

NOTICE OF HEARING ON ST. LUCIE VILLAGE VARIANCE APPLICATION

Notice is hereby given that the Board of Adjustment of St. Lucie Village, Florida will consider an application for variance at a meeting at the Village Hall on Wednesday, July 19, at 6:30 p.m.

The variance petition is submitted by Jamie and Laura Rubin in relation to real property located in St. Lucie Village at 493 Rouse Road. The legal description of the property is:

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 canals 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

The requested variance would grant relief from the setback limitations in the Land Development Code, so that they may place a 19 foot by 25 foot carport on the existing paver driveway in front of the house.

The Board of Adjustment may grant or deny the petition, in whole or in part, or may continue the hearing from time to time as may be necessary. Any interested party may appear at the meeting and be heard with respect to the proposed variance.

The petition for variance is posted on the Village website at www.stlucievillagefl.gov, and can be made available for review at the office of the Town Attorney, Richard V. Neill, Jr., 311 South Second Street, Ft. Pierce, FL 34950, during regular business hours.

Be advised that, if a party decides to appeal any decision made by the Board, they will need a record of the proceedings, and that, for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and

evidence upon which the appeal is to be based.

Publish: June 30, 2023

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

Date May 15th. 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
THEIR 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

BLOCK 1

LOT 4

LOT 1

RIVERSIDE HARBOR SUB. P.B. 10, PG. 5

PALMETTO ST. 50'R/W

LEGEND

[illegible]

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

SURVEYORS CERTIFICATE

I, H. RAY POKERSON, DO HEREBY CERTIFY THAT I AM A QUALIFIED AND PRACTICING REGISTERED LAND SURVEYOR IN THE STATE OF FLORIDA. ALSO THAT THIS SKETCH OF SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR A SURVEY AS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO SECTION 472.023 FLORIDA STATUTES, AND THAT UNDER MY SUPERVISION DO MAKE AN ACTUAL SURVEY OF:

LOT _____ BLOCK _____
SEE LEGAL DESCRIPTION
 AS SHOWN IN THE INDIAN RIVER COUNTY RECORDS:
 PLAY 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 ENCROACHMENTS
 EITHER WAY ACROSS THE PROPERTY LINES OR BUILDING EXTRACUR
 LINES, EXCEPT AS SHOWN ON SAID DEED OF SURVEY.

H. Kim Pickering 11/6/09
H. KIM PICKERING REG. LAND SURVEYOR NO. 4839
THIS SURVEY IS NOT VALID WITHOUT SIGNED SEAL.

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.

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 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.

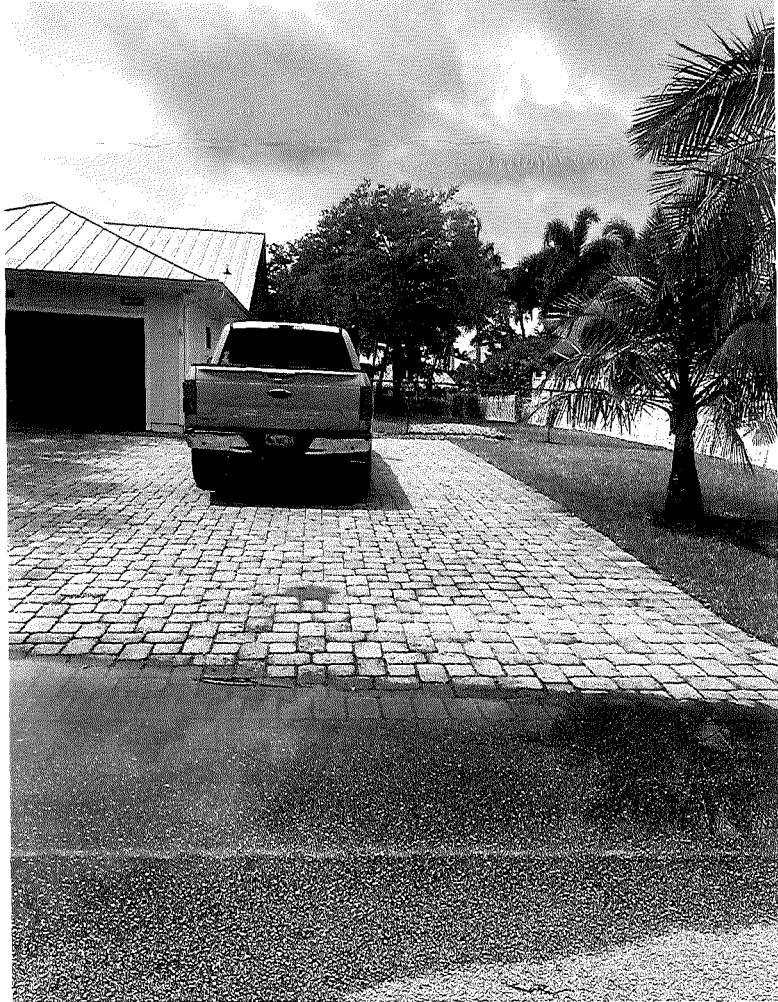
All living and being in St. Lucie County, Florida

DRAWN Kim	CHECKED H.K.P.
SCALE 1"=20'	DATE 11/6/09

RECORD SURVEY FOR JAMIE & LAURA RUBIN

PICKERING & ASSOCIATES
PROFESSIONAL LAND SURVEYING
612 HOLLY ROAD
VERO BEACH, FL. 32963
TEL. (407) 335-1144 FAX (407) 335-1144

DRAWING/JOB	
09-195	
SHEET	OF
1	1



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



Prepared by and return to:

Gregg M. Casalino

Attorney at Law

O'HAIRE, QUINN, CANDLER & CASALINO, CHTD.

3111 Cardinal Drive

Vero Beach, FL 32963

772-231-6900

File Number: 29-23354

Court House Box No.: 59

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 12th day of November, 2009 between James L. Dierdorf and Sandra K. Dierdorf, husband and wife whose post office address is 453 Rouse Rd, Fort Pierce, FL 34946, grantor, and Jamie Rubin and Laura Rubin, husband and wife whose post office address is 12421 SW 89th Ave, Miami, FL 33176, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Saint Lucie County, Florida to-wit:

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 as 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, 129.30 feet back to the point of Beginning. All lying and being in St. Lucie County, Florida.

Parcel Identification Number: 1421-212-0002-000/1

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2008**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Julie F. Fink
Witness Name: JULIE F. FINK

James L. Dierdorf (Seal)
James L. Dierdorf

June Humphrey
Witness Name: JUNE Humphrey

Sandra K. Dierdorf (Seal)
Sandra K. Dierdorf

State of Florida
County of Indian River

The foregoing instrument was acknowledged before me this 5th day of November, 2009 by James L. Dierdorf and Sandra K. Dierdorf, who ☒ are personally known or ☐ have produced a driver's license as identification.

[Notary Seal]



June Humphrey
Commission # DD618804
Expires December 20, 2010
Bonded Title Plus Insurance, Inc. 800-385-7019

June Humphrey
Notary Public
Printed Name: JUNE Humphrey
My Commission Expires: 12-20-10