

# City of Port St. Lucie

121 SW Port St. Lucie Blvd.  
Port St. Lucie, Florida 34984



## Meeting Agenda

**\*Special\***

**Tuesday, April 16, 2024**

**6:00 PM**

**Council Chambers, City Hall**

## **Planning and Zoning Board**

*Eric Reikenis, Chair, Term 1, Expires 1/1/2027*

*Peter Previte, Vice Chair, Term 1, Expires 1/1/2027*

*Melody Creese, Chair Pro-Tem, Term 1, Expires 1/1/2027*

*Jim Norton, At-Large, Term 1, Expires 1/1/2027*

*John "Jack" Doughney, At-Large, Term 1, Expires 1/1/2027*

*Greg Pettibon, At-Large, Term 1, Expires 1/1/2027*

*Peter Louis Spatara, At-Large, Term 1, Expires 1/1/2027*

*Rose Futch, Alternate, Term 1, Expires 1/1/2027*

*Regenia Herring, Alternate, Term 1, Expires 3/25/2027*

*Please visit [www.cityofpsl.com/tv](http://www.cityofpsl.com/tv) for new public comment options.*

1. **Meeting Called to Order**
2. **Roll Call**
3. **Determination of a Quorum**
4. **Pledge of Allegiance**
5. **Approval of Minutes**
6. **Consent Agenda**
7. **Public Hearings - Non Quasi-Judicial**
8. **Public Hearing - Quasi-Judicial**

- 8.a P24-041 City of Port St. Lucie Municipal Complex - Variance  
Location: The property is located at 121 SW Port St. Lucie Boulevard.  
Legal Description: Port St. Lucie Section 18, Block 689, Lots 6-11 and a portion of Tract F.  
This is a request to grant a variance of design relief to allow a flat roof with no pitched or sloped design elements.

[2024-362](#)

9. **New Business**
10. **Old Business**
11. **Public to be Heard**
12. **Adjourn**

Notice: No stenographic record by a certified court reporter will be made of the foregoing meeting. Accordingly, any person who may seek to appeal a decision involving the matters noticed herein will be responsible for making a verbatim record of the testimony and evidence at said meeting upon which any appeal is to be based.

Notice: In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation to participate in this proceeding should contact the City Clerk's office at (772) 871-5157 for assistance.

As a courtesy to the people recording the meeting, please put your cell phone on silent.



## Agenda Summary

2024-362

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**Agenda Date:** 4/16/2024

**Agenda Item No.:** 8.a

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Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

### P24-041 City of Port St. Lucie Municipal Complex - Variance

Location: The property is located at 121 SW Port St. Lucie Boulevard.

Legal Description: Port St. Lucie Section 18, Block 689, Lots 6-11 and a portion of Tract F.

This is a request to grant a variance of design relief to allow a flat roof with no pitched or sloped design elements.

Submitted By: Francis Forman, Planner II, Planning & Zoning

Executive Summary: The City of Port St. Lucie is requesting a variance to the flat roof design requirements to not include any pitched or sloped roof elements for the construction of a proposed new building adjacent to SE Thanksgiving Avenue with a flat roof. Section 5.4.1(1), Flat Roof Design, of the Citywide Design Standards, requires that flat roofs may be used if peaked or pitched sloped roof elements extend at least 25% of the length of the front and two sides of the building.

Presentation Information: Staff will provide a presentation.

Planning and Zoning Board Action options: Planning Department Staff finds that the request meets the criteria for a Variance and recommends approval.

Background: See attached staff report.

Issues/Analysis: See attached staff report.

Special Consideration: N/A

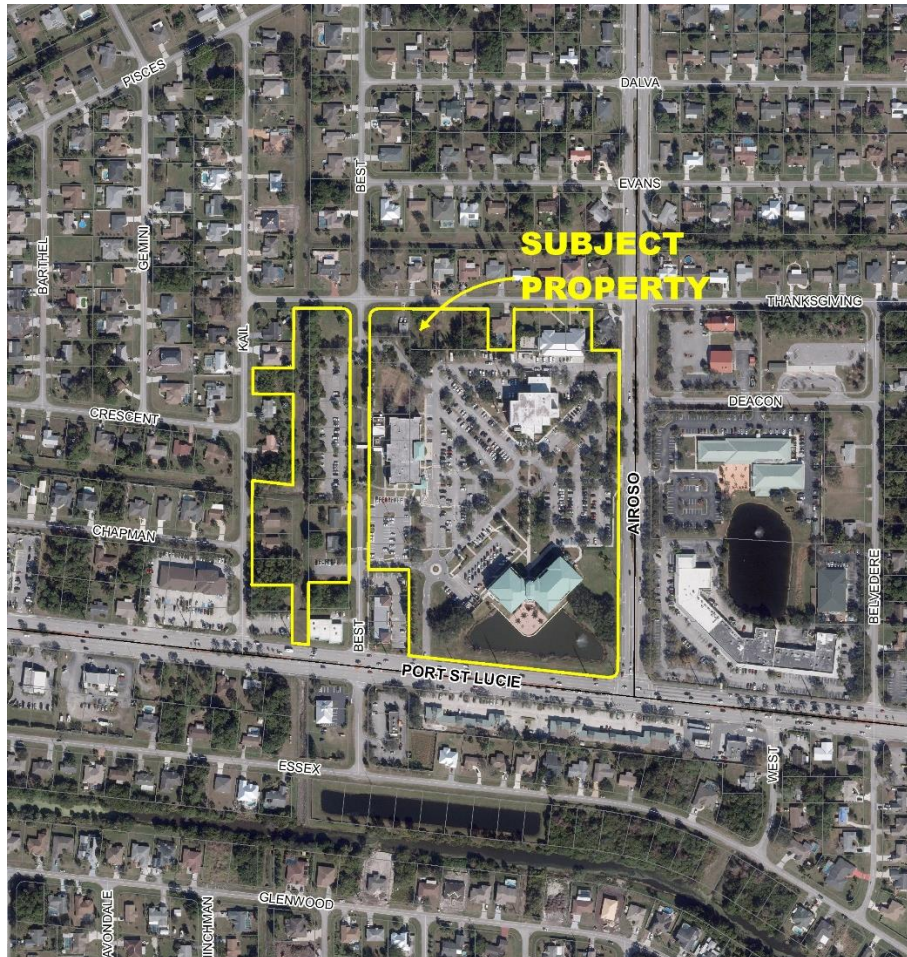
Location of Project: The property is generally located on the northwest corner of SW Port St. Lucie Boulevard and SW Airoso Boulevard.

