

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 Fee is nonrefundable unless application is withdrawn prior to advertising for the Planning and Zoning Board meeting.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: Raul Ocampo, Jr. NCARB, AIA

PROPERTY OWNER:

Name: St. Lucie Doctors LLC
Address: 1805 SW Amarillo Ln, Palm City, FL 34990
Telephone No. 772-873-7114

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

Name: Raul Ocampo, Jr. NCARB, AIA (Architects Design Collaborative LLC)
Address: 10489 SW Meeting Street, Port St. Lucie, FL 34987
Telephone No. 772-286-9004 Email rocampo@adc-architects.net

SUBJECT PROPERTY:

Legal Description: PORT ST LUCIE-SECTION 34- BLK 2358 LOTS 1, 2, 3, 22, 23 AND 24- LESS THAT PART OF LOT 24 FOR RD R/W MPDAF: FROM INT N RD R/W LI BECKER RD AND SW COR LOT 24, TH N 89 58 11 E 100 FT TO POB AND CURVE CONC NW, R OF 25 FT, TH NELY ALG ARC 39.26 FT, TH S 44 59 05 W 35.35 FT TO POB- (1.58 AC - 68,806 SF) (MAP
Parcel I.D. Number: 3420-665-0786-000-5
Address: 267 SW Becker Rd. Port St. Lucie, FL 34953
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.

Variance request for Section 4.6.3.1 Roof Types under section 1.6 Design Relief to Design Standards Section 1.6.1 Design Relief Standards. See full request attached.



Signature of Applicant

RAUL OCAMPO, JR.

Hand Print Name

12/2/2022

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;

This project is the first Commercial building being considered for the BROD other than 2 gas stations. We believe that we have complied with the intent of the BROD Guidelines and have provided a building design that is articulated and compasses the elements required to create an interesting street-scape experience.

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

The action of the applicant is deliberate.

(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;

There are no other commercial building in the same zoning district other than 2 gas stations. We feel that the granting of this variance is in keeping with the intent or the guidelines.

(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;

It is our position that granting this variance will enhance the street scape of Darwin Blvd. as it intersects Becker Rd. and establish a fresh look representative of the intent to create a viable and attractive commercial corridor.

(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;

See attached document.

(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;

See attached document.

(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.

There will be full compliance with any additional conditions and safeguards.



Signature of Applicant

RAUL OCAMPO, JR.

Hand Print Name

12/2/2022

Date