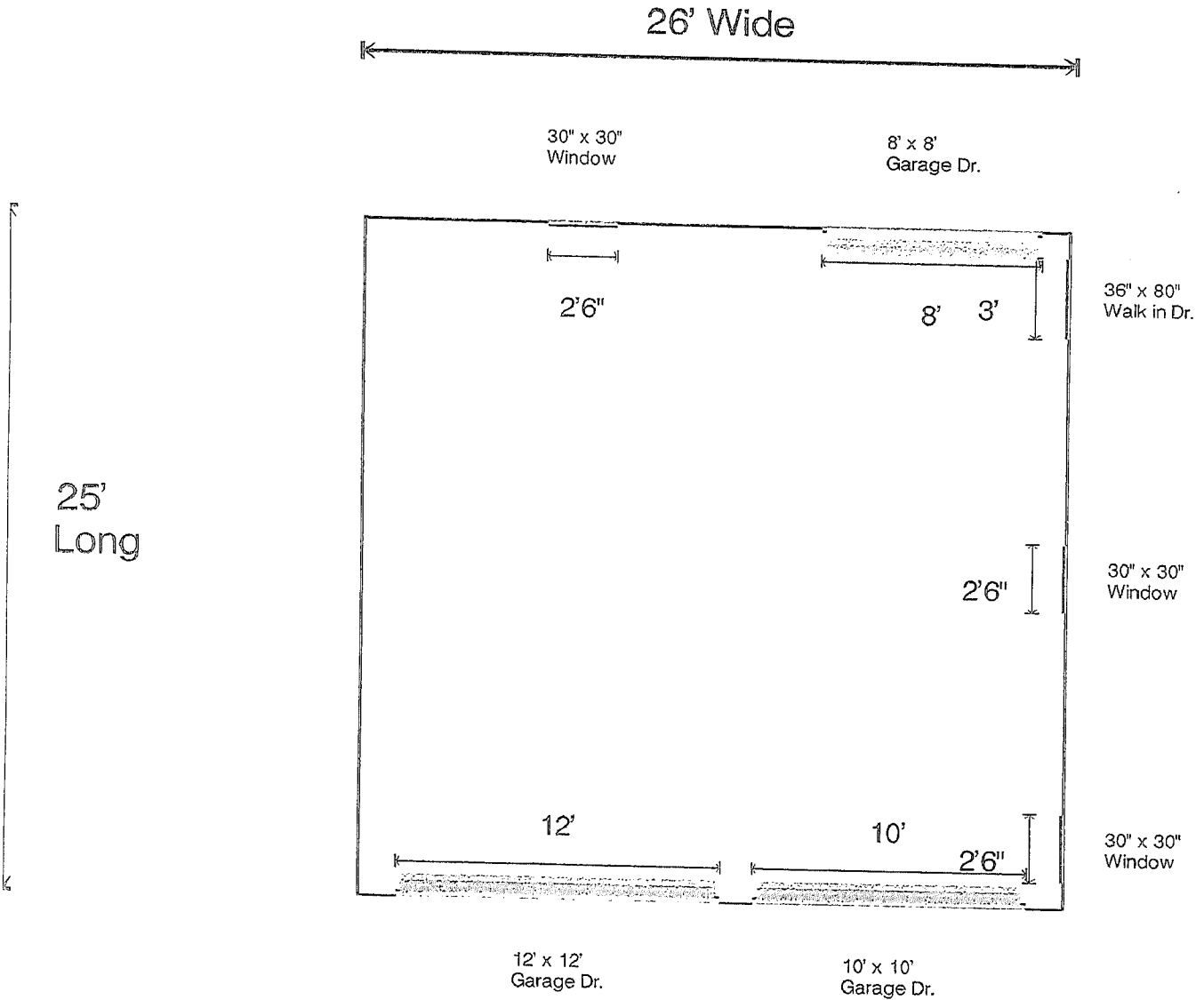


Left



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Floor Plan