#### Attachments:

1. Staff Report
2. Staff Presentation



**City of Port St. Lucie Municipal Complex  
Variance (Design Relief)  
P24-041**



Project Location Map

**SUMMARY**

Applicant's Request:	To grant a variance of design relief to allow a flat roof with no pitched or sloped design elements.
Application Type:	Variance, Quasi-Judicial
Property Owner:	City of Port St. Lucie
Address:	121 SW Port St. Lucie Boulevard
Location:	The property is generally located on the northwest corner of SW Port St. Lucie Boulevard and SW Airoso Boulevard.
Project Planner:	Francis Forman, Planner II



### **Project Description**

The City of Port St. Lucie is requesting a variance to the flat roof design requirements to not include any pitched or sloped roof elements for the construction of a proposed new building adjacent to SE Thanksgiving Avenue with a flat roof. Section 5.4.1(1), Flat Roof Design, of the Citywide Design Standards, requires that flat roofs may be used if peaked or pitched sloped roof elements extend at least 25% of the length of the front and two sides of the building.

### **Background**

At this time the intent is to have a building with a flat roof design and an extended parapet to screen the rooftop mechanical equipment. The new design proposal is partially due to cost savings, but it also reflects that the city hall campus already has a mix of architectural styles so the police training facility will still be in keeping with the overall campus aesthetics. Due to the redesign, the variance to the Citywide Design Standards for the allowance of a flat roof with no sloped roof elements is needed. Staff supports the request for relief.

### **Review Criteria**

An application for a variance is reviewed for consistency with Article XV of the Zoning Code, Sections 158.295 through 158.299. Final action on the application (approval or denial) is in the form of an Order of the Planning and Zoning Board following a quasi-judicial public hearing. A vote of approval by five (5) members of the Planning and Zoning Board is required to grant a variance.

### **Public Notice Requirements**

Public notice was mailed to owners within 750 feet on April 5, 2024, and the file was included in the ad for the Planning & Zoning Board's agenda.

### **Location and Site Information**

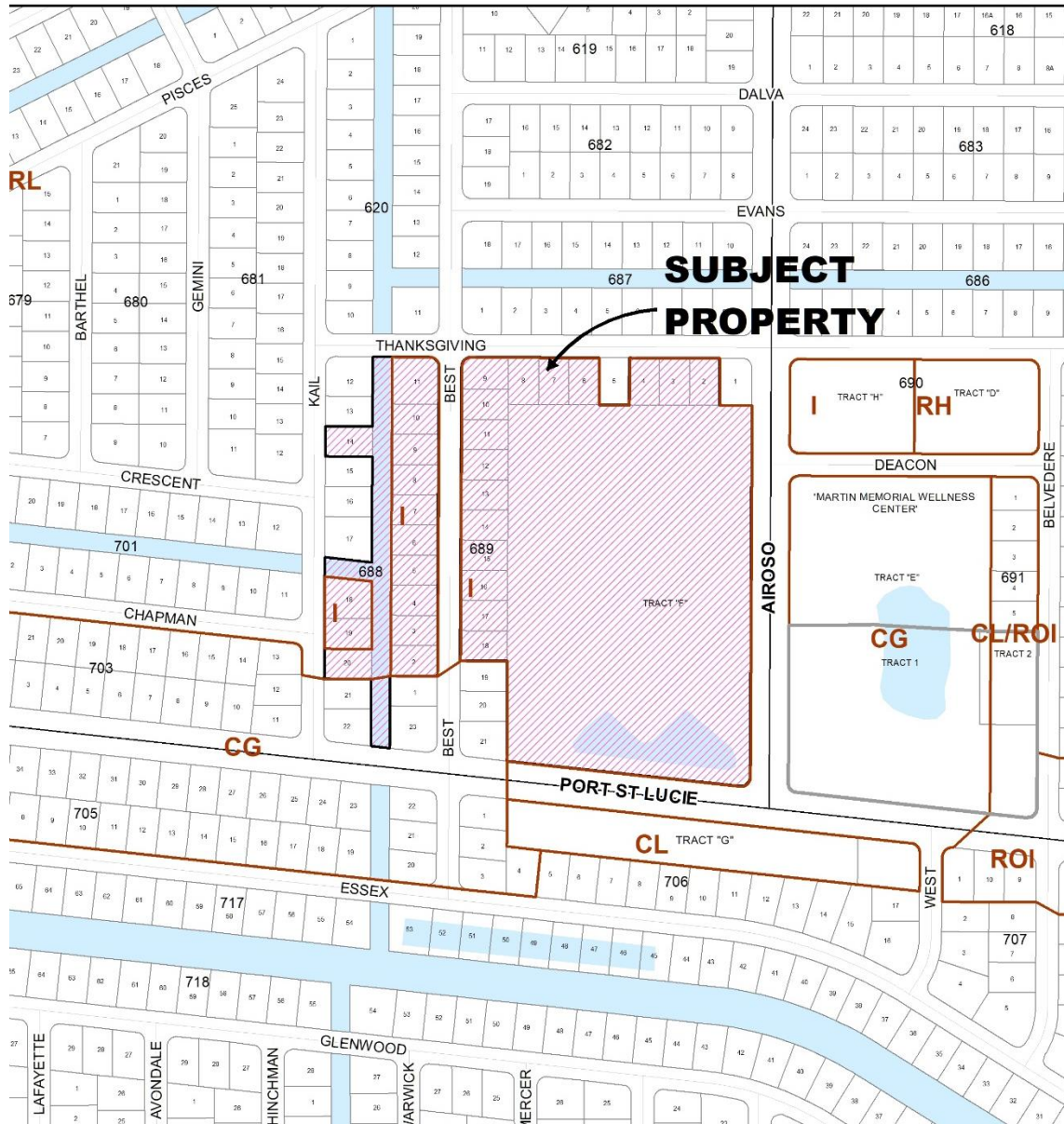
Parcel Number:	3420-585-0005-000-2
Property Size:	+/- 21.65 acres
Legal Description:	Port St. Lucie Section 18, Block 689, Lots 6-11 and a portion of Tract F
Address:	121 SW Port St. Lucie Boulevard
Future Land Use:	I (Institutional)
Existing Zoning:	I (Institutional)
Existing Use:	City Municipal Complex

