

## **BOARD OF ADJUSTMENT AGENDA**

Board of Adjustment Regular Meeting - Thursday, June 28, 2018 - 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 VOTING STATUS/EXCUSE NON VOTING ALTERNATE**
6. **APPROVAL OF MINUTES**
  - a. Minutes from the May 24, 2018 meeting
7. **NEW BUSINESS**
  - a. Special Exception - Hicks Residence - 71 Southpointe Drive
  - b. Variance - Hicks Residence - 71 Southpointe Drive
  - c. Variance - Crotty Residence - 1679 Thumb Point Drive
8. **DISCUSSION / OTHER BUSINESS**
9. **ADJOURNMENT**

Any person seeking to appeal any decision by the Board of Adjustment with respect to any matter considered at this meeting is advised that a record of proceedings is required in any such appeal and that such person may need to insure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

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: 06/28/2018

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Information

REQUESTED ACTION

Minutes from the May 24, 2018 meeting

LOCATION

RESPONSIBLE STAFF

RECOMMENDATION

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Attachments

Board of Adjustment Minutes 5.24.18

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**Form Review**

Form Started By: Alicia Rosenthal

Final Approval Date: 06/18/2018

Started On: 05/29/2018 12:57 PM

# DRAFT



CITY OF FORT PIERCE  
**BOARD OF ADJUSTMENT**

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**Board of Adjustment Minutes**

**OF THE REGULAR MEETING OF THE FORT PIERCE CITY BOARD OF ADJUSTMENT HELD ON THURSDAY, **MAY 24, 2018**, 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; Bennie Clark; Joyce Calvert; Ryan Collins; Bret McCain, Chairman**

Absent: **Rebecca Isaac; William Nunn**

Staff Present: **Rebecca Grohall, Planning Director  
Iola Mosley, Senior Assistant City Attorney  
Brandon Creagan, Planner  
Alicia Rosenthal, Executive Assistant**

**4. CONSIDERATION OF ABSENCES**

**Motion was made by James Crist, and seconded by Bennie Clark to approve the absences of Mr. Nunn and Ms. Isaac.**

**AYE: Bennie Clark, Joyce Calvert, Ryan Collins, James Crist, Chairman Bret McCain  
Passed**

**5. CERTIFICATION OF ALTERNATE MEMBER VOTING STATUS/EXCUSE NON VOTING ALTERNATE**

Mr. Collins was a regular voting member for the meeting.

**6. APPROVAL OF MINUTES**

- a. Minutes from the February 22, 2018 meeting

**Motion was made by Ryan Collins, and seconded by Joyce Calvert to approve the minutes from the February 22, 2018 meeting.**

**AYE: Ryan Collins, James Crist, Bennie Clark, Joyce Calvert, Chairman Bret McCain**  
Passed

**7. NEW BUSINESS**

**a. Variance - Geraghty Residence - 2521 S. Indian River Drive**

Mr. Creagan gave an overview of the application. Michael Geraghty, Applicant, explained the need for the Variance and said it is aesthetically beneficial.

**Motion was made by Bennie Clark, and seconded by James Crist to approve the Variance as submitted.**

**AYE: Joyce Calvert, Ryan Collins, James Crist, Bennie Clark, Chairman Bret McCain**  
Passed

**8. DISCUSSION / OTHER BUSINESS**

**9. ADJOURNMENT**

## **Planning Board of Adjustment**

Meeting Date: 06/28/2018

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### Information

#### REQUESTED ACTION

Special Exception - Hicks Residence - 71 Southpointe Drive

#### LOCATION

71 Southpointe Drive

#### RESPONSIBLE STAFF

Brandon C. Creagan, LEED Green Associate, Planner

#### RECOMMENDATION

Approve

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### Attachments

Planning Board

Application & Supporting Documents

Aerial Map

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### Form Review

Form Started By: Brandon Creagan

Started On: 06/18/2018 10:45 AM

Final Approval Date: 06/19/2018



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

**THROUGH:** Rebecca Grohall, AICP, Planning Director

**FROM:** Brandon Creagan, LEED Green Associate, Planner

**RE:** **Application for Special Exception  
 Addition to a Non-Conforming Structure  
 71 Southpointe Drive**

**DATE:** June 18, 2018

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**STAFF REPORT**

**Owner/Applicant:** Randall & Stacy Hicks  
 8397 Greenside Drive  
 Dublin, OH 43017

**Requested Action:** Recommendation of Approval to expand a non-conforming structure by approximately 216 square feet, to construct a covered porch.

**Location:** 71 Southpointe Drive

**Parcel ID:** 2507-713-0009-000-4

**Zoning:** R-4A, Hutchinson Island Medium Density Residential

**Surrounding Zoning:**

North	East	South	West
R-4A	R-4A	R-4A	R-4A

**Future Land Use:** HIR, Hutchinson Island Residential

**Parcel Size:** .14 acres/6,000 Square Feet

**Construction Date:** 2002

**Existing Lot Coverage:** 42.78%

**Proposed Lot Coverage:** 46.38%

**Staff Analysis:**

The subject site has a lot size of 6,011 square foot in the Southpointe Subdivision, within Ocean Village. The existing 2,572 square foot single-family home was constructed in 2002. The gross total building area equates to a total lot coverage of 42.78%. City Code Section 22-27.1(b)(3)(c), states that single family home structures, within the R-4A zone, shall not cover more than forty (40) percent of the lot area. The existing structure exceeds the allowable lot area coverage for single family homes in the R-4A zoning district, classifying this structure as non-conforming.

The applicants purchased the property in March 2018, in its existing state, unaware of the non-conformity. The applicants are proposing a rear addition to the structure that will be a screened patio. The applicants would like to have the ability to entertain guests outside and take advantage of the weather in Florida. They also note that the home was constructed without any hard surface area in the back yard and that their neighbors also have a patio similar to what they are proposing. The proposed screened patio will be 12X18 or 216 square feet and will have a poly roof over it.

The requested addition to the structure necessitates the review and approval of a Special Exception, and Variance, based on the structure failing to meet the allowable lot coverage of forty (40) percent for single family homes in the R-4A zoning district. The new proposed lot coverage with this 216 square foot screened enclosure would be approximately 46.38%.

The addition, as presented, will further violate the established lot area restrictions noted, however the enlargement will not adversely affect traffic flow, safety and control, pedestrian safety and convenience or visibility at any street intersections, drives, rights-of-way, curb cuts or crosswalks. The proposed addition will meet the yard (setback) and height standards of the district, however the Board of Adjustment must consider authorizing a Variance, concurrent to the subject request, based upon the increase in lot coverage requested above the requirement. The proposed site plan and conceptual design are provided for review.

As a note, the next door neighbor at 61 Southpointe Drive received Special Exception and Variance approval for their screened enclosure in March 2015, for the same issue as presented in this staff report.

Pursuant to City Code 22-102.1 (b), the Board of Adjustment shall confer with the City Planning Board on all applications for such special exception. The Planning board is requested to review the proposed Special Exception for the proposed screened enclosure and advise the Board of Adjustment prior to any action by the Board of Adjustment on the application.

**Property Owner Response Survey:**

A total of 6 notifications were mailed to abutting property owners. As of June 18, 2018, 0 letters have been received. An update will be provided at the Board of Adjustment meeting.

**Planning Board**

Pursuant to City Code 22-102.1 (b), the Board of Adjustment shall confer with the City Planning Board on all applications for such Special Exception. At their June 12, 2018 meeting the Planning Board voted 7-0 to recommend approval of the Special Exception to the Board of Adjustment.

**Staff Recommendation:**

The proposed Special Exception meets the criteria specified in Section 22.102.1 of the City Code; with the acknowledgement that the proposed screened enclosure will further violate the established lot area restrictions, therefore, Staff recommends that Board of Adjustment **approve** the request as presented.



### Special Exception

Property address or Location 71 Southpointe DR.  
 Parcel ID #(s) 2507 713 0009 000/4  
 Project description Add 12'w x 18'l screened room structure with poly roof + 12'w x 27' brick paver deck

Randall + Stacy Hicks  
 Property Owner(s)  
8397 Greenside DR.  
 Street Address  
Dublin, OH 43017  
 City State Zip  
614-361-4600  
 Phone Number  
rhickosusu@gmail.com  
 Email Address

SAME AS OWNERS  
 Applicant/Representative, Title, Company  
 Street Address  
 City State Zip  
 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.*

Randall L Hicks  
 Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY  
 The foregoing instrument was acknowledged before me this 23rd day of May, 2018, by Randall Hicks who is personally known to me or has produced Florida DL as identification.

Signature of Notary

(seal) 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) 467-3729**

**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

# SPECIAL EXCEPTION

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

For Duplex:

- Verification of zoning prior to 1985 from City Clerk
- Complete, notarized application

Special Exception Type:

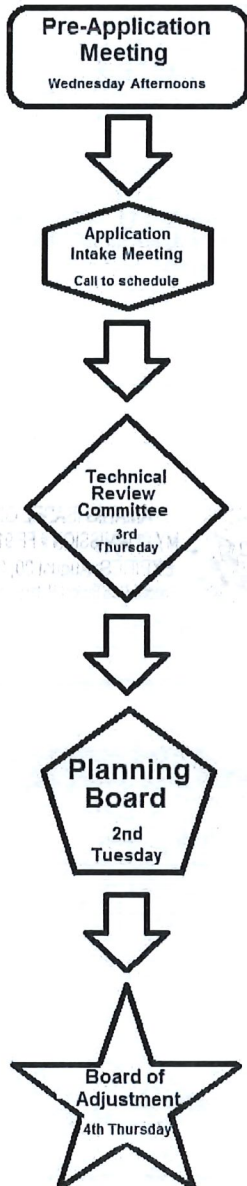
- Enlargement or Alteration of a Non-Conforming Structure
- Duplex as Special Exception

Structure	Size (sq. ft.)	Height	Use	Residential Units
Existing				
Proposed				

Surrounding Uses: (i.e. single family home, retail, industrial, etc.)

