

## **BOARD OF ADJUSTMENT AGENDA**

Board of Adjustment Regular Meeting - Thursday, June 26, 2014 - 6:00 p.m.  
City Hall - City Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida

1. **CALL TO ORDER**
2. **PRAYER and PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **CONSIDERATION OF ABSENCES**
5. **CERTIFICATION OF ALTERNATE MEMBER(S)**
6. **APPROVAL OF MINUTES**  
  
May 22, 2014 meeting
7. **NEW BUSINESS**
  - a. Approval of a variance to construct a single-family home which exceeds the Permitted lot coverage by 6.2%, an increase from the allowable 25% to 31.2%.
8. **DISCUSSION / OTHER BUSINESS**
9. **ADJOURNMENT**

Persons who require special accommodations under the Americans with Disabilities Act (ADA) should contact the Planning Department at (772) 467-3729, at least five (5) days prior to the meeting. Persons who are hearing or speech impaired may use the Florida Relay System by dialing 711.

**Planning Board of Adjustment**

Meeting Date: 06/26/2014

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Information

REQUESTED ACTION

**APPROVAL OF MINUTES**

May 22, 2014 meeting

LOCATION

RESPONSIBLE STAFF

RECOMMENDATION

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Attachments

[Board of Adjustment Minutes 5/22/2014](#)

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**Form Review**

Form Started By: Alicia Rosenthal

Started On: 06/17/2014 09:10 AM

Final Approval Date: 06/17/2014

# DRAFT

## Board of Adjustment Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE CITY BOARD OF ADJUSTMENT HELD ON THURSDAY, **May 22, 2014**, IN FORT PIERCE CITY HALL, COMMISSION CHAMBERS, 100 NORTH US HIGHWAY 1, FORT PIERCE, FLORIDA.

**1. CALL TO ORDER**

**2. PRAYER and PLEDGE OF ALLEGIANCE**

**3. ROLL CALL**

Present: James Crist; Clem Benton, Jr.; BJ Beavin; Bret McCain, Chairman

Absent: Bennie Clark; Joyce Calvert; William Nunn

Staff Present: Clarissa Davis, Planner  
Rebecca Grohall, Planning Manager  
Alicia Rosenthal, Administrative Assistant

Attendees: Steve McCain, Assistant City Attorney

**4. CONSIDERATION OF ABSENCES**

Motion was made by James Crist, seconded by Clem Benton, Jr. to excuse Ms. Calvert, Mr. Clark and Mr. Nunn's absences.

AYE: James Crist, Clem Benton, Jr., BJ Beavin, Chairman Bret McCain  
Passed

**5. CERTIFICATION OF ALTERNATE MEMBER(S)**

Ms. Beavin was made an active member for the meeting.

**6. APPROVAL OF MINUTES**

a. April 24, 2014 Meeting

Motion was made by Clem Benton, Jr., seconded by James Crist to approve minutes from the April 24, 2014 meeting.

AYE: James Crist, Clem Benton, Jr., BJ Beavin, Chairman Bret McCain  
Passed

**7. NEW BUSINESS**

Chairman McCain mentioned when there are not five voting members present, the applicant has the option to either proceed or continue to a meeting at which five members of the board attend. Attorney Steve McCain stated that for the application to receive approval, there must be a concurring vote from all four Board members. The representative for the Variance stated she would like to move forward.

- a. Approval of a Variance to deviate from City Code Section 15-8(5)(a)3. to exceed the allowed sign area and utilize a sign with the calculated area of 156.5 square feet.

Ms. Davis gave an overview of the application. Ms. Pam DeDea, from The Seyer Group, representing McDonald's, commented.

Mr. Benton asked if the proposed sign is smaller than the existing sign. Ms. Davis responded that in sign area the proposed sign is smaller than the existing sign. Chairman McCain calculated a 27% reduction in the sign size. Mr. Crist asked how the sign would look like a lower case "l" if the variance was not granted. Ms. DeDea responded if a new 50 foot high sign was put in with a sign face of 57.25 square feet the sign would be so small it would not be visible. Ms. Beavin asked if the new sign is going to be in the same location. Ms. DeDea stated the new sign will be erected in the same position. Mr. Crist asked if the top of the arches will be at 50 feet. Ms. Davis stated the very top of the sign would be 50 feet.

Attorney Steve McCain asked if the subject property, where McDonald's is located, is within the I-95 and Turnpike special sign district and if the maximum height of the sign is 50 feet under the code section governing that district. Ms. Davis stated that is correct.

Motion was made by James Crist, seconded by Clem Benton, Jr. to approve the Variance to deviate from City Code Section 15-8(5)(a)3. to exceed the allowed sign area and utilize a sign with the calculated area of 156.5 square feet.

AYE: James Crist, Clem Benton, Jr., BJ Beavin, Chairman Bret McCain  
Passed

**8. DISCUSSION / OTHER BUSINESS**

**9. ADJOURNMENT**

## Planning Board of Adjustment

Meeting Date: 06/26/2014

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### Information

#### REQUESTED ACTION

Approval of a variance to construct a single-family home which exceeds the Permitted lot coverage by 6.2%, an increase from the allowable 25% to 31.2%.

#### LOCATION

1613 Thumb Point Drive

#### RESPONSIBLE STAFF

Kori Benton, Historic Preservation Officer

#### RECOMMENDATION

Approval with conditions

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### Attachments

Staff Report

Site Aerial

Application

Applicant's Response to Variance Criteria

Survey & Lot Area

Elevations

Site Plan with Building Coverage Schedule

Floor Plans

Plat of Thumb Point Subdivision

Building Coverage - Former Home on Site

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### Form Review

Form Started By: Kori Benton

Started On: 06/20/2014 02:18 PM

Final Approval Date: 06/20/2014



# CITY OF FORT PIERCE

## PLANNING DEPARTMENT

COMPREHENSIVE PLANNING ♦ DEVELOPMENT REVIEW  
HISTORIC PRESERVATION ♦ URBAN DESIGN ♦ URBAN FORESTRY ♦ ZONING

TO: Members of the City of Fort Pierce Board of Adjustment

THROUGH: Rebecca Grohall, AICP, Planning Manager

FROM: Kori Benton, Historic Preservation Officer

SUBJECT: Application for Variance  
Exceed Allowable Lot Coverage  
1613 Thumb Point Drive

DATE: June 20<sup>th</sup>, 2014

### STAFF REPORT

Owner/Applicant: Dennis & Jacklyn Koehl  
PO Box 93  
Matagorda TX 77457

Representative: Larry Kosoy  
Kosoy Enterprises  
1606 Thumb Point Dr  
Fort Pierce FL 34949

Requested Action: Approval of a variance to construct a single-family home which exceeds the Permitted lot coverage by 6.2%, an increase from the allowable 25% to 31.2%.

Location: 1613 Thumb Point Drive.

Current Zoning: R-1, Single-Family, Low Density Residential Zone

#### Staff Analysis:

In accordance with Article VIII of Section 22 of the City Code, the applicant is requesting the Board of Adjustment approve a variance to deviate from Section 22-24(b)(3) of the City Code to construct a single-family home which exceeds the permitted lot coverage by six and two-tenths (6.2) percent (%), an increase from the allowable twenty-five (25) percent (%) to thirty-one and two-tenths (31.2) percent (%) of the lot area.

The Thumb Point Subdivision was platted in 1957. The subject site, Block 1, Lot 24 of the Thumb Point Subdivision was previously occupied by a single-family home that was constructed in 1970, and later demolished in 2005 after incurring significant hurricane damage.

The platted lot dimensions of the site are as follows:

Front Lot Dimension	85'
Left Side Lot Dimension	181.37'
Right Side Lot Dimension	188.65'
Rear Lot Dimension	166.41'

The total platted lot size of the site is 23,700 sq. ft. The unique characteristic of the subject lot is that 5,602 sq. ft. of this platted lot size is an aquatic area, a portion of Faber Cove.

