

Jamie and Laura Rubin  
453 Rouse Road,  
Fort Pierce, Fl. 34946  
Town of St. Lucie Village

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Date May 15<sup>th</sup>. 2023

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

**IN RE: Town Of Saint Lucie Village- Variance Application  
453 Rouse Road, Fort Pierce Fl. 34946**

Property Description: From the Northwest corner of Government Lot 1 of Section 21, Township 34 South, Range 40 East, thence run East 142.04 feet to the point of Beginning; thence run South at a right angle to the aforesaid call 125.00 feet to the North right-of-way of a canal shown in Plat of Riverside Harbor Subdivisions, as recorded in Plat Book 10, page 5, Public Records of St. Lucie County, Florida, thence easterly along North right-of-way of said canal 131.73 feet; thence Northerly to a point on the North Line of said Section 21, said point being located 129.03 feet East of the point of Beginning; thence West along the North line of Section 21, 129.3 feet back to the point of Beginning, All Lying and being in St. Lucie County, Florida.

Parcel ID#: 1421-212-0002-000/1

To whom it may concern,

My wife Laura and I purchased this home back in November of 2009. The home is approximately 2,000 square feet, 2- Bed Room ,3- Bathrooms. The lot size of the property is approximately 132'-0 running East/West and 125'-0 running North /South. We do not have any neighbors to the North, Front side of the house where the proposed carport will be located.

After spending 50 years in Miami, it was such a pleasure to move to St. Lucie Village and enjoy our Golden years. We have invested quite a lot into this home developing an almost Maintenance free home. Added Impact windows, Metal roof, Brick pavers throughout the yard, and Beautiful Landscaping. We also added a large paver driveway to the front North side of the property. We are Requesting a Variance as required, Per. Ordinance Section 3.5.3©(1)(b)(vii), also Table 2 Which states, (vii) Accessory structures, with two exceptions noted below, shall not be allowed in required or unrequired front yards. (the exceptions don't apply)

Rouse road is a dead-end street which gives us a beautiful view and the open exposure of the water from three sides of our home. With the addition of the carport, we also hope to

reduce the amount of Salt Spay we receive on our vehicle's. Along with the beautiful tree's we have in our yard, along with the Pollen, Sap, intense Sun and inclement weather we have, we are requesting approval of a 19'-0 x 25'-0 carport in our front yard on our existing paver driveway, to protect our vehicles. (This paved drive is approximately. 38'-0 x 38'-0) This structure is manufactured by Carolina Carports out of North Carolina. This carport is made of all Galvanized metal and rated for 170mph winds. It has a metal roof which also matches our existing home. The carport design will complement our existing residence. A copy of the site plan and location will be attached. The structure will be constructed to meet the current Hurricane code certified to 170 mph.

Sincerely,  
Jamie and Laura Rubin  
453 Rouse Road  
Saint Lucie Village

CERTIFIED TO: JAMIE RUBIN & LAURA RUBIN  
 WELLS FARGO BANK, N.A., ITS SUCCESSORS AND/OR ASSIGNS AS  
 THERE INTERESTS MAY APPEAR.  
 OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY  
 O'HAIRE, QUINN, CANDLER & CASALINO, CHARTERED