North	South	East	West

## Application Outlook



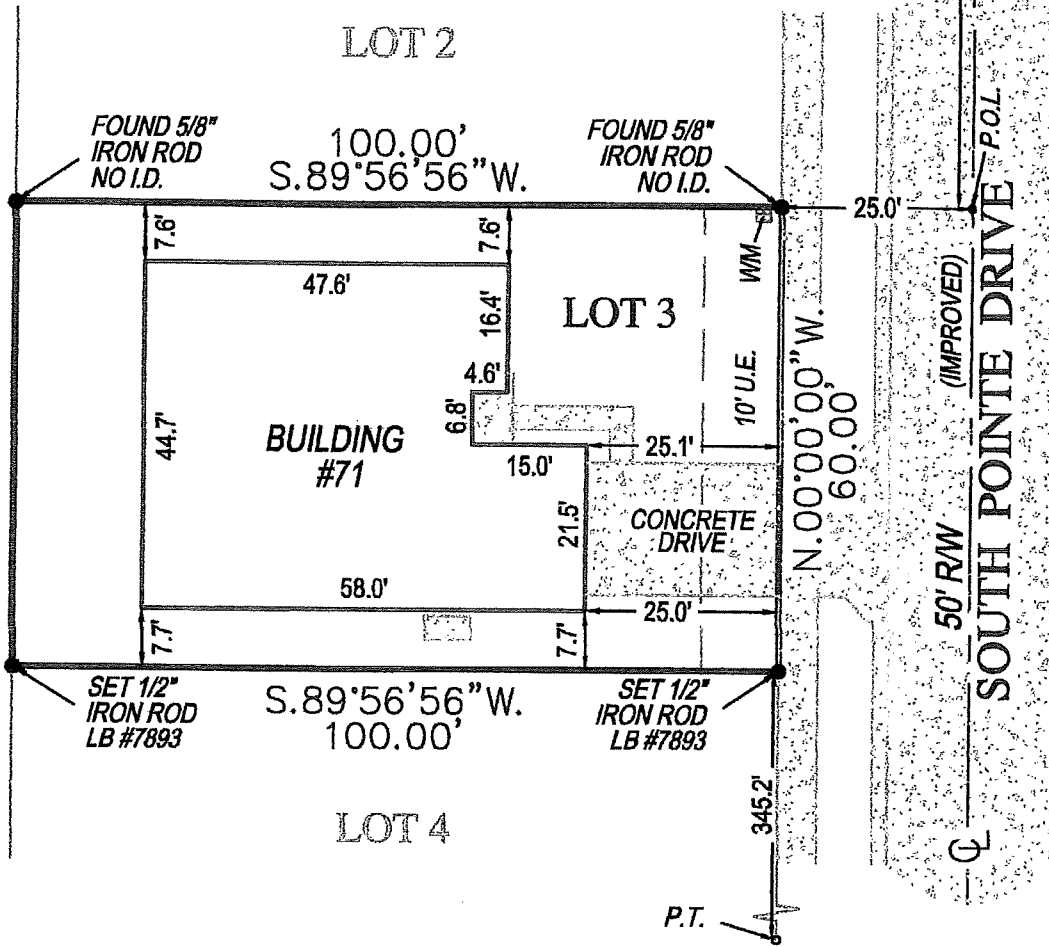
# BOUNDARY SURVEY

SCALE  
1"=25'

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

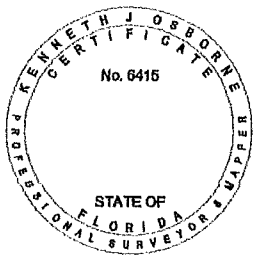
NOT PLATTED

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

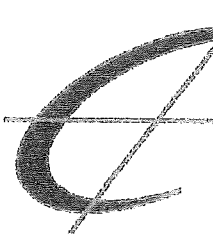


**SURVEYORS CERTIFICATE**  
I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY  
IS A TRUE AND CORRECT REPRESENTATION OF A  
SURVEY PREPARED UNDER MY DIRECTION.  
NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC  
SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL,  
OR A RAISED EMBOSSED SEAL AND SIGNATURE.

*Kenneth Osborne*  
**Kenneth Osborne**

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

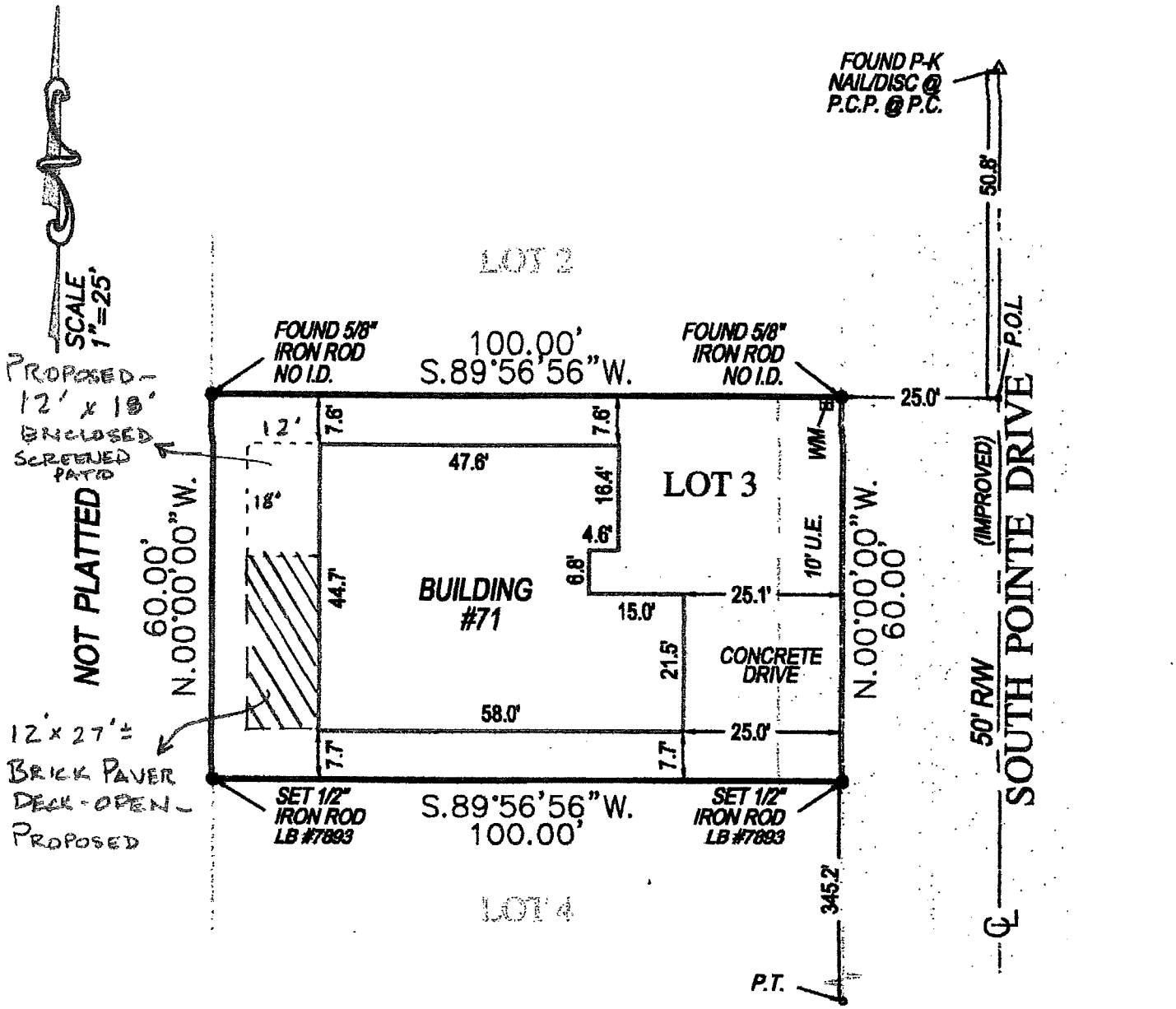
PAGE 2 OF 2 PAGES  
(NOT COMPLETE WITHOUT PAGE 1)



**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) 226-4807  
STATEWIDE FACSIMILE (800) 741-0576  
WEBSITE: <http://targetsurveying.net>

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

# BOUNDARY SURVEY



SCALE 1"=25'  
 PROPOSED - 12' x 18' ENCLOSED SCREENED PATIO  
 NOT PLATTED  
 60.00' N.00°00'00"W.  
 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.  
 P.O.L. = POINT ON LINE