Section 22-24(b)(3) of the City Code regulates lot coverage of the R-1, Low Density Residential Zone, mandating that buildings will not cover more than twenty-five (25) per cent of the lot. Pursuant to City of Fort Pierce Code Section 22-3, lot area is defined as the total horizontal area within the lot lines of a lot exclusive of aquatic areas and streets. The rendered lot area of the subject site pursuant to the applicable definition is 18,098 sq. ft. Therefore, per the referenced definition and permitted lot coverage of the R-1 Zone, the portion of the lot area which may be covered by a building or buildings(s) for the site is 4,524.5 sq. ft.

The applicant is proposing to construct a 5,169 sq. ft. (finished floor area), two-story single-family home. The principal structure of the home accounts for 3,835 sq. ft. of building coverage. Additional spaces contributing to building coverage include an 80 sq. ft. front entry, 1,130 sq. ft. covered patio, and 450 sq. ft. Florida kitchen.

The overall building coverage proposed for the site is 5,595 sq. ft., representing coverage of 23.19% of the platted lot size, or 30.36% of the lot area (lot size, excluding aquatic areas). The proposed structure as presented adheres to the setback (yard) requirements established by the City Code for the R-1 zone, and maintains the required level of green and open spaces of the City's Comprehensive Plan. The proposed home features a peak height for the structure of 31 ft., above FEMA Base Flood Elevation. This requested height is subject to Conditional Use consideration by the City Commission.

### Variance Criteria

The following criteria are specified in Section 22-108 of the City Code, which must be satisfied in order for a variance to be granted:

1. Special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same zoning district;
2. The special conditions and circumstances do not result from the actions of the applicant;
3. The literal interpretation of the provision of the zoning ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the ordinance and would result in unnecessary and undue hardship on the applicant;

4. The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure;

5. The granting of the variance will be in harmony with the general intent and purpose of the ordinance and such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

The applicant, in the attached application and supporting documents, cites various factors and explanation with regard to the above-referenced criteria.

**Property Owner Response Summary:**

A total of 5 notifications were mailed to abutting property owners. As of June 20, 2014, 0 responses have been received. An updated recording of responses will be provided to the Board at the hearing.

**Staff Recommendation:**

The characteristics associated with the presented lot, proposed single-family home, and the applicant's application present a developed case to satisfy the criteria specified in Section 22-108 of the City Code, therefore staff recommends that the Board of Adjustment approve the variance with the condition that the rear patio and Florida kitchen are not enclosed with walls, in order to ensure maintenance of presented open air character of a portion of the presented building coverage.



# 1613 Thumb Point Drive

## Site Aerial

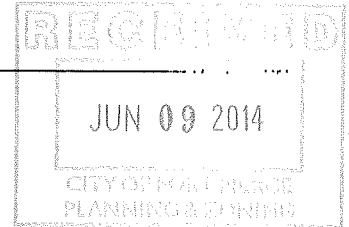




# CITY OF FORT PIERCE

## PLANNING DEPARTMENT

COMPREHENSIVE PLANNING & DEVELOPMENT REVIEW  
HISTORIC PRESERVATION & URBAN DESIGN & URBAN FORESTRY & ZONING



### VARIANCE

Property address or Location 1613 THUMB POINT DR.  
Parcel ID #(s) 2401-605-0024-000-8  
Project description CONSTRUCTION OF SINGLE FAMILY RESIDENCE

DENNIS & JACKLYN KOEHL  
Property Owner(s)

P.O. BOX 93  
Street Address

MATAGORDA TX 77457  
Street Address

979-216-7169  
City State Zip

JAKJARA @ GMAIL.COM  
Phone Number

Email Address

LARRY KOZOY  
Applicant/Representative, Title, Company

1606 THUMB POINT DR.  
Street Address

FT. PIERCE FL 34949  
Street Address

772-618-5327  
City State Zip

LARRY @ KOZOYENTERPRISES.COM  
Phone Number

Email Address

Property Owner(s) Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or representative to act in his/her behalf for the purposes of seeking approval for the application described herein.

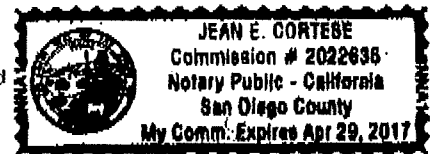
Dennis Koehl Jacklyn Koehl  
Property Owner(s) Signature(s)

STATE OF California COUNTY San Diego  
The foregoing instrument was acknowledged before me this 3rd day of June, 2014, by

Dennis L Koehl & Jacklyn Koehl who is personally known to me or has produced

Driver's license as identification.  
Jean E Cortese

Signature of Notary



(seal)

**INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3739**

#### TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic District	Historic Designation	
				Contributing	Individual
				Non-Contributing	None

Pre-Application Meeting Date \_\_\_\_\_ Fees \_\_\_\_\_ Control # \_\_\_\_\_ B. Permit # \_\_\_\_\_  
Intake Planner \_\_\_\_\_  
Planner Assigned \_\_\_\_\_  
Approved By \_\_\_\_\_ Date \_\_\_\_\_  
Comments \_\_\_\_\_  
Intake Date Stamp \_\_\_\_\_

# VARIANCE

**Submit eight (8) hard copies and one (1) CD of the following for initial submittal, subsequent submittals will be required:**

- Site plan, to scale, including all relevant improvements:
  - Existing & proposed structures
  - Landscaping & parking,
  - Fencing, signs, etc.
- As-built Survey
- Criteria Narrative
- Complete, notarized application

Description of request: Request to deviate from the 25% lot coverage requirement within City Code Section 22-24(b)(3) based on special circumstances. Please see attached.  
 Reason for request: \_\_\_\_\_

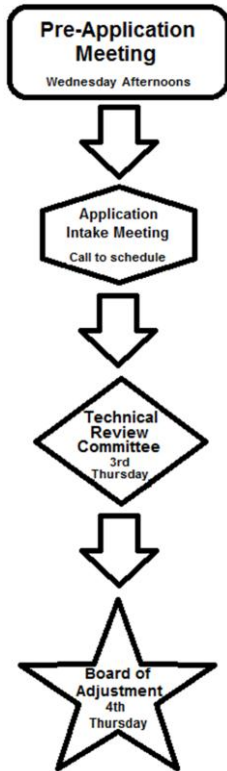
Existing Use : Vacant Residential Date Property was Purchased: 3/14/2014

Alterations made to the site since purchase: None.

Has a request for this variance been denied in the past?  Yes  No

If yes, what has changed since the denial? \_\_\_\_\_

**Application Outlook**



**Criteria:**

In order to determine whether your request for Variance meets all the criteria in Section 22-108 of the City Code, please answer the following questions. Please provide answers of questions on separate pages:

1. Describe those conditions peculiar to the specific property and not applicable to other lands, structures, or buildings in the same zoning district.
2. Does special conditions or circumstances result from actions other than that of yours? Please explain
3. Identify any undue hardships or deprivation of commonly enjoyed property rights that would result in the literal interpretation of the code for the zoning district.
4. What is the minimum variance that would give the reasonable use of the land, building, or structure?
5. Explain how the variance request would not impair the intent of the zoning ordinance or be detrimental to the general public welfare:

**PROPERTY RECORD CARD**

Dennis L Koehl Record: 1 of 1

<<Prev

Next >>

Spec.Assmnt

Taxes

Exemptions Permits Home Print

**Property Identification**

Site Address: 1613 Thumb Point Dr  
 Sec/Town/Range: 01 :35S :40E  
 Map ID: 24/01E  
 Zoning: R1

ParcelID: 2401-605-0024-000-8  
 Account #: 15207  
 Use Type: Vac Res  
 City/Cnty: Fort Pierce



**Ownership and Mailing**

Owner: Dennis L Koehl Jacklyn A Koehl  
 Address: PO Box 93  
 Matagorda TX 77457

**Legal Description**

THUMB POINT BLK 1 LOT 24 (OR 3612-1676)

