

# **460 Peacock Business Center @ St. Lucie West Variance Application**

Project No. P22-271



# Request Summary

**Owner:** 460 Peacock Business Center, LLC

**Address:** 460 NW Peacock Boulevard

**Request:** To grant a variance to allow 19 freestanding air conditioning condensing and compressor (A/C) units to be located along the front of building #2, which is facing and visible from NW Peacock Boulevard.

# Aerial

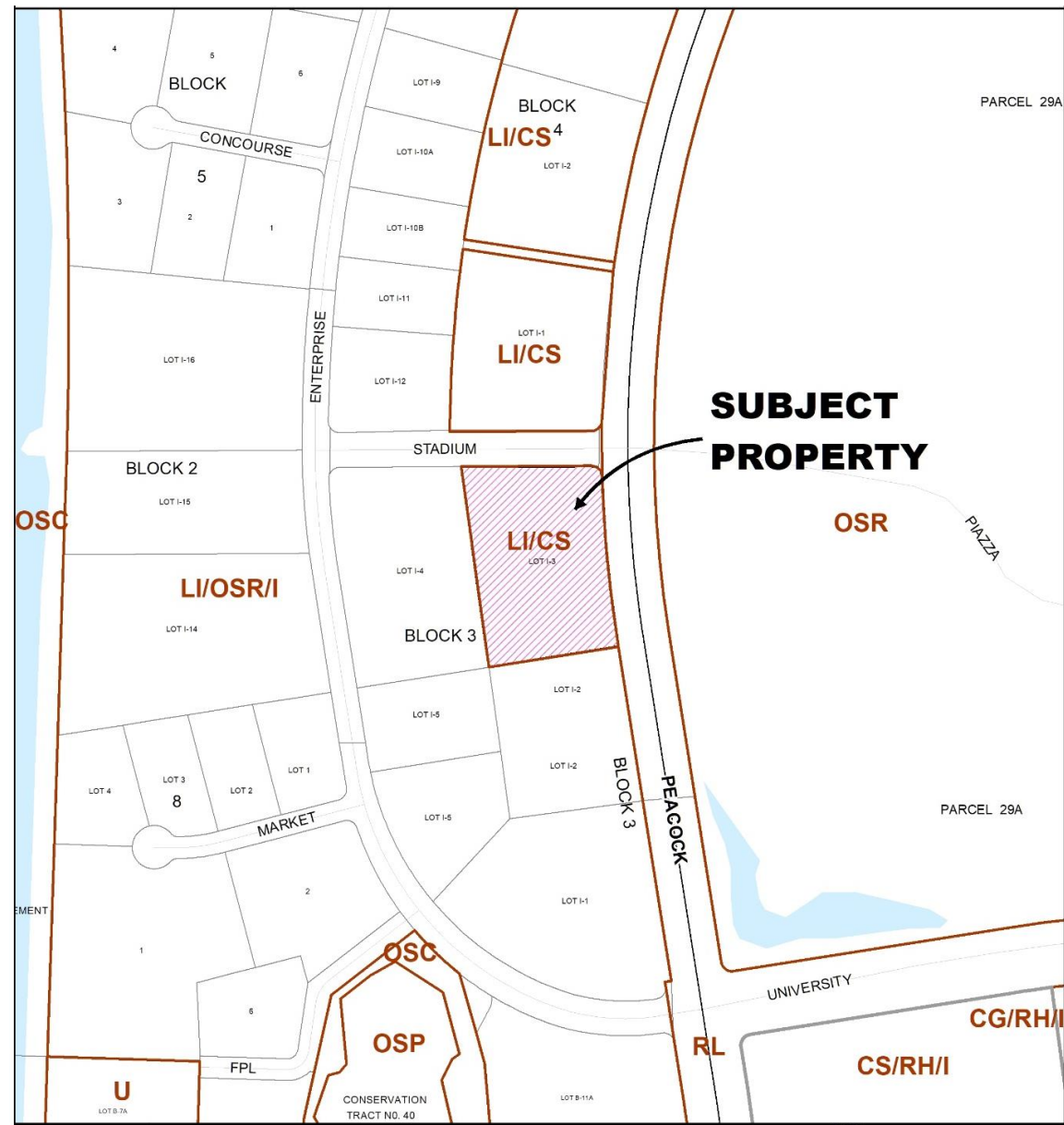
Direction	Future Land Use	Zoning	Existing Use
North	Light Industrial/Service Commercial (LI/CS)	Service Commercial (CS)	Vacant
South	Light Industrial/ Open Space – Recreation/ Institutional (LI/OSR/I)	Planned Unit Development (PUD)	Flying Panda Commercial Property
East	Open Space Recreation (OSR)	General Use (GU)	Mets Stadium
West	Light Industrial/ Open Space – Recreation/ Institutional (LI/OSR/I)	Warehouse Industrial (WI)	Vacant



