

**SUPPLEMENTAL DOCUMENTATION 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 supplemental documentation to be considered alongside our Variance Application.

The Subject Property is a result of the following conditions:

- 1.) The East Perimeter requested variance by reason of exceptional elevation change or by reason of exceptional topographic conditions deprives the property owner of rights and privileges enjoyed by other property owners in the same zoning district, that do not have these same topographic conditions. Subject Property line is placed within the natural sandy ridge elevation change, leaving a portion of the property unusable. This exceptional condition does not result from the actions of Property Owners or prior Owners of this Property.

Neighboring properties are screened from looking up to the subject property and subject property is screened from looking down on neighboring property, by a dense landscape

barrier. In addition to landscape barrier, a 6' screened fence will be in place at the edge of the usable property, leaving the elevation change and existing landscape barrier to serve as extra layer of security.

- 2.) The North Perimeter Fraction of Variance Requested by reason of exceptional narrowness to the shape of subject property and FDOT approved access way, which deprives the property owner of rights and privileges enjoyed by other property owners in the same zoning district. Property adjacent to this fraction of variance requested is Fiberglass Depot, which is also zoned commercial. Their use of property backs right up to fence line, with no buffering. Granting this variance will not give property owners any special privilege to adjacent property.
- 3.) Due to the particular nature of the business on the subject property, the perimeter along all abutting properties, will be secured with a 6' screened chain link fence. Request for Variance on the size of required hedge planting size is due to the 6' screened structure to be in place. There would be no benefit to public, nor the Village to require this size at time of planting.
- 4.) Variance on Tree Count Calculation is requested both on part of the particular nature of the business and the exceptional topographic conditions. Variance of East Perimeter Requirements again is based on the elevation change and existing landscape barrier. In order to plant trees on East Perimeter property line, we would have to alter the elevation change. As land exists now, it is not buildable to subject property or neighboring property. Requiring trees on this East perimeter would mean changing the whole landscape of the sandy ridge.

The request for Variance on the US 1 ROW Requirement is requested as that property was in use, at time of purchase. No improvements should be required. This would be no different than the most recent parcels sold, that have not had to make improvements:

- 1.) 2660 N US Hwy 1 – Parcel ID: 1433-120-0006-000-4
- 2.) 2304 N US Hwy 1 – Parcel ID: 1433-131-0020-000-2

The Request for Tree Credit Variance is written in the Landscape Code, this has been added as a Variance to be considered in our Tree Calculations, granting the allowance of these tree credits gives the property owners no special privileges.

- 5.) The grant of these variances will not be materially detrimental to the public welfare or injurious to the property or improvements in the zoning district in which the subject property is located.
- 6.) The requested variances are the minimum variances that makes possible the reasonable use of the land.

With the facts above, we request your approval for the Variances to the Zoning for the Subject Properties above.

Thank you,

Brandon & Meghan Haynes