



\$1,000 Variance
\$ 300 Special Exception

VARIANCE

Property address or Location 71 Southpointe Dr., Ocean Village

Parcel ID #(s) 2507 713 0009 000/4

Project description Add 12'w X 18' screened room structure with poly roof and 12'w X 27' brick paver deck

Randall and Stacy Hicks

same as owners

Property Owner(s)
8397 Greenside Dr.

Applicant/Representative, Title, Company

Street Address
Dublin, OH 43017

Street Address

City State Zip
614-361-4600

City State Zip

Phone Number
chicksosu@gmail.com

Phone Number

Email Address

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.

Randall Hicks

Property Owner(s) Signature(s)

STATE OF Florida COUNTY St. Lucie
The foregoing instrument was acknowledged before me this 4th day of May, 2018, by

Randall Hicks who is personally known to me or has produced

as identification.

[Signature]
Signature of Notary



AMARIS ISABEL GIL
MY COMMISSION # FF 914194
EXPIRES: August 30, 2019
Bonded Thru Budget Notary Services

INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3737

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 _____

Jim Crist 772-370-4024

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: construct 12'w X 18'l screen patio w/ poly roof plus 12'w X 27'l brick paver deck

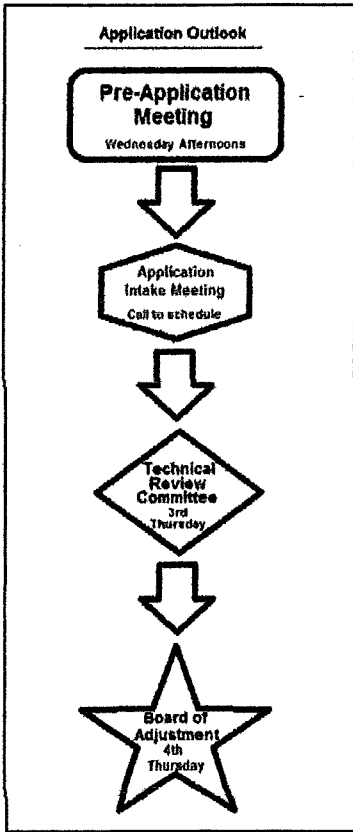
Reason for request: No patio or deck currently exists and we would like to utilize famous/favorable FL weather

Existing Use : SF Date Property was Purchased: 3/1/18

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? N/A



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. Do 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:

Variance request
Randall and Stacy Hicks
71 Southpointe Drive, Ocean Village
Fort Pierce, FL 34949

CRITERIA:

1. Conditions peculiar to property

- Home coverage is 39.6%, slightly less than the allowable 40%.
- The 4th fairway of a par 3 golf course abuts the west side of our property.
- The proposed screened patio addition would not interfere with the course.

2. Special Conditions

- There is a ten percent (10%) utility easement which is not usable space for home improvements.

3. Undue hardships

- The current home was constructed without any hard surface area, ie. patio, slab, for outdoor enjoyment. Would love to enjoy and entertain in the outdoors with a usable and enclosed space to fully enjoy the Florida weather.

4. Minimum variance

- The minimum we are asking for is a 12'w X 18'l screened patio, 216 SF, and a brick paver area of 12'w X 27'l. The enclosed screened patio would increase the footprint of the lot coverage to 43%.

5. Non-impairment

- The screen porch proposed would not impair the intent of zoning ordinance as other homes in the community already access to the outdoors with screen enclosures and or open decks.
- The proposed screen enclosure would not interfere with any public welfare as the proposed location is to the rear of the home and does not impede on any public easements or right-of-ways. The addition will also enhance the rear elevation as it will be enhanced with new landscaping as well.