**Sales Information**

Date	Price	Code	Deed
3/14/2014	575000	0001	WD
3/11/2009	100	0130	WD
7/1/1974	97000	00	CV

**Assessment 2013**

2013 Final:	382000
Assessed:	382000
Ag.Credit:	0
Exempt:	
Taxable:	
Taxes:	9763.66

**Total Land and Building**

Land Value:	382000	Acres:	0.47
Building Value:	0		
Finished Area:	0	SqFt	

**BUILDING INFORMATION**

No Sketch  
 Available



**Exterior Features**

View:	-	RoofCover:	-	RoofStruct:	-
ExtType:	-	YearBlt:	-	Frame:	-
Grade:	-	EffYrBlt:	-	PrimeWall:	-
StoryHght:	-	No.Units:	-	SecWall:	-

**Interior Features**

BedRooms:	-	Electric:	-	PrmIntWall:	-
FullBath:	-	HeatType:	-	AvgHt/Ft:	-
1/2Bath:	-	HeatFuel:	-	Prm.Flors:	-
%A/C:	-	%Heated:	-	%Sprinkled:	-

**Special Features and Yard Items**

Type	Y/S	Qty.	Units	Qual.	Cond.	YrBlt.	No.	Use Type	Type	Measure	Depth
SCON - SEAWALL CONC	Y	1	92	AV	AV	2002	1	0000-Vac Res	IFWW-Front Ft	121	170
SCOR - SEAWALL CORG	Y	1	36	AV	AV	2002					

**Land Information**

THIS INFORMATION IS BELIEVED TO BE CORRECT AT THIS TIME BUT IT IS SUBJECT TO CHANGE AND IS NOT WARRANTED.

Prepared by and return to:

Frank H Fee, III  
Chief Executive Officer  
Treasure Coast Abstract & Title Insurance Co.  
426 Avenue A  
Fort Pierce, FL 34950  
772-461-7190  
File Number: 14-1028  
Consideration: \$575,000.00

[Space Above This Line For Recording Data]

## Warranty Deed

This Warranty Deed made this 14<sup>th</sup> day of March, 2014, between SuLin, LLC, a Florida limited liability company, whose post office address is 7842 Sabal Lake Drive, Port Saint Lucie, FL 34986, grantor, and Dennis Lee Koehl and Jacklyn Ann Koehl, husband and wife, whose post office address is PO Box 93, Matagorda, TX 77457, 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:

**Lot 24, Block 1, Thumb Point, according to the plat thereof as recorded in Plat Book 10, Page 79, Public Records of St. Lucie County, Florida**

**Parcel Identification Number: 2401-605-0024-000-8**

**SUBJECT TO** restrictions, reservations, limitations, and easements of record, if any; this reference to said restrictions shall not operate to reimpose the same, and taxes for the year 2013 and subsequent years.

**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, 2013**.

(Execution of grantor appears on following second page.)

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:

*[Handwritten Signature]*  
\_\_\_\_\_  
First Witness Signature

FRANK W. FEE, II  
\_\_\_\_\_  
First Witness Printed Name

SuLin, LLC,  
a Florida limited liability company  
*[Handwritten Signature]*  
By: \_\_\_\_\_  
Ronald S. Grober, MD, Manager

*[Handwritten Signature]*  
\_\_\_\_\_  
Second Witness Signature

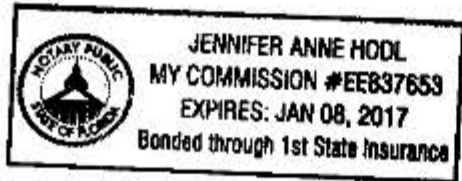
Jennifer Anne Hodl  
\_\_\_\_\_  
Second Witness Printed Name

State of Florida  
County of Saint Lucie

COPY

The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of **March, 2014**, by **Ronald S. Grober, MD**, in his capacity as **Manager of SuLin, LLC**, a **Florida limited liability company**, on behalf of said company. He [ ] is personally known or [ ] has produced a driver's license as identification.

[Notary Seal]



*[Handwritten Signature]*  
\_\_\_\_\_  
Notary Public  
Printed Name: Jennifer Anne Hodl  
My Commission Expires: 1/8/2017

COPY

# KOSOY ENTERPRISES, INC.

June 9, 2014

Fort Pierce Planning and Zoning  
P.O. Box 1480  
Fort Pierce, Fl. 33454

Re: Variance Requests Lot 24 Block 1, Thumb Point

## **Variance #1: Criteria Response. (Board of adjustments)**

1. Conditions peculiar to this property are the:

Large lot size, but a limited building area.

Lot 24 is Water Front Property with total 23700 sq feet of Land Area, but a buildable lot area of only 18,098 sq ft.

The usable side yard lot dimensions are 141' on the South and 160' on the North. Many waterfront lots around Thumb Point have the same 100' frontage but longer side yards dimensions, due to the location of the water's edge.

The water front exposure is along the rear property line & overlooks the city on the other side of the waterway.

2. Special Conditions Exist due to the actions of others that result in our request for this variance, regarding the Building Lot Coverage Area.

Such Conditions Are:

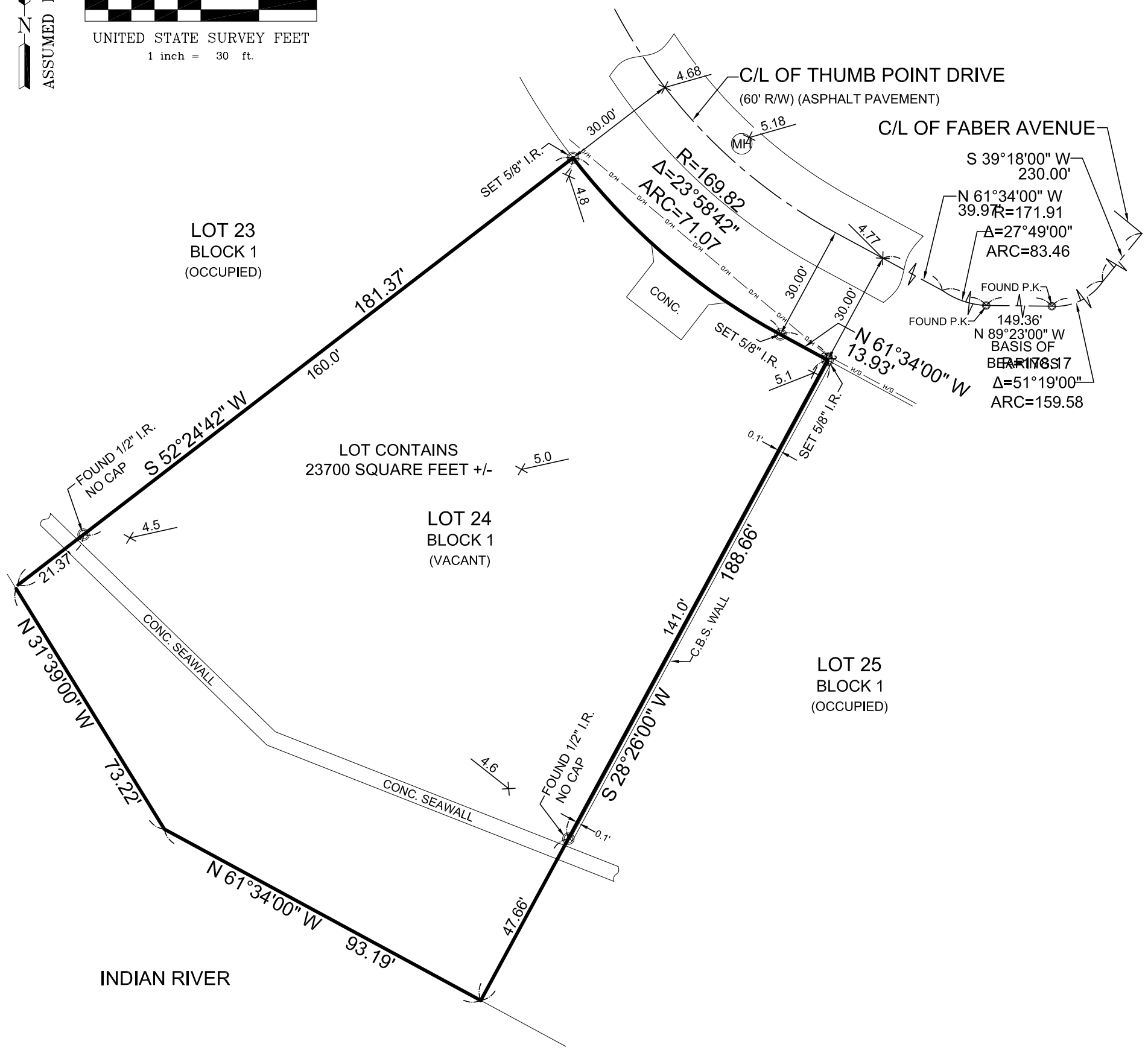
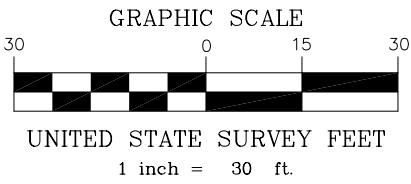
1) Large Lot with Limited Building Area

