

Wangle, John M. & Arlene

140 SE Rio Angelica

VARIANCE

Project: P22-131

Planning and Zoning Board Meeting

Bianca Lee, Planner I

October 4, 2022, Meeting



PROJECT SUMMARY

- A variance to the setback requirements of the Tesoro PUD
- The existing pool deck & screen enclosure sit at a 0.31 ft. setback



APPLICANT AND OWNER

- John M. & Arlene Wangle, property owners



VARIANCE REQUEST

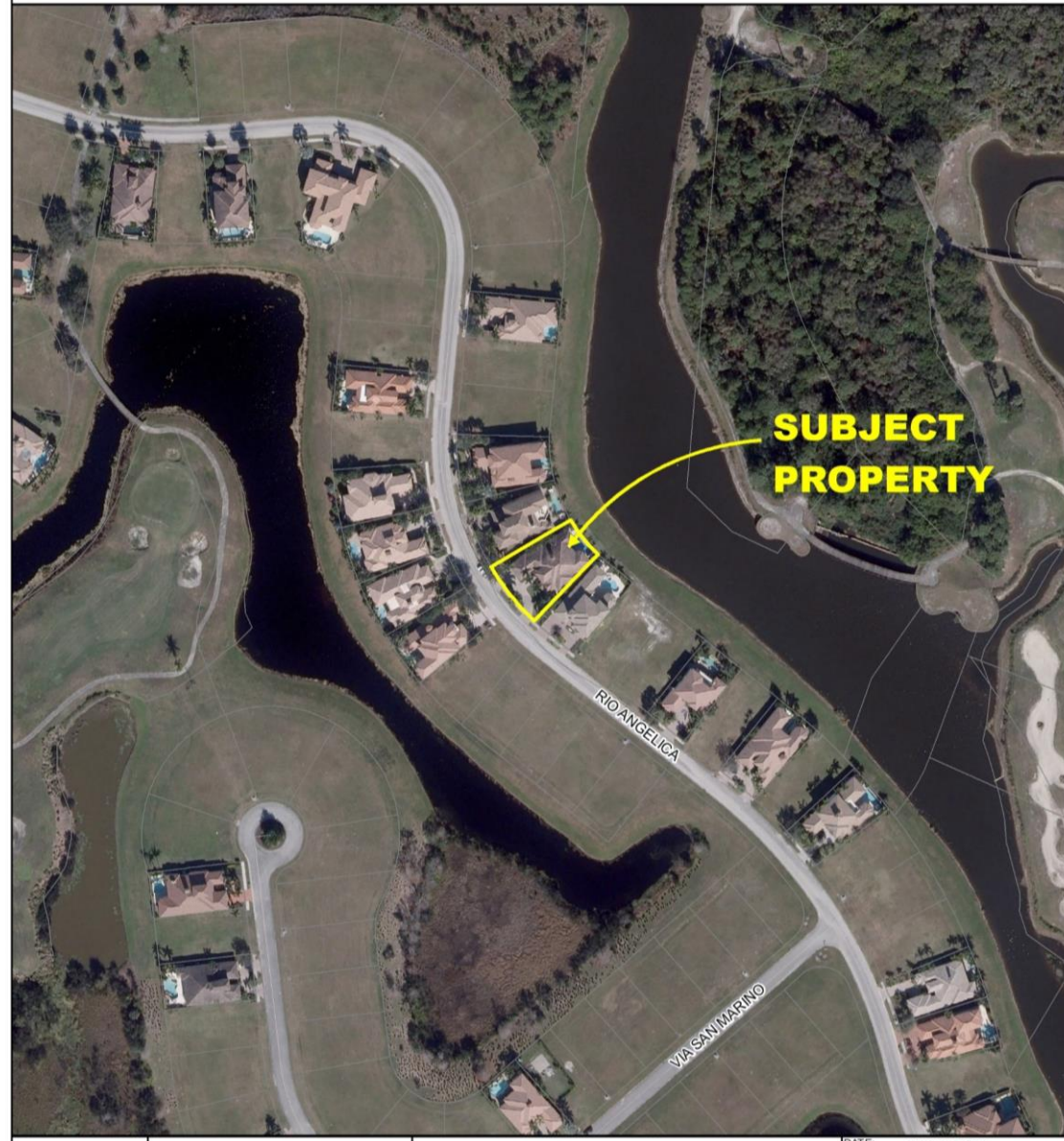
- A variance of 2.69 feet to allow a 0.31-foot setback from the rear property line for a pool deck and screen enclosure.
- The Tesoro PUD requires a minimum setback of three (3) feet from the rear property line for accessory uses or structures.



