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**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

Greetings Mr. Richard Neil, Jr.,

We submit this request for multiple variances to be considered. The existing and proposed site are of a use that is not described in the Town Ordinances. The site is a **Board Approved Business**. It is considered an **Outdoor Open-Air Storage** business. The items being proposed for storage vary ranging from Boats on Trailers, Recreational Vehicles including Travel Trailers, Motor Homes, and Accessory Trailers. All units stored, will be required to be portable. No Semi-Trucks or Trailers will be stored on this Property. This type of business is not found to be included in the Town Ordinances, which are written more specifically for a typical retail business. This type of business is different. It necessitates a lot of open storage area with no obstructions, no structures or utilities, wide drive aisles, large orderly storage spaces, an appealing frontage and screening on all four sides.

Thirty years ago, this parcel was once part of a larger parcel (to include the bowling alley), which originally complied with the Town Ordinances. Since then, the parcel was split into two pieces and the use changed over to being used as a storage yard for RV sales and boat storage or being simply a vacant storage yard. Today, the goal is to open and fully operate an Outdoor Open-Air Storage business. To do so, we are requesting multiple variances so that we can develop a business not described in the Town Ordinances.

The variances being requested are in regards to landscaping (perimeter and interior), perimeter buffering and max imperviousness as described in the following sections.

This request does not convey any special privilege that is denied by this Ordinance to similar lands, structures, or buildings, to be considered with our approved business purpose of Outdoor Open-Air Storage thus allowing us our rights to enjoy the property to its fullest potential. The items requested will make reasonable use of the land and our business purpose and will not oppose the general spirit or the intent of the Town Ordinances or Comprehensive Plan.

**1.) Ordinance 2012-4, Section 3.2.3(B)(4) – Maximum Impervious Surface Area:**

We submit this variance request to increase the Maximum Impervious Surface Area allowed from 75% (1.53 acres) to 88.6% (1.80 acres). Please see the proposed site plan. The area in question, whether pervious or impervious, is the old building footprint which makes up for 37.3% (0.76 acres) of the site. It is proposed to keep this area semi-pervious by covering it with Stabilized Gravel which is basically a drivable layer of crushed rock. It has the ability to hold rain water during storm events. It does not sheet flow rainfall as does impervious surfaces such as asphalt or concrete. It becomes fully saturated and percolates down into the good soils found below. It is this semi-pervious portion of the site which requires a variance to the code. It is requested to be considered as a fair amount of perviousness to count towards the site data.

Limiting the Impervious Surface Area will not allow for full usage of the property for the desired purpose of an Open-Air Storage business and decrease potential revenue by lessening the total area for storage spaces by 13.6% (0.27 acres).

**2.) Ordinance 2012-4, Section 3.6.4(B)(2) – Perimeter Landscaping Relating to Abutting Properties:**

We submit this variance request for perimeter landscaping and perimeter buffering for multiple reasons described below. Please see the provided site plan, landscape plan and aerial exhibits.

To fully understand the history of the site, please refer to the attached aerial exhibit comparison from 1992 and 2022. Even to today, the site continues to remain as one continuous asphalt surface from the north parcel line to the south end of the vacant parcel where drainage inlets still remain in working order.

2a.) Variance request for the south and southeast side perimeter buffer and landscaping:

The south and southeast sides of the property cut across the continuous asphalt surface. The other parcel is vacant and is an open storage area for the adjacent land owner. Currently, there is no plans to develop or change this other parcel. And since it is of a matching land use (open storage) it is not found to be necessary to create a buffer dividing the two parcels of a matching use.

The proposed variance to the Code includes 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.

2b.) Variance request for the north, northeast, and west (frontage) sides:

The site has FPL overhead powerlines that are along the west and north sides of the project site which cause a vital need for variance 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.

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

We submit this variance request on the Interior Landscaping by eliminating this requirement. This property will not have a retail/office building on the property, which would require temporary 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*