### **Surrounding Uses**

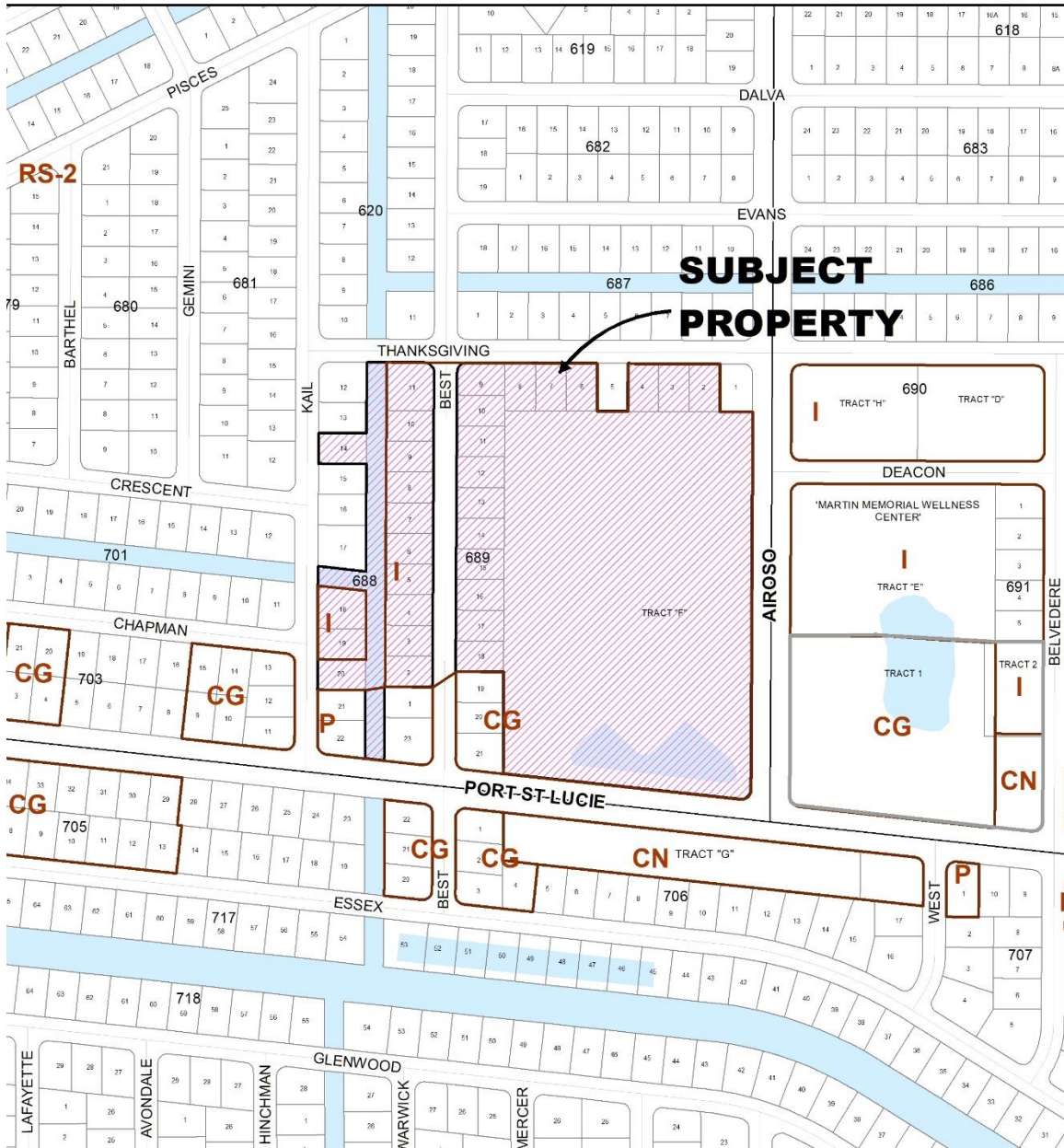
Direction	Future Land Use	Zoning	Existing Use
North	RL	RS-2	Single Family Residential
South	CL, CG	CG, CN	Commercial Strip
East	I, CG	I, CG	Municipal Complex, Commercial Strip
West	RL, I	RS-2, I, P	Single Family Residential

I – Institutional    CG – General Commercial    CL – Limited Commercial    CN – Neighborhood Commercial  
P – Professional    RS-2 – Single Family Residential    RL – Low Density Residential

# FUTURE LAND USE



# EXISTING ZONING



## IMPACTS AND FINDINGS

Section 158.295 (B) of the Zoning Code establishes the duties of the Planning and Zoning Board in authorizing a variance. The Planning and Zoning Board may authorize a variance from the provisions of the Zoning Code as will not be contrary to the public interest when, owing to special conditions, a literal enforcement of the provisions will result in unnecessary and undue hardship. Pursuant to Section 158.296, a variance is authorized only for height, area, and size of structure, yard size, building setback, lot size requirements, and other applicable development regulations, excluding use. To authorize a variance, the Planning and Zoning Board should consider the criteria listed under Section 158.295 (B) (1) through (7) of the Zoning Code. The applicant's response to this criterion is attached to the application. Staff's review is provided below:

