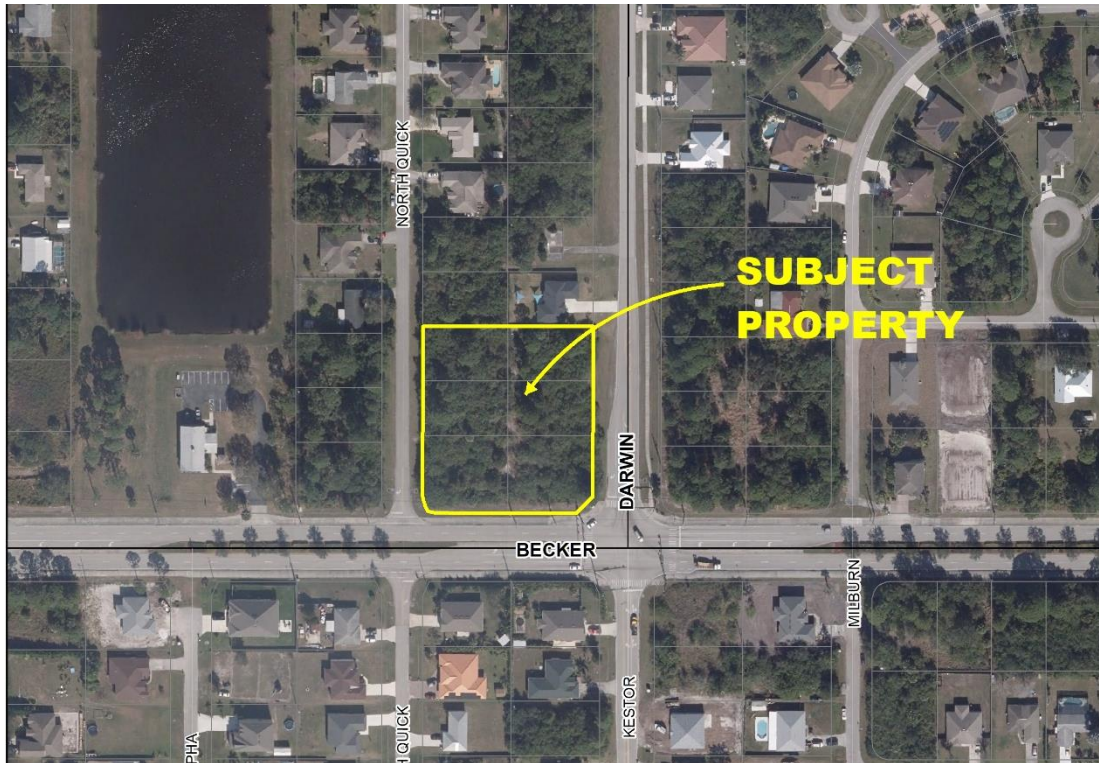




**St. Lucie Doctors, LLC  
 Variance (Becker Road Overlay District Design Standards)  
 P22-325**



**Figure 1. Aerial Map**

**SUMMARY**

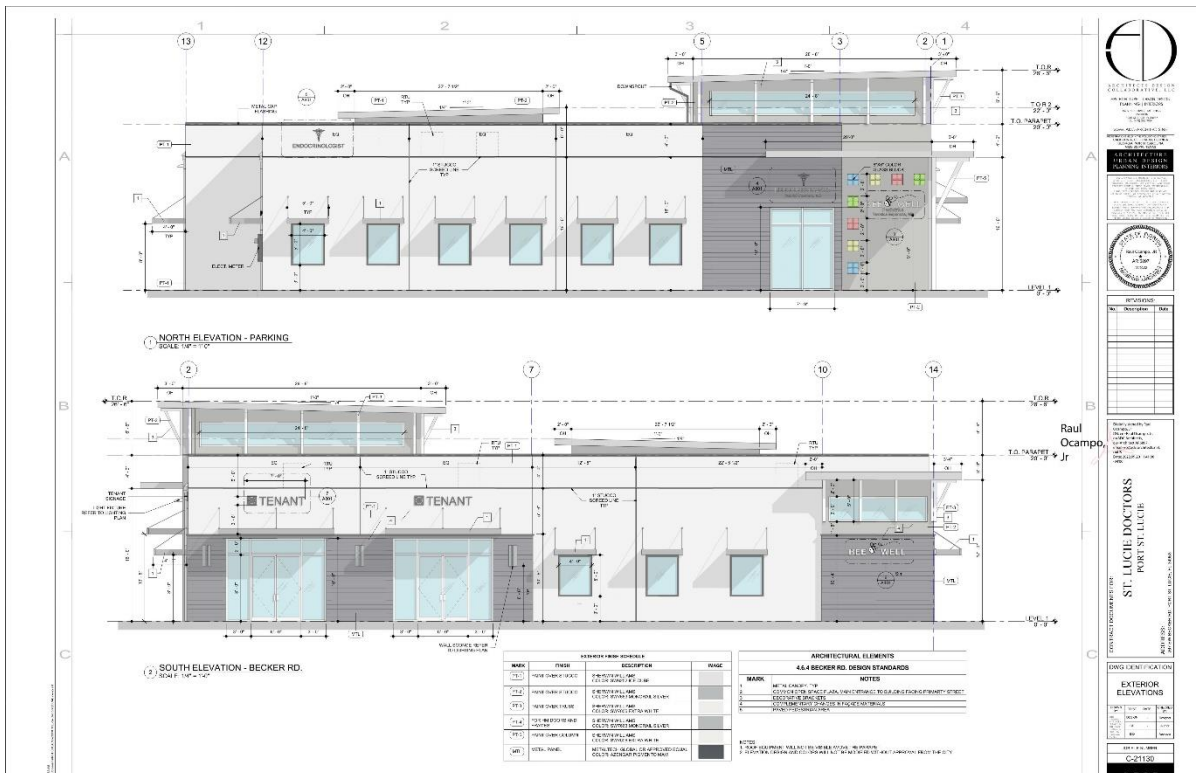
Applicant's Request:	To grant a variance to Section 4.4.3 and Section 4.6.2.1 of the Becker Road Overlay District Design Standards to allow for 52% vertical windows and a flat roof with no peaked or pitched roof elements.
Application Type:	Variance, Quasi-Judicial
Applicant:	Raul Ocampo, ADC Architects
Property Owner:	St. Lucie Doctors, LLC
Address:	267 SW Becker Rd
Location:	Corner of Becker Road and Darwin Boulevard
Project Planner:	Francis Forman, Planner II

**Project Description**

**Variance Requested:** The applicant is requesting a variance to allow for 52% vertical windows and for the allowance of a flat roof with no peaked or pitched roof elements.

**Background:** The applicant is proposing to develop a medical office facility at the northeast corner of Becker Road and Darwin Boulevard. This is located within the City’s Becker Road Overlay district which contains specific design guidelines for newly constructed structures. The proposed medical office use has a design that steers more toward a modern look than the one laid out in the design standards of the overlay. As shown in Figure 3, the design for the proposed structure contains a flat roof with a moderate number of square windows.

Section 4.4.3 states that at least 60% of the window area for the overall building shall be vertical. The proposed windows are 48% horizontal and square (non-vertical) and 52% vertical. This combination of window types, results in a total of 27 windows on the structure with 13 being non-vertical and 14 being vertical rectangular windows. According to Section 4.6.3.1 of the design standards the flat roof of any structure shall provide a peaked or pitched roof that extend at least 25% of the length of the sides. The design is a more modern flat roof, however it does contain articulation and would prevent the use from looking too much like a box.



**Figure 1. Proposed Elevation**

**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 and the file was included in the ad for the Planning & Zoning Board’s agenda.

