

MEMO

TO: Property Owners within 500 feet of 495 Peninsula Drive, St. Lucie Village
FROM: Richard V. Neill, Jr.
RE: Application for variance of Blaine E. and LaDonna Oney
DATE: September 25, 2024

Blaine and Ladonna Oney, owners of real property in St. Lucie Village, Florida located at 495 Peninsula Drive, have applied for a variance related to the property. A copy of the Notice of Hearing is enclosed for your reference.

The St. Lucie Village Zoning Ordinance requires that the Town notify, by mail, persons who own property within 500 feet of the affected property. From review of the County tax map and tax roll, you own property, some portion of which is within 500 feet of some portion of the applicant's property; so, you are included in this mailing.



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cc: William G. Thiess, Mayor
Paulette T. Burgess, Acting Clerk
Members of the Board of Adjustment
Carl Peterson, Building Official
W. Nathan Meloon, Esq.

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, October 16th, at 6:30 p.m.

The variance petition is submitted by Blaine E. and LaDonna Oney in relation to real property located in St. Lucie Village at 495 Peninsula Drive (Lot 10 and the East 60 feet of Lot 9, Block 3, Riverside Harbor Subdivision, PB 10, Page 5). They request a variance from Section 3.5.6 of the St. Lucie Village Land Development Code.

The requested variance will be to allow the Oneys to revise the current permitted plan of both floors to the west by 6'8" through the following work:

Move the north section of the western most wall of the single car garage by 1'4" to the north as a continuation of the northern most chimney wall. Also, on the first floor create a chase for a dumb waiter next to and projecting from this northern most chimney wall line by 3'0". The second floor will be continuation of the first floor below. The 6'8" extension on the second floor will reduce the area of the permitted balcony area and allow using a portion of this added second floor to be enclosed for a storage pantry accessible from the kitchen. The petition for variance, which can be accessed as described below, includes plan excerpts depicting what is requested.

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: September 27, 2024