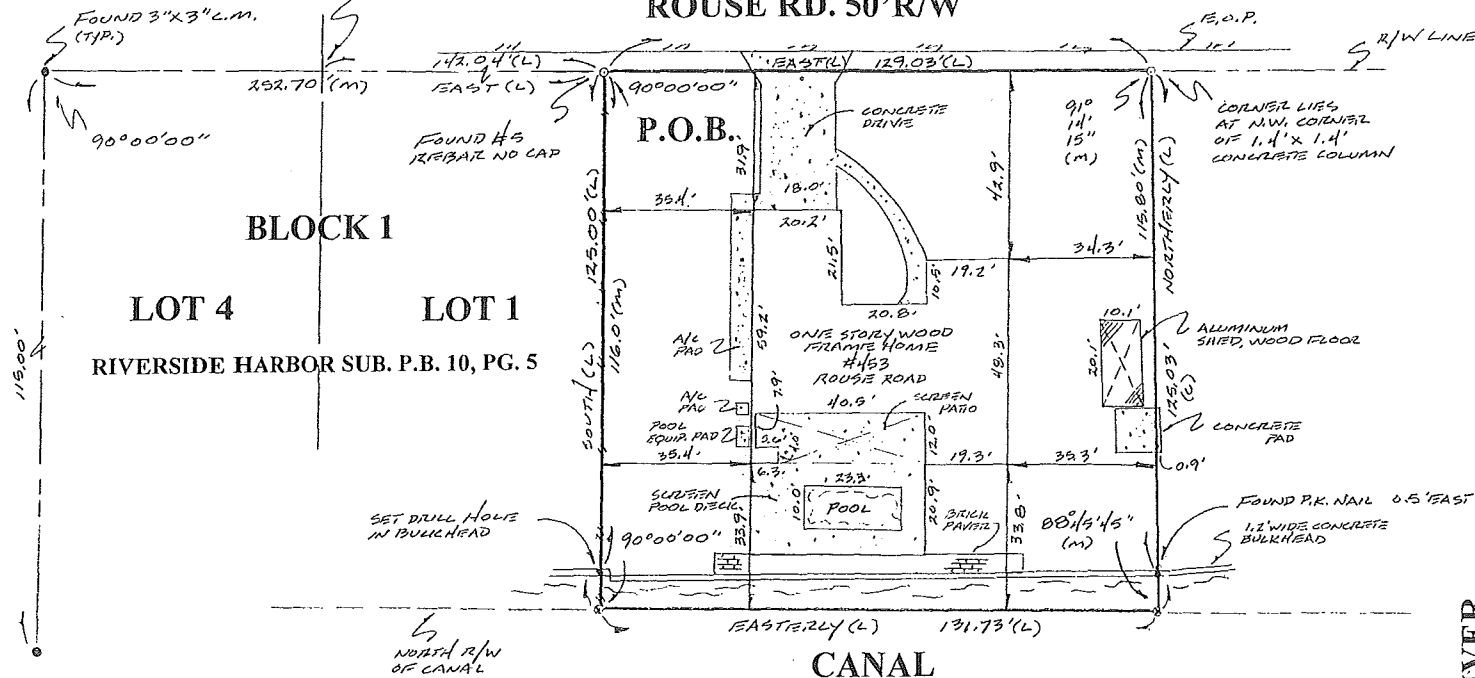


**P.O.C.**  
 N.W. CORNER GOV'T LOT 1, SECTIO 21, T-34-S, R-40-E

**ROUSE RD. 50'R/W**

**PALMETTO ST. 50'R/W**

**BLOCK 1**  
**LOT 4**  
**LOT 1**  
 RIVERSIDE HARBOR SUB. P.B. 10, PG. 5



**LEGEND**

- IP. = IRON PIPE
- CM. = CONCRETE MONUMENT
- P.O.C. = POINT OF COMMENCEMENT
- P.M. = PERMANENT AFFIDAVIT MONUMENT
- P.C.P. = PERMIT CONTROL POINT
- P.O.B. = POINT OF BEGINNING
- O/W = ONE WAY
- R/W = RIGHT-OF-WAY
- S/T = SEPTIC TANK
- O/F = OIL FIELD
- FP = POWER POLE
- P.L. = PROPERTY LINE
- C/L = CENTER LINE
- F.F.C. = FINISH FLOOR ELEVATION
- EL. = ELEVATION
- EWLW = EDGE OF WATER
- NWHLW = NEW HIGH WATER LINE
- CCGLL = COASTAL CONSTRUCTION CONTROL LINE
- UM = UNMOUNTED
- (P) = PLAT DATA
- (L) = LEGAL DATA
- (M) = MEASURED DATA
- SEC. = SECTION
- TWP. = TOWNSHIP
- RGE. = RANGE
- BLK. = BLOCK
- R. = RANGE
- L. = LENGTH
- ANG. = ANGLE
- G. = GRID
- ERR. = OTHER BEARING
- F.S. = FIELD BOOK
- PG. = PAGE
- P.T. = POINT OF TANGENT
- P.O. = POINT OF CURVE
- P.A.C. = POINT OF ANGLE
- P.O.C. = POINT OF COMMENCEMENT
- STAB. = STATION
- IND. = IRON
- E.O.P. = END OF PAVEMENT
- B.O.C. = BACK OF CURVE

