

**IN RE: PETITION FOR VARIANCE OF
SUN CAMPER LIQUIDATORS, LLC**

ORDER

This matter came before the Board of Adjustment of the Town of St. Lucie Village, Florida, on November 2, 2021 at 6:30 p.m. at the Village Hall on the request of Sun Camper Liquidators, LLC for relief from the setbacks applicable to their property.

The Board of Adjustment, having considered the petition of Sun Camper Liquidators, LLC, having heard from petitioner, having heard public comment, and having otherwise given the matter full consideration, finds as follows:

1. The hearing was properly noticed by publication and mailed notices, as required by the St. Lucie Village Zoning Ordinance.
2. The subject portion of the property at 3507 and 3532 Old Dixie Highway, Fort Pierce, Florida 34946, with I.D. numbers 1428-210-0011-000-2 and 1428-210-0010-000-5, is zoned R-1, that is single-family residential.
3. Sun Camper Liquidators, LLC requests the variance to grant relief from the provisions of the Zoning Ordinance, so that the applicant can make use of a portion of the residentially zoned property for commercial purposes, particularly for water retention for the commercial operation located on U.S. 1.
4. There is, however, no condition unique and peculiar to the land, structures and buildings involved, that resulted in the need for a variance.
5. The ability to use residential property for commercial purposes is not a right commonly enjoyed by other properties in the R-1 zoning district.

6. It could not be said, based on the evidence presented, that granting the variance would not be materially detrimental or injurious to other property or improvements in the neighborhood.

7. The requested variance, if granted, would confer a special privilege to the applicant which is generally denied to owners of similar properties, that is the privilege to use residentially zoned property for commercial purposes.


It is thereupon,

ORDERED as follows:

1. The requested variance is denied.

DONE AND ORDERED by the Board of Adjustment of the Town of St. Lucie Village, Florida, this 16 day of November, 2021.

BOARD OF ADJUSTMENT TOWN OF
ST. LUCIE VILLAGE, FLORIDA

By: 

JIM VAN HEKKEN, Chair

Copies furnished to:

Sun Camper Liquidators, LLC
Board of Adjustment
William G. Thiess, Mayor

Board of Aldermen
Mary Fowler, Clerk
Carl Peterson, Building Official