

DESCRIPTION OF REQUESTED VARIANCE AND APPLICABLE CONDITIONS/CIRCUMSTANCES JUSTIFYING THE REQUEST

We request a variance in respect to Chapter 10 of the Citywide Design Standards for the exterior elevations. The Design Standards call for an allowable percentage of color from each of the front and side building elevations. Colors from the Citywide Design Standards vary in percentage allowed by the colors used.

Over the past 24 years our Client has built and operate over 20 clinics in south and central Florida offering Pediatric, Adult and Wellness serving the communities where they are located. Through the years they have established a corporate identity which is recognized by their patients. Part of this identity is color. Their color schemes allow for quick recognition of their facilities where ever you may be in the area.

The colors used as part of SOMA Medical Center's identity are as follows:

Sherwin Williams #6924 (Green)
Sherwin Williams #6811 (Blue)

In the Citywide Design Standards, these colors are used mainly as accent colors per façade (5% for the green and 2% for the blue) respectively. Our proposal as submitted is as follows:

Front Façade:

SW #6924 (Green) for 3.52% or 1.48% under the Design Standard.
SW #6811 (Blue) for 40.59% or 38.59% over the Design Standard.
The blue color is being proposed only in the front façade.

Side Façades:

SW #6924 (Green) for 15.61% or 10.61% over the Design Standard.
Not blue color in the side and rear facades

Please note that along the same side of the street there are strip centers which already have accent colors which go above the percentage limits set by the Citywide Design Standards. Although these existing examples may have been accepted under a previous approval, the precedent in the area was set with no visual detriment to the area.

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 is an existing building, which after the renovations will improve the appearance not only to the building but also the neighborhood.

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

Yes, the improvements to this building are the result from actions by the applicant.

(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;

Being that the property is zoned CG and not residential, and in addition there is an established precedent along the same street. We feel that granting this variance will not confer any special privilege.

(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;

Allowing the applicant to re-enforce their corporate identity is important to any business. Being new to the community it is important that the applicant be recognized and identified as the quality service they bring to Port St. Lucie.

(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 applicant's design complies with all the 5 Architectural Elements from Chapter 10 of the Citywide Design Standards.

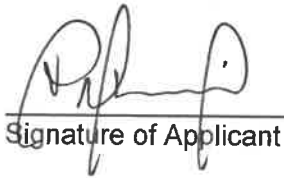
These items in addition to the new landscaping and general improved appearance of the property comply with the request by Planning and Zoning. The only item pending is the color of the building.

(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 applicant's design complies with all the 5 Architectural Elements from Chapter 10 of the Citywide Design Standards. The building

(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.

Yes, we will fully comply with any additional conditions and safeguards


Signature of Applicant

Ana I. Colon
Hand Print Name

6-30-2022
Date