

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), 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)

Do to all the beautiful trees 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 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

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