

Richard V. Neill, Jr.

From: [REDACTED] <[REDACTED]@gmail.com>
Sent: Thursday, March 30, 2023 2:46 PM
To: Richard V. Neill, Jr.
Cc: [REDACTED]
Subject: Re: Variance
Attachments: Villiage Variance App Supplement 467 River Prado 03-30-23.docx

Good Afternoon Richard,

Thank you for your correspondence.

The statement of name and address are correct:

[REDACTED]
467 River Prado
Fort Pierce, FL 34949

I agree the Ordinance Provisions involved are 3.5.3(C)(1) Table 2 and 3.5.6 and should be included.

Please review our attached Amendment/Supplement addressing our hardship and specific notations addressing the thoughts and analysis provided by Attorney Sweeney.

Thank you for your assistance and we are always available if needed.

Kind Regards,

[REDACTED] and [REDACTED]

On Wed, Mar 29, 2023 at 1:53 PM Richard V. Neill, Jr. <RNeillJr@neillgriffin.com> wrote:

[REDACTED]

I've received and reviewed your additional variance request which I am treating as an amendment/addition/supplement to the prior request.

Your initial submittal includes some of the data required but I need you to confirm or add to a couple of points.

Our ordinance requires a statement of name and address of the applicant. I understand that to be:

[REDACTED]
467 River Prado
Fort Pierce, FL 34946

Please confirm for the record that this is correct. If there is a public records request, we will redact the information as appropriate.

Additionally, I do think that, with the additional request, we need to confirm that the ordinance provisions involved would seem to be §3.5.3(C)(1), Table 2, and §3.5.6 (as it pertains to distance from the bulkhead). If there are any other provisions in addition, please advise.

Finally, anything further you can include pertaining to hardship imposed by the Village Code couldn't hurt.

Let me know if we should proceed with my outlined additions or give me any additional input, and we'll proceed.

FYI – we did hear from Mr. Wright and his attorney—see attached email.

Thank you.

Regards,

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

CONFIDENTIALITY

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

March 02, 2023

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 3'8" above flood plain, 1.4" 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 created a hardship. My wife and I have decided to improve the residence above flood plain levels to protect property and family. In December 2021, the Town of Saint Lucie Village -Board of Adjustment approved our variance request for a proposed construction of a second story living space to convert the existing concrete home into storage and garage space below the new second floor construction.

The board approved and granted relief from the setback requirements of the Zoning Ordinance, so that (1) a second floor covered porch could extend to within 17.7 feet from the bulkhead to the South, (2) the porch and a piling may be placed in the south setback, (3) a concrete landing may be placed in the setback (s) at the southwest corner, and (4) a pool may be located as close as 10 feet to the bulkhead at the rear of the property. The variance expired automatically in the (12) months since a permit for construction was not issued. The process of locating a competent and available licensed building contractor has exceeded the allotted 12 months until automatic expiration of the previously obtained variance approval.

The cost of construction and materials have more than doubled due to the pandemic, inflation, and cost of labor and materials. The estimated cost to construct the 1600sf second story, two bedroom, and two bath upstairs was a staggering \$980,000., approximately \$600 per square foot. We had to abandon those plans due to costs, even after costly expenditures for engineering/architect, soil boring tests, and previous variance approval measures.

We are moving forward 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 increase the current base level from 3'8" floor elevation to 5'8", 8" above FEMA minimum requirements and regulations.

Our new variance request would require the prior approved 17.7 feet setback relief from the bulkhead. Currently the setback regulation is at 25 feet from the bulkhead for any new construction. Our residence is currently 23.7 feet from its closest point to the bulkhead on the southwest corner. We are not adding any additional living space to the residence and propose to add a covered roof and porch with concrete patio floor. The covered roof would require supporting pilings. The piling locations, by design, were placed in the exact locations previously approved by the adjustment board. 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 newly revised single-story construction plan would require the same setback relief as previously granted in December 2021. The single-story construction would require support pilings to support the roof and covered porch, approximately 10-15 feet in height. The new construction plans have the master bedroom in the southwest corner to include a sliding glass door, a kitchen window, and living room sliding door facing the rear bulkhead (facing south). The engineered covered roof and patio would be built to 170mph hurricane rating, essential for protecting window and door openings from windborne rain and debris associated with tropical storms. The alternative, an aluminum frame construction and insulated foam carport style roof covering on the rear of the residence would offer little to no protection from storm damage. These aluminum frame roof structures do not meet vigorous building codes. Additionally, our proposed covered roof would be within new building code compliance and part of the new roof trusses, therefore tied into the foundation and pilings.