NO TITLE SEARCH, TITLE OPINION, OR ABSTRACT, WAS PERFORMED BY, NOR FURNISHED TO THIS FIRM FOR THE SUBJECT PROPERTY, THERE MAY BE EASEMENTS, RIGHT-OF-WAYS, OR UNRECORDED DEEDS WHICH MAY AFFECT SUBJECT PROPERTY.

F.E.M.A.  
 FLOOD ZONE "X"  
 C-P #211100889  
 EFFECTIVE DATE: 5-4-89, NOV. 4, 1992

**INDIAN RIVER**

**SURVEYORS CERTIFICATE**

I, HENRY PICKERING, DO HEREBY CERTIFY THAT I AM A DULY LICENSED AND PRACTICING REGISTERED LAND SURVEYOR BY THE STATE OF FLORIDA AND THAT THIS CERTIFICATE OF SURVEY MEETS THE MODERN TECHNICAL STANDARDS FOR A SURVEY AS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYING PURSUANT TO SECTION 410.07, FLORIDA STATUTES, AND THAT UNDER MY SUPERVISION I DID MAKE AN ACTUAL SURVEY OF:

LOT \_\_\_\_\_ BLOCK \_\_\_\_\_  
 SITE LEGAL DESCRIPTION \_\_\_\_\_  
 AS SHOWN IN THE INDIAN RIVER COUNTY RECORDS  
 PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
 AND THAT SAID SURVEY WAS ACTUALLY MADE ON THE GROUND PER RECORD DESCRIPTION AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THERE EXISTS NO ENCUMBRANCES OTHER THAN THOSE SHOWN ON SAID DEED OR RECORD RECORD THEREON, EXCEPT AS SHOWN ON SAID CERTIFICATE OF SURVEY.

*H. Pickering* 11/6/09  
 HENRY PICKERING REG. LAND SURVEYOR NO. 4689  
 THIS SURVEY IS NOT VALID WITHOUT MY SIGNATURE SEAL.

From the Northwest corner of Government Lot 1, of Section 21, Township 34 South, Range 40 East, thence run East 142.01 feet to the Point of Beginning; thence run South at a right angle to the aforesaid call 125.00 feet to the North right of way of a canal as shown in Plat of Riverside Harbor Subdivision, as recorded in Plat Book 10, page 5, Public Records of St. Lucie County, Florida; thence Easterly along North right of way of said canal 131.73 feet, thence Northerly to a point on the North line of said Section 21, said point being located 129.03 feet East of the Point of Beginning; thence West along the North line of Section 21, 129.03 feet back to the Point of Beginning.

All lying and being in St. Lucie County, Florida

- NOTES: 1. NORTH AS SHOWN IS REFERENCED TO THE PLAT OF RIVERSIDE HARBOR SUBDIVISION.  
 2. SURVEY PERFORMED WITHOUT BENEFIT OF DEED.  
 3. PROPERTY NOT SERVICED WITH MUNICIPAL WATER.

REV.	DATE	DESCRIPTION	BY	F.P. & PG.	TASK NO.	DATE OF FIELD WORK
	1/6/09	RECORD SURVEY	Kim	92-69		02/27/09

**RECORD SURVEY FOR  
 JAMIE & LAURA RUBIN**



**PICKERING & ASSOCIATES**  
 PROFESSIONAL LAND SURVEYING  
 612 HOLLY ROAD  
 VERO BEACH, FL 32963  
 TEL. (772) 231-1333 FAX. (772) 231-1149 CELLULAR (772) 231-6606

DRAWING/JOB #  
 09-195  
 SHEET OF  
 1 / 1



From Right EDGE OF GARAGE (WEST SIDE) TO EDGE OF PAVERS