# Land Use

## Light Industrial/Commercial Service (LI/CS)

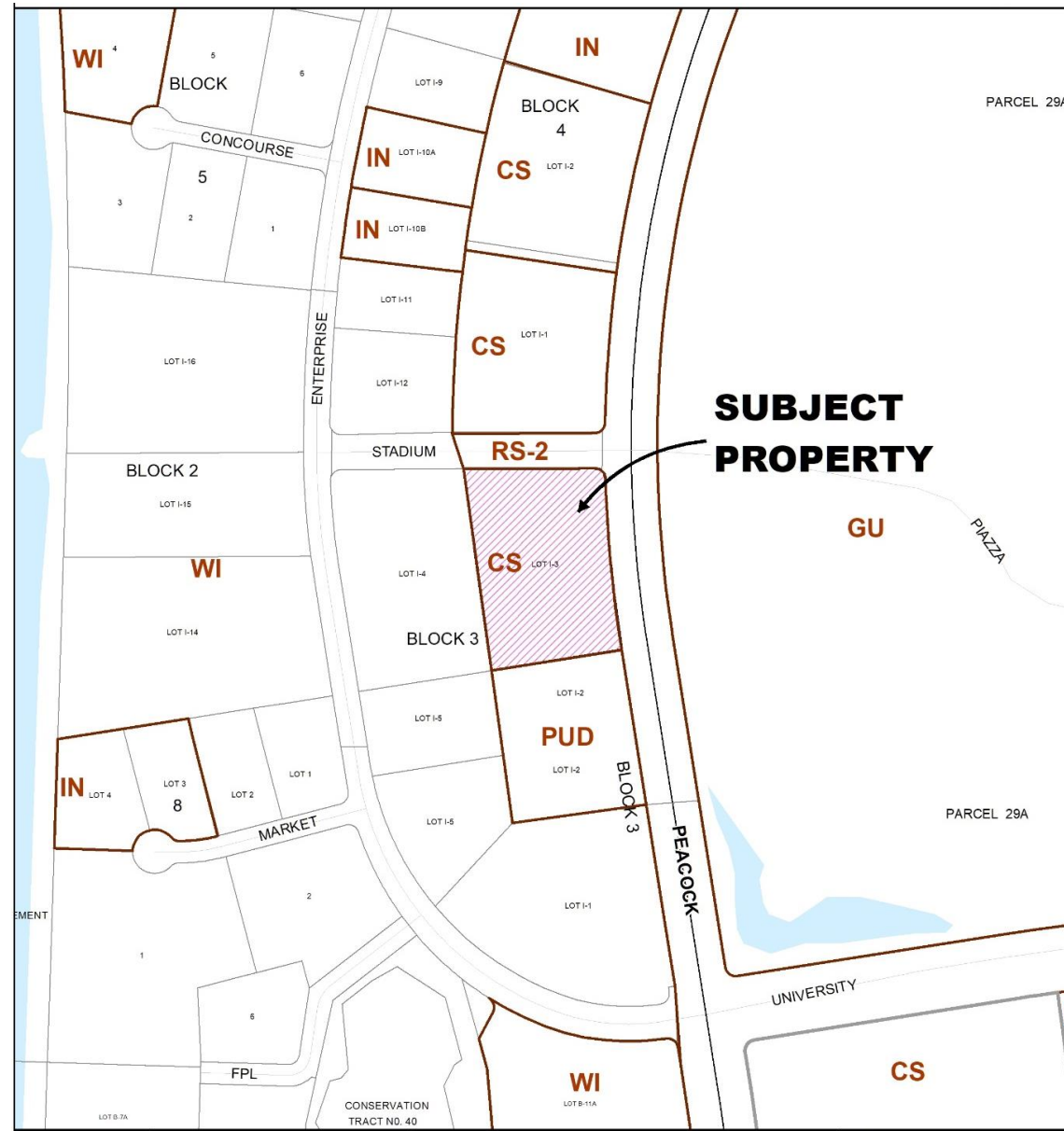
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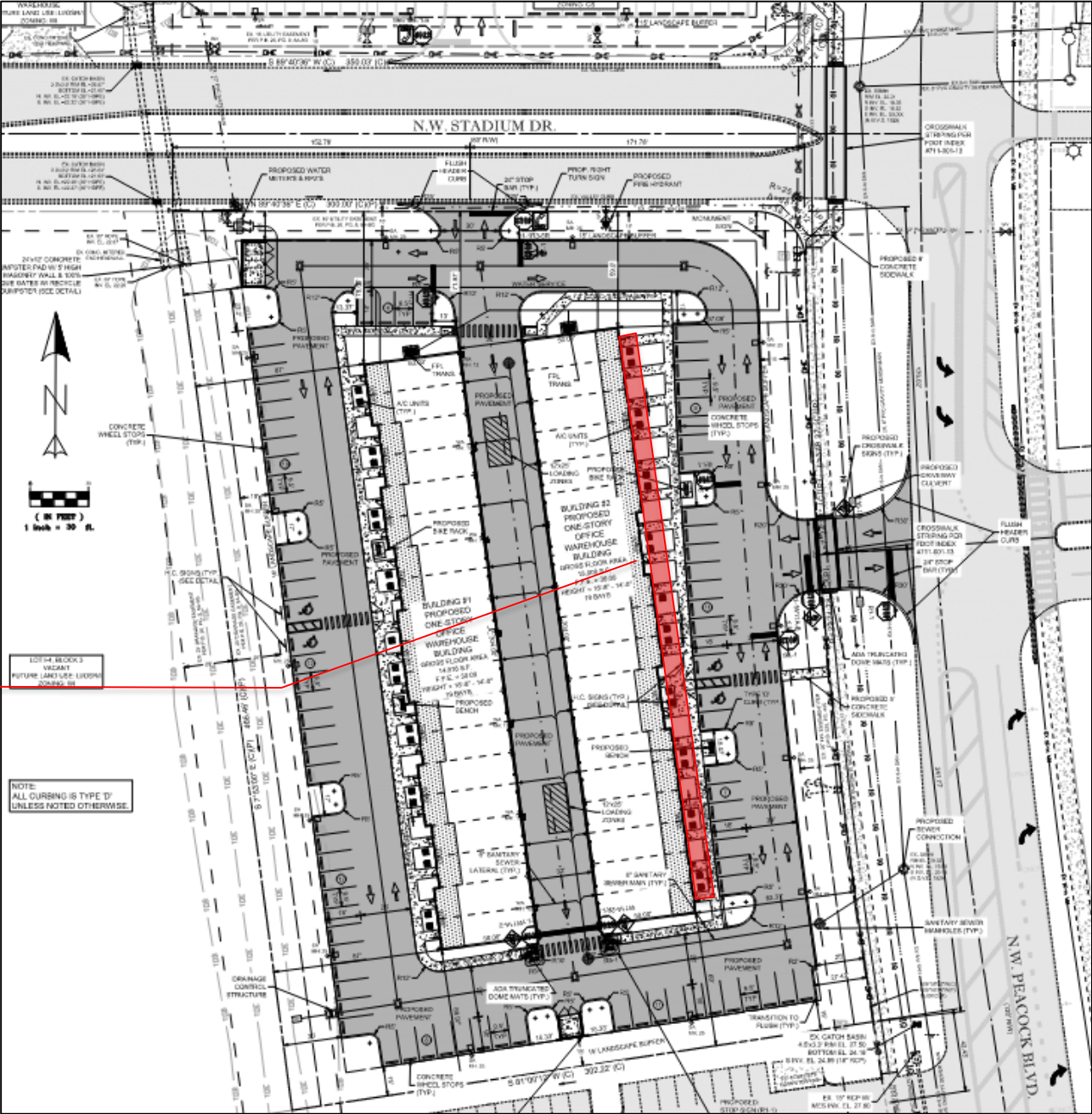
# Zoning

