

**APPLICATION FOR A VARIANCE TO THE ZONING ORDINANCES
OF ST LUCIE VILLAGE, FLORIDA**

Name and Address of Applicant: Stow & Go Storage, LLC
2500 N US Hwy 1
Fort Pierce FL 34946

Legal Description of Property: 33 34 40 BEG AT PT WHERE S BDRY OLSONS S/D INT
E RD R/W LI OF HWY US 1, TH N 89 25 19 E 400.80 FT, TH S 01 23 41 E 245.29 FT, TH S
89 29 08 W 320.61 FT TO E RD R/W LI OF HWY US 1, TH NWLY ON CURVE CONC NE,
R OF 11, 359.2 TH NWLY ALG ARC 258.82 FT TO POB (2.04 AC - 88,862 SF)

Size of Property: 2.04 Acres

We submit this request for variance to be considered, as they are unique and particular to this property and the business purpose of Outdoor Open-Air Storage.

- 1.) **Ordinance 2012-4, Section 3.6.4(B)(2) – Perimeter Landscaping Relating to Abutting Properties:** We submit this variance request for perimeter buffer and landscape supported by the description given below as well as shown in the attached site plan, landscape plan and aerial exhibits.

The primary basis of the hardship to create the buffers upon the project site property boundaries is that the site used to be one continuous asphalt paved surface from the north to the south end of the vacant parcel as seen in the attached aerial exhibits from 1992 and 2022.

The south and southeast sides:

The abutting property to the south is vacant and unused by the adjacent landowner (with no plans to develop, change or sell in the near future), thus finding it excessive to create a 10' wide buffer cut into a continuous asphalt surface. The vacant parcel to the south is considered an open storage space which is adjacent to the proposed open storage space thus finding a need to vary from the code with the proposed improvements on these sides. The proposed improvements include an opaque green screen 6-foot-tall chain link fence and landscape islands with trees in the corners to improve the south and southeast perimeter.

This vacant parcel to the south contains the drainage inlets which historically take in a portion of the site drainage. This is visible in the 1992 aerial exhibit where the continuous asphalt parking lot and inlets are shown as one continuous parcel now split into two.

Cutting out a 10' buffer along these edges will create a hardship by reducing the square footage of usable property and take away from our retail storage space, not allowing for full enjoyment of our potential revenue. The hardship area is 430 linear feet x 10 feet wide = 4,300 sq ft. divided by 200 (10x20 spaces) = 21.5 spaces less removed from the total 100 available for storage, which is over a 20% impact reduction in potential business.

The north, northeast, and west (frontage) sides:

The FPL overhead powerlines that are along the west and north sides of the project site cause a need to vary from the Landscape Code. The types of trees and quantities are limited by FPL tree planting guidelines (attached) which do not allow large trees such as oaks to be planted where the buffer of the site is located. The frontage buffer on the west and the buffer on the north propose particular smaller trees as identified on the landscape plan. The width of the frontage buffer does comply with the 15-foot -width but the tree quantity and type are in variation because of the FPL overhead powerlines. The width of the north and northeast buffer does comply with the 10-foot-width but the tree quantity and type are in variation because of the FPL overhead powerlines.

The tree selection, shrubs and groundcover will provide for an optimal variation in landscaping to ensure that the open-air storage will have an appealing landscape plan and provide adequate screening using opaque green screen 6-foot-tall fencing to keep the appearance clean and orderly as desired by the Town and Property Owners.

2.) Ordinance 2012-4, Section 3.6.4(B)(3) – Parking Area Interior Landscaping:

We ask for a variance on the Interior Landscaping, as this property will not have a retail/office building on the property, which would require interior parking. Again, the sole purpose of this property is Outdoor Open-Air Storage. Requiring terminal islands, curbing, etc. would create a financial hardship, by greatly reduce the square footage of our usable property, allowing for less space on drive isles, and decreasing the overall potential revenue of this property.

As the operators of this Outdoor Open-Air Storage, our goal is to have the most usable square footage available, all the while providing a clean, secure, and aesthetically pleasing storage space for the Village and surrounding Community.

We thank you for your consideration.

Sincerely,

Brandon & Meghan Haynes