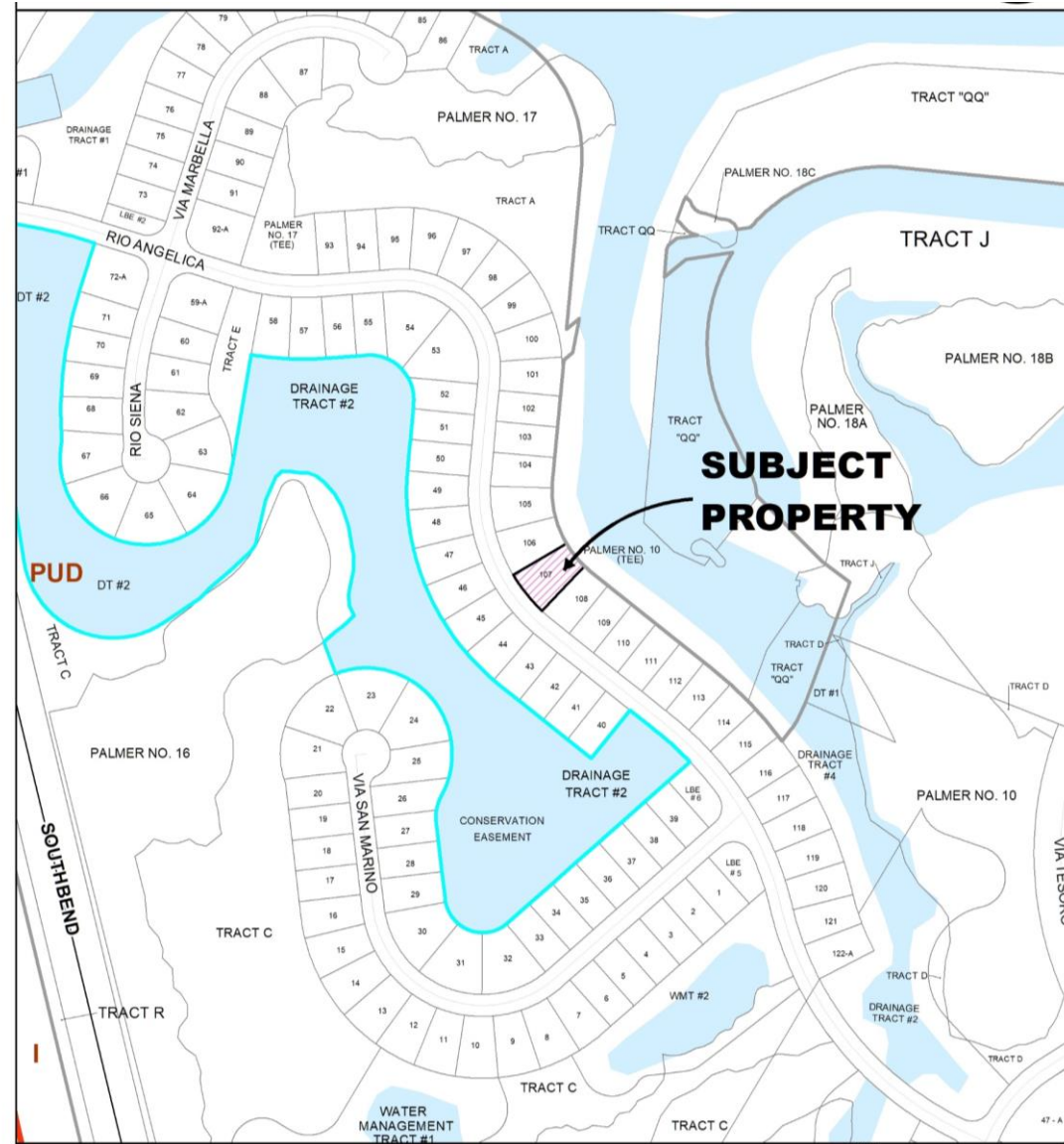
LOCATION



AERIAL MAP

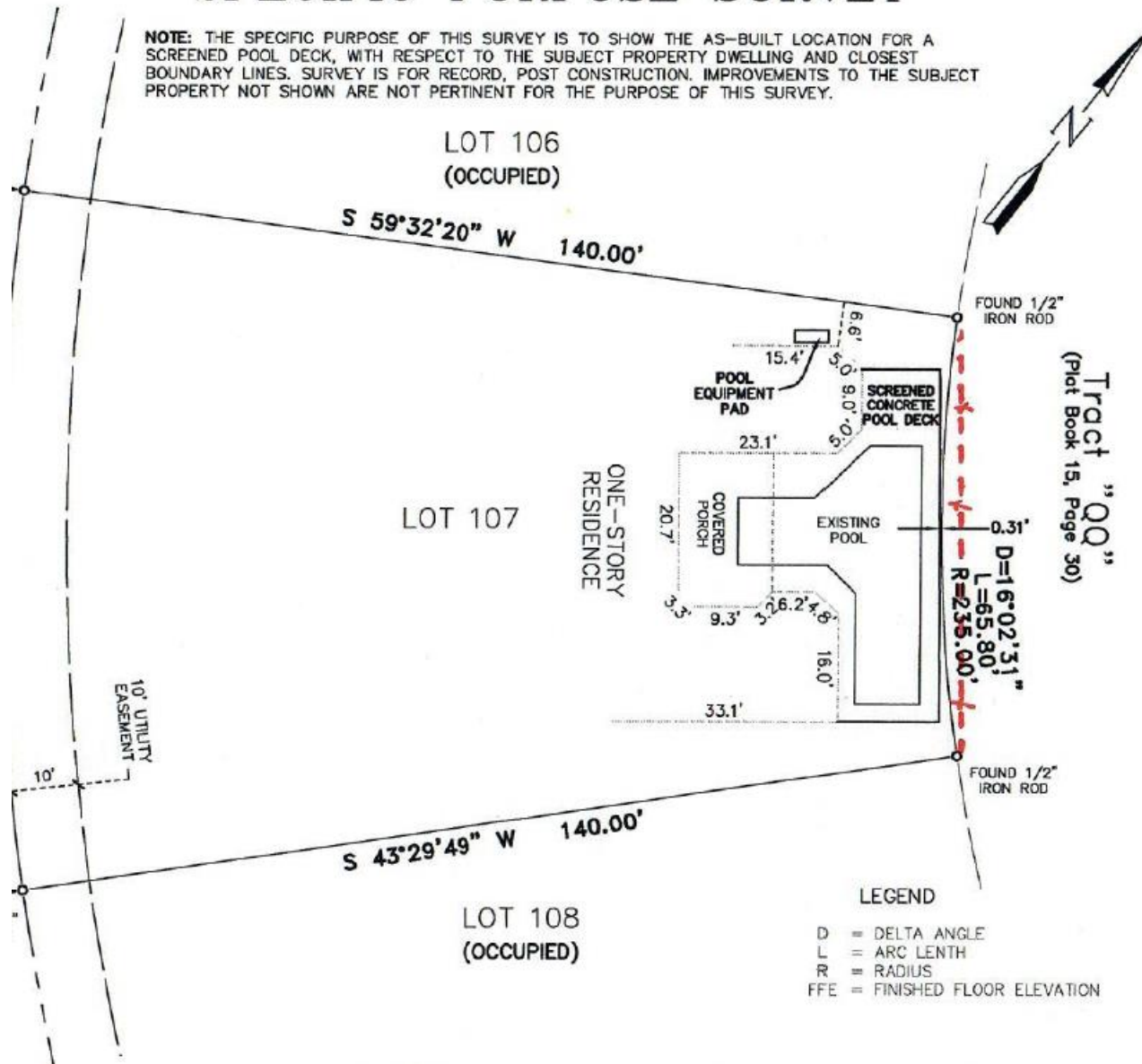


Zoning Map



SPECIFIC PURPOSE SURVEY

NOTE: THE SPECIFIC PURPOSE OF THIS SURVEY IS TO SHOW THE AS-BUILT LOCATION FOR A SCREENED POOL DECK, WITH RESPECT TO THE SUBJECT PROPERTY DWELLING AND CLOSEST BOUNDARY LINES. SURVEY IS FOR RECORD, POST CONSTRUCTION. IMPROVEMENTS TO THE SUBJECT PROPERTY NOT SHOWN ARE NOT PERTINENT FOR THE PURPOSE OF THIS SURVEY.