RANDALL + STACY HICKS  
 71 Southpointe Dr.  
 OCEAN VILLAGE

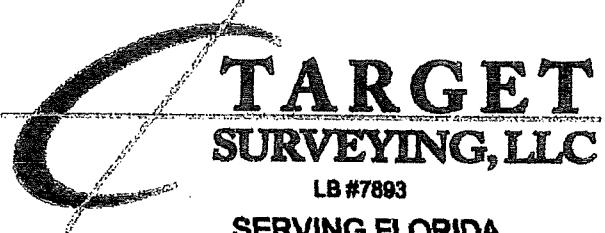


**SURVEYORS CERTIFICATE**

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**

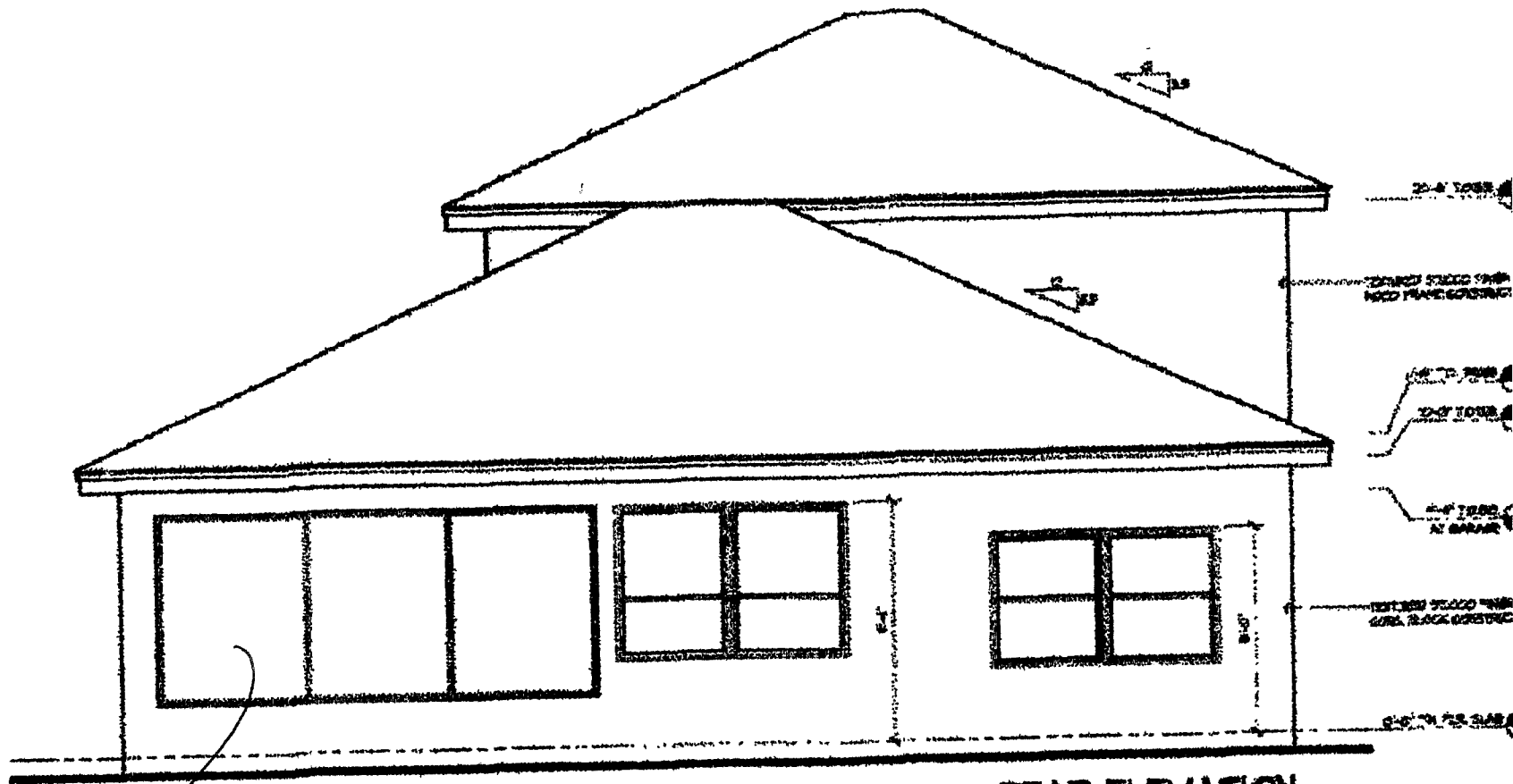
(SIGNED) **KENNETH J OSBORNE**  
 PROFESSIONAL SURVEYOR AND MAPPER #6415



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

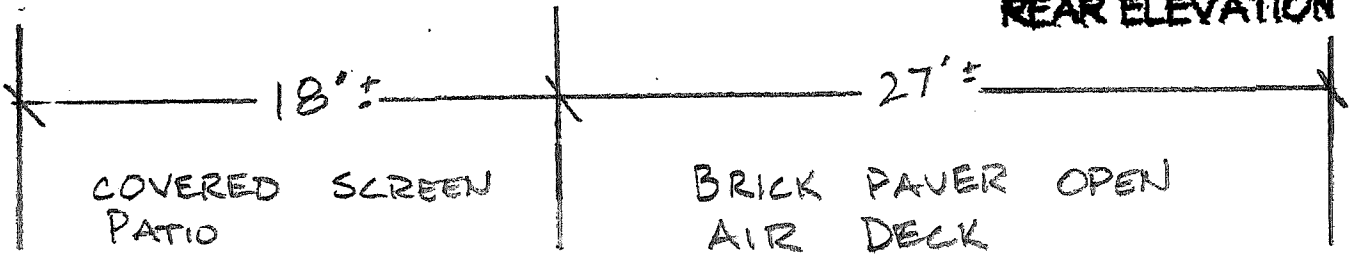
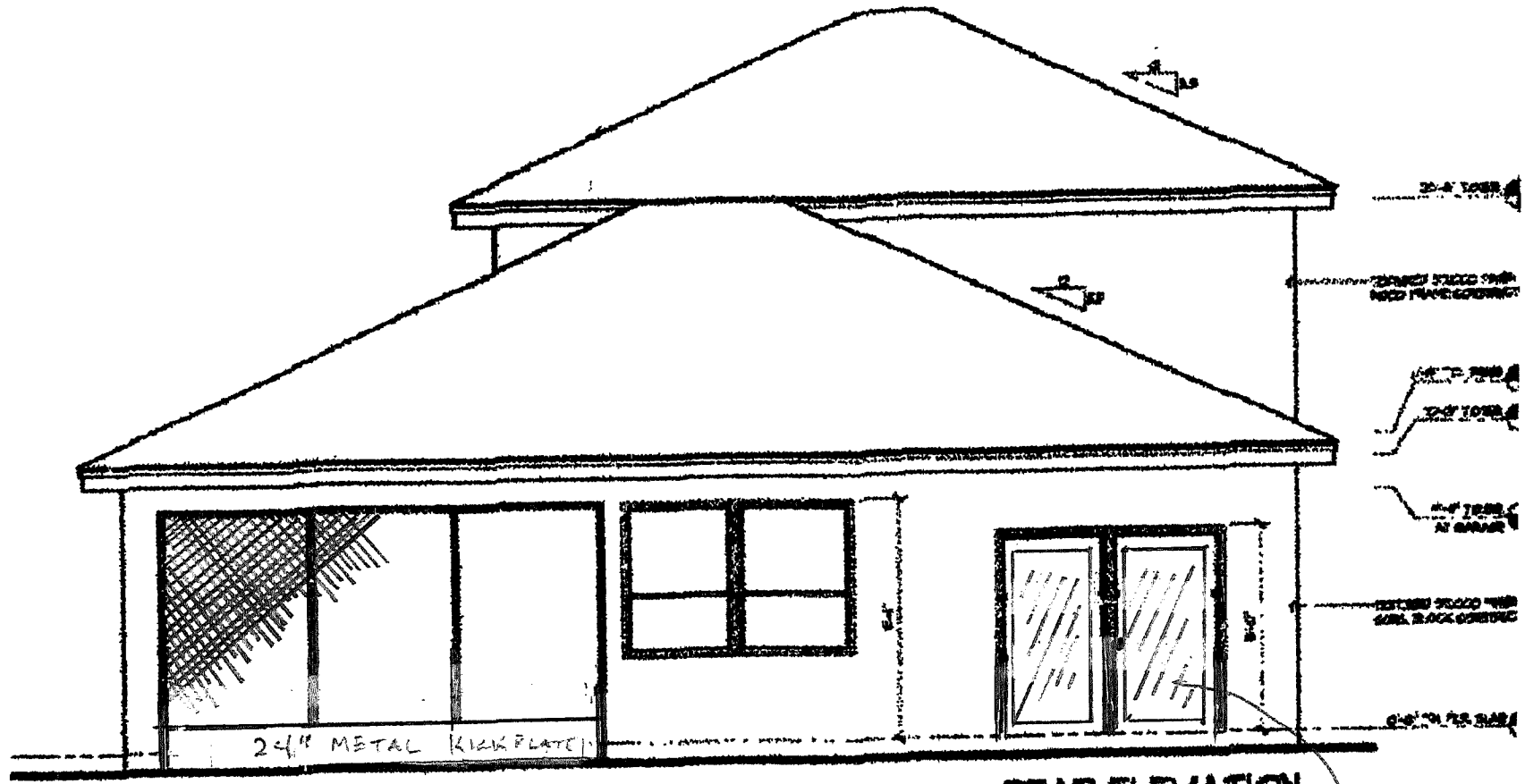
**TARGET SURVEYING, LLC**  
 LB #7893

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 6250 N. MILITARY TRAIL, SUITE 102  
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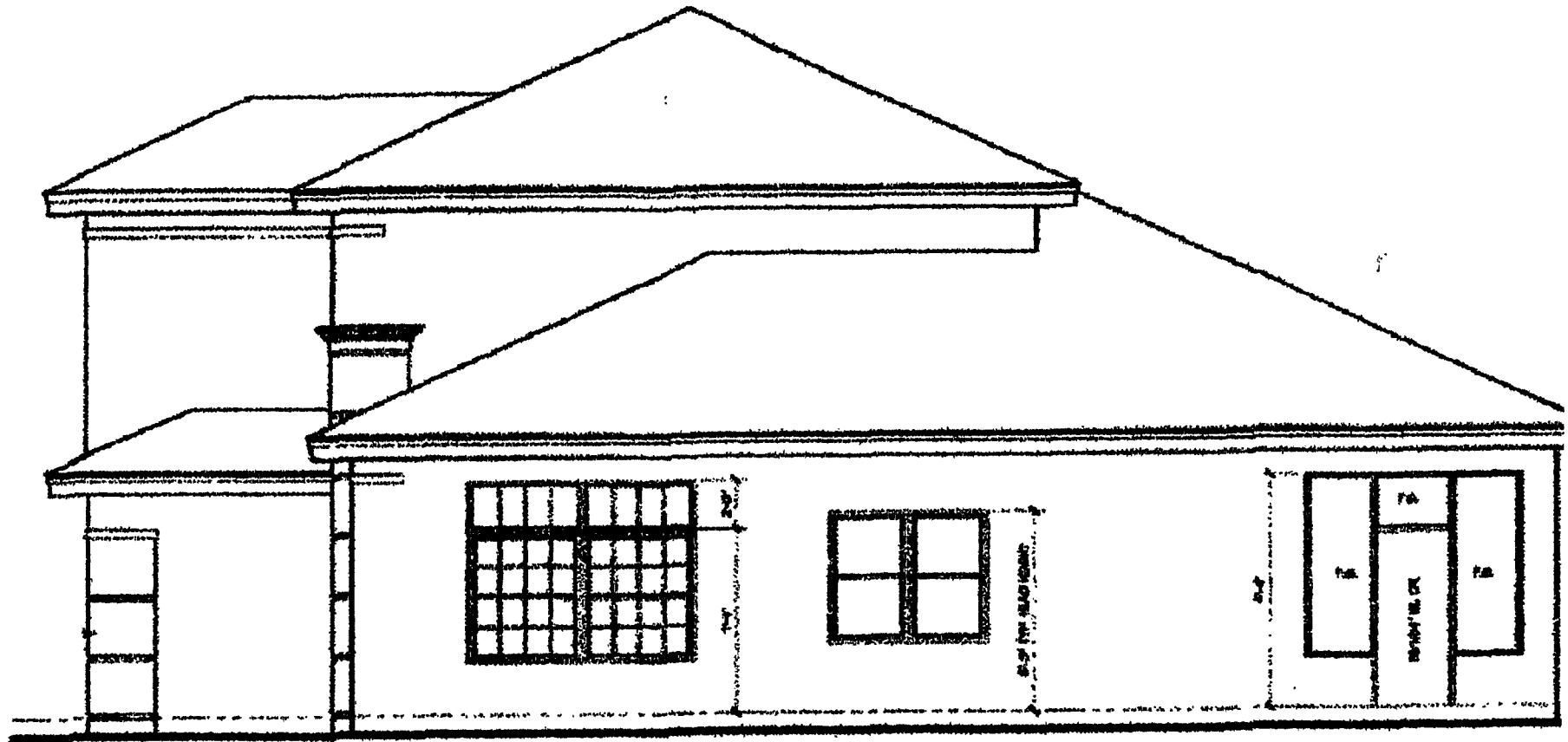
REMOVE + REPLACE 3 FIXED  
WINDOW PANELS + REPLACE  
WITH SLIDING GLASS DOORS