3. Hardship Created: Result in our clients restricted property usage, limiting their ability to enjoy their property. They would like to be able to have space for their children and themselves along with a shaded pool/outdoor kitchen area.

4. We have met all the setback Restrictions, the biggest factor impacting neighboring properties.

5. We have met setback requirements consistent with other homes on the street. The alternative is to fill the remaining lot boundarys which would have a negative impact on adjoining properties

The minimum variance that would give our client reasonable use of their land is the permitted building coverage of 25% of the entire Lot Size, or 30% of the Building Lot Area which is 55% over the current 25% building coverage.



**BOUNDARY SURVEY**

PHOTOCOPYING PROHIBITED © 2014

**LEGAL DESCRIPTION (As furnished by client)**

LOT 24, BLOCK 1, THUMB POINT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 79 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

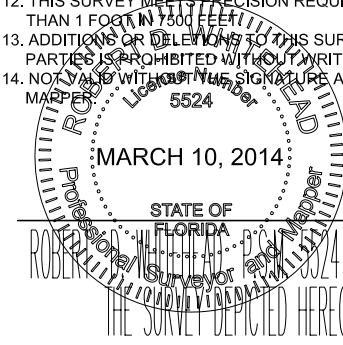
FOR REFERENCE ONLY NOT A VALID SURVEY UNLESS SEALED WITH MY EMBOSSED SEAL AND SIGNED BY ME.

**NOTES:**

- 100 YEAR FLOOD, 3 YEAR 24 HOUR RAIN DATA NOT AVAILABLE.
- WRITTEN DIMENSION TAKE PRECEDENT OVER SCALED DIMENSIONS. DISTANCES ARE NOT TO BE SCALED FOR CONSTRUCTION AND/OR DESIGN PURPOSES.
- FIELD MEASUREMENTS, PLAT MEASUREMENTS AND DEED MEASUREMENTS ARE CONCURRENT UNLESS OTHERWISE SPECIFICALLY STATED ON THIS SURVEY.
- NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED AS PART OF THIS SURVEY, UNLESS SHOWN OR MADE NOTE OF HEREON.
- NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY AND/OR OWNERSHIP HAVE BEEN FURNISHED THIS SURVEYOR, EXCEPT AS SHOWN.
- ENCROACHMENTS, IF ANY ARE SHOWN HEREON.
- BEARING SHOWN HEREON REFER TO THE RECORDED PLAT AS STATED IN DESCRIPTION ABOVE.
- CENTERLINE OF THUMB POINT DRIVE HAS A PLAT BEARING OF N 89°23'00" W AND ALL OTHER BEARINGS SHOWN HEREON REFER THERETO.
- ELEVATIONS, IF ANY, SHOWN HEREON REFER TO NATIONAL GEODETIC VERTICAL DATUM (1929) WHERE MEAN SEA LEVEL IS 0'00.
- THIS SURVEY IS NOT TRANSFERABLE BY OWNERS AFFIDAVIT OF SURVEY OR SIMILAR INSTRUMENT.
- THIS SURVEY IS VALID IN ACCORDANCE WITH F.S. 627.7842, FOR A PERIOD OF 90 DAYS FROM THE DATE OF CERTIFICATION.
- THIS SURVEY MEETS PRECISION REQUIREMENTS FOR SUBURBAN SURVEYS. RELATIVE PRECISION IS GREATER THAN 1 FOOT IN 7500 FEET.
- ADDITIONS OR DELETIONS TO THIS SURVEY MAP AND/OR REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- NOT VALID WITHOUT MY SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

**LEGEND:**

A/C = AIR CONDITIONING PAD	EXISTING ELEVATION	PB = PLAT BOOK
CA = CENTRAL ANGLE/DELTA	PROPOSED ELEVATION	P.O.B. = POINT OF BEGINNING
ST = SOIL TEST SITE	FIRE HYDRANT	P.O.C. = POINT OF COMMENCEMENT
BS = BENCHMARK SYMBOL	CONCRETE MONUMENT	PC = POINT OF CURVATURE
ASPH = ASPHALT	FINISH FLOOR	P.R.M. = PERMANENT REFERENCE MONUMENT
BM = BENCHMARK	IRON ROD	PG. = PAGE
CB = CABLE TELEVISION BOX	N & T TAG	PLTR. = PLANTER
(C) = CALCULATED	P.K. NAIL	POR. = PORCH
C.B.S. = CONCRETE BLOCK STRUCTURE	IRON PIPE	PROP. = PROPOSED
C.L.F. = CHAIN LINK FENCE	HOG WIRE / FIELD FENCING	R = RADIUS
C.M.P. = CORRUGATED METAL PIPE	LIGHT POLE	R.C.P. = REINFORCED CONCRETE PIPE
CL = CENTERLINE	LISCENSE BUSINESS	R.W. = RIGHT OF WAY
CONC. = CONCRETE	FIELD MEASUREMENT	S.F. = SQUARE FEET
COV. = COVERED	MANHOLE	P.K. = PARKER-KALON NAIL AND DISK
(D) = DESCRIPTION	MAXIMUM	S.T. = SEPTIC TANK
D.B. = DEED BOOK	MONUMENT	SCRN. = SCREENED
D.E. = DRAINAGE EASEMENT	MINIMUM	TELEPHONE RISER BOX
D.U.E. = DRAINAGE AND UTILITY EASEMENT	NAIL AND DISK	TYP. = TYPICAL
D.F. = DRAIN FIELD	OUTSIDE DIAMETER	U.E. = UTILITY EASEMENT
ENC. = ENCROACHMENT	OFFICIAL RECORD BOOK	W = WASHER
ENCL. = ENCLOSURE	OVERHEAD UTILITY LINE	W.C. = WITNESS CORNER
ESMT. = EASEMENT	PERMANENT CONTROL POINT	W.F. = WOOD FENCE
EXST. = EXISTING	ELEVATION	WM. = WATER METER
▲ = ELECTRICAL PANEL		



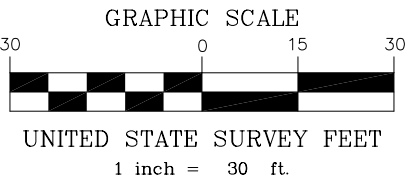
*Robert J. Wheeler*  
ROBERT J. WHEELER, LICENSED SURVEYOR AND MAPPER  
5524 NOT VALID WITHOUT MY SIGNATURE AND MY ORIGINAL RAISED SEAL.  
THE SURVEY DEPICTED HEREON IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE