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 to renew the previously obtained variance approval 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.

It is our wish to maintain, restore, and remodel our original 1965 built structure to keep in conformity and spirit of many of our Village neighbors' homes. Construction and labor costs are continuing to rise and we seek to move forward with the project quickly.

Sincerely,

Homeowners

467 River Prado

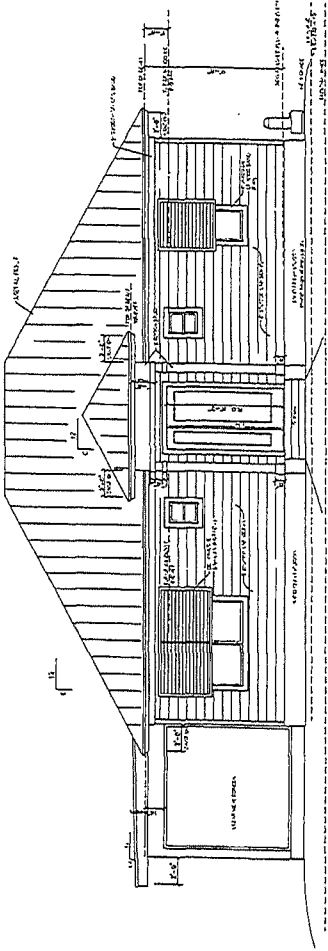
Saint Lucie Village

Enclosure (6)

467 River Prado St. Lucie Village

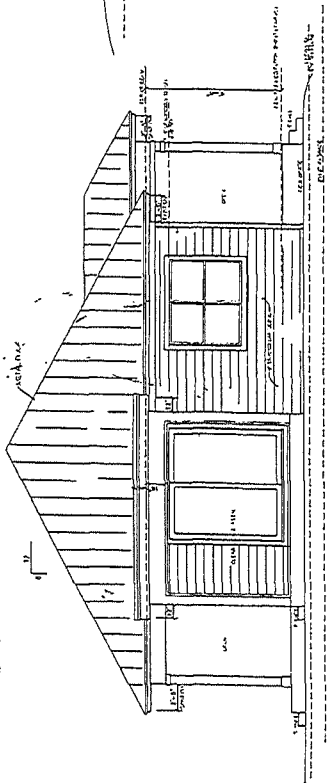
Javier
Cisneros
2023.01.22
18:33:45
'00'05-

It has been determined that the information provided is true and correct to the best of my knowledge and belief.