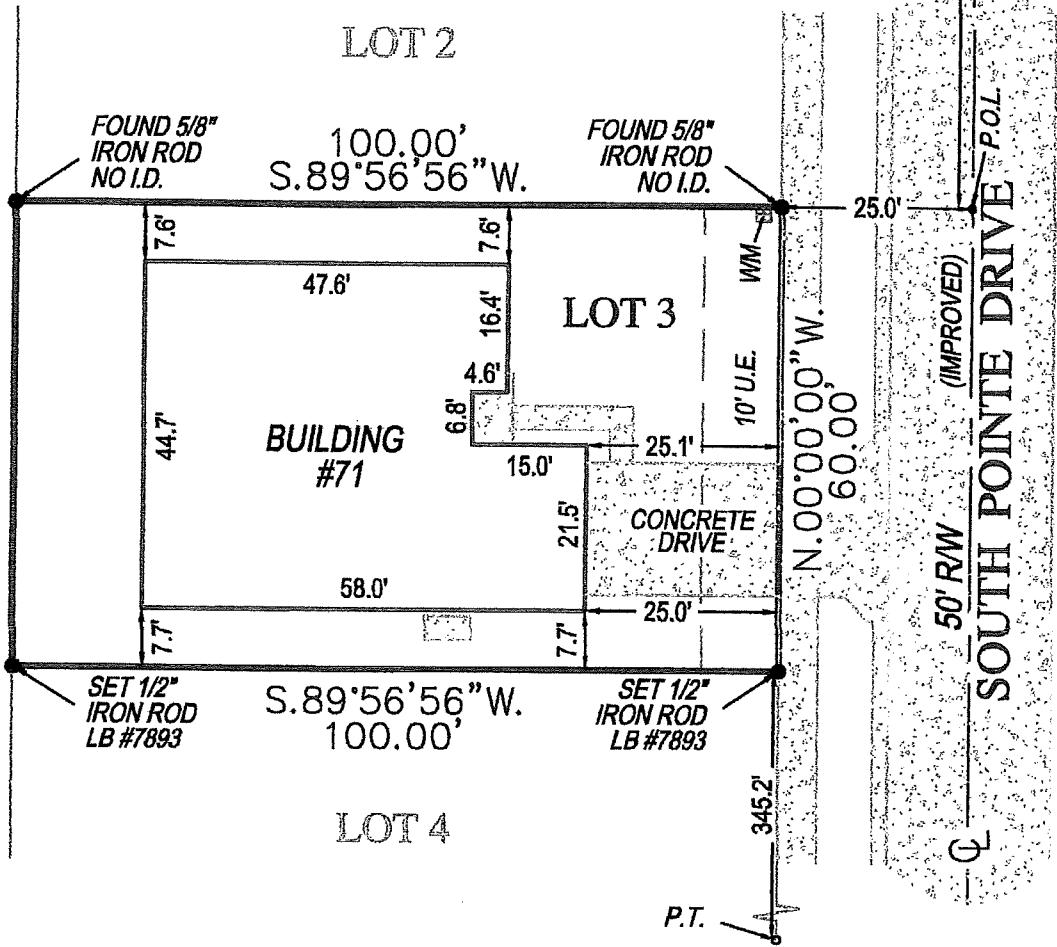
BOUNDARY SURVEY

SCALE
1"=25'

FOUND P-K
NAIL/DISC @
P.C.P. @ P.C.

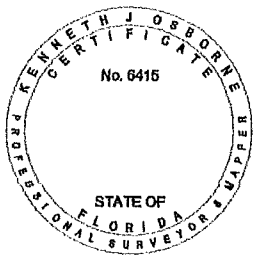
NOT PLATTED

60.00'
N.00°00'00"W.



SURVEY NOTES
CONCRETE DRIVE CROSSING 10' U.E. AND LOT
BOUNDARY ON EAST SIDE OF LOT.

P.O.L. = POINT ON LINE



SURVEYORS CERTIFICATE
I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY
IS A TRUE AND CORRECT REPRESENTATION OF A
SURVEY PREPARED UNDER MY DIRECTION.
NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC
SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL,
OR A RAISED EMBOSSED SEAL AND SIGNATURE.

