



December 02, 2022  
City of Port St. Lucie  
Planning and Zoning Department  
121 S.W. Port St. Lucie Blvd., Building B  
Port St. Lucie, FL 34984-5099  
Re: P22-291, Bee Well Pediatrics – Request for Variance

## VARIANCE REQUEST

We are requesting your approval of a variance to **4.6.3.1 Roof Shapes** under Article 1.6 Design Relief to Design Standards.

It is our belief and understanding that the requirement for vertical articulations is being met with the proposed building elevation and roof overhangs. We have provided the required overhang dimensions of 2 and 3 feet. The Florida Vernacular Style includes buildings with flat roofs with a variety of pop-ups for vertical articulation strategically placed at corners or other prominent locations to signify a specific use or entrances, we have done this.

*Under Section 1.6 Design Relief to Design Standards Section 1.6.1 Design Relief Standards: Design relief to the BROD Design Standards may be considered for approval by the Zoning Administrator if the administrator finds that the proposed design changes will accomplish the intent of the BROD as effectively or better as strict compliance with the adopted standards as follows:*

1. *Provides compatibility with the surrounding properties*

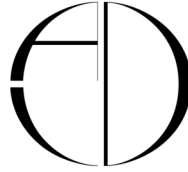
This project is the first commercial building application being considered for the BROD other than the Gas Stations under review at Port St Lucie Blvd and Becker Road. There are no commercial buildings along the BROD to maintain compatibility with.

2. *Provides a similar or better design solution that encompasses the design principles described in the BROD Design Standards or historically accepted design practices.*

This project embodies the design principles of vertical and horizontal articulation which are the cornerstones to creating an interesting facade. The intent of the BROD is not to create buildings that look the same, but to create an interesting streetscape. Thru the variations (articulations) of and the movement of the buildings as you experience the street as a pedestrian and a vehicular passenger (vertical, horizontal, colors, material, and fenestrations); We have accomplished this. All other requirements of the BROD have been met, inclusive of Landscaping, which is also an integral element of the streetscape experience.

As per comment #9 received from the Planning and Zoning Department on October 12<sup>th</sup>, Section 4.6.2.1 from the BROD will be changed soon.

Comment# 9. *Variance Required: As per Section 4.6.2.1, no more than 5% of the windows may be square. This*



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*may be changing soon.*

The predominate window shape for this building is rectangular and 7% are square along Darwin Blvd. We are also complying with the required transparency stated in Section 3.10.4.

If trust the above satisfies all required responses. Please feel free to contact me directly.

Very Truly Yours,  
ARCHITECTS DESIGN COLLABORATIVE, LLC

Raúl Ocampo, Jr., NCARB, AIA  
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