**TRIANGLE**  
Land Surveying, Inc.  
Surveying to Specification  
LB # 2992

6483 Royal Palm Beach Boulevard  
W. Palm Beach, FL 33412  
561.798-3966 (phone)  
561.791-8777 (fax)  
triangle2992@gmail.com

SURVEY PREPARED FOR EXCLUSIVE USE OF:  
LARRY KOSOY

FIELD DATE: MARCH 10, 2014	SCALE: 1" = 30'	ADDRESS: 1613 THUMB POINT DRIVE FT. PIERCE, FLORIDA
REVISED:	DRAWN BY: CFC	
JOB ORDER NO.: 18792	F.B. PG. CRG 5-40	



**BOUNDARY SURVEY**

PHOTOCOPYING PROHIBITED © 2014

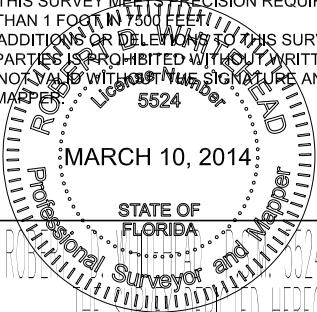
**LEGAL DESCRIPTION (As furnished by client)**

LOT 24, BLOCK 1, THUMB POINT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 79 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

FOR REFERENCE ONLY NOT A VALID SURVEY UNLESS SEALED WITH MY EMBOSSED SEAL AND SIGNED BY ME.

**NOTES:**

- 100 YEAR FLOOD, 3 YEAR 24 HOUR RAIN DATA NOT AVAILABLE.
- WRITTEN DIMENSION TAKE PRECEDENT OVER SCALED DIMENSIONS. DISTANCES ARE NOT TO BE SCALED FOR CONSTRUCTION AND/OR DESIGN PURPOSES.
- FIELD MEASUREMENTS, PLAT MEASUREMENTS AND DEED MEASUREMENTS ARE CONCURRENT UNLESS OTHERWISE SPECIFICALLY STATED ON THIS SURVEY.
- NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED AS PART OF THIS SURVEY, UNLESS SHOWN OR MADE NOTE OF HEREON.
- NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY AND/OR OWNERSHIP HAVE BEEN FURNISHED THIS SURVEYOR, EXCEPT AS SHOWN.
- ENCROACHMENTS, IF ANY ARE SHOWN HEREON.
- BEARING SHOWN HEREON REFER TO THE RECORDED PLAT AS STATED IN DESCRIPTION ABOVE.
- CENTERLINE OF THUMB POINT DRIVE HAS A PLAT BEARING OF N 89°23'00" W AND ALL OTHER BEARINGS SHOWN HEREON REFER THERETO.
- ELEVATIONS, IF ANY, SHOWN HEREON REFER TO NATIONAL GEODETIC VERTICAL DATUM (1929) WHERE MEAN SEA LEVEL IS 0'00.
- THIS SURVEY IS NOT TRANSFERABLE BY OWNERS AFFIDAVIT OF SURVEY OR SIMILAR INSTRUMENT.
- THIS SURVEY IS VALID IN ACCORDANCE WITH F.S. 627.7842, FOR A PERIOD OF 90 DAYS FROM THE DATE OF CERTIFICATION.
- THIS SURVEY MEETS PRECISION REQUIREMENTS FOR SUBURBAN SURVEYS. RELATIVE PRECISION IS GREATER THAN 1 FOOT IN 7500 FEET.
- ADDITIONS OR DELETIONS TO THIS SURVEY MAP AND/OR REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- NOT VALID WITHOUT MY SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



Signature of Robert A. Stehman

NOT VALID WITHOUT MY SIGNATURE AND MY ORIGINAL RAISED SEAL. THE SURVEY DEPICTED HEREON IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.

**LEGEND:**

A/C = AIR CONDITIONING PAD	EXIST. ELEV. = EXISTING ELEVATION	PB = PLAT BOOK
CA = CENTRAL ANGLE/DELTA	PROV. ELEV. = PROPOSED ELEVATION	P.O.B. = POINT OF BEGINNING
ST = SOIL TEST SITE	FF = FIRE HYDRANT	P.O.C. = POINT OF COMMENCEMENT
BS = BENCHMARK SYMBOL	CM = CONCRETE MONUMENT	PC = POINT OF CURVATURE
ASPH = ASPHALT	FF = FINISH FLOOR	P.R.M. = PERMANENT REFERENCE MONUMENT
BM = BENCHMARK	IR = IRON ROD	PG. = PAGE
CB = CABLE TELEVISION BOX	N & T = NAIL & TIN TAG	PLTR. = PLANTER
(C) = CALCULATED	P.K. = P.K. NAIL	POR. = PORCH
C.B.S. = CONCRETE BLOCK STRUCTURE	IP. = IRON PIPE	PROP. = PROPOSED
C.L.F. = CHAIN LINK FENCE	H.W.F. = HOG WIRE / FIELD FENCING	R = RADIUS
C.M.P. = CORRUGATED METAL PIPE	LP. = LIGHT POLE	R.C.P. = REINFORCED CONCRETE PIPE
CL = CENTERLINE	LE = LICENSE BUSINESS	R.W. = RIGHT OF WAY
CONC. = CONCRETE	FM = FIELD MEASUREMENT	S.F. = SQUARE FEET
COV. = COVERED	M.H. = MANHOLE	P.K. = PARKER-KALON NAIL AND DISK
(D) = DESCRIPTION	MAX. = MAXIMUM	S.T. = SEPTIC TANK
D.B. = DEED BOOK	MON. = MONUMENT	SCRN. = SCREENED
D.E. = DRAINAGE EASEMENT	MIN. = MINIMUM	TELE. = TELEPHONE RISER BOX
D.U.E. = DRAINAGE AND UTILITY EASEMENT	N&D = NAIL AND DISK	TYP. = TYPICAL
D.F. = DRAIN FIELD	O.D. = OUTSIDE DIAMETER	U.E. = UTILITY EASEMENT
ENC. = ENCROACHMENT	O.R.B. = OFFICIAL RECORD BOOK	W = WASHER
ENCL. = ENCLOSURE	O.U. = OVERHEAD UTILITY LINE	W.C. = WITNESS CORNER
ESMT. = EASEMENT	P.C.P. = PERMANENT CONTROL POINT	W.F. = WOOD FENCE
EXST. = EXISTING	(P) = PLAT DIMENSION	WM. = WATER METER
ELEV. = ELEVATION		
EP = ELECTRICAL PANEL		