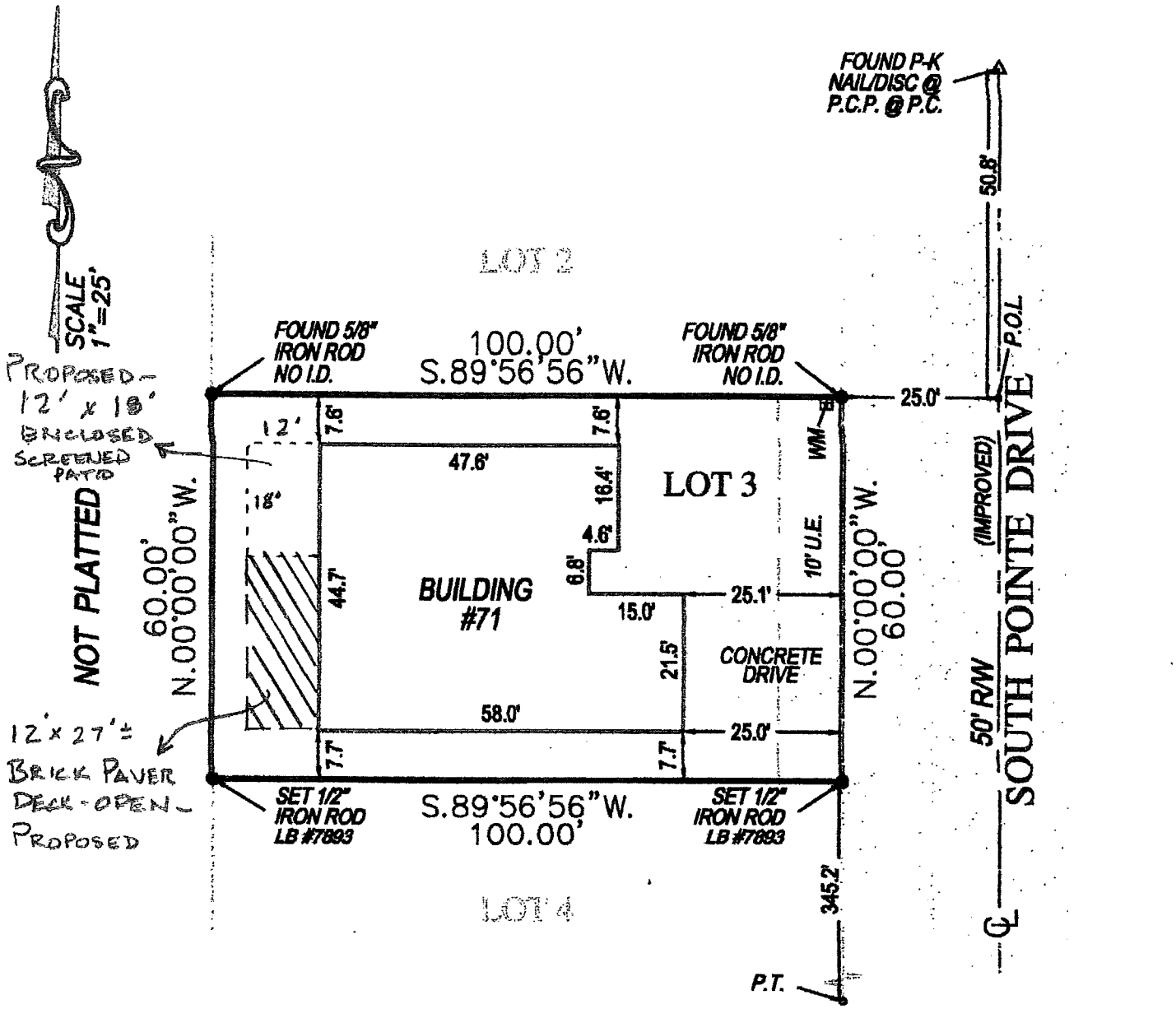
Kenneth Osborne
Kenneth Osborne

(SIGNED) **KENNETH J OSBORNE**
PROFESSIONAL SURVEYOR AND MAPPER #6415



Digitally signed by Kenneth
Osborne
Date: 2018.03.06 15:23:04 -05'00'
SERVING FLORIDA
6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
PHONE (561) 640-4800
STATEWIDE PHONE (800) 226-4807
STATEWIDE FACSIMILE (800) 741-0576
WEBSITE: <http://targetsurveying.net>

BOUNDARY SURVEY



PROPOSED -
12' x 18'
ENCLOSED
SCREENED
PATIO

NOT PLATTED

60.00' N.00°00'00\"/>

12' x 27' ±
BRICK PAVER
DECK - OPEN -
PROPOSED

FOUND P-K
NAIL/DISC @
P.C.P. @ P.C.