### **Compatibility with variance criteria Section 158:295 (B).**

- 1) That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district.
  - *Staff Findings: Special conditions do exist which are peculiar to this structure that are not applicable to other structures in this zoning district because this is a police training facility. The building has a shooting range incorporated into the design and specific public safety equipment both within the facility as well as anticipated to be installed on the rooftop. The flat roof design also has a parapet wall that is extended in order to better screen the rooftop equipment from sight. In addition, portions of the municipal complex currently incorporate flat roof elements with extended roof elements to hide mechanical equipment from all sides of the building, therefore the proposed flat roof element for the police training facility would be in keeping with the architectural style of some of the existing buildings at the city hall complex.*
- 2) That the special conditions and circumstances do not result from any action of the applicant.
  - *Staff Findings: Special conditions and circumstances which are peculiar to the land, structure, or building do exist from the actions of the applicant in the design of the building including a flat roof with no pitched or sloped element. A police training facility is a specialized use.*
- 3) That granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, buildings, or structures, in the same zoning district.
  - *Staff Findings: The granting of this variance request will confer special privilege that is denied by this chapter to other lands in the same zoning district, however, per the response to comment #1, special circumstances exist to support the granting of this variance. It is the only police training facility that the City will have. It is unique in form and function.*
- 4) That literal interpretation of the provisions of the chapter would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the chapter and would work unnecessary and undue hardship on the applicant.
  - *Staff Findings: The literal interpretation of the provisions could deprive the applicant of any commonly enjoyed rights by other property owners in the same zoning district*

*because this is a unique specialized facility with unique requirements. The building has a shooting range incorporated into the design and specific public safety equipment requirements both within the facility as well as anticipated to be installed on the rooftop. The flat roof design also has an extended parapet wall specifically to provide a better screening effect for all the anticipated the rooftop equipment.*

- 5) That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.
  - *Staff Findings: The request for this variance is the minimum variance needed to make possible the reasonable use of the land while incorporating a flat roof with extended parapet wall. However, as stated in comment #1, the proposed police training facility is designed in a manner to match the aesthetics of the overall municipal complex.*
- 6) That the granting of the variance will be in harmony with the general intent and purpose of the chapter and that the variance will not be injurious to the area involved or otherwise detrimental to the public welfare.
  - *Staff Findings: Granting the variance will not be injurious to the area involved or be otherwise detrimental to the public welfare.*
- 7) That there will be full compliance with any additional conditions and safeguards which the Planning and Zoning Board or Zoning Administrator may prescribe, including but not limited to reasonable time limits within which the action for which variance is required shall be begun or completed, or both.
  - *Staff Findings: Acknowledged.*

## RECCOMENDATION

Planning Department staff find that the variance meets the criteria as listed in Section 158.295 (B) (1) through (7) of the City code and recommends approval.

***(NOTE TO APPLICANTS: Any request for a variance that is denied by the Planning and Zoning Board may be appealed to the Board of Zoning Appeals. Appeal applications are made through the City Clerk's office and must be submitted within 15 days after the Planning and Zoning Board hearing).***



























# DEVELOPMENT STANDARDS

## 10.0. ARCHITECTURAL ELEMENTS

These architectural elements are intended to promote building articulation and good building and site design. The Citywide Design Standards do not require the implementation of a particular architectural style. However, the design standards encourage the design of buildings with a coastal ambiance loosely based on features of the Florida Vernacular style.

**10.0.1. Architectural Elements Required:** Table 8-1. below indicates the number of architectural elements required to be applied to the elevations and/or site based on the future land use of the subject parcel. List the required number of architectural elements on the elevation drawings. Refer to Section 2.2 for other information required on the elevation drawings.

**Table 10-1. Architectural Elements Required**

Future Land Use Designation	Number of Required Architectural Elements
CG, CL, CH, ROI, I, MU, O	5 plus 1 additional element if parking is located in front of building
CS, LI, HI, PIP	3 plus 1 additional element if parking is located in front of building
RL, RM, RH, RGC	4 plus 1 additional element if parking is located in front of building

1. Standing seam metal roof or green (vegetative) roof for 75% of roof area,
2. Vertical, rectangular windows - At least 50% of the window area on front building face,
3. Horizontal wood siding or stucco with horizontal groove line pattern between 4" and 12" or stacked stone. Must cover at least 5% of the front building face area,
4. Arbor / Pergola / Trellis / Decorative Screens or Panels,
5. Tower / Clock Tower / Bell Tower - (min. 2:1, height: width),
6. Bahama shutters - (Refer to Definitions),
7. Side window shutters - Shutters must be proportional to the size and shape of window so that they appear as functioning shutters,
8. Sloped primary roof with an overhang that is at least 3 feet,
9. Square columns spaced no greater than 1.5 the height of the column,
10. Porch / Portico,
11. Wood style railing (picket or Chippendale style),
12. Arcade/Loggia/Colonnade,
13. Cupola / Wall or Roof Dormers,
14. Brackets under roof eaves / Exposed rafter tails,
15. Balconies / Bay windows,
16. Stone / Concrete / Brick pavers (350 sq. ft., min.),
17. Usable Open Space - Pedestrian courtyard, plaza, or green space with seating or tables with seating. At least .5% (.005) of site area or at least 2,000 sq. ft., whichever is less. Site area does not include upland preserve areas, lakes, or future phases,
18. Canopy / Awning,
19. Arched colonnade, porch, portico, or wall openings,
20. Expression lines that cover at least 30% of one side of a building face area (1/2" wide and deep, min.),
21. Raised cornice over doors and/or windows / Raised cornice under sloped roof soffit,
22. Medallion/s (on front and at least one side),
23. Exterior sculpture or other public or private art (art not visible to public does not count toward City Public Art requirement),
24. Display windows (See Definitions),
25. Green (vegetative) walls covering at least 25% of the building face area of the east and west walls,
26. LEED Certified Building.

