

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

Name and Address of Applicant: Stow & Go Storage, LLC
2450 N US Hwy 1
Fort Pierce FL 34946

Legal Description of Property (Parcel 1): 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)

Legal Description of Property (Parcel 2): 33 34 40 FROM INT OF S BDRY OLSONS S/D AND E RD R/W LI OF HWY US 1 AND CURVE CONC NE, R OF 11,359.2 FT, TH SELY ALG ARC 258.82 FT TO POB; TH CONT ALG ARC 110.64 FT, TH N 89 29 08 E 268.08 FT, TH S 21 31 34 E 228.78 FT, TH N 68 28 26 E 125 FT, TH N 21 31 34 W 407.92 FT, TH S 89 25 19 W 39.78 FT, TH S 01 23 41 E 108.33 FT, TH S 89 29 08 W 320.61 FT TO POB (1.69 AC)

Legal Description of Property (Parcel 3): 33 34 40 FROM INT OF S BDRY LI OLSON'S S/D WITH ELY R/W LI US #1 RUN SELY ALG ELY R/W 369.46 FT TO POB, TH CONT SELY ALG SD ELY R/W 240 FT, TH N 87 DEG 09 MIN 04 SEC E 265.12 FT, TH N 21 DEG 31 MIN 34 SEC W 228.78 FT, THS 89 DEG 29 MIN 08 SEC W 268.08 FT TO POB (1.35 AC)

Total Size of Property (Parcel 1, 2, 3): 5.08 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 include, but are not limited to Boats on Trailers, Recreational Vehicles including Travel Trailers, Motor Homes, and Accessory Trailers. All units stored, will be required to be portable. Heavy Machinery and Equipment will be stored on Parcel 3, adjacent to Industrial Zoned 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-air 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. As of today, the three adjacent parcels listed above are now under our Ownership and the goal is to open and fully operate an Outdoor Open-Air Storage business across all three parcels. To do so, we are requesting multiple variances so that we can develop a business not described in the Town Ordinances. We ask that all three parcels be considered as one.

The variances being requested pertain to landscaping (perimeter and interior) and perimeter buffering, as described in the following sections. These requests arise from a business purpose that is unique and peculiar to the land of this property, in conjunction with the elevation changes of the sand ridge to which the property is built upon. The literal interpretation of the provisions of this Ordinance would deprive us the rights commonly enjoyed by other properties in the same zoning district under the terms of this Ordinance. The granting of these variances will not be materially detrimental or injurious to other properties or improvements in our neighborhood.

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 3.6.4(B)(2)(a) – Perimeter Landscaping Relating to Abutting Properties (Height of Hedge at Install):

Per Code Section 3.6.4(B)(2)(a), “When an off-street parking or other vehicular use will not be entirely screened by an intervening building or structure from abutting property, that portion of such an area not screened shall be provided with ... a hedge or durable landscape barrier that goes in at a height of 42” in a seven (7) gallon container. A six (6) foot masonry wall may be substituted.”

Per Code Definitions Page 40, “STRUCTURE is anything constructed or erected with a fixed location on the ground... including but not limited to buildings... walls, fences.”

We are requesting variance from the 42” planting height, in seven (7) gallon container to a planting height of 18” in a three (3) gallon container. In addition to the planting of this landscape barrier, there will be a screened 6’ chain link fence constructed on top of stabilized perimeter berm.

The increased cost of planting a 42” hedge will create a financial hardship. Screened fence will be constructed at time of planting, therefore abutting properties will not see landscaping from their property. There would be no benefit to us, nor the Village to require this size at time of planting.

2.) Ordinance 2012-4, Section 3.6.4(B)(2)(b) – Perimeter Landscaping Relating to Abutting Properties (Location of Trees, every 30 feet):

Per Code Section 3.6.4(B)(2)(b), *“one (1) tree shall be provided or preserved for each thirty (30) linear feet or major fraction thereof”*.

We are requesting a variance of this requirement along a fraction of the North Perimeter of the Property. The location of this variance request abuts commercial property. Having trees and a landscape buffer in this location, will not allow use of our North Emergency Exit as it will eliminate our access way. The total tree count required for this fraction of the North Perimeter will remain on the property.

