

## FL TREND HOMES LLC


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### VARIENCE REQUEST

1. The conditions particular to this property, that are not applicable to most other lands in the zoning district are the waterfrontage and storm vulnerability. Less than 10% of the homes in this area of Hutchinson Island have the spectacular waterfront views like this property.
2. Special circumstances from actions other than those of the Owners- are that the Real Estate Marketplace dictates land values. Vacant land across the street, not waterfront, 50 feet away, are valued in the \$50,000 range, whereas, this waterfront property, less than 10 short steps, value exceeds \$300,000. The difference is the water front views. It is only reasonable to afford owners that have invested in higher cost land, the opportunity to build homes with design elements that warrant a higher market value. The stability of the surrounding housing market and real estate tax base ultimately benefit from new construction that includes current design and appeal.
3. Hardship:  
**-Land and Construction Costs** – The only way to financially justify current waterfront land pricing in Fort Pierce is to build a home that is in keeping with current market design elements and square footage trends.

If the owners were not granted a variance, they would be forced to consider less square footage or the additional cost of building a full two story home. The owners have fully researched these options and they both would both result in a significant financial loss.

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4. Good Building design achieves a balance between proportions, colors, materials, and movement of planes, - there is harmony between top to bottom, left to right. A 6/12 roof pitch would dramatically enhance the proportions and improve the appearance of the finished structure. In discussions with the owners, they are willing to sacrifice a “Better Looking Home”, for the trade off, with a lower roof pitch, thereby, reducing their exposure to loss during high winds storms. Therefore, the roof pitch was dropped to 4/12. We believe we still achieved a solid balance with the end design, lessened their risk to high winds, and is within a the 28-foot height standard.
  
  5. Well-designed buildings, built to 2017 building codes, constructed with 2017 high construction costs, updates the appearance of the neighborhood and improves property values of the entire area. Better looking, Updated Home Styles, High value homes, are not detrimental to the general public welfare.

Terry Brisson  
General Contractor