# MATERIAL SELECTIONS



**PRIMARY COLOR**  
SW 962I W/ TEX-COTE FINISH  
"CLEAN SLATE"



**ACCENT COLOR**  
SW 760I W/ TEX-COTE FINISH  
"DOCKSIDE BLUE"



**METAL CANOPIES**  
DREXEL®  
"ZINC"



**PRIMARY COLOR**  
SW 7657 W/ TEX-COTE FINISH  
"TINSMITH"



**GLAZING**  
VITRO® "SOLAR BAN RIOO  
CLEAR" W/ LOW-E COATING



**MULLION  
FINISH / TRIM**  
ANODIZED  
ALUMINUM

# DEVELOPMENT STANDARDS - VARIANCE REQUIRED

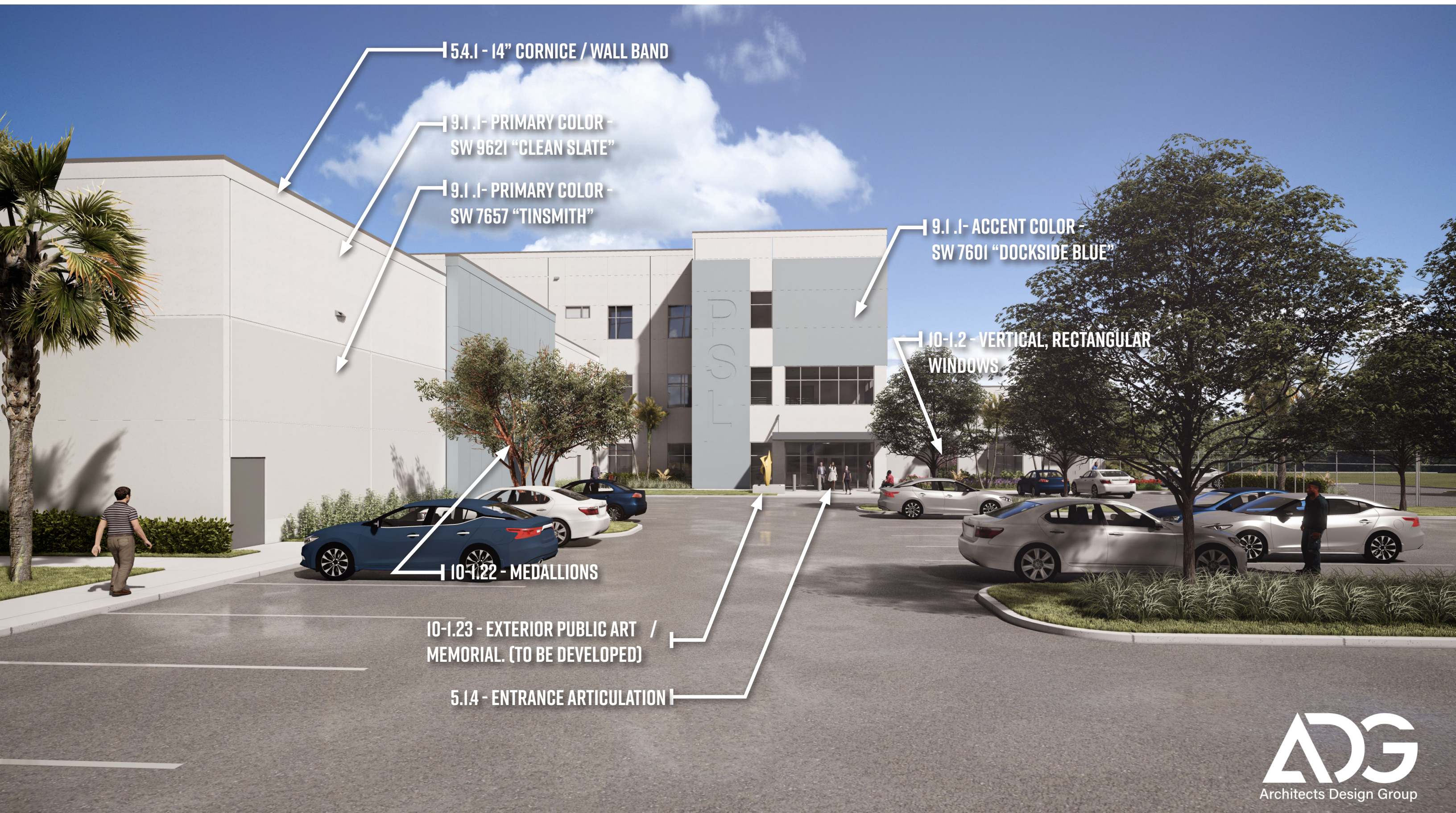
## 5.4. FLAT ROOFS

### 5.4.1. Flat Roof Design

Flat roofs may be used provided one of the following conditions is met:

1. Peaked or pitched sloped roof elements shall extend at least 25% of the length of the front and two sides of the building. A cornice or wall band that is at least 14" in height shall be provided at the top of wall.
2. A green (vegetative) roof shall cover at least 75% of the roof area. A parapet wall or railing shall be provided.













5.4.1 - 14" CORNICE / WALL BAND

5.4.2 - ROOFTOP MECHANICAL  
EQUIPMENT SCREENING

9.1 .1- ACCENT COLOR -  
SW 7601 "DOCKSIDE BLUE"

9.1 .1- ACCENT COLOR -  
SW 9621 "CLEAN SLATE"

10-1.18 - CANOPY  
9.2 METAL ROOF COLOR -  
ZINC

10-1.2 - VERTICAL, RECTANGULAR  
WINDOWS

9.1 .1- PRIMARY COLOR -  
SW 7657 "TINSMITH"

PLAZA DESIGN ELEMENTS TBD

10-1.16 - CONCRETE PAVERS  
10-1.17 - USABLE OPEN SPACE

10-1.23 - EXTERIOR PUBLIC ART  
/ MEMORIAL. (TO BE DEVELOPED)