LEGAL DESCRIPTION:

LOT 107, TESORO PLAT NO. 4, ACCORDING TO IT AS RECORDED IN PLAT BOOK 41, PAGE 20, 20A TO 2 THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LOT AREA: 11,979 Sq. Ft.; 0.28 Acres±

STREET ADDRESS: 140 SE RIO ANGELICA, PORT S 34984.

SURVEYORS' NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE NO. 1 LOT 107 AS PLATTED AND BEARS S 59°32'20" W.
2. THE EXPECTED USE OF THE SURVEY AND MAP IS FOR PERMITTING.
3. ALL DISTANCES AND BEARINGS ARE AS FIELD MEASUREMENTS COINCIDENT WITH "PLAT" AND DESCRIPTION DATA UNLESS NOTED.
4. THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAP.
5. THIS SURVEY IS BASED UPON A DESCRIPTION FURNISHED BY THE CLIENT, THERE HAS BEEN NO EXTENSIVE SEARCH OF THE PUBLIC RECORDS BY THIS OFFICE.
6. NO ATTEMPT HAS BEEN MADE TO LOCATE UNDERGROUND UTILITIES OR IMPROVEMENTS.
7. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REFERENCE TO OTHER RECORDS THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE CONSENT OF THE SIGNING PARTY OR PARTIES.
8. PROPERTY HEREON LOCATED IN FLOOD ZONE "X" PLAT 12111C0402K, DATED 02-16-12.
9. THE TRAVERSE CLOSURE FOR THE SUBJECT PROPERTY IS 1:10,000'.
10. PARCEL IDENTIFICATION NUMBER: 4421-800-0125-
11. ALL MEASUREMENTS ARE IN ACCORDANCE WITH THE STANDARD IN FEET DECIMALS.