3.) Ordinance 2012-4, Section 3.6.4(B)(2)(c) – Perimeter Landscaping Relating to Abutting Properties (Proposed Parking Abutting Existing Barrier):

Per Code Section 3.6.4(B)(2)(c), *“When a proposed parking area abuts an existing hedge, wall, or other durable landscape barrier on abutting property, said existing barrier may be used to satisfy the landscape barrier requirements of this subsection provided that said existing barrier meets all applicable standards of this Ordinance and protection against vehicular encroachment is provided by hedges.”*

We are requesting that the landscape buffer and tree count requirements be excluded from our landscape plan on the East Perimeter of the Property. There is an existing landscape barrier and elevation change on this Perimeter line that screens all visibility and vehicular encroachment from the abutting properties. See attached exhibits. Abutting properties are currently zoned Industrial.

If required to satisfy this landscape requirement on this perimeter, we would have to install a new pump/irrigation system along with the required landscaping, for an estimated cost of \$35,000 plus, causing a financial hardship. There would be no benefit to us, nor the Village to require this, as landscape barrier is already in place.

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

We submit this variance request on the Interior Landscaping to eliminate this requirement. The sole purpose of this property is Outdoor Open-Air Storage. Requiring terminal islands, curbing, etc. would create a financial hardship, by greatly reducing the square footage of our usable property, allowing for less space on drive isles, and decreasing the overall potential revenue of this property. Per Village Landscape Architect, tree count for the Interior Landscaping would total 22 trees. This tree count will remain on the property.

5.) Ordinance 2012-4, Section 3.6.4(2) – Planting Requirements (Tree Count):

Per approved Landscape Plan (approved by Village Engineer, D Suggs), the Left Column is our required Tree Counts. We ask for variance of the tree counts to reflect the Right Column Counts, labeled as Net Total.

	L	Var Requested	Net Total
	FEET	L FEET	L FEET
ROW WEST PL 610 L FT - TOTAL 70' ACCESS WAY	540	-225	315
NORTH PL, 401 L FT - 15' ACCESS WAY	386	0	386
EAST PL	138	0	138
NORTH PL	39	0	39
EAST PL	396	-396	0
SOUTH PL EXEMPT	0	0	0
TOTAL	1499	-621	878
PERIMETER TREES REQ'D	50	-21	29
PARKING ISLAND TREES	22	0	22
TOTAL TREES	72	-21	51
Tree Credits for Existing Trees	0		-14
Total Trees Required	72		37
Total Trees Provided			40

Variance Request for 225 L Feet of ROW WEST PL, is the US Hwy 1 Frontage on Parcel 3. When this parcel was purchased, the property was in use and fully operational. No Code Improvements should be required. We asked that the 225 L Feet be reduced from the total count, leaving 315 Total Net L Feet for ROW EST PL.

Variance Request for 396 L Feet of EAST PL is the East Perimeter Landscape Requirement, which we are requesting variance on #3 above. Existing Landscape Barrier should satisfy this requirement. We asked that the 396 L Feet be reduced from the total count, leaving 0 Total Net L Fee for EAST PL.

Variance Request to add 14 Tree Credits to our Tree Count for existing trees on Property. Per Ordinance 2012-4, Section 3.6.4(5)(b)(vi) – “Credits for the preservation or use of trees larger than the minimum size will be indicated in Table 4”.

Existing Trees to Remain:

- 1.) Oak (17' + Crown, 25' + Height) = 4 Credits
- 2.) Oak (6-12' Crown, 13-16' Height) = 2 Credits

- 3.) Oak (6-12' Crown, 13-16' Height) = 2 Credits
- 4.) Oak (6-12' Crown, 13-16' Height) = 2 Credits
- 5.) Oak (6-12' Crown, 13-16' Height) = 2 Credits
- 6.) Oak (6-12' Crown, 13-16' Height) = 2 Credits

Included in this Variance Request is our Landscape Plan showing plan as if all Variances are granted. 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.

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