5.1.4 - ENTRANCE ARTICULATION

**ADG**  
Architects Design Group





54.1 - 14" CORNICE / WALL BAND

10-1.2 - VERTICAL, RECTANGULAR  
WINDOWS

9.1.1- PRIMARY COLOR -  
SW 9621 "CLEAN SLATE"

9.1.1- ACCENT COLOR -  
SW 7601 "DOCKSIDE BLUE"

10-1.22 - MEDALLIONS

10-1.22 - MEDALLIONS

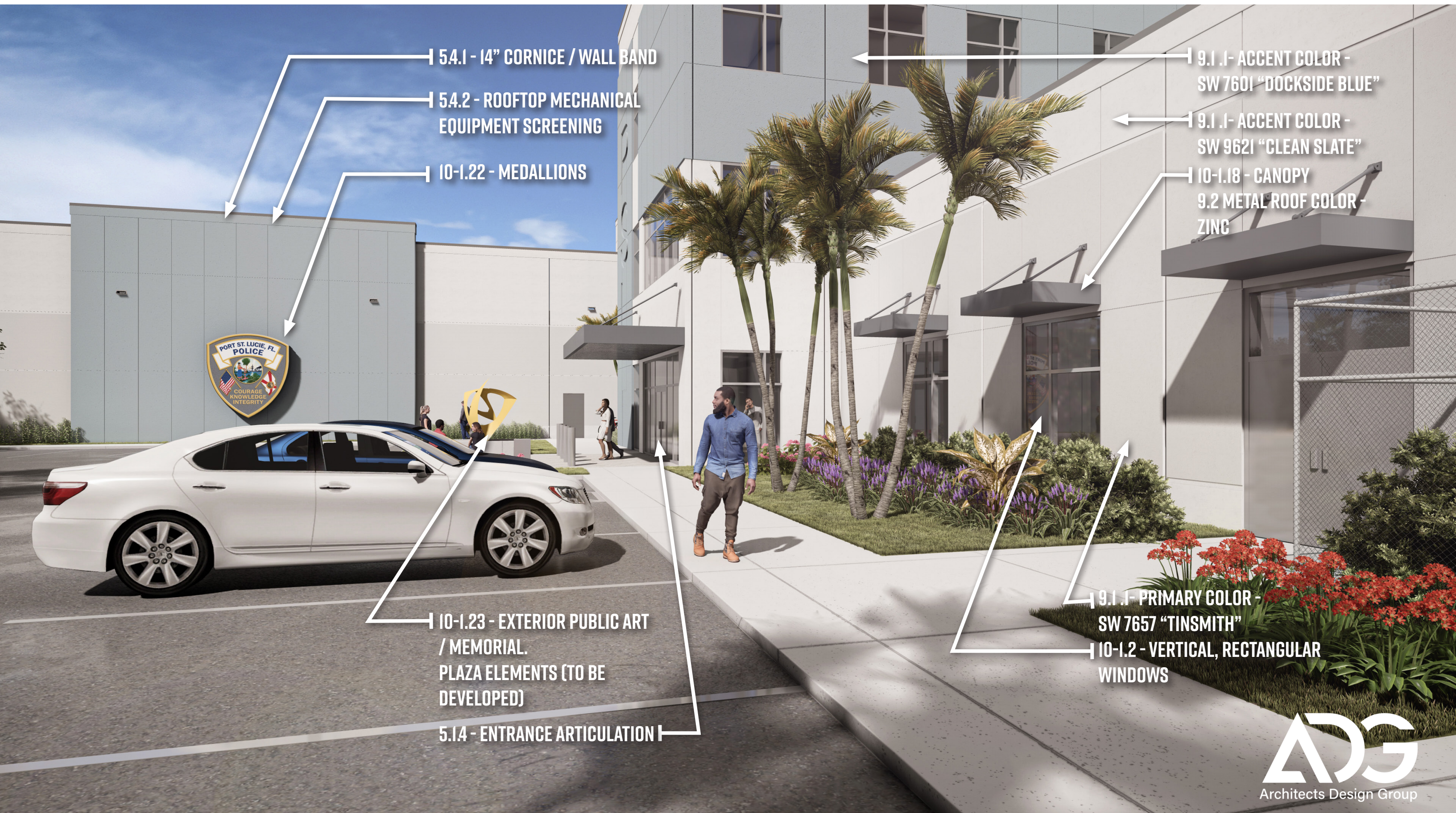


9.1.1- PRIMARY COLOR -  
SW 7657 "TINSMITH"

10-1.18 - CANOPY  
9.2 METAL ROOF COLOR -  
ZINC











54.1 - 14" CORNICE / WALL BAND

10-1.22 - MEDALLIONS

9.1.1- ACCENT COLOR -  
SW 9621 "CLEAN SLATE"

9.1.1- ACCENT COLOR -  
SW 7601 "DOCKSIDE BLUE"

10-1.2 - VERTICAL, RECTANGULAR  
WINDOWS

9.1.1- PRIMARY COLOR -  
SW 7657 "TINSMITH"



5.4.1 - 14" CORNICE / WALL BAND

10-1.2 - VERTICAL,  
RECTANGULAR WINDOWS

9.1.1- ACCENT COLOR -  
SW 7601 "DOCKSIDE BLUE"

9.1.1- ACCENT COLOR -  
SW 9621 "CLEAN SLATE"

9.1.1- PRIMARY COLOR -  
SW 7657 "TINSMITH"

10-1.18 - CANOPY  
9.2 METAL ROOF COLOR -  
ZINC





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# City of PSL Municipal Complex