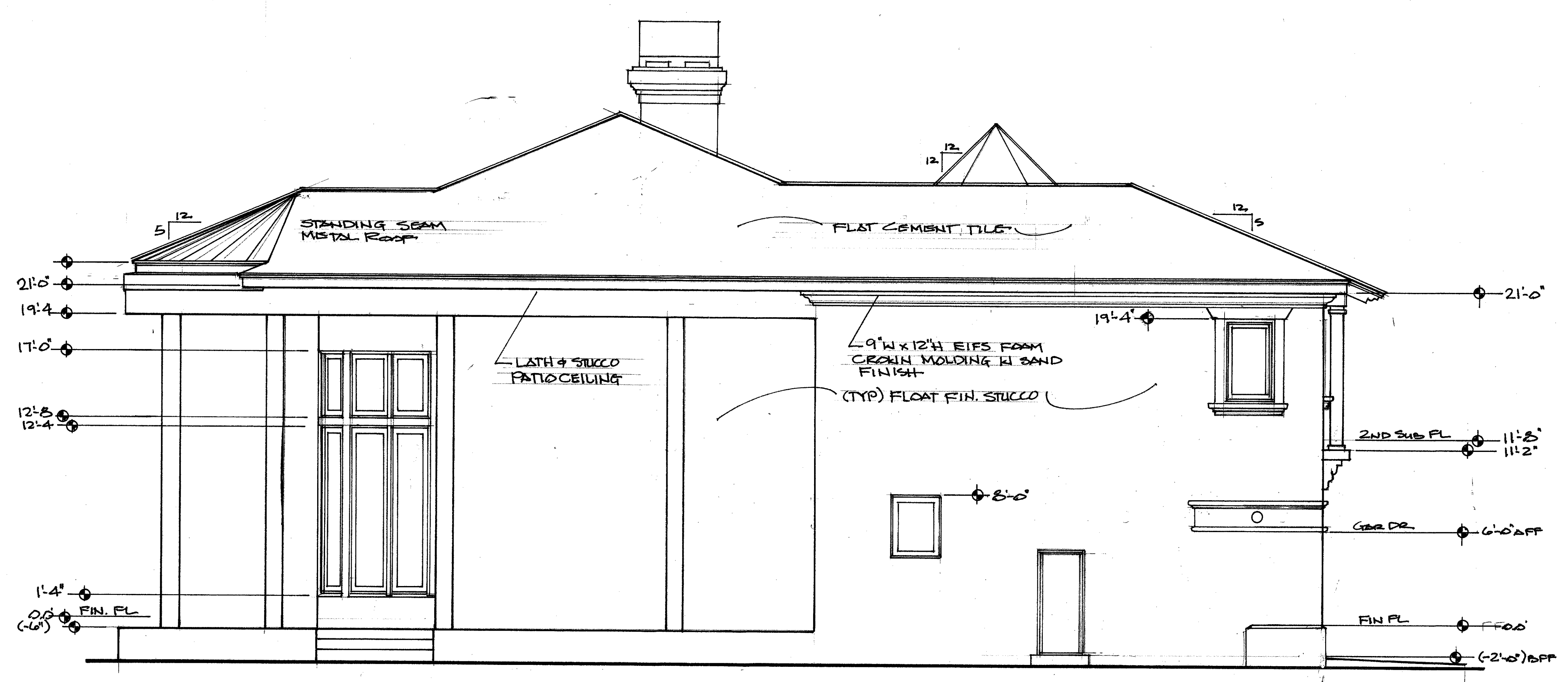


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REVISED:	DRAWN BY: CFC	
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21'-0"  
 19'-4"  
 17'-0"  
 12'-8"  
 12'-4"  
 1'-4"  
 0'-0" FIN. FL  
 (-6")

21'-0"  
 19'-4"  
 11'-8"  
 11'-2"  
 6'-0" AFF  
 FIN FL  
 (-2'-0") BFF

LEFT ELEVATION: 1/4"=1'





FLAT BERMUDA CEMENT TILE  
ON 90# HOT MOP UNDERLAYMENT  
ON 30# FELT TIN TO @ PER CODE

STANDING SEAM  
METAL ROOF

STANDING SEAM  
METAL ROOF

LATH + STUCCO PASTO CEILING'S  
W CONTROL JOINTS @ 150# MAX

FORM + POUR CONCT'G  
W FLOAT FIN STUCCO

16" DIA CONC FILLER CMU  
W (4) #6 VERT + #3 HORIZ  
@ 18" OC  
FLOAT FIN STUCCO

2ND BEAM = 21'-0"

BOT PATIO BEAM = 19'-4"

TOP OF WINDOW = 17'-0"

12'-8" / 12'-4" AFF

BOT OF WINDOW = 1'-4"  
FIN FLOOR = 0'-0"  
PATIO = (-6" BEF)

25'-0"

21'-0"

11'-8" 2ND SUB FLOOR

10'-0" 1ST FL CLG

0'-0" FIN FL PATIO

11'-8"

ALUMINUM  
GUARD RAIL  
MIN 36" HIGH  
& FIN DECK

17'-0"  
FLOAT FIN  
STUCCO

12'-0"

10'-0"

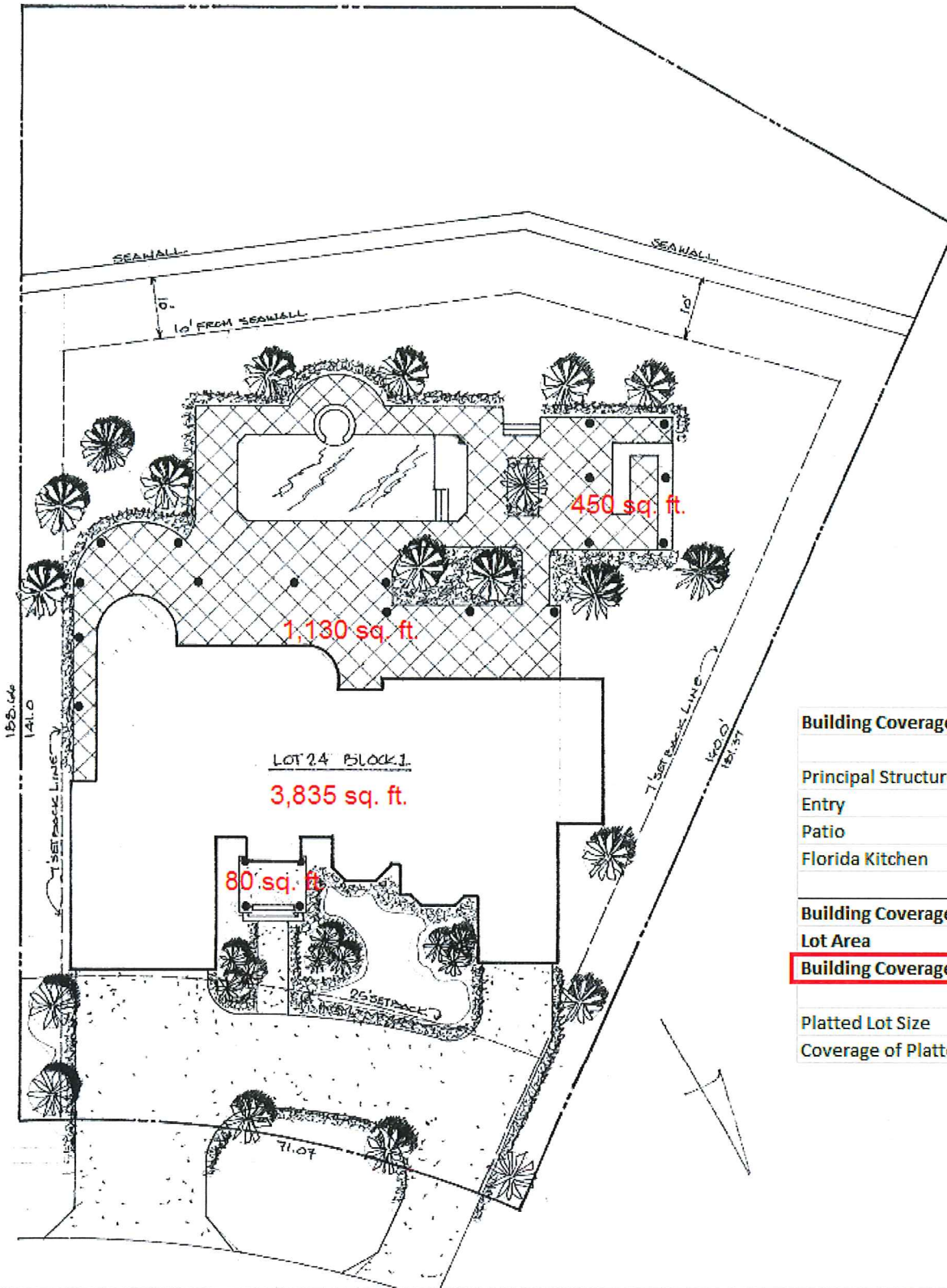
6" CONC. DECK

8'-2"

(IMP)  
FLOAT FIN  
STUCCO

REAR ELEVATION 1/4" = 1'

# Site Plan with Building Coverage Schedule



## Building Coverage Break Down

Principal Structure	3,835 sq. ft.
Entry	80 sq. ft.
Patio	1,130 sq. ft.
Florida Kitchen	450 sq. ft.