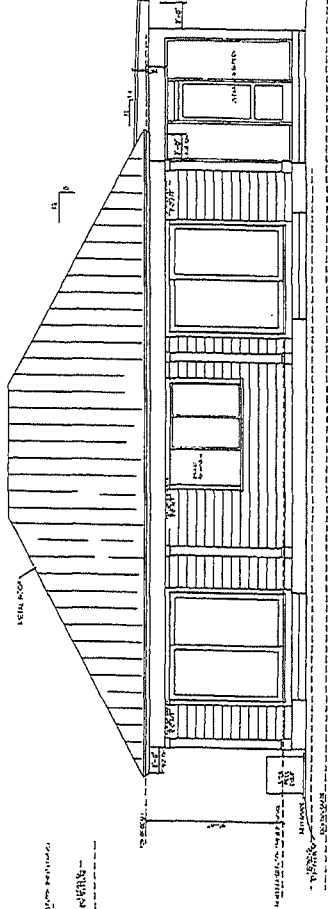
Front Elevation

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



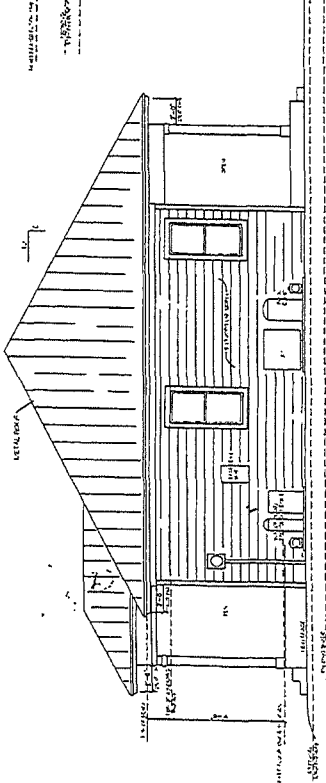
Left Side Elevation

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



Rear Elevation

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

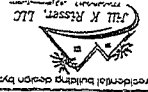


Right Side Elevation

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

PAGE INDEX	
1	EXTERIOR ELEVATIONS
2	FLOOR PLANS
3	AREA CALCULATIONS
4	FOUNDATION PLAN
5	DETAILED SECTION
6	WINDOW SCHEDULE
7	WINDOW OPENING DETAILS
8	FOUNDATION DETAILS
9	WALL SECTIONS
10	ROOF PLAN
11	LINTEL SCHEDULE
12	DETAILS
13	ELECTRICAL PLAN
14	ELECTRICAL CALCULATIONS
15	ELECTRICAL RISER
16	PLUMBING RISER

REVISIONS



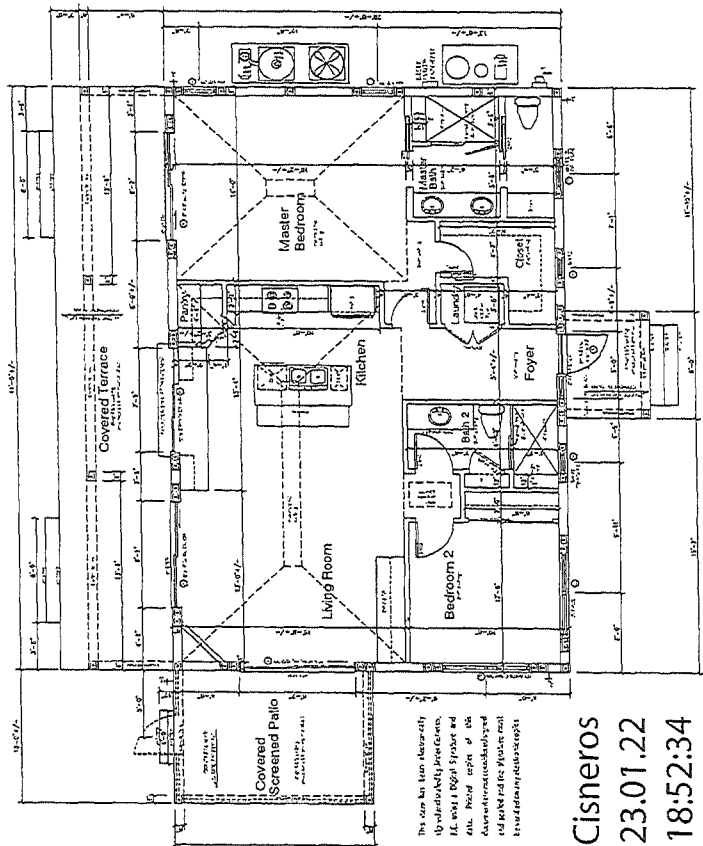
46 ENGINEERING, LLC
Javier Cisneros, P.E. 70964
1704 S.W. 10th Ave.
Fort Lauderdale, FL 33304



JMK ASSOCIATES, LLC
 40 ENGINEERING, LLC
 1001 S. GARDNER AVE., SUITE 100
 TAMPA, FL 33604
 TEL: 813.241.1111
 FAX: 813.241.1112

ENGINEER FOR: [Redacted]
 FAMILY: [Redacted]

DATE: 05/18/2023
 AS SHOWN: 05/18/2023



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

ENGINEERING CRITERIA
 FLORIDA BUILDING CODE 7th EDITION 2020
 WIND SPEED: 130 MPH (150 MPH) 130 mph V (ASD)
 WIND EXPOSURE: B (URBAN/ SUBURBAN)
 WIND IMPORTANCE FACTOR: 1.0
 EXPOSURE: B
 HURRICANE PROTECTION: IMPACT X
 1/2" PAN ROOF HEIGHT = 15"
 Design Load: Flat Roof Dead Load = 50 psf
 Flat Roof Live Load = 20 psf
 Roofing dead load = 50 psf
 Roofing live load = 20 psf
 MAXIMUM WINDOW PRESSURE = SEE SCHEDULE
 MAXIMUM DOOR PRESSURE =
 MAXIMUM GLAZING DOOR PRESSURE =