CURRENT



PROPOSED  
- NTS -

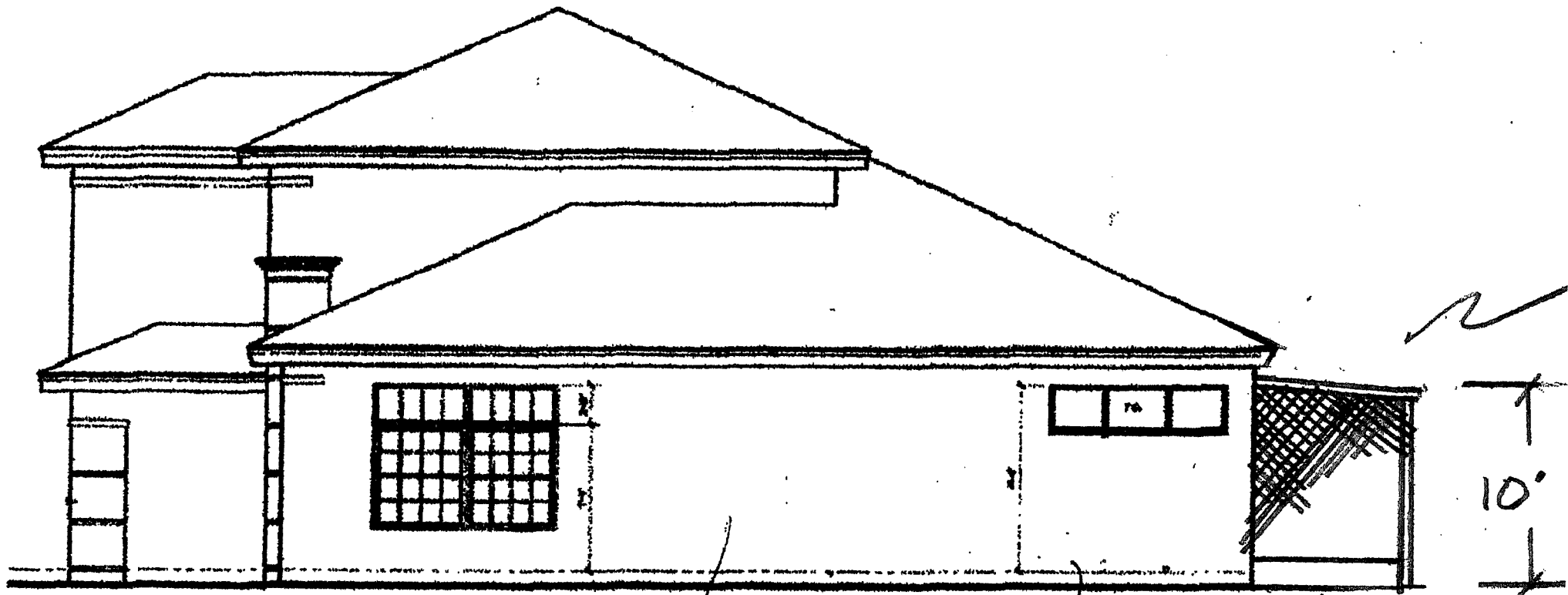
REMOVE  
MASTER BED.  
WINDOW +  
REPLACE  
W/ FRENCH  
DOOR



RIGHT ELEVATION

CURRENT

- NTS -



RIGHT ELEVATION

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

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


PROPOSED

- NTS -

S. Ocean Drive

Southpointe Drive

Blue Heron Blvd

 Subject Site



**Special Exception & Variance**  
**71 Southpointe Drive**  
**Site Map**





## Planning Board of Adjustment

Meeting Date: 06/28/2018

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### Information

#### REQUESTED ACTION

Variance - Hicks Residence - 71 Southpointe Drive

#### LOCATION

71 Southpointe Drive

#### RESPONSIBLE STAFF

Brandon C. Creagan, LEED Green Associate, Planner

#### RECOMMENDATION

Approve

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### Attachments

Planning Staff Report

Application & Supporting Documents

Aerial Map

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### Form Review

Form Started By: Brandon Creagan

Started On: 06/18/2018 11:22 AM

Final Approval Date: 06/19/2018



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

**THROUGH:** Rebecca Grohall, AICP, Planning Director

**FROM:** Brandon Creagan, LEED Green Associate, Planner

**RE:** **Application for Variance**  
**Exceed Allowable Lot Coverage**  
**71 Southpointe Drive**

**DATE:** June 18, 2018

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**STAFF REPORT**

**Owner/Applicant:** Randall & Stacy Hicks  
 8397 Greenside Drive  
 Dublin, OH 43017

**Requested Action:** Recommendation of Approval to expand a non-conforming structure which already exceeds the permitted lot coverage of 40% pursuant to City Code 22-27.1(b)(3)(c). The current lot coverage is 42.78% and the applicant would like to construct a screened enclosure (216 square feet) that would increase the lot coverage to approximately 46.38%. This would represent a Variance of 3.60% of additional lot coverage.

**Location:** 71 Southpointe Drive

**Parcel ID:** 2507-713-0009-000-4

**Zoning:** R-4A, Hutchinson Island Medium Density Residential

**Surrounding Zoning:**

North	East	South	West
R-4A	R-4A	R-4A	R-4A

**Future Land Use:** HIR, Hutchinson Island Residential

**Parcel Size:** .14 acres/6,000 Square Feet

**Construction Date:** 2002

**Existing Lot Coverage:** 42.78%

**Proposed Lot Coverage:** 46.38%

**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 22-27.1(b)(3)(c) of the City Code to construct a screened enclosure onto a single-family home which already exceeds the permitted lot coverage by 2.78%.

The subject site has a lot size of 6,011 square foot in the Southpointe Subdivision, within Ocean Village. The existing 2,572 square foot single-family home was constructed in 2002. The gross total building area equates to a total lot coverage of approximately 42.78%. City Code Section 22-27.1(b)(3)(c), states that single family home structures, within the R-4A zone, shall not cover more than forty (40) percent of the lot area. The existing structure exceeds the allowable lot area coverage for single family homes in the R-4A zoning district, classifying this structure as non-conforming.

The applicants purchased the property in March 2018, in its existing state, unaware of the non-conformity. The applicants are proposing a rear addition to the structure that will be a screened patio. The applicants would like to have the ability to entertain guests outside and take advantage of the weather in Florida. They also note that the home was constructed without any hard surface area in the back yard and that their neighbors also have a patio similar to what they are proposing. The proposed screened patio will be 12X18 or 216 square feet and will have a poly roof over it.

The requested addition to the structure necessitates the review and approval of a Special Exception, and the presented Variance, based on the structure failing to meet the allowable lot coverage of forty (40) percent for single family homes in the R-4A zoning district. The new proposed lot coverage with this 216 square foot screened enclosure would be approximately 46.38%. This would represent a Variance of 3.60% from the current lot coverage to the proposed lot coverage.

The addition, as presented, will further violate the established lot area restrictions noted, however the enlargement will not adversely affect traffic flow, safety and control, pedestrian safety and convenience or visibility at any street intersections, drives, rights-of-way, curb cuts or crosswalks. The proposed addition will meet the yard (setback) and height standards of the district. The proposed site plan and conceptual design are provided for review.

As a note, the next door neighbor at 61 Southpointe Drive received Special Exception and Variance approval for their screened enclosure in March 2015, for the same issue as presented in this staff report.

**Variance Criteria:**

The following criteria are specified in City Code 22-108, 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.

**Property Owner Response Survey:**

A total of 6 notifications were mailed to abutting property owners. As of June 18, 2018, 0 letters have been received. An update will be provided at the Board of Adjustment meeting.

**Staff Recommendation:**

Staff recommends that the Board of Adjustment approve the Variance to increase the lot coverage by 3.60% from 42.78% to 46.38% in consideration of the criteria specified in Section 22-108 of the City Code.



\$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**

**Phone Number**

**Email Address**  
rhicksosu@gmail.com

**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

[Signature] as identification.

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

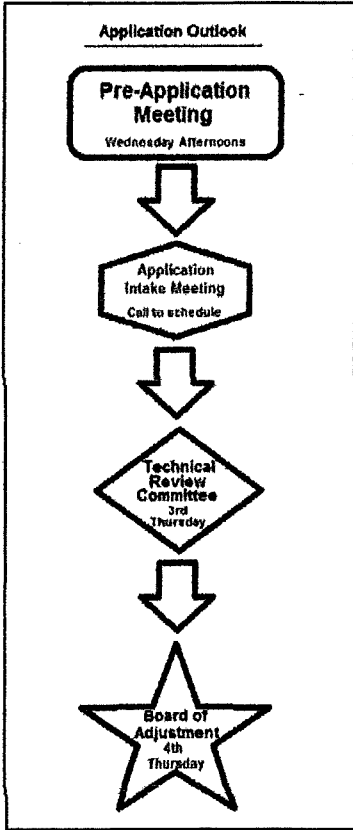
Reason for request: No patio or deck currently exists and we would like to utilize famous/favorable FL weather

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 4<sup>th</sup> 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.

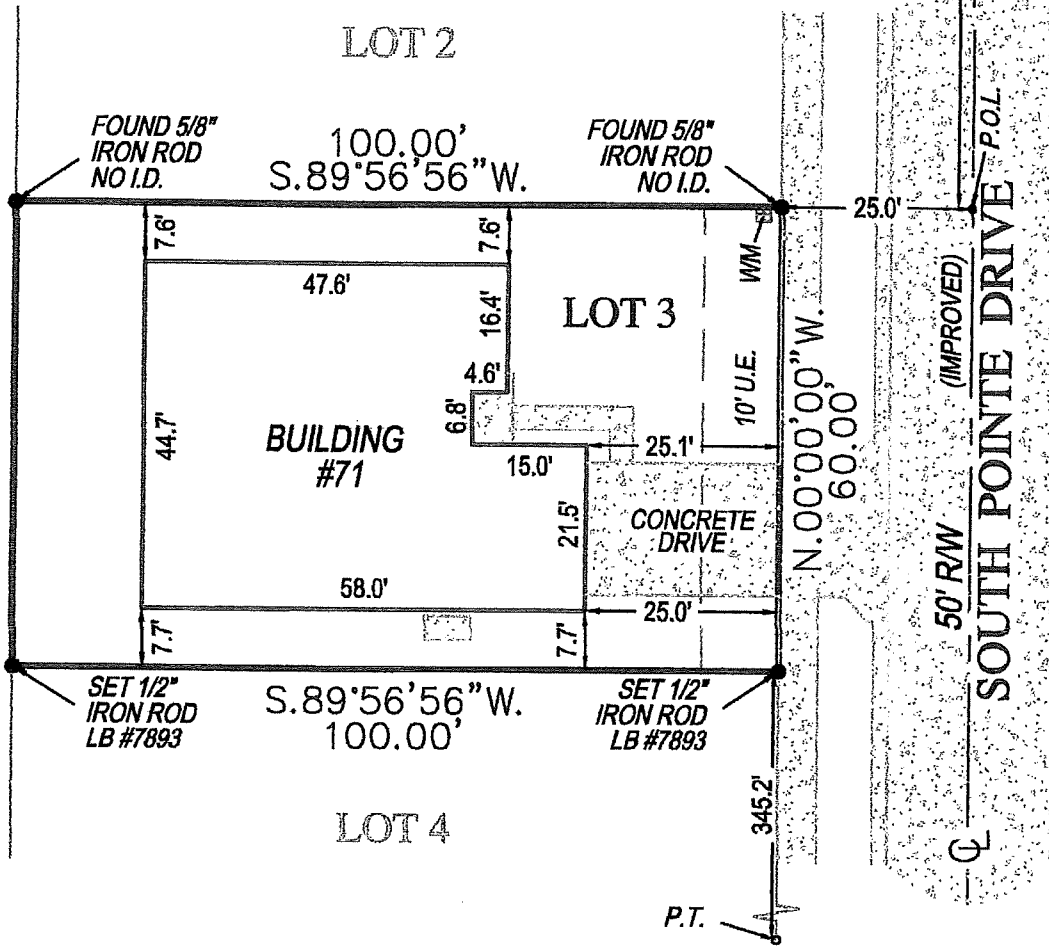
# BOUNDARY SURVEY

SCALE  
1"=25'