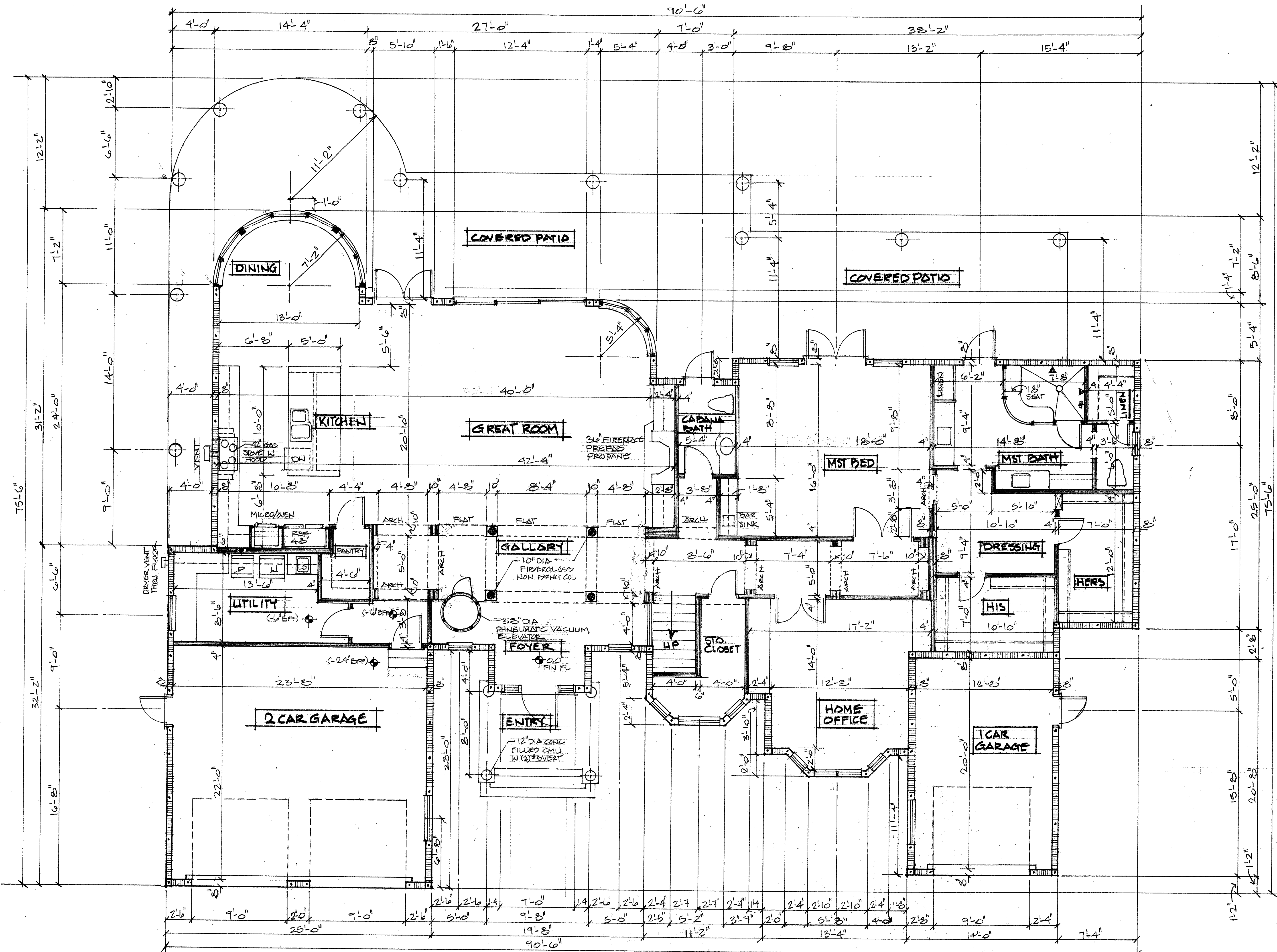
**Building Coverage** 5,495 sq. ft.

**Lot Area** 18,098 sq. ft.

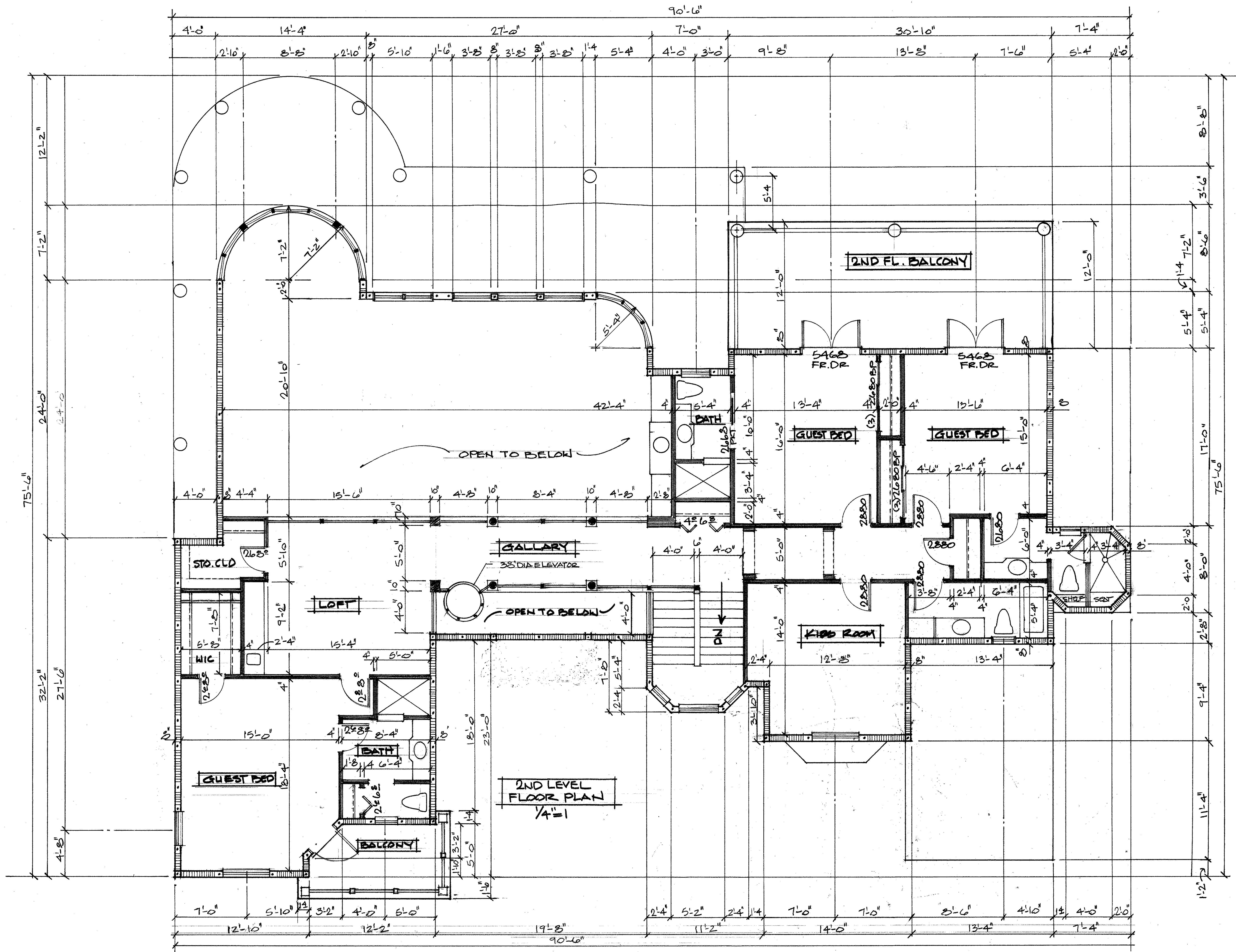
**Building Coverage** 30.36 %

Platted Lot Size 23,700 sq. ft.