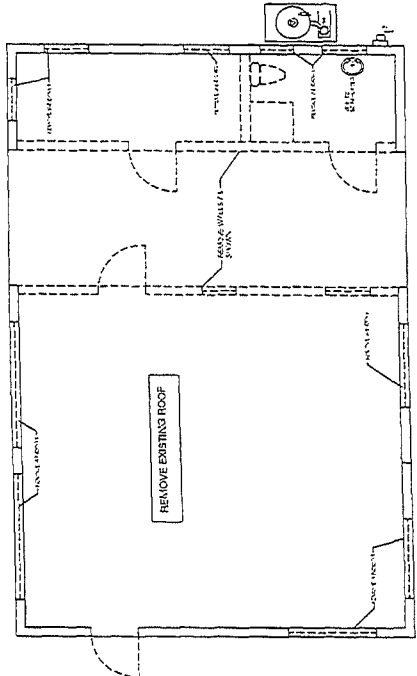
THIS IS A LEVEL 3 ALTERATION
 PER SECTION 604 OF THE 7th EDITION 2020
 FLORIDA EXISTING BUILDING CODE.

- SCOPE OF WORK:**
- DEMO EXISTING ROOF, WINDOWS, AND DOORS
 - EXTEND WALLS UP, REPLACE ROOF RAISE SLAB AS SHOWN
 - INSTALL NEW WINDOWS/DOORS
 - ALL NEW WIRING/PLUMBING/INTERIOR FINISHES

AREA CALCULATIONS

LIVING AREA	1,232 sf
ENTRY PORCH	48 sf
TERRACE	264 sf
SCREENED PATIO	140 sf
TOTAL UNDER ROOF	1,684 SF

- GENERAL NOTES:**
1. Construction shall follow Florida Building Code as adopted by the County or City in which the building is to be constructed with all applicable amendments.
 2. The Contractor, Subcontractor, Supplier, etc shall verify all dimensions, conditions at the jobsite plans and Specifications.
 3. DO NOT SCALE DRAWINGS. USE WRITTEN DIMENSIONS. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE DESIGNER'S ATTENTION PRIOR TO CONTRIBUTING ANY WORK.



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

WALLS/ELEMENTS TO BE REMOVED
 WALLS/ELEMENTS TO REMAIN

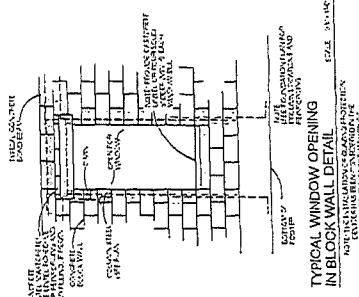
Javier Cisneros
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The site has been inspected by the undersigned professional engineer and found to conform with the applicable provisions of the Florida Building Code, Chapter 6, Part 605, and the Florida Building Code, Chapter 6, Part 606, and the Florida Building Code, Chapter 6, Part 607.

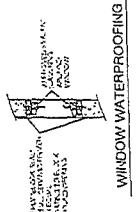
PRODUCT APPROVAL SCHEDULE

ITEM	DESCRIPTION	MANUFACTURER	MODEL	TEST REPORT	STATUS
1	GLASS	INSULATED GLASS UNIT	IGU	1000000000	APPROVED
2	WINDSTOPPER	WINDSTOPPER	WSP	1000000000	APPROVED
3	WINDSTOPPER	WINDSTOPPER	WSP	1000000000	APPROVED
4	WINDSTOPPER	WINDSTOPPER	WSP	1000000000	APPROVED
5	WINDSTOPPER	WINDSTOPPER	WSP	1000000000	APPROVED
6	WINDSTOPPER	WINDSTOPPER	WSP	1000000000	APPROVED
7	WINDSTOPPER	WINDSTOPPER	WSP	1000000000	APPROVED
8	WINDSTOPPER	WINDSTOPPER	WSP	1000000000	APPROVED
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10	WINDSTOPPER	WINDSTOPPER	WSP	1000000000	APPROVED
11	WINDSTOPPER	WINDSTOPPER	WSP	1000000000	APPROVED
12	WINDSTOPPER	WINDSTOPPER	WSP	1000000000	APPROVED
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15	WINDSTOPPER	WINDSTOPPER	WSP	1000000000	APPROVED
16	WINDSTOPPER	WINDSTOPPER	WSP	1000000000	APPROVED
17	WINDSTOPPER	WINDSTOPPER	WSP	1000000000	APPROVED
18	WINDSTOPPER	WINDSTOPPER	WSP	1000000000	APPROVED
19	WINDSTOPPER	WINDSTOPPER	WSP	1000000000	APPROVED
20	WINDSTOPPER	WINDSTOPPER	WSP	1000000000	APPROVED