## Variance

### (P24-041)

Planning & Zoning Board Meeting – April 16, 2024  
Francis Forman, Planner II



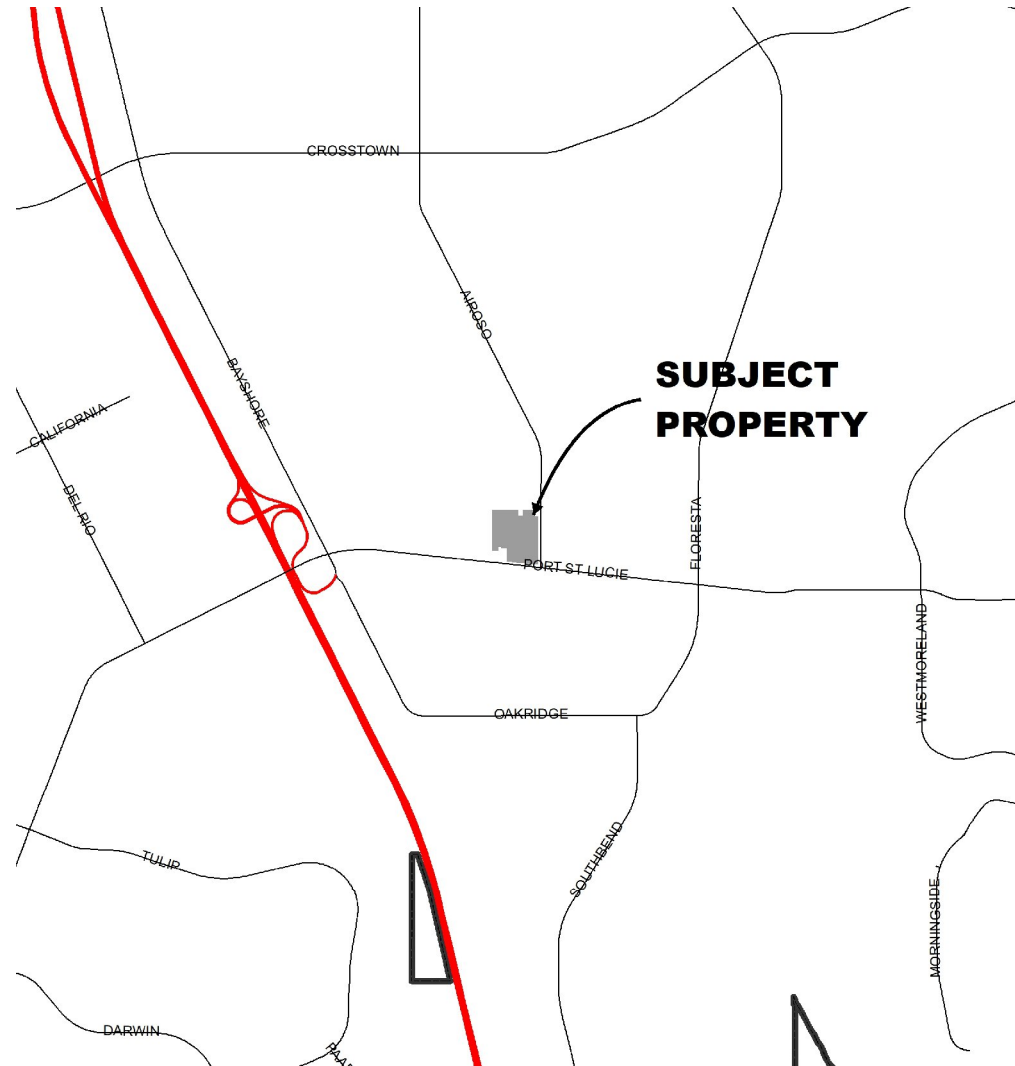
# Project Summary & Variance Request

- A variance to Section 5.4.1(1) of the Citywide Design Standards to allow for a flat roof design with no pitched or peaked design elements.

# Applicant and Owner

- Applicant – City of Port St. Lucie.
- Location – Northwest corner of SW Port St. Lucie Boulevard and SW Airoso Boulevard.
- Existing Use – City Municipal Complex.