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

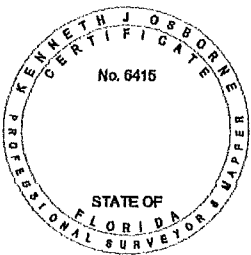
NOT PLATTED

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**

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

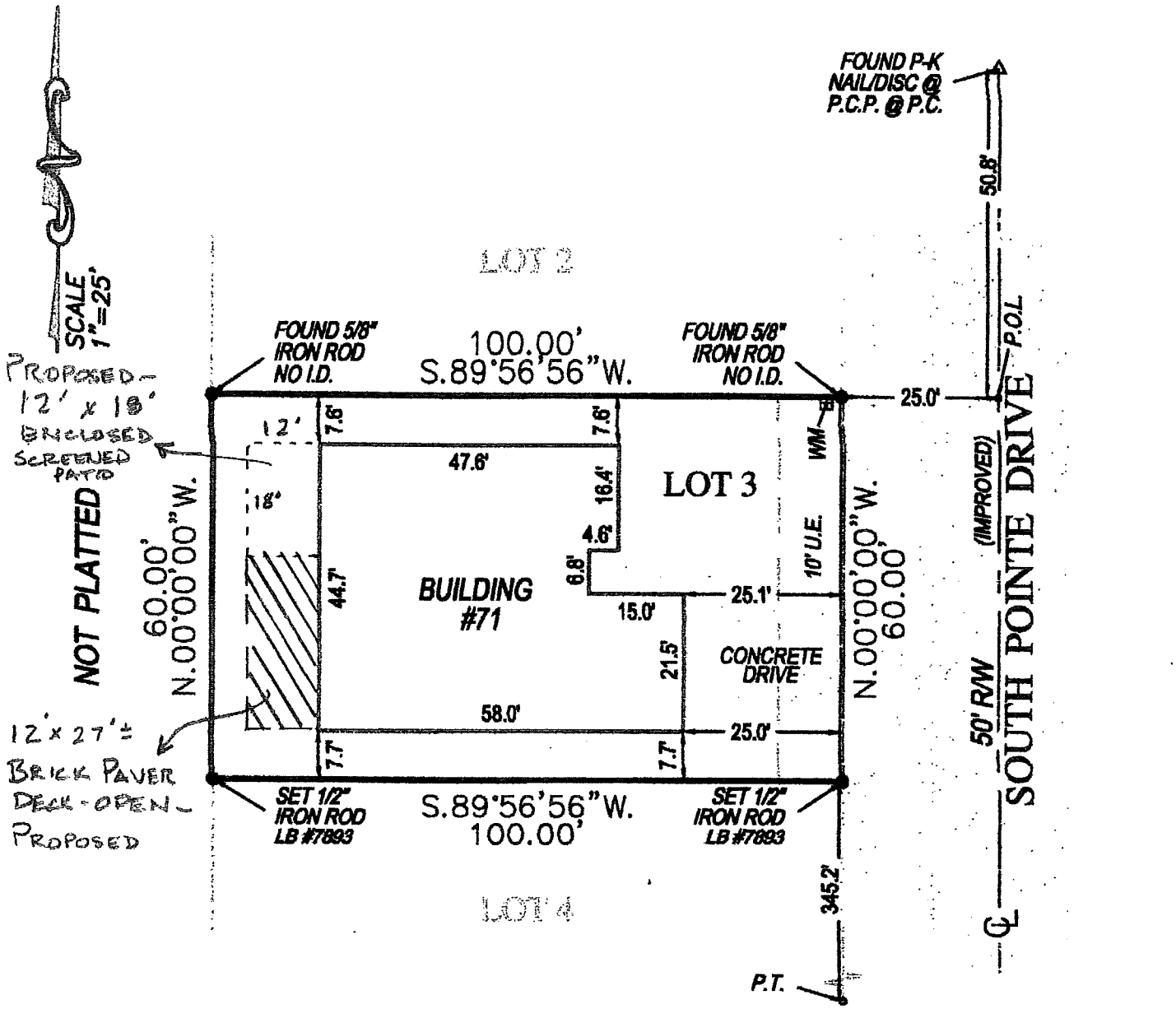
(SIGNED) **KENNETH J OSBORNE**  
PROFESSIONAL SURVEYOR AND MAPPER #6415

PAGE 2 OF 2 PAGES  
(NOT COMPLETE WITHOUT PAGE 1)

**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) 226-4807  
STATEWIDE FACSIMILE (800) 741-0576  
WEBSITE: <http://targetsurveying.net>

# BOUNDARY SURVEY



SCALE 1"=25'  
 PROPOSED - 12' x 18' ENCLOSED SCREENED PATIO  
 NOT PLATTED  
 60.00' N.00°00'00"W.  
 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.  
 P.O.L. = POINT ON LINE

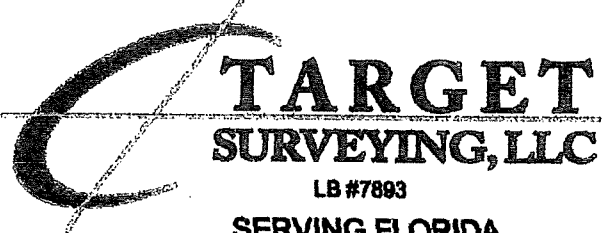
RANDALL + STACY HICKS  
 71 Southpointe Dr.  
 OCEAN VILLAGE



**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



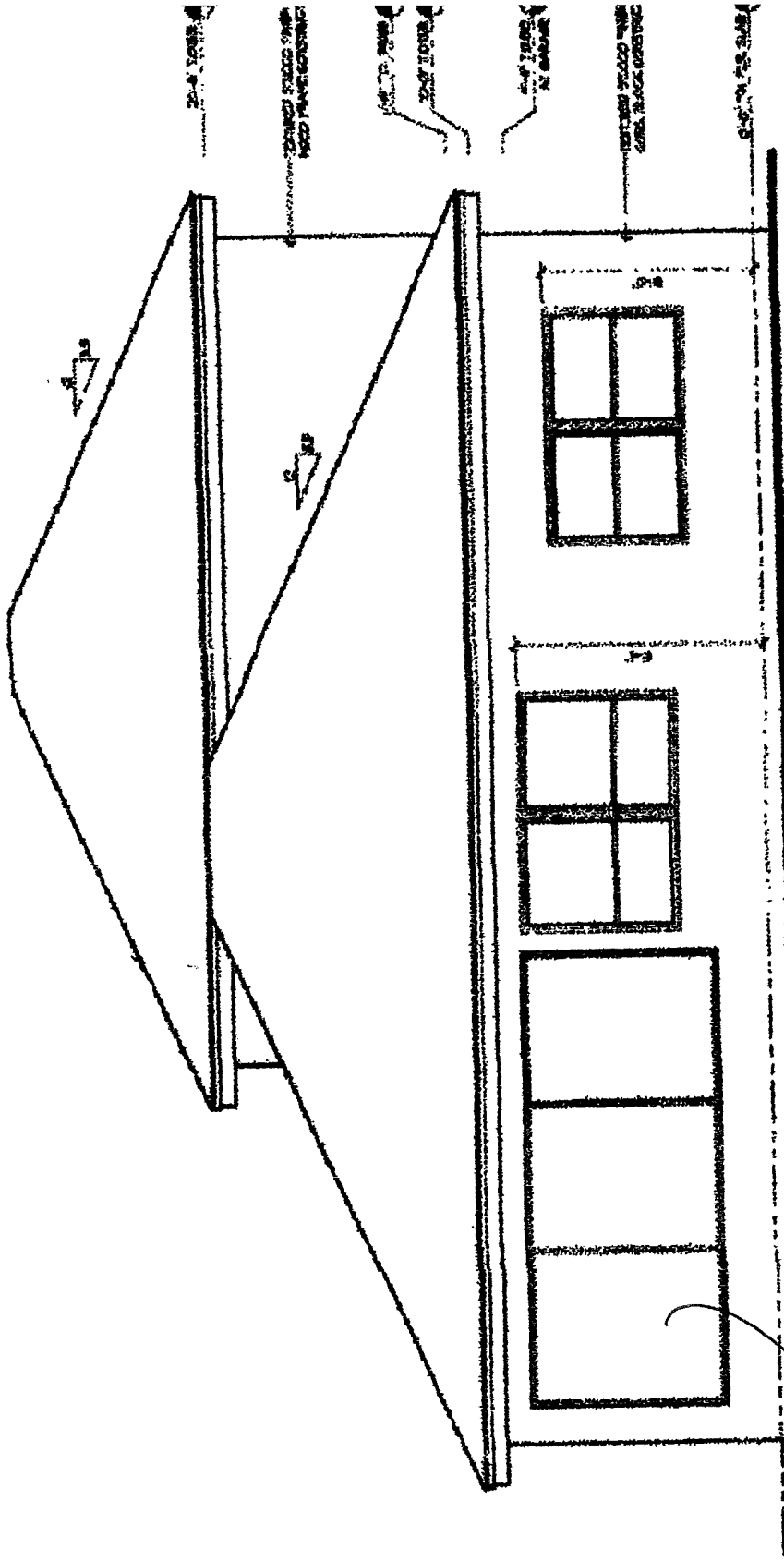
**TARGET SURVEYING, LLC**  
 LB #7893

**SERVING FLORIDA**

6250 N. MILITARY TRAIL, SUITE 102  
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Digitally signed by Kenneth Osborne  
 Date: 2018.03.06 15:23:04 -05'00'