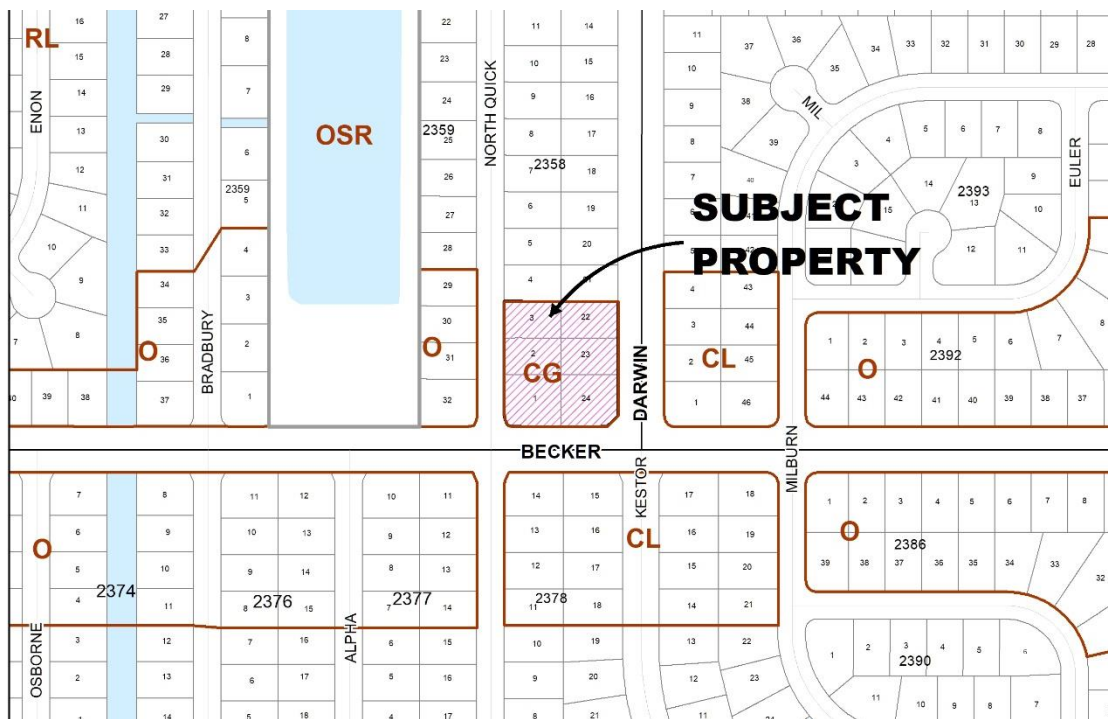
**Location and Site Information**

Parcel Number:	3420-665-0786-000-5
Property Size:	+/- 1.58 acres
Legal Description:	Lot 1-3, 22-24 - Block 2358 - Port St. Lucie Section 34
Future Land Use:	RL (Low Density Residential)
Existing Zoning:	CG (General Commercial)
Existing Use:	Vacant Land

**Surrounding Uses**

Direction	Future Land Use	Zoning	Existing Use
North	RL	RS-2	Single-Family Residence/Vacant
South	CL	RS-2	Single-Family Residence
East	CL	RS-2	Single-Family Residence/Vacant
West	O	RS-2	Vacant

RL, Low Density Residential – RS-2, Single Family Residential – O, Office



**Figure 4. Land Use Map**



Figure 5. Zoning Map

## 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 the 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 the 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). The applicant's response to this criterion is attached to the application. Staff's review is provided below.

**See the applicant's responses that are included in the Variance application.**

### **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: The Becker Road Overlay District limits the percentage of non-vertical windows allowed and requires the flat roof to have peaked or pitched elements. The varying number of window shapes for the proposed structure is self-imposed and is therefore the need for this variance. There are no special conditions or circumstances. The building style is the choice of the applicant.*
2. That the special conditions and circumstances do not result from any action of the applicant.

- *Staff Findings: See comment #1. The variance is self-imposed by the applicant through the window selection and unique design of the building.*
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: See comment #1. The variance is self-imposed by the applicant through the window selection and unique design of the building. Granting the variance would confer special privileges on the applicant.*
  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: See comment #1. The variance is self-imposed by the applicant through the window selection and unique design of the building. All properties within the Becker Road Overlay District are subject to the same design standards.*
  5. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.
    - *Staff Findings: A building could be constructed on this property that conforms to the Becker Road overlay.*
  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: The Becker Road Design Standards promotes the Florida Vernacular Style.*
  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.*

**PLANNING AND ZONING BOARD ACTION OPTIONS**

The Board may choose to approve, deny or table the proposed variance. If the Board finds that the variance application is consistent with the criteria as listed in Section 158.295 (B) (1) through (7) of the City code (listed above), then the Board may:

- Motion to approve
- Motion to approve with conditions

If the Board finds that the variance application is inconsistent with the criteria as listed in Section 158.295 (B) (1) through (7) of the City code, then the Board may:

- Motion to deny

Should the Board need further clarification or information from either the applicant and/or staff, the Board may:

- Motion to table or continue the hearing or review to a future meeting

***(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).***