

**19 – FIRST  
SUPPLEMENT TO  
Exhibit 19**

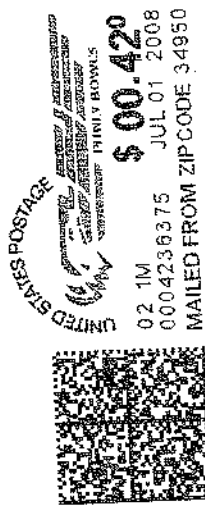
**JUNE 26 2008 VARIANCE  
GRANTED BY CITY OF  
FORT PIERCE**

# **Exhibit 19**

# CITY OF FORT PIERCE *florida*



COMMUNITY DEVELOPMENT DEPARTMENT  
PLANNING DIVISION  
CITY HALL, 100 NORTH U.S. 1  
P.O. BOX 1480  
FORT PIERCE, FLORIDA 34954-1480



John B. & Susan D. Culverhouse  
505 Beach Court  
Ft. Pierce, FL 34950

34950&&544 0007



**CITY OF FORT PIERCE  
COMMUNITY DEVELOPMENT DEPARTMENT  
PLANNING DIVISION**

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

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June 27, 2008

Mr. John M. Foster  
11205 Ridge Avenue  
Fort Pierce, FL 34982

**RE: Variance Request for 1635 Thumb Point Drive**

Dear Mr. Foster

The City of Fort Pierce Board of Adjustment, at their meeting on Thursday, June 26, 2008, held a Public Hearing on the Variance application you submitted to allow a screen enclosure over an existing pool to be located 7.5' from the rear property line.

After discussion, the Board of Adjustment passed a motion to approve the variance for the screen enclosure as requested for the property located at 1635 Thumb Point Drive.

Please submit a copy of this letter when applying for the building permit.

Sincerely,

Duane Yazzie  
Development Review Planner

c: Marc Meyers, Building Official  
John B. Culverhouse and Susan B. Culverhouse, Owners

/ms

## APPLICATION FOR VARIANCE

1. Legal description for which variance is being requested:

Lot 30, Block 1 of "Thumb Point", Plat Book 10, Page 79 of the Public Records of St. Lucie County, Florida.

Less and excepting the northwest 365 s.f. (See Survey for out-parcel description)

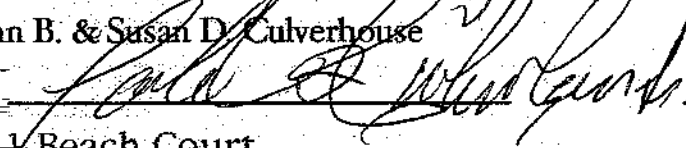
Property Tax ID: 240160500300003 1635 Thumb Point Drive  
Ft. Pierce, FL 34949

2. Description of Variance:

To allow a structurally sound, existing concrete swimming pool to be rehabilitated, although it is located within the required rear setback of 20'.

Additionally, to allow the construction of a new screen enclosure meeting FBC 140 mph exposure "C" requirements although it is located within the required rear setback of 20'.

3. Name of Owners: John B. & Susan D. Culverhouse

Signature of Applicant: 

Mailing Address:

 505121 Beach Court  
Ft. Pierce, FL 34950

4. Name of Applicant: (Same)

5. Name of Representative:

John M. Foster - Architect - AIA  
11205 Ridge Ave  
Ft. Pierce, FL 34982  
(772) 370-9464 Fax (772) 878-7359  
jmfarch@earthlink.net

6. In order to determine whether your Application for Variance meets all the criteria in Section 22-108 of the City Code, please answer the following questions:

a. What type of exceptional question exists and are they inherent in the land?

In the reconstruction of this storm damaged residence utilizing substantial existing structural concrete & pool, a variance is requested to allow a screen enclosure around the existing pool location. Maintaining a minimum clearance from pool edge to screen enclosure leaves 7' 6" to 15' from the proposed enclosure to the bulkhead line instead of 20' as required by the Ft. Pierce LDC.

b. Describe those conditions peculiar to the specific property and not applicable to other lands, structures, or buildings in the same zoning district.

The present, storm damaged residence was constructed in the 1970's. The building and attached pool & deck met the requirements of the zoning ordinance when constructed. These structures have been in their present location for over 30 years and their reconstruction will not change the present conditions.

c. Do the special conditions and circumstances result from actions other than that of your? If yes, explain.

*J. De*  
Storm damage by the hurricanes of 2004 ~~et~~ was severe, requiring the reconstruction of both pool & residence.

d. Explain how a literal interpretation of the ordinance would deprive you of commonly enjoyed property rights in that zoning district. Identify any undue hardships that would result in this interpretation.

We are intending to construct a new residence utilizing as much of the existing, sound concrete structure as possible. Setbacks required in 1975 have been changed and make the pool location non-conforming to the present Land Development Code.

e. What would you consider to be the minimum variance that would give you the reasonable use of the land, building, or structure?

To allow a screen enclosure to be constructed, enclosing the existing pool.

f. Explain how your variance request does not impair the intent of the zoning ordinance:

Nearby residences have taken advantage of the beautiful river view to locate pool/spas well within the 20' setback.. This existing pool was constructed approximately 30 years ago and met the requirements of that era's setbacks.

g. What effect does your variance request have on the general public welfare?

Reconstruction of the existing damaged residence with a modern, structurally sound residence will enhance the neighborhood.

TO BE COMPLETED BY CITY

Date received: \_\_\_\_\_ By: \_\_\_\_\_

Fee Paid: \_\_\_\_\_ Receipt #: \_\_\_\_\_