Coverage of Platted 23.19 %



1ST FLOOR LIVING	2,987 SF.
2ND FLOOR LIVING	2,182 SF.
GARAGE #1 & #2	840 SF.
ENTRY	80 SF.
PATIO	1,130 SF.
2ND FLOOR BALCONY	463 SF.
<b>TOTAL</b>	<b>7,690 SF.</b>



2ND LEVEL FLOOR PLAN  
1/4" = 1'

**ACCEPTANCE OF MORTGAGEE**

I, J.P. Graf, Mortgagee, do hereby accept the attached plat of THUMB POINT and the foregoing Dedication of Streets, Alleys and Utility Easements.

J.P. Graf  
Mortgagee

Subscribed and Sworn to before me this 12 day of March, 1957.

James H. Cape  
Notary Public State of Florida  
at Fort Pierce, of Large

My Commission Expires: July 1, 1960

**CERTIFICATE OF DEDICATION**

STATE OF FLORIDA }  
COUNTY OF ST. LUCIE }

We, J. Russell Eschland, Don H. Cook, respectively as President and Secretary of ISLAND SHORES INC., a Florida Corporation, do hereby certify that said Corporation is the owner of the lands shown on this plat of THUMB POINT, a Subdivision located in the City of Fort Pierce, St. Lucie County, Florida and that said Corporation does hereby dedicate to the Public forever, all Streets, Alleys and Utility Easements, as shown thereon. And we do further certify that the Seal affixed hereto is the Official Seal of said Corporation, that we are the duly elected, qualified and acting Officers of said Corporation as aforesaid, and that the execution of this Certificate of Dedication is the act and deed of said Corporation.

WITNESSES:  
J. Russell Eschland  
President

Don H. Cook  
Secretary

Subscribed and Sworn to before me this 12 day of March, 1957.

James H. Cape  
Notary Public State of Florida  
at Fort Pierce, of Large

My Commission Expires: July 1, 1959

**CERTIFICATE OF CLERK OF CIRCUIT COURT**

STATE OF FLORIDA }  
COUNTY OF ST. LUCIE }

I, CLERK of the Circuit Court of St. Lucie County, Florida, do hereby certify that I have examined this plat and that it complies in form with all the requirements of Chapter 177 Florida Statutes Annotated. This plat filed for record this 12 day of March, 1957, and recorded on Page 72 of Plat Book 10 in the office of the clerk of the Circuit Court of St. Lucie County, Florida.

W.C. Baggett  
Clerk of Circuit Court of St. Lucie County, Florida

By: James H. Cape  
Deputy Clerk

**ENGINEER'S CERTIFICATE**

STATE OF FLORIDA }  
COUNTY OF ST. LUCIE }

I hereby certify that this plat is made from an actual survey made under my direction that it is a correct representation of the land platted, and permanent reference monuments have been placed or called for under Chapter 177, Florida Statutes Annotated.

Dated this 20 day of February, 1957.

Robert A. Register  
State of Florida  
Registered Engineer #2290  
Registered Surveyor #733

**CERTIFICATE OF APPROVAL**

This is to certify that this plat has been approved by the Board of County Commissioners of St. Lucie County, Florida, but such approval have been placed on record to maintain any streets or roads shown thereon.

Dated this 12 day of March, 1957.

Oliver J. Sullivan  
Chairman, Board of County Commissioners

**CERTIFICATE OF APPROVAL**

This is to certify that this plat has been approved by the City Commission of the City of Fort Pierce, St. Lucie County, Florida.

Dated this 25 day of February, 1957.

W.C. Baggett  
City Manager



**THUMB POINT**  
FORT PIERCE, ST. LUCIE COUNTY, FLORIDA

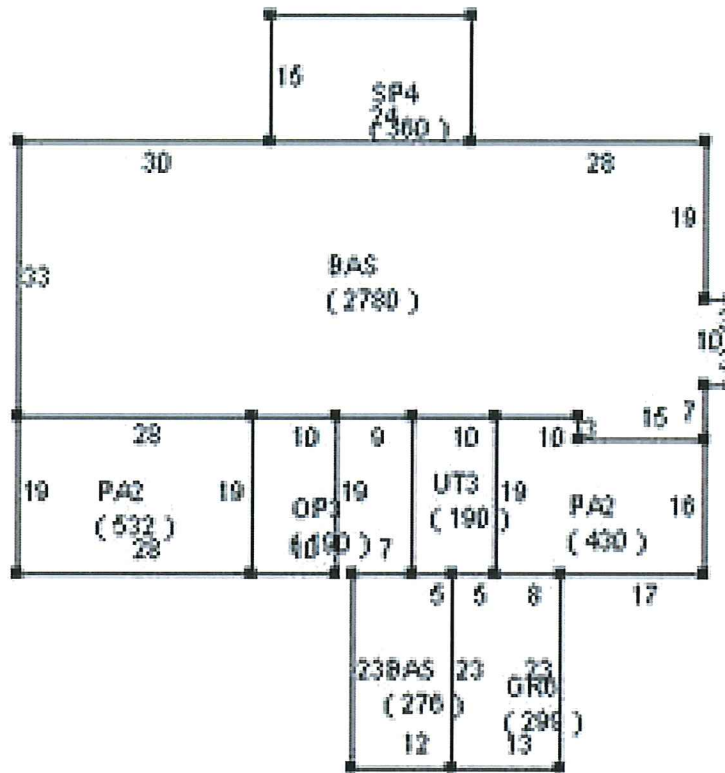
**DESCRIPTION**  
Beginning at the Southeast corner of Government Lot 3, Section 1, Twp. 35 S., Rge. 40 E., St. Lucie County, Florida; run thence S. 89° 02' W., along the South line of said Government Lot 3, 540.72'; to the Southeast corner of parcel conveyed to J.P. Graf by Trustees of the Internal Improvement Fund of the State of Florida, as recorded in Deed Book 193, Page 269, St. Lucie County, Florida, Public Records; run thence along the Southerly and Westerly boundaries of said parcel conveyed to J.P. Graf: S. 46° 20' W., 116.42'; S. 89° 18' W., 483.43'; S. 59° 05' W., 132.05'; N. 89° 23' W., 379.44'; N. 61° 34' W., 229.28'; N. 51° 59' W., 224.41'; N. 0° 35' W., 291.30'; N. 11° 38' E., 246.85'; N. 55° 58' E., 140' to the Northwesterly corner of aforesaid parcel conveyed to J.P. Graf; continue thence N. 55° 58' E., 152.18'; thence N. 89° 07' 30" E., 540.40' along the property line between lands of George W. Kuenneth and Islands Shores Inc., 540.40' to the East line of aforesaid Government Lot 3; run the S. 0° 52' 30" E., along the East line of aforesaid Government Lot 3; 1,219.08' to the Point of Beginning.

February 14, 1957. Scale: 1" = 100'

- NOTES:  
1. Permanent Reference Monuments shown thus: .  
2. Contour Elevations shown refer to U.S.C. & G.S. Datum for M.S.L.  
3. Building Set-Back line 25' from R/W line on all Streets.  
4. Radii of Block Corners will be 25' except where noted; dimensions shown are to intersection of tangents.  
5. Utility Easements shown thus: . Lot line Dimension from Lot line will be 6' unless otherwise noted.

ALTON A. REGISTER & ASSOCIATES  
P.L.L.C.  
FORT PIERCE, FLORIDA

Previous Residence Demolished 9/2005



**Building Coverage Break Down - Demolished Structure**

Principal Structure	3,056 sq. ft.	
Covered Patio	962 sq. ft.	
Patio	1,130 sq. ft.	
Garage	299 sq. ft.	
Utility	190 sq. ft.	
<b>Building Coverage</b>	<b>5,637 sq. ft.</b>	
<b>Lot Area</b>	<b>18,098 sq. ft.</b>	
<b>Building Coverage</b>	<b>31.15 %</b>	
Platted Lot Size	23,700 sq. ft.	
Coverage of Platted Lot Size	23.78 %	