

**St. Lucie Doctors, LLC**

**267 SW Becker Road**

**VARIANCE**

**Project: P22-325**

Planning and Zoning Board Meeting

Francis Forman, Planner II

January 3, 2023



# PROJECT SUMMARY & VARIANCE REQUEST

- A variance to Section 4.4.3 & 4.6.2.1 of the Becker Road Overlay District to allow for a decreased percentage of vertical windows to 52% and a reduction in roof elements for a flat roof with no peaked or pitched elements.

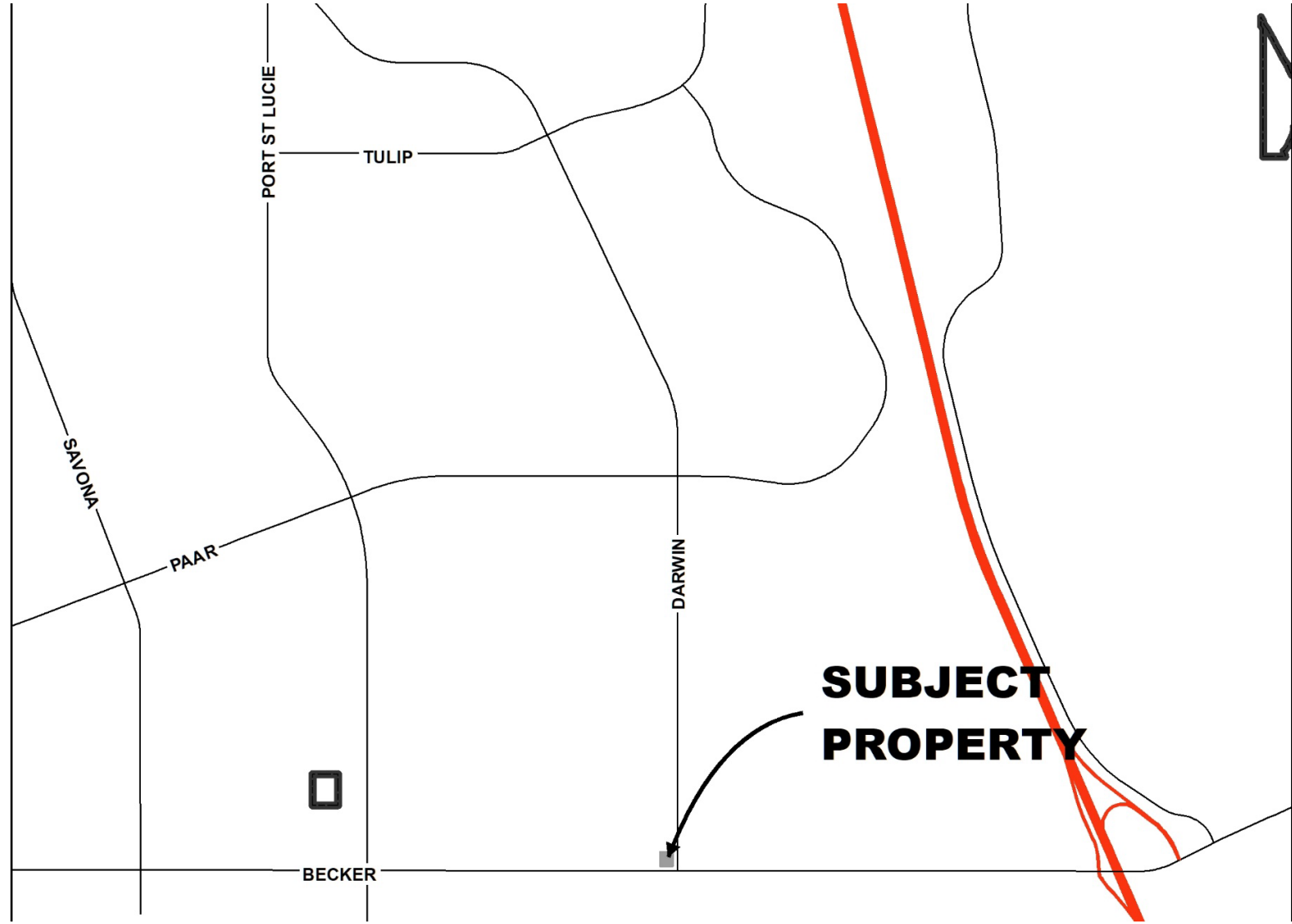


# APPLICANT AND OWNER

- Owners - St. Lucie Doctors, LLC
- Applicant – Raul Ocampo, ADC Architects
- Location – Northeast corner of Becker Road and Darwin Boulevard
- Existing Use - Vacant