SURVEY NOTES
CONCRETE DRIVE CROSSING 10' U.E. AND 10' W.U.E.
BOUNDARY ON EAST SIDE OF LOT 3

P.O.L. = POINT ON LINE

RANDALL + STACY HICKS
71 Southpointe Dr.
OCEAN VILLAGE

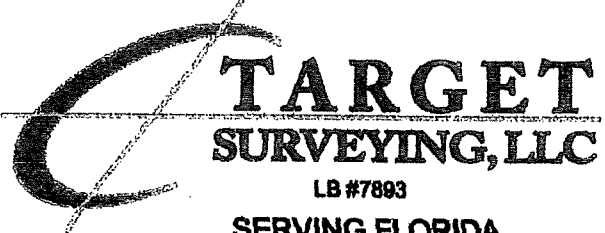


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Kenneth Osborne
Kenneth Osborne

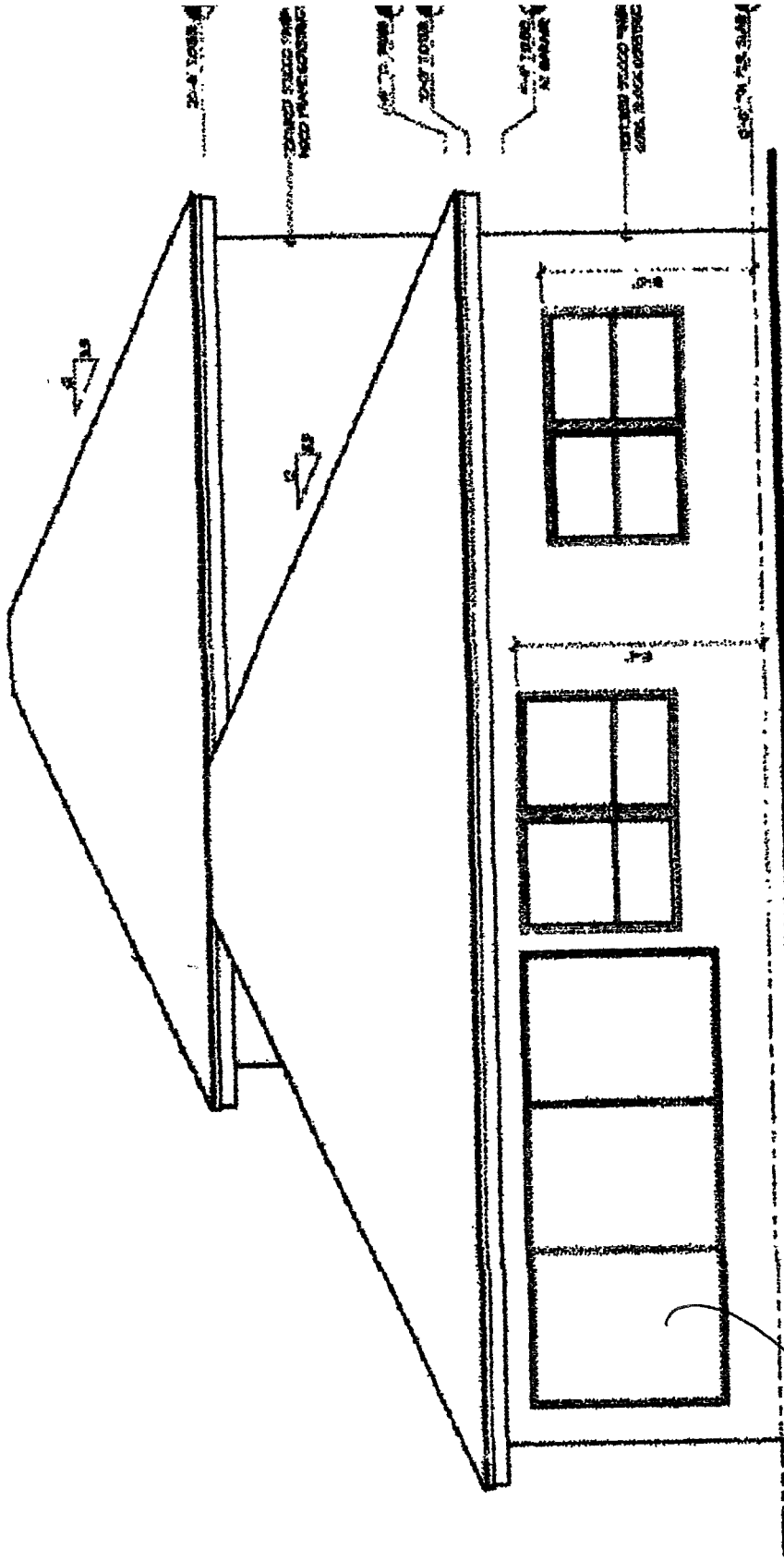
(SIGNED) **KENNETH J OSBORNE**
PROFESSIONAL SURVEYOR AND MAPPER #6415



Digitally signed by Kenneth Osborne
Date: 2018.03.06 15:23:04 -05'00'

