

VARIANCE APPLICATION

CITY OF PORT ST. LUCIE
Planning & Zoning Department
121 SW Port St. Lucie Blvd.
Port St. Lucie, Florida 34984
(772)871-5213

FOR OFFICE USE ONLY

Planning Dept _____
Fee (Nonrefundable) \$ _____
Receipt # _____

Refer to "Fee Schedule" for application fee. Make check payable to the "City of Port St. Lucie. Fee is nonrefundable unless application is withdrawn prior to advertising for the Planning and Zoning Board meeting. **Attach two copies of proof of ownership (e.g.: warranty deed, affidavit), a copy of recent survey and a statement addressing each of the attached criteria.**

PRIMARY CONTACT EMAIL ADDRESS: darreng@velconfl.com

PROPERTY OWNER:

Name: St. Lucie County Fire District
Address: 5160 NW Milner Dr Port St Lucie, FL 34983-3392
Telephone No. 772-621-3382

APPLICANT (IF OTHER THAN OWNER, ATTACH AUTHORIZATION TO ACT AS AGENT):

Name: Velcon Engineering and Surveying, LLC; Darren Guettler, P.E.
Address: 1449 Commerce Centre Drive Port Saint Lucie Florida 34986
Telephone No. 772-879-0477 Email darreng@velconfl.com

SUBJECT PROPERTY:

Legal Description: MIDWAY COMMERCE CENTER (PB 41-1) LOT 3 (1.00 AC) (OR 1219-2756: 1222-312: 1224-2063)
Parcel I.D. Number: 3301-701-0005-000-0
Address: TBD
Current Zoning Classification General Commercial

Description of requested variance and applicable conditions/circumstances justifying request (continue on separate sheet, if necessary): Provide documentation that the attached variance criteria have been met.

The applicant is requesting a variance pertaining to two specific architectural elements. The first is the the use of metal building within the CG zoning which is currently prohibited. The second is to use a roof slope of 1.5:12 versus the 4:12 minimum currently required by code. Aside from these two elements the proposed building meets all the zoning and architectural requirements. Please review the attached building elevations.



Signature of Applicant

Darren Guettler

Hand Print Name

01-31-25

Date

NOTE: Signature on this application acknowledges that a certificate of concurrency for adequate public facilities as needed to service this project has not yet been determined. Adequacy of public facility services is not guaranteed at this stage in the development review process. Adequacy for public facilities is determined through certification of concurrency and the issuance of final local development orders as may be necessary for this project to be determined based on the application material submitted.

03/02/20

VARIANCES

§ 158.295 PLANNING AND ZONING BOARD OR ZONING ADMINISTRATOR (DIRECTOR OF PLANNING AND ZONING) TO HEAR VARIANCES; POWERS AND DUTIES OF BOARD AND ZONING ADMINISTRATOR

(C) Duties of the Zoning Administrator and Planning and Zoning Board in authorizing a variance. The Planning and Zoning Board and Zoning Administrator may authorize the variance from the provisions of this chapter 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. In order to authorize any variance from the terms of this chapter, the Planning and Zoning Board or Zoning Administrator should consider:

- (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;
- (2) That the special conditions and circumstances do not result from any action of the applicant;
- (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;
- (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;
- (5) That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure;
- (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;
- (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.

VARIANCES

The Planning and Zoning Board and Zoning Administrator may authorize the variance from the provisions of this chapter 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. In order to authorize any variance from the terms of this chapter, the Planning and Zoning Board or Zoning Administrator will consider the variance criteria in **§ 158.295 (C) 1-7 and consider your responses to the following when making a determination.**

(1) Please explain special conditions and circumstances that 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;

The parcel of land is owned by the SLCFD and is a part of the SLCFD logistics campus located off Milner Drive. The rest of the campus is zoned Institutional and was originally built in 2005. The existing logistical building was constructed under different zoning and architectural requirement. This variance will allow the architecture of the existing building and the proposed building to be consistent for an overall uniform look of the campus.

(2) Please explain if these conditions and circumstances result from actions by the applicant;

This request for a variance is NOT a result from actions by the applicant. However, the SLCFD has a need to expand the logistics campus to serve the rapidly growing county. Alternative ways to comply with the code have longer approval processes and would delay the ability for SLCFD to serve the public.

(3) Please explain how granting the variance requested will not confer on the applicant special privilege that is denied by this chapter to other lands, buildings, or structures, in the same zoning district;

This variance will not give the applicant special privilege that is denied by this chapter to lands, buildings, and structures in the same zoning district because the proposed building is already with in the developed SLCFD logistics campus. The variance will allow the campus to be architecturally consistent and in harmony with the surrounding buildings and properties.

(4) Please explain how a 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;

The literal interpretation of the code would make the overall architecture of the campus inconsistent. The existing logistics building has the same exterior metal facade and roof slope as the proposed building. Depriving the applicant this variance would make the SLCFD logistics campus architecturally inconsistent and deprive SLCFD the ability to serve the community. The proposed building is necessary to keep up with the ability to serve the rapidly growing county.

(5) Please illustrate and explain if the variance requested is the minimum variance that will make possible the reasonable use of the land, building, or structure;

The variance requested is the minimum variance that will make use of the site in order to keep the overall campus consistent. All other zoning and architectural elements required by code will be met. We have provided building elevations of the existing and proposed logistics building.

(6) Please indicate how granting variance will be in harmony with the general intent and purpose of the chapter and that granting the variance will not be injurious to the area involved or otherwise detrimental to the public welfare;

The parcel of land is owned by the SLCFD and is a part of the SLCFD logistics campus located off Milner Drive. The existing logistical building was constructed under different zoning and architectural requirement in 2005. This variance will allow the architecture of the existing building and the proposed building to be consistent for an overall uniform look of the campus. This will not be detrimental to the public welfare as it will be a part of the existing campus.

(7) Please indicate 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.

The applicant will be in full compliance with any additional conditions and safeguards which the Planning and Zoning Board or Zoning Administrator may prescribe.



Signature of Applicant

Darren Guettler

Hand Print Name

01-31-25

Date