DOOR AND WINDOW SCHEDULES

W-0001S	2" CUSTOM (W/DR) OF W/DR PT BACKS ATTACHED TO CRS WITH 1/4" DIA x 4" LONG SS TAPSCREWS 4" FROM EACH SID. 1" O.D. W/DR
OR	1" CUSTOM (W/DR) OF W/DR PT BACKS ATTACHED TO CRS WITH 1/4" DIA x 4" LONG SS TAPSCREWS 4" FROM EACH SID.
W-0002S	2" CUSTOM (W/DR) OF DR JAMB/PT BACKS ATTACHED TO CRS WITH 1/4" DIA x 4" LONG SS TAPSCREWS 4" FROM EACH SID. 1" O.D. W/DR
OR	1" CUSTOM (W/DR) OF DR JAMB/PT BACKS ATTACHED TO CRS WITH 1/4" DIA x 4" LONG SS TAPSCREWS 4" FROM EACH SID.
DR-0003S	2" X 6" PLATTACHED TO CRS WITH 1/4" DIA x 4" LONG SS TAPSCREWS 4" FROM EACH SID. 1" O.D. W/DR
OR	1" X 6" PLATTACHED TO CRS WITH 1/4" DIA x 4" LONG SS TAPSCREWS 4" FROM EACH SID. 1" O.D. W/DR