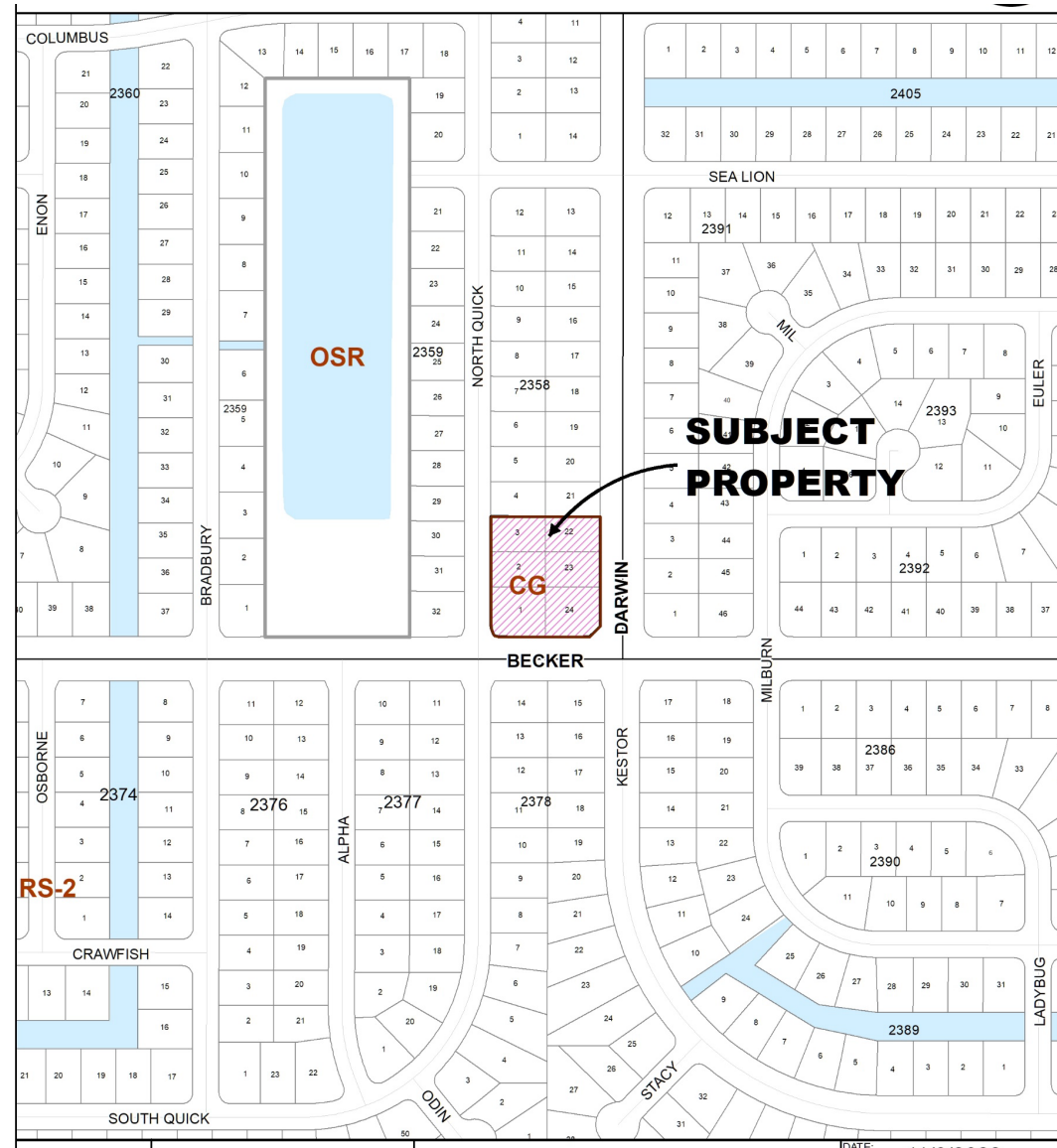
# LOCATION



# AERIAL MAP



# Zoning Map





# Staff Findings

- The need for this variance is due to the design of the proposed building not meeting the standards of the Becker Road Overlay District.
- Section 4.4.3 states that at least 60% of the window area shall be vertical.
- According to Section 4.6.3.1, the roof of any structure shall provide a peaked or pitched roof that extend at least 25% of the length of the sides.
- The variance granted is not the minimum, as the number of non-vertical windows and the style of roof can be changed to meet the Becker Road overlay design standards.



# QUESTIONS OR COMMENTS?

## PLANNING AND ZONING BOARD ACTION OPTIONS:

- Make a motion to approve
- Make a motion to approve with conditions
- Make a motion to deny
- Make a motion to table

