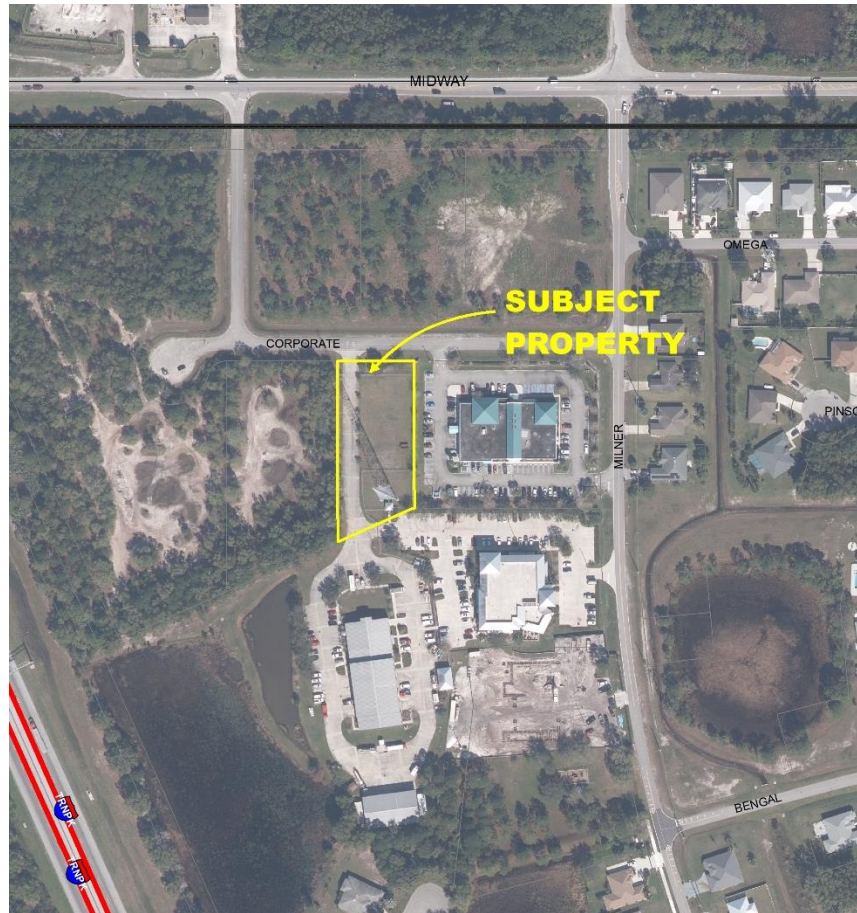


**St. Lucie County – Fire Station – Milner Drive
Variance (Citywide Architectural Design Standards)
P25-016**



Project Location Map

SUMMARY

Applicant's Request:	To grant a variance of design relief to allow a metal building and a lesser sloped roof.
Application Type:	Variance, Quasi-Judicial
Applicant:	Velcon Engineering & Surveying, LLC
Property Owner:	St. Lucie County Fire District
Address:	5531 NW Corporate Way
Location:	The property is generally located on the south side of NW Corporate Way, west of NW Milner Drive.
Project Planner:	Francis Forman, Planner III

Project Description

The City of Port St. Lucie received a request from Velcon Engineering & Surveying, LLC, acting as agent for St. Lucie County Fire District, Owner, for a variance to the Citywide Design Standards for building material design and roof pitch requirements to construct a metal building with a sloped roof having a 1.5:12 pitch. Section 4.0.1(2), Prohibited Building Features and Materials, of the Citywide Design Standards, requires that the general building design cannot include the use of corrugated metal siding/butler buildings within the General Commercial (CG) zoning district. Section 5.5.1(3), Sloped Roof Design, of the Citywide Design Standards, require that the average slope of a primary roof shall be greater than or equal to four feet of rise for every twelve feet of horizontal run, or a 4:12 slope.