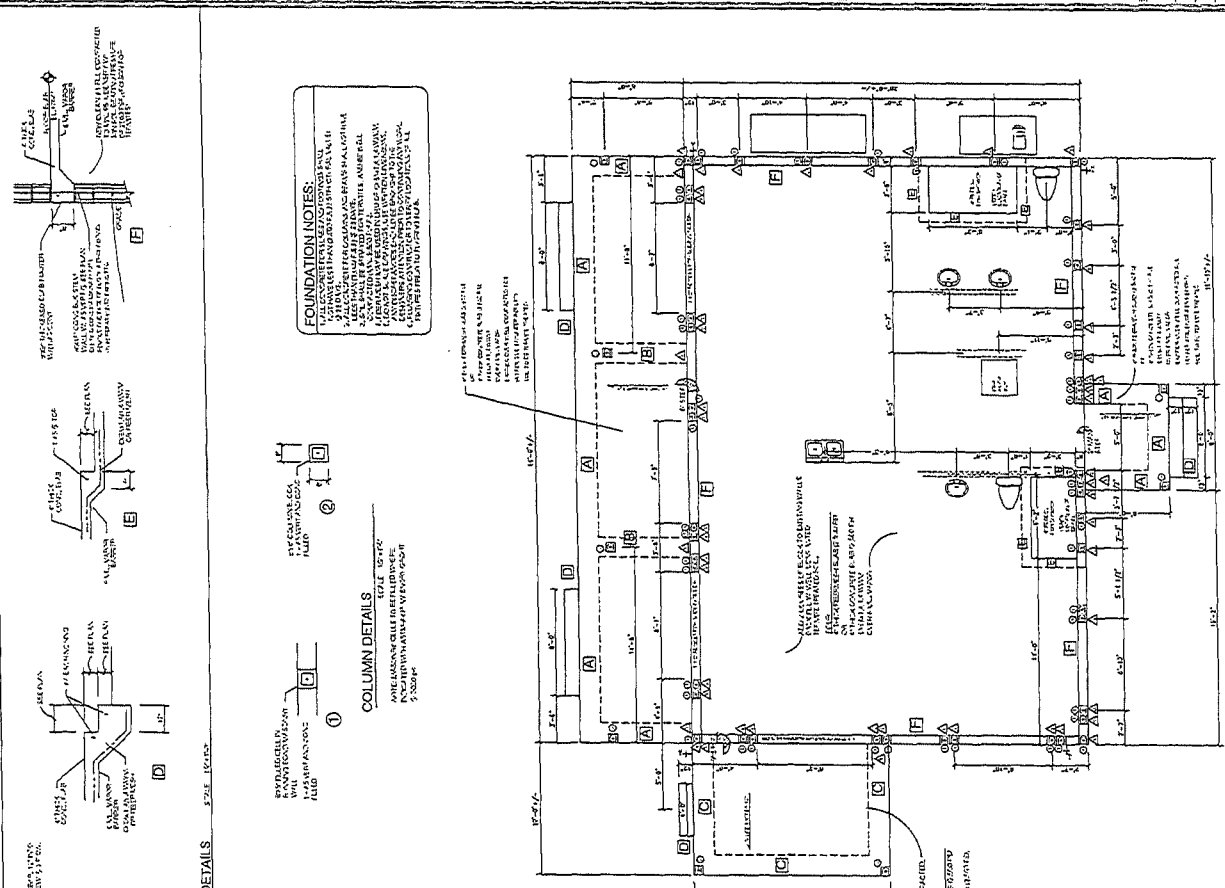




40 ENGINEERING, LLC
 JAVIER CISNEROS, P.E., 70244
 1715 W. 10TH AVENUE, SUITE 100
 DENVER, CO 80202

A REMODELED RESIDENCE FOR:
 The [Redacted] Family
 457 Ring Road
 St. Lucie Village

DATE	DESCRIPTION
10/20/20	FOUNDATION PLAN
11/10/20	REVISIONS
12/15/20	REVISIONS
01/15/21	REVISIONS
03/15/21	REVISIONS
05/15/21	REVISIONS
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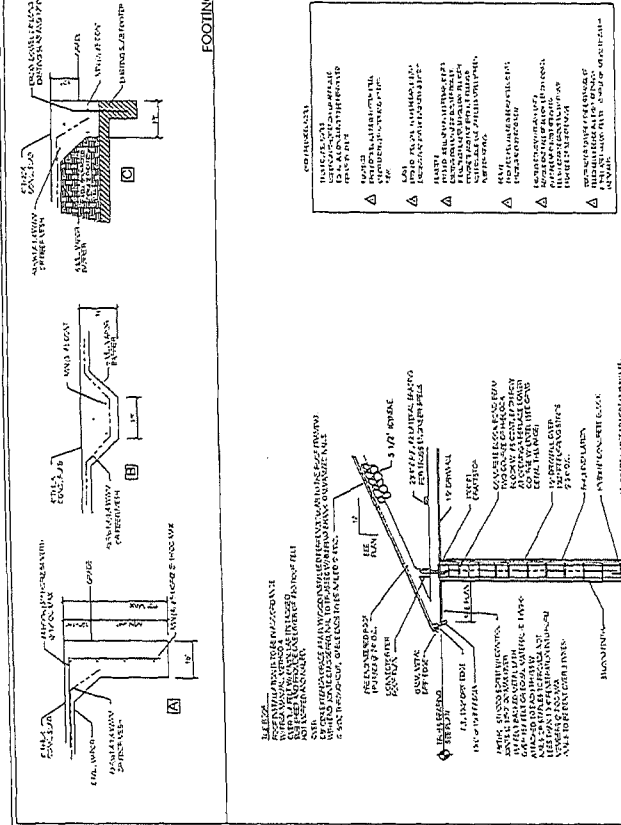


Foundation Plan

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



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REVISIONS



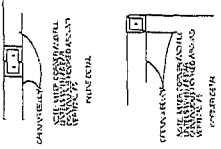
4C ENGINEERING, L.L.C.
 14011 W. Loop West, Suite 100, Houston, TX 77040
 281-463-8899
 www.4c-engineering.com