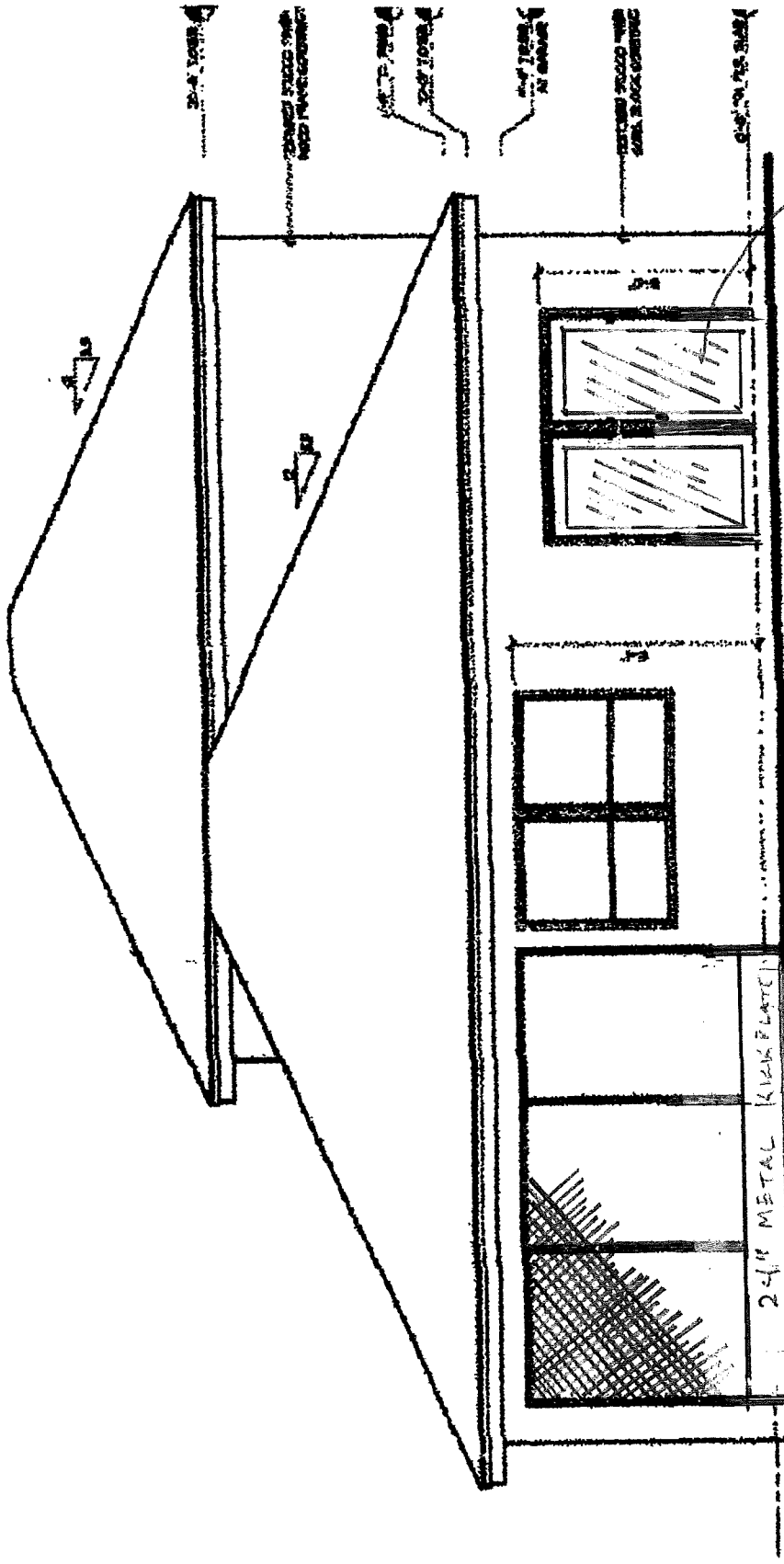
(SIGNED) KENNETH J OSBORNE  
 PROFESSIONAL SURVEYOR AND MAPPER #6415



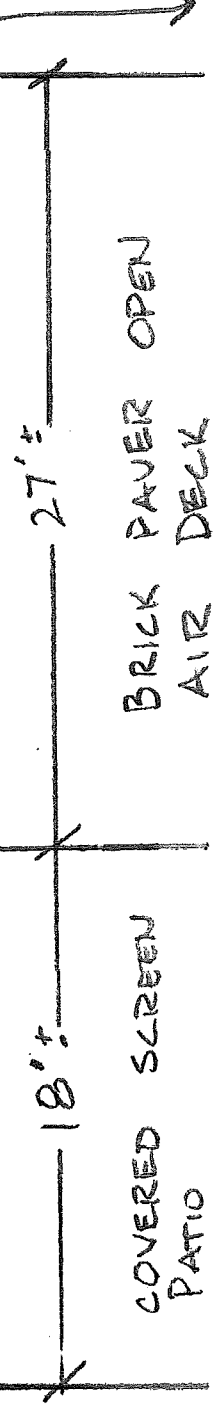
REAR ELEVATION

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

CURRENT

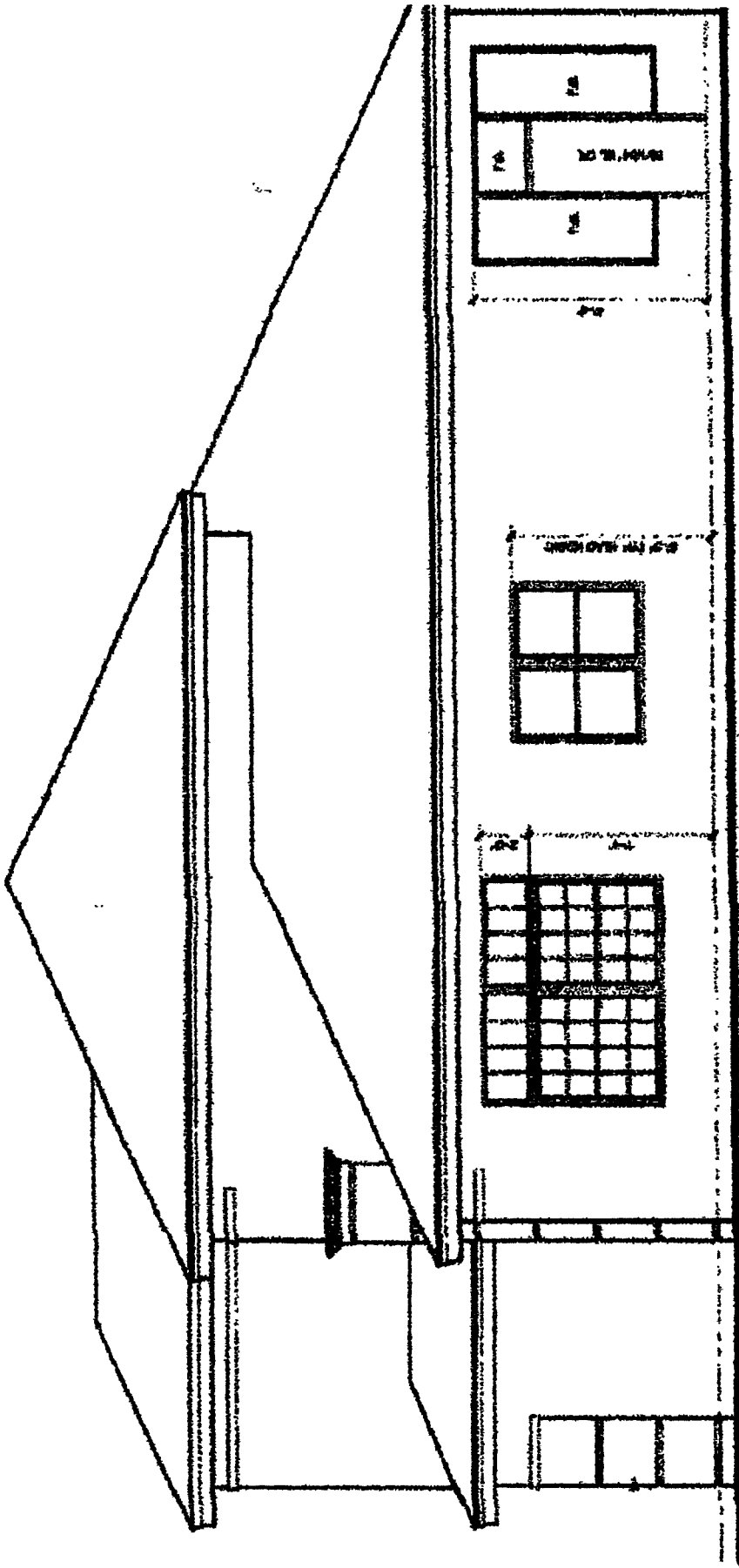


REAR ELEVATION



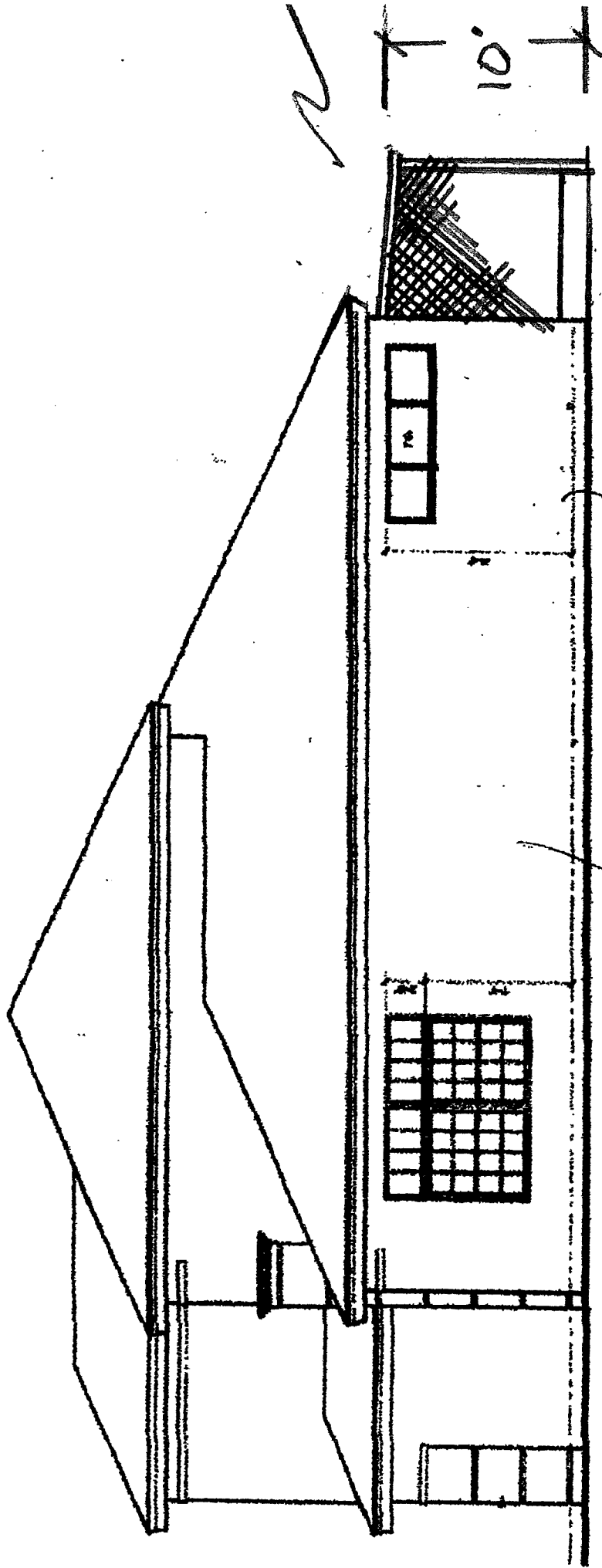
REMOVE  
MASTER BED.  
WITHDRAW &  
REPLACE  
W/FRENCH  
DOOR

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 -

S. Ocean Drive

Southpointe Drive

Blue Heron Blvd

 Subject Site



**Special Exception & Variance**  
**71 Southpointe Drive**  
**Site Map**





## Planning Board of Adjustment

Meeting Date: 06/28/2018

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### Information

#### REQUESTED ACTION

Variance - Crotty Residence - 1679 Thumb Point Drive

#### LOCATION

1679 Thumb Point Drive

#### RESPONSIBLE STAFF

Vennis Gilmore, Planning Analyst

#### RECOMMENDATION

The recommendation of Staff is to grant approval of the requested variance for the proposed accessory structure to encroach up to seven (7) feet into the required seven (7) feet minimum rear yard (setback) based upon the justification presented by the applicant with respect to the criteria for granting a Variance specified in Section 22-108.

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### Attachments

Staff Report

Aerial

Property Card

Application

Survey

Location & Survey

Site Plan Sketch

Elevation

---

### Form Review

Form Started By: Vennis Gilmore

Started On: 06/19/2018 07:34 PM

Final Approval Date: 06/21/2018



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

**THROUGH:** Rebecca Grohall, AICP, Planning Director

**FROM:** Vennis Gilmore, Planning Analyst

**RE:** **Application for Variance**  
**Crotty Residence – Rear Yard Setback Reduction for Accessory Structure**  
**1679 Thumb Point Drive**

**DATE:** June 19, 2018

---

#### STAFF REPORT

**Owner/Applicant:** R.C. Crotty  
1104 W. Oak Street  
Kissimmee, FL. 34741

**Requested Action:** Section 22-24 (b)(2)c. in order to construct an accessory structure (tiki hut) within the required rear yard setback. A portion of the proposed structure would encroach up to seven (7) feet into the required seven (7) feet minimum rear yard (setback), mandated within the R-1, Single-Family Low Density Zone. The request seeks a variable reduction of rear yard (setback) to zero (0) feet, only for this accessory structure.

**Location:** 1679 Thumb Point Drive

**Parcel ID:** 2401-244-0001-000-4

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

**Future Land Use:** RL, Low Density Residential

**Lot Size:** 0.19 acres

## **Staff Analysis:**

### **Variance Request**

In accordance with Article VIII of Section 22 of the City Code, the property owner is requesting the Board of Adjustment approve a variance to deviate from Section 22-24 (b) (2) c. in order to construct an accessory structure within the required rear yard. The proposed structure would encroach up to seven (7) feet into the required seven (7) feet minimum rear yard (setback), of the R-1, Single-Family Low Density Residential zoning. The request seeks a variable reduction of the southern rear yard (setback) to zero (0) feet, only for this accessory structure.

