

**From:** [Jacqueline Crighton](#)  
**To:** [Peter Walden](#)  
**Subject:** Lot 159 SEA GATE HARBOR - hearing Thursday, 6/23/22  
**Date:** Tuesday, June 21, 2022 1:33:40 PM

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Dear Mr. Walden,

I received notice of this hearing last week and I am unable to attend with this short notice. I hope my concerns will be heard via this email. I have tried my best to get information from the building department, growth management and public works about this development in the limited few days I had.

As the owner of Lot 158 Sea Gate Harbor for over 20 years, I would like to submit my concerns to grant a 17ft variance (from 20ft to 3ft) to the front setback for the development of the empty lot 159. These regulations are in place to protect the entire cul-de-sac in light of new developments that are completely changing the neighborhood's original feel and environment. This seems to be asking for a large accommodation that will affect my property as the home will sit much closer to the road. Setback regulations are in place to correct and protect, as this one is, and a variance should not be allowed based on any previous developmental mistakes/variances when the home has not yet been built and new regulations exist.

Lot 159 had a single family home on it for many years that was enjoyed by many families. The previous house on the property achieved over 70 ft centerline setback and my home was built accordingly. It fit the lot fine and was a reasonable use of the land.

The proposed development has added room for a pool (with set back requirements as well) which could was not accommodated before and certainly not a requirement for a single family home development. There are other homes without pools due to the lot size and size of the home desired on the property.

The previous lot owner (who knocked down the house) sold the lot because he could not build the size of the home he wanted. The lot size has not changed, restrictions due to its size and setback requirements should be honored. The property was purchased with this established history and the Warranty Deed clearly states "Subject to" such restrictions and regulations. This large variance is now providing "special privilege".

I do not believe a variance is needed to "make possible the reasonable use of the land".

Moving the house forward to accommodate the proposed size of this development on the property will negatively impact my property in the front as well as possible erosion due to increased water drainage on my seawall and property. There is reduced green space from the original neighborhood plan with the size of the development on this smaller lot. The way my home was developed was in relation to an existing home on the neighboring property taking into account green space and the lot size/shape. Government building regulations after removing the original home should provide increased protection for an existing neighboring property to prevent deterioration of the property and its value.

I include 2 pictures of Lot 159's new seawall which is much higher than mine even though the survey was described to me as showing mine higher. The second photo is already showing the back of my property is much lower and will take the brunt of any water flow between our properties. I understand a larger new home development is already causing flooding concerns for an older home in Stuart.

I am concerned about green space and drainage for all properties in the cul-de-sac and wish to put my concerns on the record to ensure there is no negative impact on my property. To allow a variance will continue to provide a reason for other property developers to ask for similar accommodations that will continue to erode the feel of this neighborhood. What protections do setbacks provide if not enforced?

I welcome new development and look forward to having my new neighbors but, once again, believe any

plans should remain within the setback and building requirements and not continue to negatively affect original Floridian homes that have been established for many years.

Thank you for your consideration of my concerns.

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