Background

The intent is to construct a metal building for the purposes of expanding the existing St. Lucie County Fire District logistics campus. The logistics campus currently consists of an administrative building located along NW Milner Drive and a building that is used for a combination of administrative logistical offices and a maintenance shop. The proposed northern building is to be utilized as a maintenance building for repair and upkeep of the fire trucks.

The existing campus was previously constructed in 2005 and met all design standards per the Citywide Design Standards of the Institutional Zoning district. The proposed building is to be located on the northern property of the campus, which is zoned CG, and therefore would be held to a different design standard than the southern buildings. The architectural design for the new maintenance building is proposed to match the existing office/maintenance building on the south side. Since the proposed architectural design of the new maintenance building does not meet the requirements of the Citywide Design Standards for a commercial, relief to the building material and 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 February 20, 2025, and the file was included in the ad for the Planning & Zoning Board’s agenda.

Location and Site Information

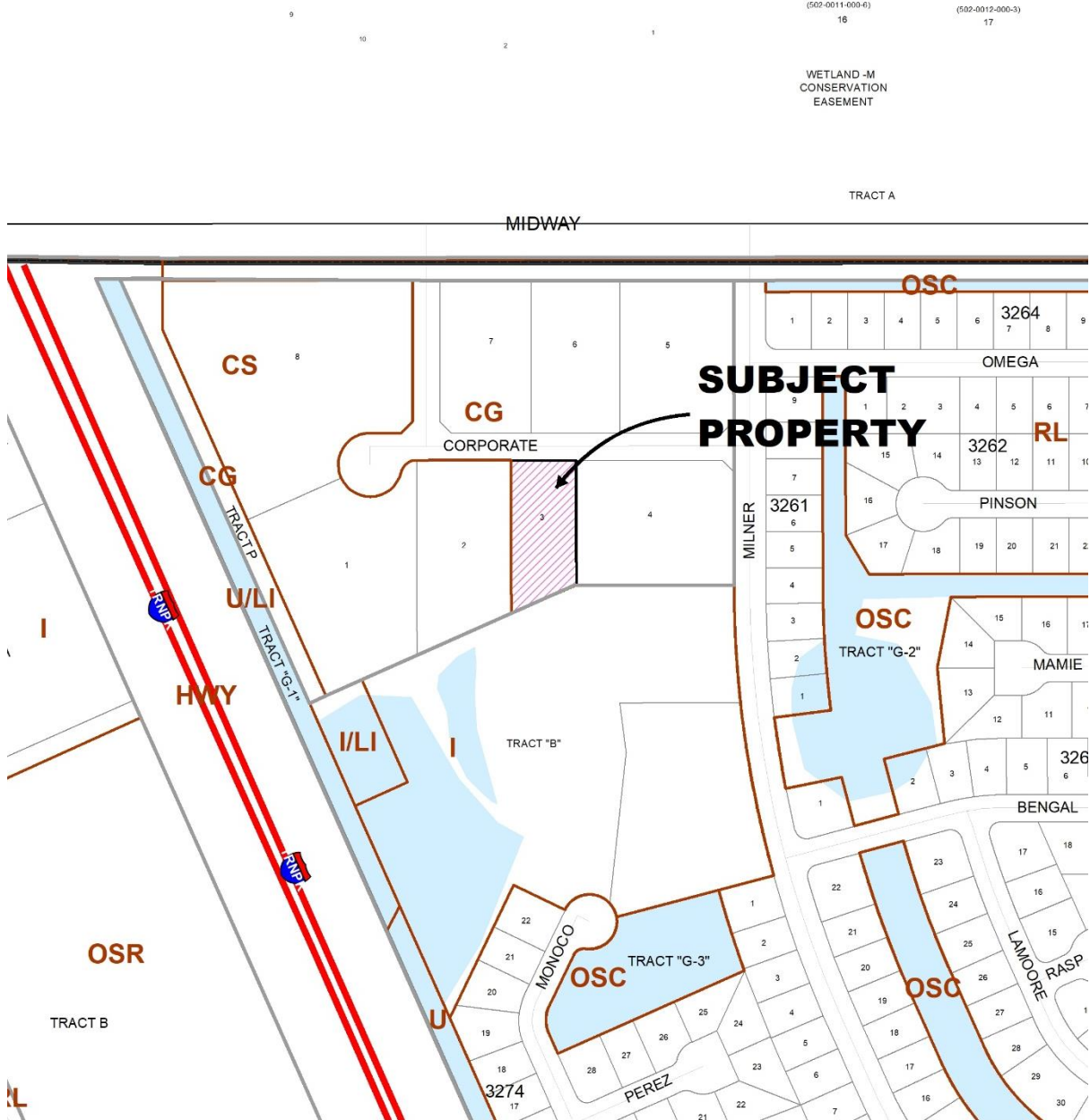
Parcel Number:	3301-701-0005-000-0
Property Size:	+/- 1 acres
Legal Description:	Midway Commerce Center, Lot 3 (PB 41, PG 1)
Address:	5531 NW Corporate Way
Future Land Use:	CG (General Commercial)
Existing Zoning:	CG (General Commercial)
Existing Use:	Vacant

Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	CG	CG	Vacant
South	I	I	SLC Fire District Logistic Campus
East	CG	CG	SLC Health Department Building
West	CS	CG	Vacant

I – Institutional CG – General Commercial CS – Service Commercial

FUTURE LAND USE



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.
 - *Applicant's Response: The parcel of land is owned by the SLCFD and is 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 requirements. 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.*
 - *Staff Findings: Special conditions do exist which are peculiar to this structure that are not applicable to other structures in this zoning district since the proposed use is a public facility, which is a permitted use in CG Zoning district. The building will consist of 6 maintenance bays for fire trucks and will be constructed to match the design of the existing logistics building on the southern portion of the property which has Institutional Zoning. In addition, portions of the logistical complex currently incorporate a metal building with lesser sloped roof elements, therefore the proposed design element for the maintenance facility would be in keeping with the architectural style of some of the existing buildings at the St. Lucie County Fire District logistical complex providing a consistent appearance for the campus.*
- 2) That the special conditions and circumstances do not result from any action of the applicant.
 - *Applicant's Response: 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.*
 - *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 metal building with lesser sloped roof element. However, the fact that the property has different zoning/land use designations on this site such that the*

buildings for the same use are subject to different design criteria is NOT a result of actions 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.
 - *Applicant's Response: 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 within the developed SLCFD logistics campus. The variance will allow the campus to be architecturally consistent and in harmony with the surrounding buildings and properties.*
 - *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.*
- 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.
 - *Applicant's Response: The literal interpretation of the code would make the overall architecture of the campus inconsistent. The existing logistics building has the same exterior metal façade and roof slope as the proposed building. Depriving the applicant this variance would make the SLCFD logistics campus architecturally inconsistent and deprive SLFCD the ability to serve the community. The proposed building is necessary to keep up with the ability to serve the rapidly growing county.*
 - *Staff Findings: The literal interpretation of the provisions would not deprive the applicant of any commonly enjoyed rights by other property owners in the same zoning district, however per the response to comment #1, special circumstances exist to support the granting of this variance.*
- 5) That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.
 - *Applicant's Response: 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.*
 - *Staff Findings: The request for this variance is the minimum variance needed to make possible the reasonable as part of the logistics campus, while incorporating a metal building with a lesser sloped roof. However, as stated in comment #1, the proposed maintenance facility is designed in a manner to match the aesthetics of the overall St. Lucie County Fire District logistic 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.
 - *Applicant's Response: 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.

- *Staff Findings: Granting the variance will not be injurious to the area involved or be otherwise detrimental to the public welfare. Granting the variance will enable the rapid expansion of the SLCFD facilities to continue to meet the needs of the rapidly growing population.*
- 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).