TARGET SURVEYING, LLC

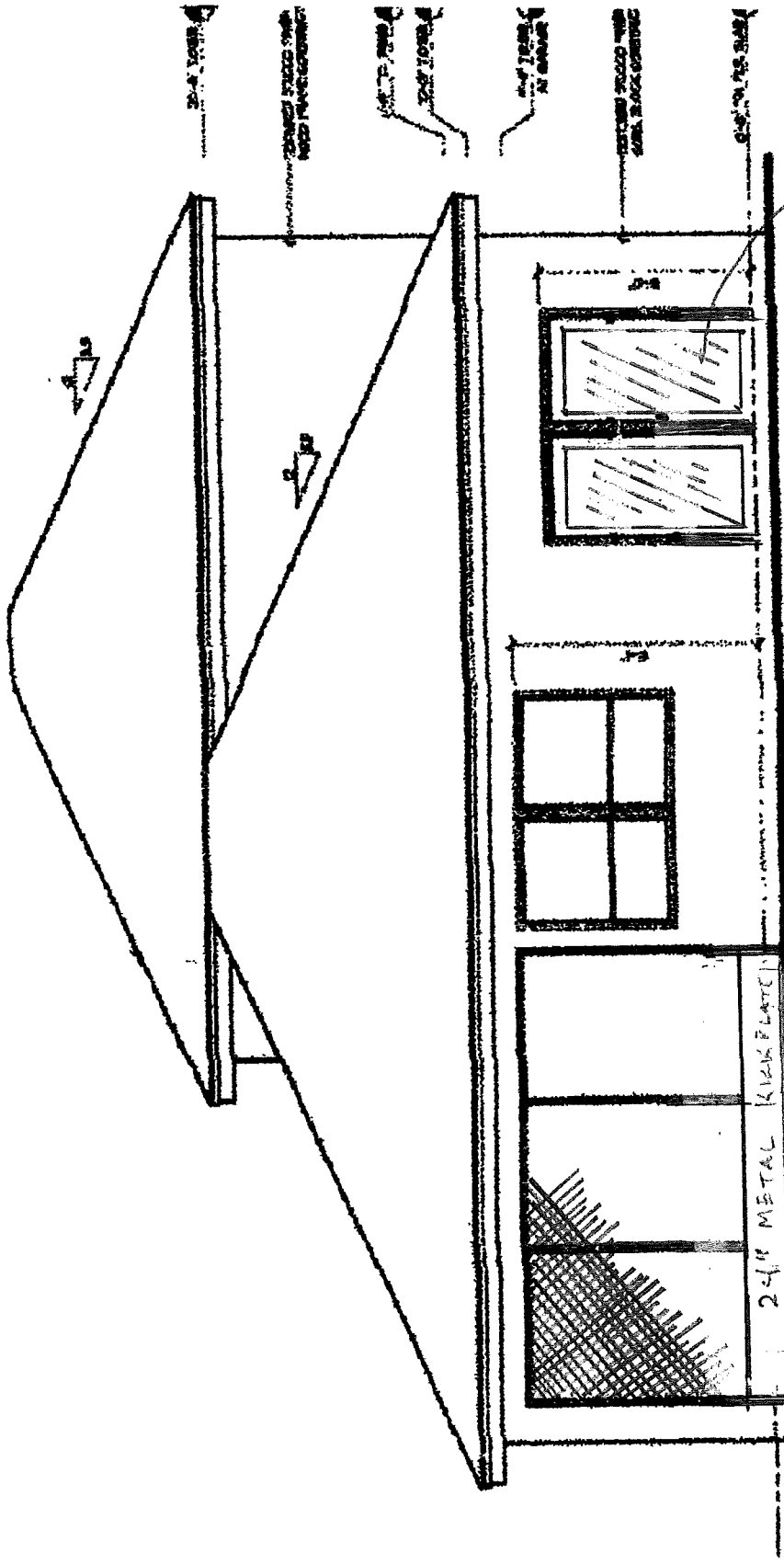
LB #7893
SERVING FLORIDA
6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
PHONE (561) 640-4800
STATEWIDE PHONE (800) 228-4807
STATEWIDE FACSIMILE (800) 741-0576
WEBSITE: <http://targetsurveying.net>