### **Existing Conditions**

The subject 0.19 acre site located on Thumb Point Drive; just southwest of the Thumb Point Drive and Fernandina Street intersection. The subject site is currently home to a one story residence. The 3, 128 gross square foot home was constructed in 1979, with only a 17.7 feet setback from the rear property line. The minimal rear yard setback of only 17.7 feet left no room for expansion of the home or the addition of a pool. The variance seeks to add an additional 240 square feet of impervious area to the existing lot; with the addition of a tiki hut.

The rear property line is nineteen (19) feet north of the Indian River water line. Therefore no neighboring properties will be affected by the view or proximity of the proposed variance.

### **Proposal**

The applicant is seeking to construct a 12 ft. by 20 ft. tiki hut towards the southern property line, effectively reducing the rear yard setback to zero.

The applicant also intends to construct a swimming pool in the rear yard with a two (2) feet setback. Per City Code Section 5-288 Setback - The setback of the outside of the structure wall of any swimming pool shall be not less than ten (10) feet from all property lines. The aforementioned code section would require a separate variance application with the Building Department of the City of Fort Pierce.

### **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 provisions 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; and
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 have provided a response to the criteria.

The applicant maintains that the variance is not detrimental to the neighbors.

### **Property Owner Response**

A total of eighteen (18) notifications were mailed to abutting property owners. As of the preparation of this memorandum, no responses have been received. An updated recording of responses will be provided to the Board at the hearing.

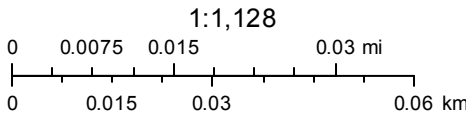
### **Staff Recommendation**

The recommendation of Staff is to grant approval of the requested variance for the proposed accessory structure to encroach up to seven (7) feet into the required seven (7) feet minimum rear yard (setback) based upon the justification presented by the applicant with respect to the criteria for granting a Variance specified in Section 22-108.

Michelle Franklin, CFA - Saint Lucie County Property Appraiser



June 20, 2018



This information is deemed to be correct at this time but it is subject to change and is not warranted. © Copyright 2018 Saint Lucie County Property Appraiser. All rights reserved.

### Property Identification

Site Address: 1679 THUMB POINT DR  
Parcel ID: 2401-244-0001-000-4  
Account #: 14584  
Map ID: 24/01E  
Use Type: 0100  
Zoning: R1  
City/County: Fort Pierce

### Ownership

Ryan C Crotty  
Karen S Powell Crotty  
Rufus C Crotty Jr  
1679 Thumb Point DR  
Fort Pierce, FL 34949

### Legal Description

1 35 40 BEG SE COR LOT 40 BLK 1, TH RUN E 64.48 FT TO SE COR OF GOV LOT 3, TH N TO S LI OF THUMB POINT DR, TH W TO NE COR OF SD LOT 40, TH S TO POB (AS SHOWN ON PLAT OF THUMB POINT) (17) (OR 3875-759)

### Current Values

Just/Market Value: \$438,000  
Assessed Value: \$438,000  
Exemptions: \$50,000  
Taxable Value: \$388,000  
Taxes for this parcel: SLC Tax Collector's Office   
Download TRIM for this parcel: [Download PDF](#)



### Total Areas

Finished/Under Air (SF): 2,116  
Gross Area (SF): 3,128  
Land Size (acres): 0.19  
Land Size (SF): 8,385

### Sale History

Date: May 26, 2016  
Book/Page: 3875 / 0759  
Sale Code: 0001  
Deed: WD  
Grantor: Banyan Thumb Point Limited  
Price: \$487,000

Date: Sep 3, 2009  
Book/Page: 3199 / 2688  
Sale Code: 0001  
Deed: WD  
Grantor: Blackburn, David C  
Price: \$560,000

Date: Jul 1, 1987  
Book/Page: 0550 / 0331  
Sale Code: XX00  
Deed: CV  
Grantor:

Price: \$187,500

Date: Jun 1, 1977  
 Book/Page: 0269 / 0947  
 Sale Code: XX01  
 Deed: CV  
 Grantor:

Price: \$25,000

Date: Mar 1, 1972  
 Book/Page: 0200 / 2834  
 Sale Code: XX00  
 Deed: CV  
 Grantor:

Price: \$7,200

**Building Information (1 of 1)**

Finished Area: 2,116 SF  
 Gross Total Area: 3,128 SF

Exterior Data

View:  
 Building Type: HB-  
 Grade: B-  
 Story Height: 1 Story

Roof Cover: Conc Tile  
 Year Built: 1979  
 Effective Year: 1985  
 No. Units: 1

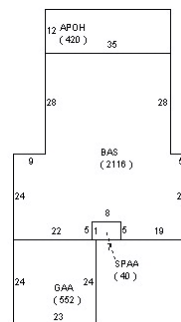
Roof Structure: Gable  
 Frame:  
 Primary Wall: CB Stucco  
 Secondary Wall:

Interior Data

Bedrooms: 3  
 Full Baths: 2  
 Half Baths: 0  
 A/C %: 100%

Electric: MAXIMUM  
 Heat Type: FredHotAir  
 Heat Fuel: ELEC  
 Heated %: 100%

Primary Int Wall:  
 Avg Hgt/Floor: 0  
 Primary Floors: Tile-Ceramic  
 Sprinkled %: 0%



**Special Features and Yard Items**

Type: Driv-Concret  
 Quantity: 1  
 Units: 1100  
 Year Built: 1979

Type: WOOD DOCK  
 Quantity: 1  
 Units: 500  
 Year Built: 2005

## Current Year Values

Current Values Breakdown		Current Year Exemption Value Breakdown				
Building:	\$138,400	Tax Year	Grant Year	Code	Description	Amount
Land:	\$299,600	2017	2017	0500	Homestead Exemption	\$25,000
Just/Market:	\$438,000	Tax Year	Grant Year	Code	Description	Amount
Ag Credit:	\$0	2017	2017	0550	Homestead Exemption over \$ 50,000	\$25,000
Save Our Homes or 10% Cap:	\$0					
Assessed:	\$438,000					
Exemption(s):	\$50,000					
Taxable:	\$388,000					

### Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
1999	0041	1	Fort Pierce Stormwater Charge	\$54.00

This does not necessarily represent the total Special Assessments that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office

## Historical Values

### Permits

Number:	F97-001413
Issue Date:	Jan 10, 1997
Description:	Screen Porch
Amount:	\$4,500
Fee:	\$4,500
Number:	DK20059
Issue Date:	Jan 14, 2005
Description:	Dock
Amount:	\$6,000
Fee:	\$185
Number:	BP10-0817
Issue Date:	Apr 19, 2010
Description:	Alterations/Remodeling
Amount:	\$2,000
Fee:	\$158
Number:	RF2006-494
Issue Date:	Aug 3, 2006
Description:	Roof
Amount:	\$5,000
Fee:	\$100
Number:	BP15-2331
Issue Date:	Aug 31, 2015
Description:	Alterations/Remodeling
Amount:	\$7,800
Fee:	\$161

Notice: This does not necessarily represent all the permits for this property.  
Click the following link to check for additional permit data in Fort Pierce

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This information is believed to be correct at this time but it is subject to change and is not warranted.  
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## VARIANCE

Property address or Location 1679 Thumb Point Dr.  
 Parcel ID #(s) 2401-244-0001-000-4 R40E, T35S, Sec. 01, N-CQ10, B1K1, LT 4D  
 Project description Swimming Pool + Chickee Hut (Tiki)

Rafael + Karen + Ryan + Marshall Crotty Same - R. C. Crotty  
 Property Owner(s) Applicant/Representative, Title, Company  
1679 Thumb Point Dr 1104 W. Oak St.  
 Street Address Street Address  
Ft. Pierce Fl. 34949 Kissimmee Fl. 34741  
 City State Zip City State Zip  
407-908-8630 407-908-8630  
 Phone Number Phone Number  
rc@hallmarkpool.com rc@hallmarkpool.com  
 Email Address Email Address

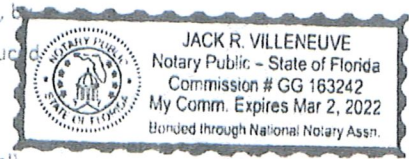
**Property Owner(s) Acknowledgements:** - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if 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.

Rafael Crotty, Karen Crotty, Ryan Crotty, Marshall Crotty  
 Property Owner(s) Signature(s)

STATE OF FL COUNTY SE  
 The foregoing instrument was acknowledged before me this 21 day of MAY, 2018.

R.C. Crotty, Karen Crotty, Ryan Crotty, Marshall Crotty who is personally known to me or has produced RC Crotty as identification.

[Signature]  
 Signature of Notary



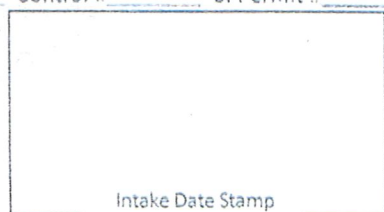
(seal)

**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 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_



# 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

### Application Outlook



Description of request: Variance to allow setback for swimming pool to be 2ft on rear and 6' on side to property line. Also to place upright poles for Tiki 6ft off rear prop line

Reason for request: Existing setbacks would NOT allow either a pool or a Tiki due to only 17'7" of space.

Existing Use: R1-SF Date Property was Purchased: May 2016

Alterations made to the site since purchase: wooden deck on grade, Fence

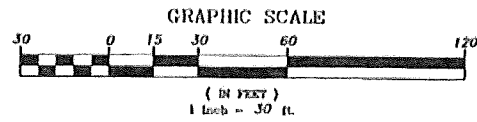
Has a request for this variance been denied in the past?  Yes  No

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. Property backyard has 17'7" of room to build on. Need variance to build.
2. Does special conditions or circumstances result from actions other than that of yours? Please explain Yes. Lot is small + house built in 1978 did NOT allow for room in rear for a pool.
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. Literal interpretation would not allow owner to build pool or Tiki which would prevent enjoyment
4. What is the minimum variance that would give the reasonable use of the land, building, or structure? pool Needs 2' on rear + 6' on side to waters edge. Tiki Needs 6' to support posts.
5. Explain how the variance request would not impair the intent of the zoning ordinance or be detrimental to the general public welfare: There is 10' of additional spoils land owned by the state between rear property line and slope to water. Improvements would NOT be detrimental to views of any neighbor and would NOT change their water view or use + enjoyment of their property.



**LEGAL DESCRIPTION**

BEGINNING AT THE SOUTHEAST CORNER OF GOVERNMENT LOT 3, SECTION 1, TOWNSHIP 35 SOUTH, RANGE 40 EAST, RUN THENCE SOUTH 89 DEGREES 2' WEST ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 3, 64.48 FEET TO THE SOUTHEAST CORNER OF LOT 40, BLOCK 1, THUMB POINT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 10, PAGE 79, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE TURN AND RUN NORTH ALONG THE EAST LINE OF SAID LOT 40, 130 FEET TO THE NORTHEAST CORNER OF SAID LOT 40; THENCE TURN AND RUN EAST 64.69 FEET ALONG THE SOUTH RIGHT OF WAY LINE OF BAYSHORE DRIVE (NOW THUMB POINT DRIVE) TO A POINT; THENCE TURN AND RUN SOUTH TO THE POINT OF BEGINNING.