## CS (Service Commercial)

Direction	Future Land Use	Zoning	Existing Use
North	Light Industrial/Service Commercial (LI/CS)	Service Commercial (CS)	Vacant
South	Light Industrial/ Open Space – Recreation/ Institutional (LI/OSR/I)	Planned Unit Development (PUD)	Flying Panda Commercial Property
East	Open Space Recreation (OSR)	General Use (GU)	Mets Stadium
West	Light Industrial/ Open Space – Recreation/ Institutional (LI/OSR/I)	Warehouse Industrial (WI)	Vacant



# Proposed Site Plan



19 AC Units

# Staff Findings

- 1) All corner lots zoned Commercial Service (CS) are subject to the same zoning regulations. The A/C units could be located in places other than the front of the buildings:
  - The backs of the warehouse buildings are proposed to have a 32-foot-wide alley with loading zones for the back of each building. Locating bollards in front of the A/C units could protect the A/C units from being hit by vehicles. The A/C units also could be elevated on the back wall of the building and screened with fencing.
  - Many warehouse and commercial buildings are designed with flat roofs so that the A/C equipment can be located on the roof. The two approved building elevations have been approved with a flat roof, so staff notes that the A/C units could potentially be located on the roof.
  
- 2) The purpose of the City code regarding A/C units is to foster the development of visually attractive streets and sites by not allowing A/C units to face the street. The applicant is proposing to locate 19 A/C compressors at the front entrances of building #2, facing a collector street (Peacock Boulevard). The proposed 24" viburnum hedges placed in front of the units would minimize, but not prevent, the view of the units from the streets or entrances. In order to minimize the view, the applicant should maintain them at the height of the AC units (27").

## Planning and Zoning Board Action Options:

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, then the Board may:

- Motion to approve.
- Motion to approve with the condition that the applicant shall maintain the viburnum hedges at the height of the AC units (27”).

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.