

NOTICE OF HEARING ON ST. LUCIE VILLAGE VARIANCE APPLICATION

Notice is hereby given that the Board of Adjustment of The Town of St. Lucie Village, Florida will consider a variance application at a meeting at the Village Hall, 2841 Old Dixie Highway, St. Lucie Village, FL, on Wednesday, June 17, 2026, at 6:30 p.m.

The variance request is submitted by John Langel and Dana Langel in relation to real property located in St. Lucie Village at 2511 N. Indian River Drive. The legal description of the property is as follows: beginning on the West bank of the Indian River at a point on the centerline of a paved lane, commonly known as St. Lucie Lane, thence run West along the centerline of the paved lane, 235.37 feet to a concrete monument, thence run North $00^{\circ}01'03''$ West 26.08 feet to a nail, thence run West 61.00 feet to a nail, thence run South $01^{\circ}52'$ East 142.55 feet to a point, thence North $87^{\circ}45'43''$ East 317.69 feet to the West bank of the Indian River, thence meandering the said West bank in a Northwesterly direction to the point of beginning, being part of Government Lot 1, Section 33, Township 34 South, Range 40 East, St. Lucie County, Florida, Subject to and together with a non-exclusive easement for ingress and egress over and upon the paved lane situate on the North of the above described real property. LESS AND EXCEPTING therefrom the West 120.00 feet.

They request a variance from the minimum rear setback requirements of Section 3.5.6, particularly Table 2, of the St. Lucie Village Land Development Code.

The requested variance will allow the Langels to construct a

carport which will attach to the residence, be located over the existing driveway only, and encroach approximately 15 feet into the 25-foot rear setback.

The Board of Adjustment may grant or deny the request, 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 variance application is posted on the Village website at <https://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.

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