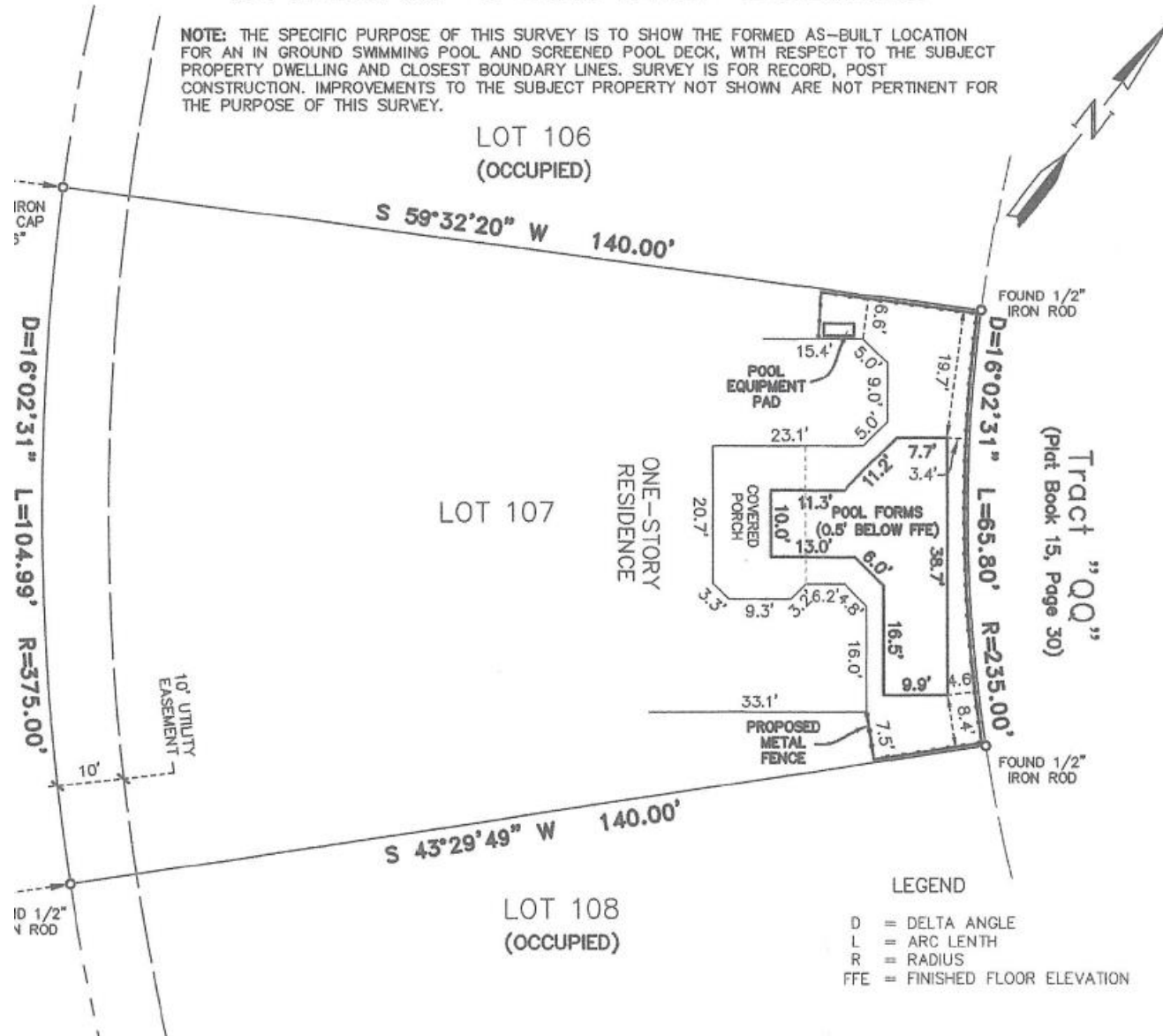
CERTIFIED TO: JOHN M WANGLE

Screen Enclosure & Pool Deck Boundary Survey



SPECIFIC PURPOSE SURVEY

NOTE: THE SPECIFIC PURPOSE OF THIS SURVEY IS TO SHOW THE FORMED AS-BUILT LOCATION FOR AN IN GROUND SWIMMING POOL AND SCREENED POOL DECK, WITH RESPECT TO THE SUBJECT PROPERTY DWELLING AND CLOSEST BOUNDARY LINES. SURVEY IS FOR RECORD, POST CONSTRUCTION. IMPROVEMENTS TO THE SUBJECT PROPERTY NOT SHOWN ARE NOT PERTINENT FOR THE PURPOSE OF THIS SURVEY.



LEGAL DESCRIPTION:

LOT 107, TESORO PLAT NO. 4, ACCORDING TO AS RECORDED IN PLAT BOOK 41, PAGE 20, 20A 1 THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA

LOT AREA: 11,979 Sq. Ft.; 0.28 Acres±

STREET ADDRESS: 140 SE RIO ANGELICA, POB 34984.

SURVEYORS' NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE LOT 107 AS PLATTED AND BEARS S 59°32'20" W.
2. THE EXPECTED USE OF THE SURVEY AND MAP PERMITTING.
3. ALL DISTANCES AND BEARINGS ARE AS FIELD MEASUREMENTS COINCIDENT WITH "PLAT" AND DESCRIPTION DATA UNLESS NOTED.
4. THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR.
5. THIS SURVEY IS BASED UPON A DESCRIPTION PROVIDED BY THE CLIENT, THERE HAS BEEN NO EXTENSIVE SEARCH OF PUBLIC RECORDS BY THIS OFFICE.
6. NO ATTEMPT HAS BEEN MADE TO LOCATE UNDEVELOPED IMPROVEMENTS.
7. ADDITIONS OR DELETIONS TO SURVEY MAPS OR PLATS WITHOUT THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE CONSENT OF THE SIGNING PARTY OR PARTIES.
8. PROPERTY HEREON LOCATED IN FLOOD ZONE "A" 12111C0402K, DATED 02-16-12.
9. THE TRAVERSE CLOSURE FOR THE SUBJECT PROPERTY IS 1:10,000'.
10. PARCEL IDENTIFICATION NUMBER: 4421-800-0
11. ALL MEASUREMENTS ARE IN ACCORDANCE WITH STANDARD IN FEET DECIMALS.

CERTIFIED TO: JOHN M WANGLER

Form Board Survey



QUESTIONS OR COMMENTS?

PLANNING AND ZONING BOARD ACTION OPTIONS:

- Make a motion to approve
- Make a motion to approve with conditions
- Make a motion to deny
- Make a motion to table