REAR ELEVATION

REMOVE + REPLACE 3 FIXED WINDOW PANELS + REPLACE WITH SLIDING GLASS DOORS

CURRENT



2x4 JOIST
 2x4 JOIST
 2x4 JOIST
 2x4 JOIST
 2x4 JOIST
 2x4 JOIST

REAR ELEVATION

27'±

BRICK PAVER OPEN AIR DECK

18'±

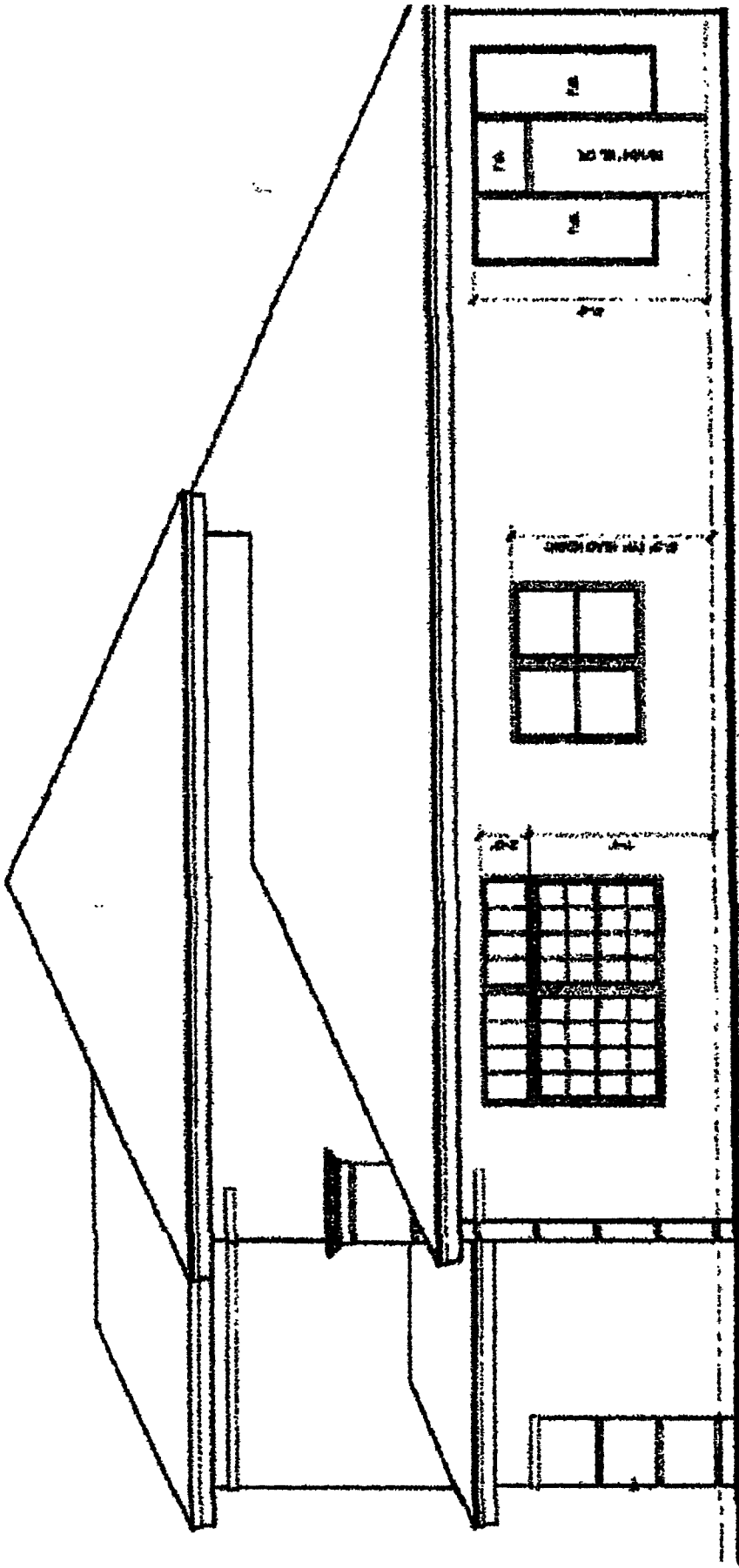
COVERED SCREEN PATIO

2 1/2" METAL KICK PLATE

REMOVE
 MASTER BED.
 WITHDRAW &