FOR: [Redacted]
 DATE: 01/23/2023
 AS SHOWN
 4 of 5

CONTRACTOR NOTES

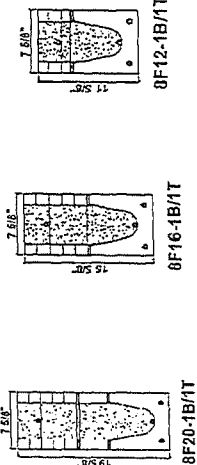
- 1. TRUSS TO BE CONSTRUCTED IN ACCORDANCE WITH THE TRUSS MANUFACTURER'S DRAWINGS AND ALL APPLICABLE CODES AND REGULATIONS.
- 2. TRUSS TO BE CONSTRUCTED IN ACCORDANCE WITH THE TRUSS MANUFACTURER'S DRAWINGS AND ALL APPLICABLE CODES AND REGULATIONS.
- 3. TRUSS TO BE CONSTRUCTED IN ACCORDANCE WITH THE TRUSS MANUFACTURER'S DRAWINGS AND ALL APPLICABLE CODES AND REGULATIONS.
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- 9. TRUSS TO BE CONSTRUCTED IN ACCORDANCE WITH THE TRUSS MANUFACTURER'S DRAWINGS AND ALL APPLICABLE CODES AND REGULATIONS.
- 10. TRUSS TO BE CONSTRUCTED IN ACCORDANCE WITH THE TRUSS MANUFACTURER'S DRAWINGS AND ALL APPLICABLE CODES AND REGULATIONS.

REFER TO TRUSS ENGINEERING FOR APPLIED LOADS. IF ANYS, SPECIFY THE LOADS AND NOT SPECIFIED ABOVE, CONSULT ENGINEER OF RECORD FOR CONNECTOR SPECIFICATION.

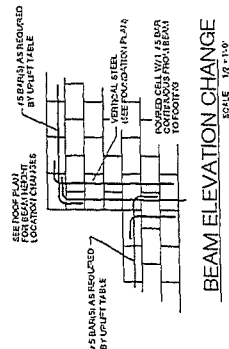


LINTEL BUTT DETAILS

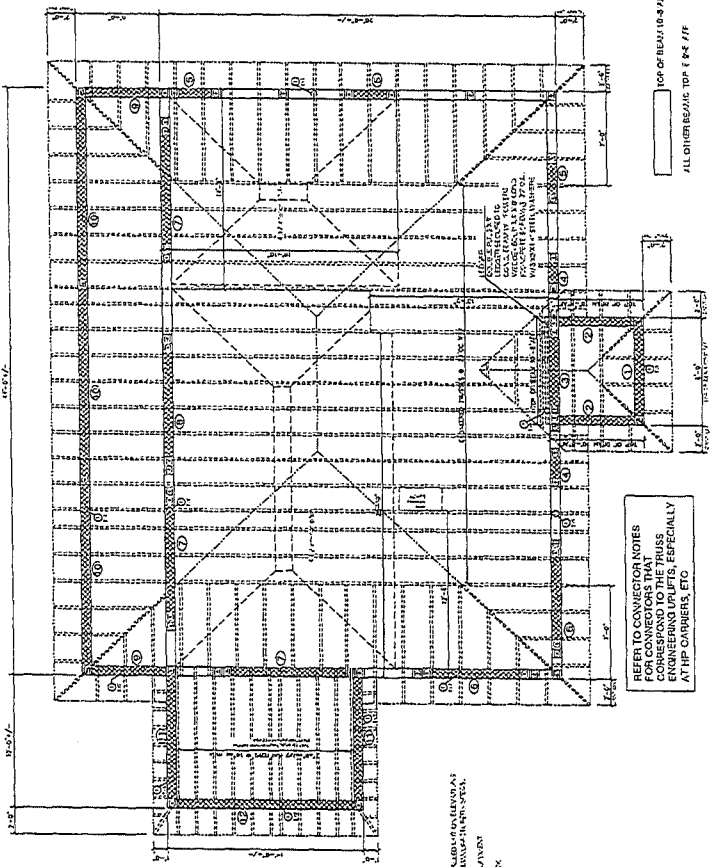
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2	6-6	1759	6F12 TT, 1B	
3	6-6	1781	6F20 TT, 1B	
4	3-3	1517	6F20 TT, 1B	
5	3-3	1517	6F20 TT, 1B	
6	3-3	1517	6F20 TT, 1B	
7	3-3	1517	6F20 TT, 1B	
8	3-3	1517	6F20 TT, 1B	
9	3-3	1517	6F20 TT, 1B	
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12	14-0	1002	6F16 TT, 1B	