# Subject Property



**SUBJECT  
PROPERTY**

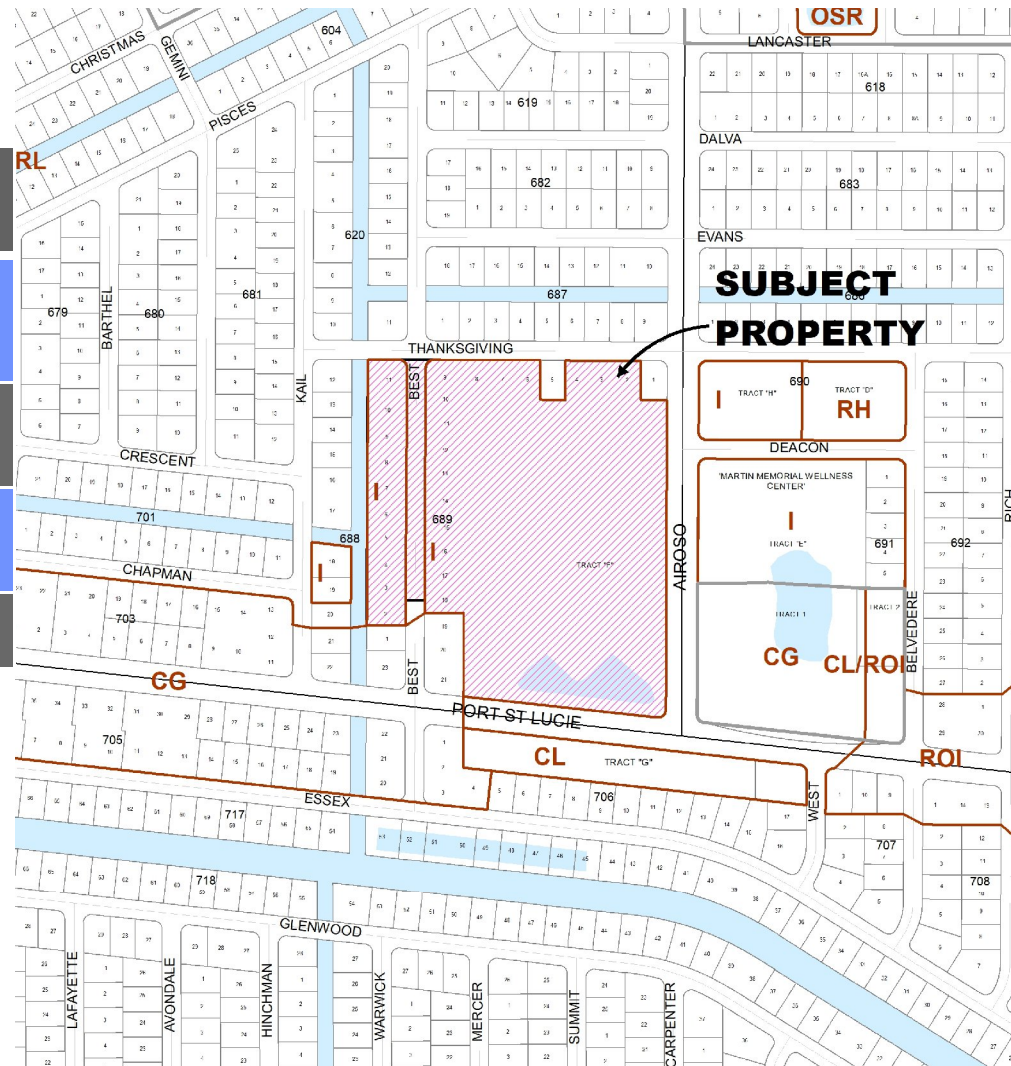
# Aerial

Direction	Existing Use
North	Residential
South	Commercial Strip
East	Municipal complex and commercial strip
West	Residential



# Future Land Use

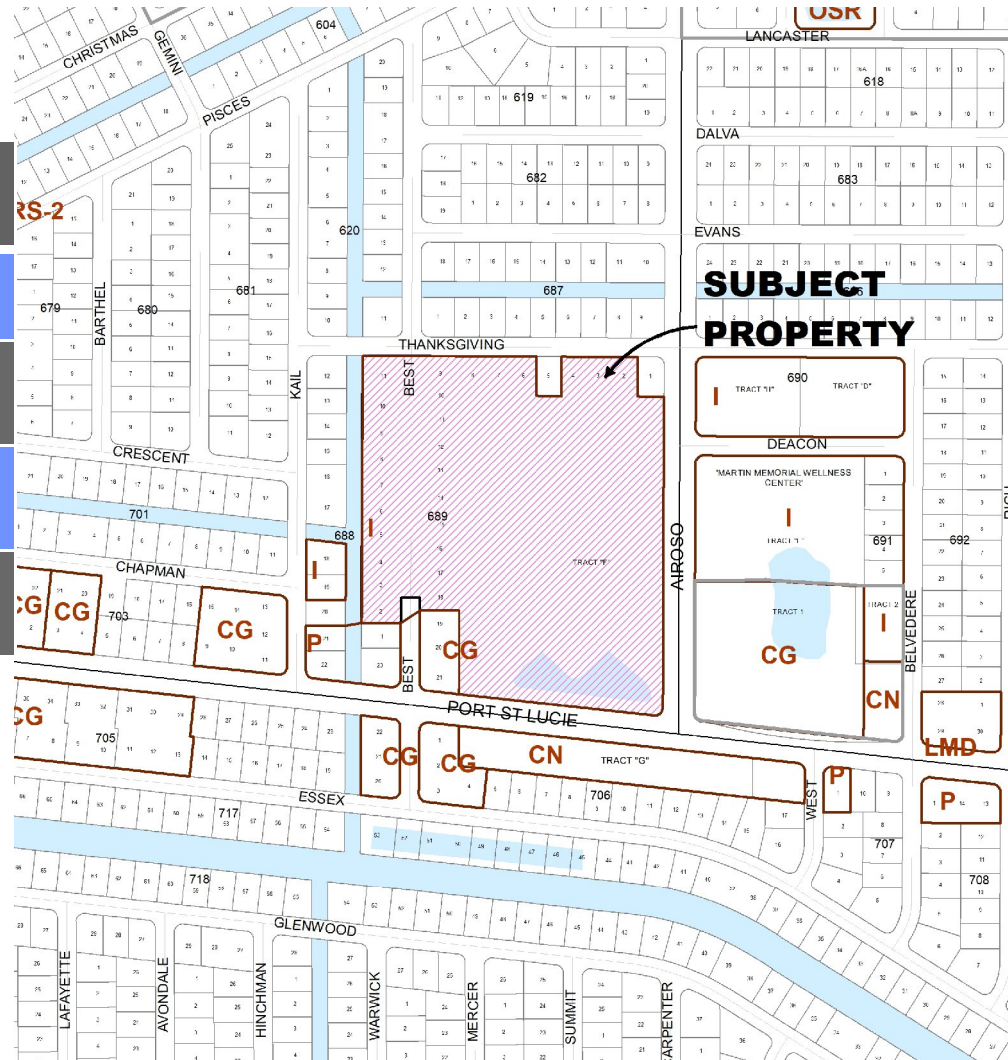
Direction	Future Land Use
North	Low Density Residential (RL)
South	General Commercial (CG), Limited Commercial (CL)
East	Institutional (I), General Commercial (CG)
West	Low Density Residential (RL)





# Zoning

Direction	Zoning
North	Single-Family Residential (RS-2)
South	General Commercial (CG), Neighborhood Commercial (CN)
East	Institutional (I), General Commercial (CG)
West	Single-Family Residential (RS-2), Institutional (I), Professional (P)



# Elevation





# Elevation





# Elevation





# Elevation



**ADG**  
Architects Design Group



# Elevation





# Staff Findings

- The city has applied for the variance to construct a new flat roof building with no pitched or sloped roof elements for this specialized facility.
- Section 5.4.1(1), Flat Roof Design, of the Citywide Design Standards requires that flat roofs may be used if peaked or pitched sloped roof elements extend at least 25% of the length of the front and two sides of the building.
- The variance is the minimum variance needed to make possible the reasonable use of the land while incorporating a flat roof with extended parapet wall.



# Recommendation

Planning Department staff find that the variance meets the criteria and recommends approval