**LEGEND**

(P)	PLAT DATA	C	CENTERLINE
(D)	CALCULATED FROM FIELD MEASUREMENTS	No	PROPERTY LINE
(C)	DEED	Typ	NUMBER
P.O.C	POINT OF COMMENCEMENT	EL	TYPICAL
P.O.B.	POINT OF BEGINNING	CONC	ELEVATION
P.L.S.	PROFESSIONAL LAND SURVEYOR	CONC II	CONCRETE
L.B.	LICENSED BUSINESS	CATV	CABLE TELEVISION
PRM	PERMANENT REFERENCE MONUMENT	SQ	SQUARE
IR&C	5/8" IRON ROD & CAP	FT.	FEET
C.M.	CONCRETE MONUMENT	TOL	TOP OF BANK
OR B	OFFICIAL RECORDS BOOK	TOB	TOP OF BANK
FB	PLAT BOOK	OHU	OVERHEAD UTILITIES
PG	PAGE	HDPE	HIGH DENSITY POLYETHYLENE
A	CENTRAL ANGLE	IS	IFT STATION
R	RADIUS	WW	WET WELL
L	ARC LENGTH	L	LOT LINE
CB	CHORD BEARING	U	BUILDING WALL LINE
CD	CHORD DISTANCE	W	WOOD POWER POLE
UGE	UNDERGROUND ELECTRIC	F	FIRE HYDRANT
UG AT&I	UNDERGROUND AT&I	V	VALVE
R/W	RIGHT OF WAY	DM	DRAINAGE MANHOLE
RR	RAIL ROAD	SM	SANITARY MANHOLE
CBS	CONCRETE BLOCK STRUCTURE	H	HAND HOLE
WM	WATER MAIN	SC	SANITARY CLEAN OUT
A/C	AIR CONDITIONING	WPP	WOOD POWER POLE
BLDG	BUILDING	CP	CONCRETE POWER POLE
H/C	HANDY CAPPED	GA	GAZEBO AND ANCHOR
FFL	FINISHED FLOOR ELEVATION	W	WELL
N.A.V.D.	NORTH AMERICAN VERTICAL DATUM	CJ	CABLE TV JUNCTION BOX
N.G.V.D.	NATIONAL GEODETIC VERTICAL DATUM	SGN	SEGMENT
C.R.	COUNTY ROAD	I	INDICATOR LIGHT
NSRWD	NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT	TL	TELEPHONE JUNCTION BOX
(FR)	PREPARED DATA		

**NOTES**

- 1) NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 2) ADDITIONS OF DELETIONS TO SURVEY MAPS OR REPORTS, BY OTHER THAN THE SIGNING SURVEYOR IS PROHIBITED, WITHOUT CONSENT OF THE SIGNING SURVEYOR.
- 3) THE LAST DATE OF FIELD WORK WAS MARCH 30, 2016.
- 4) LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS OFFICE FOR RIGHT-OF-WAYS, RESERVATIONS, AGREEMENTS, AND/OR EASEMENTS OF RECORD, SUCH INFORMATION SHOULD BE OBTAINED AND CONFIRMED BY OTHERS THROUGH APPROPRIATE TITLE VERIFICATION.
- 5) UNDERGROUND UTILITIES, UTILITY SERVICES, FOUNDATIONS AND IMPROVEMENTS WERE NOT LOCATED AS A PART OF THIS SURVEY.
- 6) TO MAKE THE MAP LEGIBLE THE SYMBOLS SHOWN HEREON AND AS DESCRIBED IN THE LEGEND ARE NOT ALWAYS TO SCALE, BUT INDICATE THE SURVEYED LOCATION.
- 7) DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING FLOOD DESIGNATIONS "AE" EL 5, "AE" EL 6 AND "VE" EL. 7 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 12111C0183J, WITH AN EFFECTIVE DATE OF FEBRUARY 16, 2012 IN ST. LUCIE COUNTY, FLORIDA.
- 8) SUBJECT PROPERTY CONTAINS 0.193 ACRES, MORE OR LESS (8,396 SQUARE FEET).
- 9) THE CENTERLINE OF THUMB POINT DRIVE IS ASSUMED TO BEAR N89°02'00"E PER RECORD PLAT AND ALL OTHER BEARINGS SHOWN ARE RELATIVE THERETO, UNLESS OTHERWISE NOTED, ALL BEARINGS AND DISTANCES SHOWN ARE PER RECORD PLAT (P), DEED (D) AND CALCULATED (C).
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**CERTIFIED TO:**

R. C. CROTTY, JR.;  
 KAREN P. CROTTY;  
 MARSHALL E. CROTTY;  
 RYAN C. CROTTY;  
 OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY;  
 FOX, WACKEEN, DUNGEY, et. al.

*Michael T. Owen* 5-27-16  
 DATE

MICHAEL T. OWEN  
 PROFESSIONAL SURVEYOR AND MAPPER  
 FLORIDA REGISTRATION #5556

CSI/EDC PROJECT # 16-203

**ENGINEERING DESIGN & CONSTRUCTION, INC.**  
 1934 TUCKER COURT  
 FT. PIERCE, FL 34950  
 phone: 772-462-2455  
 fax: 772-462-2454  
 BOARD OF PROFESSIONAL ENGINEERS AND SURVEYORS  
 CERTIFICATE OF AUTHORIZATION NUMBER 9925

DATE: \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_

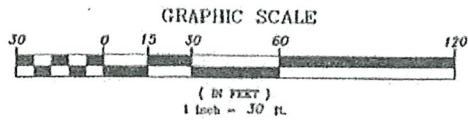
NO.	DATE	REVISION

**PART OF GOVERNMENT LOT 3, SECTION 1-35-40 ST. LUCIE COUNTY, FLORIDA BOUNDARY SURVEY**  
 ST. LUCIE COUNTY, FLORIDA

MICHAEL T. OWEN, P.S.M.  
 #5556  
 1934 TUCKER COURT  
 FT. PIERCE, FL 34950  
 phone: 772-462-2455

**JOB #16-203**

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGN PRESENTED HEREON, IS INTENDED ONLY FOR THE SPECIFIC PURPOSES AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF ANY INFORMATION CONTAINED IN THIS DOCUMENT WITHOUT THE WRITTEN AUTHORIZATION AND ADOPTION BY THE CLIENT IS PROHIBITED. ANY REUSE OF ANY INFORMATION CONTAINED IN THIS DOCUMENT WITHOUT THE WRITTEN AUTHORIZATION AND ADOPTION BY THE CLIENT IS PROHIBITED.



### LEGAL DESCRIPTION

BEGINNING AT THE SOUTHEAST CORNER OF GOVERNMENT LOT 3, SECTION 1, TOWNSHIP 35 SOUTH, RANGE 40 EAST, RUN THENCE SOUTH 89 DEGREES 2' WEST ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 3, 64.48 FEET TO THE SOUTHEAST CORNER OF LOT 40, BLOCK 1, THUMB POINT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 10, PAGE 79, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE TURN AND RUN NORTH ALONG THE EAST LINE OF SAID LOT 40, 130 FEET TO THE NORTHEAST CORNER OF SAID LOT 40; THENCE TURN AND RUN EAST 64.69 FEET ALONG THE SOUTH RIGHT OF WAY LINE OF BAYSHORE DRIVE (NOW THUMB POINT DRIVE) TO A POINT; THENCE TURN AND RUN SOUTH TO THE POINT OF BEGINNING.

### LEGEND

(D)	PLAT DATA	C	CENTERLINE
(C)	CALCULATED FROM FIELD MEASUREMENTS	CR	PROPERTY LINE
(D)	DEED	No.	NUMBER
P.O.C.	POINT OF COMMENCEMENT	TYP	TYPICAL
P.O.B.	POINT OF BEGINNING	EL	ELEVATION
P.L.S.	PROFESSIONAL LAND SURVEYOR	CONC	CONCRETE
L.B.	LICENSED BUSINESS	CATV	CABLE TELEVISION
PRM	PERMANENT REFERENCE MONUMENT	SQ.	SQUARE
IR&C	5/8" IRON ROD & CAP	FT.	FEET
C.M.	CONCRETE MONUMENT	TOE	TOE OF BANK
O.R.B.	OFFICIAL RECORDS BOOK	TOP	TOP OF BANK
P.B.	PLAT BOOK	ORU	OVERHEAD UTILITIES
PC	PAGE	HDPPE	HIGH DENSITY POLYETHYLENE
A	CENTRAL ANGLE	L.S.	LIFT STATION
R	RADIUS	W.W.	WET WELL
L	ARC LENGTH	W	WALL LINE
CB	CHORD BEARING	W.P.P.	WOOD POWER POLE
CD	CHORD DISTANCE	F.H.	FIRE HYDRANT
USE	UNDERGROUND UTILITY	V	VALVE
UG AT&T	UNDERGROUND AT&T	R/W	RIGHT OF WAY
R/W	RIGHT OF WAY	RR	RAIL ROAD
RR	RAIL ROAD	CBS	CONCRETE BLOCK STRUCTURE
CBS	CONCRETE BLOCK STRUCTURE	WM	WATER MAIN
WM	WATER MAIN	A/C	AIR CONDITIONING
A/C	AIR CONDITIONING	B	BUILDING
B	BUILDING	H/C	HANDY CAPPED
H/C	HANDY CAPPED	FFE	FINISHED FLOOR ELEVATION
FFE	FINISHED FLOOR ELEVATION	N.A.V.D.	NORTH AMERICAN VERTICAL DATUM
N.A.V.D.	NORTH AMERICAN VERTICAL DATUM	N.C.V.D.	NATIONAL GEODETIC VERTICAL DATUM
N.C.V.D.	NATIONAL GEODETIC VERTICAL DATUM	C.R.	COUNTY ROAD
C.R.	COUNTY ROAD	N.S.R.W.C.D.	NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT
N.S.R.W.C.D.	NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT	PR	PRORATED DATA

### NOTES

- 1) NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 2) ADDITIONS OF DELETIONS TO SURVEY MAPS OR REPORTS, BY OTHER THAN THE SIGNING SURVEYOR IS PROHIBITED, WITHOUT CONSENT OF THE SIGNING SURVEYOR.
- 3) THE LAST DATE OF FIELD WORK WAS MARCH 30, 2016.
- 4) LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS OFFICE FOR RIGHT-OF-WAYS, RESERVATIONS, AGREEMENTS, AND/OR EASEMENTS OF RECORD. SUCH INFORMATION SHOULD BE OBTAINED AND CONFIRMED BY OTHERS THROUGH APPROPRIATE TITLE VERIFICATION.
- 5) UNDERGROUND UTILITIES, UTILITY SERVICES, FOUNDATIONS AND IMPROVEMENTS WERE NOT LOCATED AS A PART OF THIS SURVEY.
- 6) TO MAKE THE MAP LEGIBLE THE SYMBOLS SHOWN HEREON AND AS DESCRIBED IN THE LEGEND ARE NOT ALWAYS TO SCALE, BUT INDICATE THE SURVEYED LOCATION.
- 7) DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING FLOOD DESIGNATIONS "AE" EL 5, "AE" EL 6 AND "VE" EL. 7 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 12111C0183J, WITH AN EFFECTIVE DATE OF FEBRUARY 16, 2012 IN ST. LUCIE COUNTY, FLORIDA.
- 8) SUBJECT PROPERTY CONTAINS 0.193 ACRES, MORE OR LESS (8,396 SQUARE FEET).
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(Unicode)

Ft. Pierce Code of Ordinance

R1-5F

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