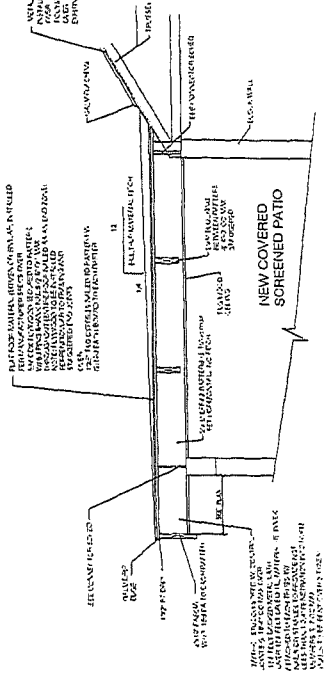
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BEAM ELEVATION CHANGE
 SCALE: 1/8" = 1'-0"



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

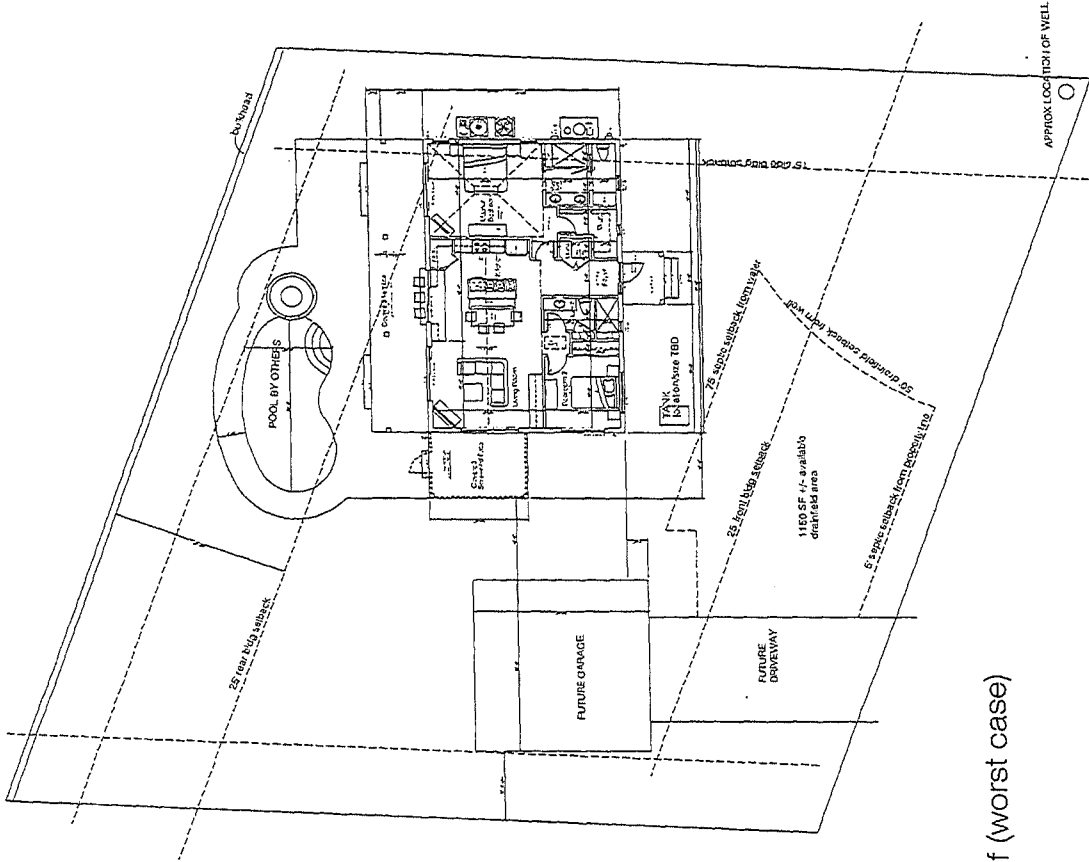


BUILT UP ROOF DETAIL
 SCALE: 1/8" = 1'-0"

REVISIONS



Project: [Redacted]
Date: 12/10/2022
As Shown
[Redacted]



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

Site Plan

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

APPROX. LOCATION OF WELL