 REPLACE
 W/FRENCH
 DOOR

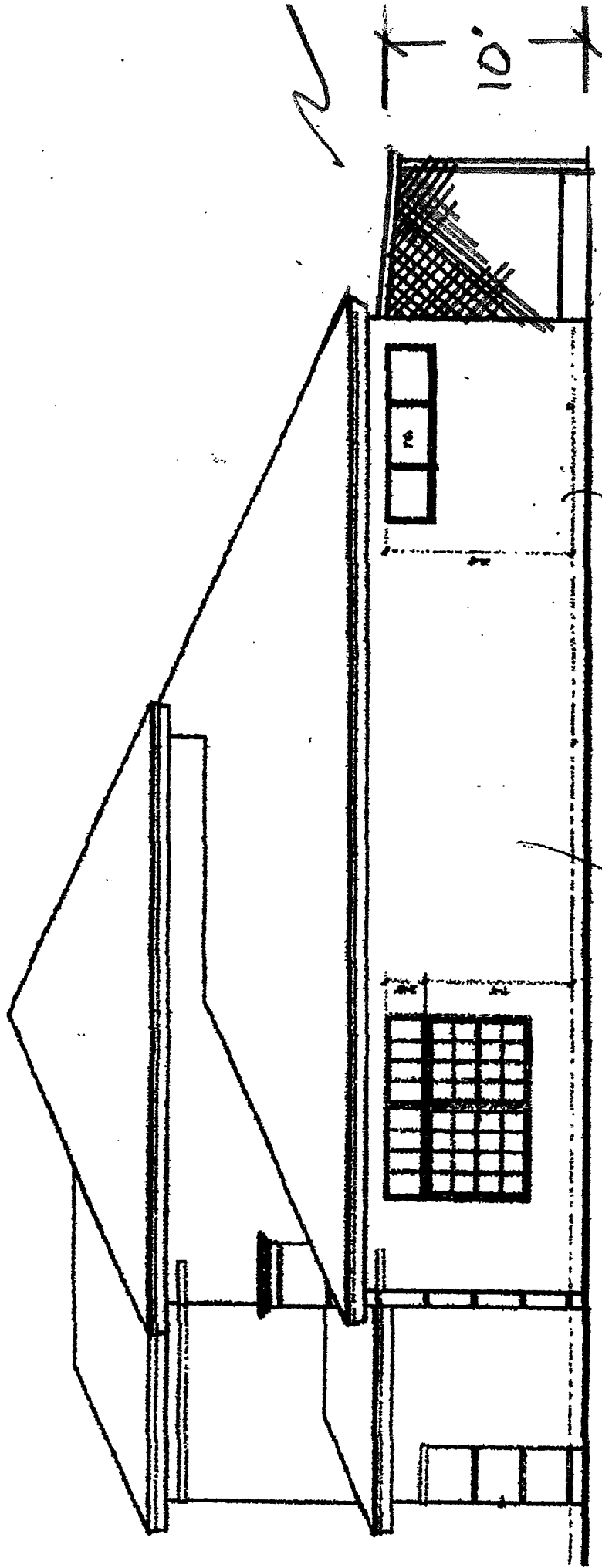
PROPOSED

- NTS -



RIGHT ELEVATION

CURRENT
- NTS -



RIGHT ELEVATION

REMOVE DOOR &
 LONG VERTICAL
 SIDELIGHTS. REPLACE
 LONG VERTICAL
 SIDELIGHTS W/
 2 TRANSOM WINDOWS
 TO MATCH EXIST'G

REMOVE EXISTING
 DINING RM. WINDOW
 & FILL IN OPENING
 W/ MASONRY

PROPOSED
 - NTS -