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St. Lucie County – Milner Drive  
Variance  
(P25-016)

Planning & Zoning Board Meeting – March 4, 2025  
Francis Forman, Planner III

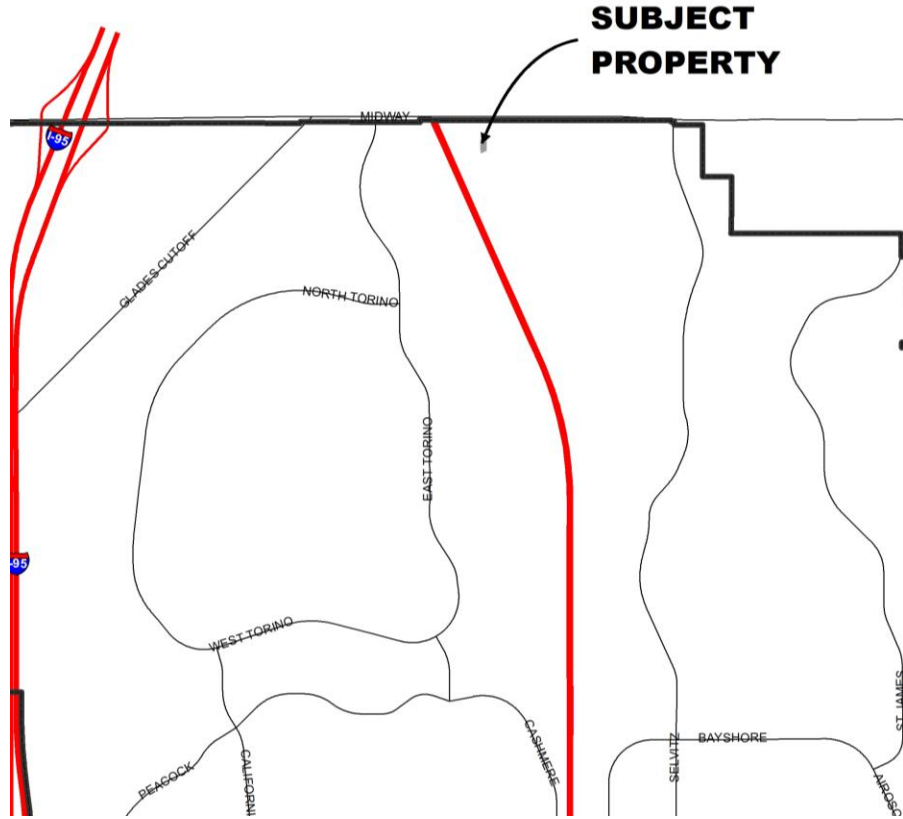
# Project Summary & Variance Request

- A variance to Section 4.0.1(2) and 5.5.1(3) of the Citywide Design Standards to allow for a metal building with a lesser sloped roof design.

# Applicant and Owner

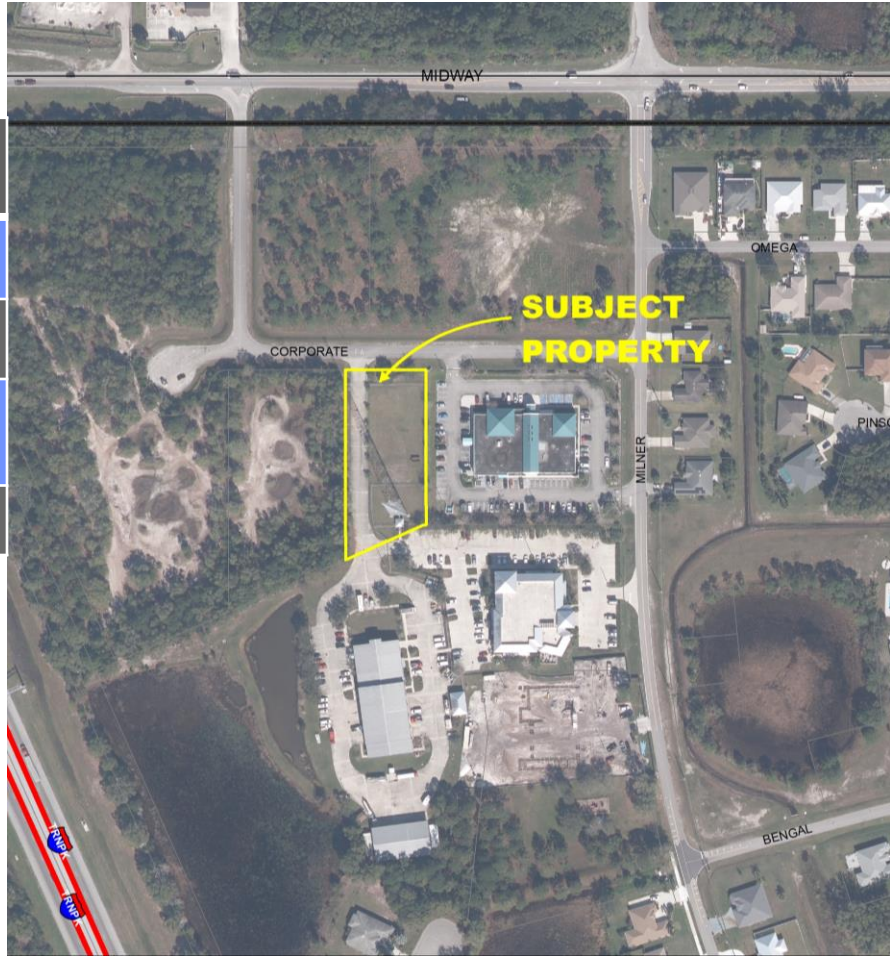
- **Applicant** – Velcon Engineering & Surveying, LLC
- **Owner** – St. Lucie County Fire District
- **Location** – South side of NW Corporate Way, west of NW Milner Drive
- **Existing Use** – Vacant

# Subject Property



# Aerial

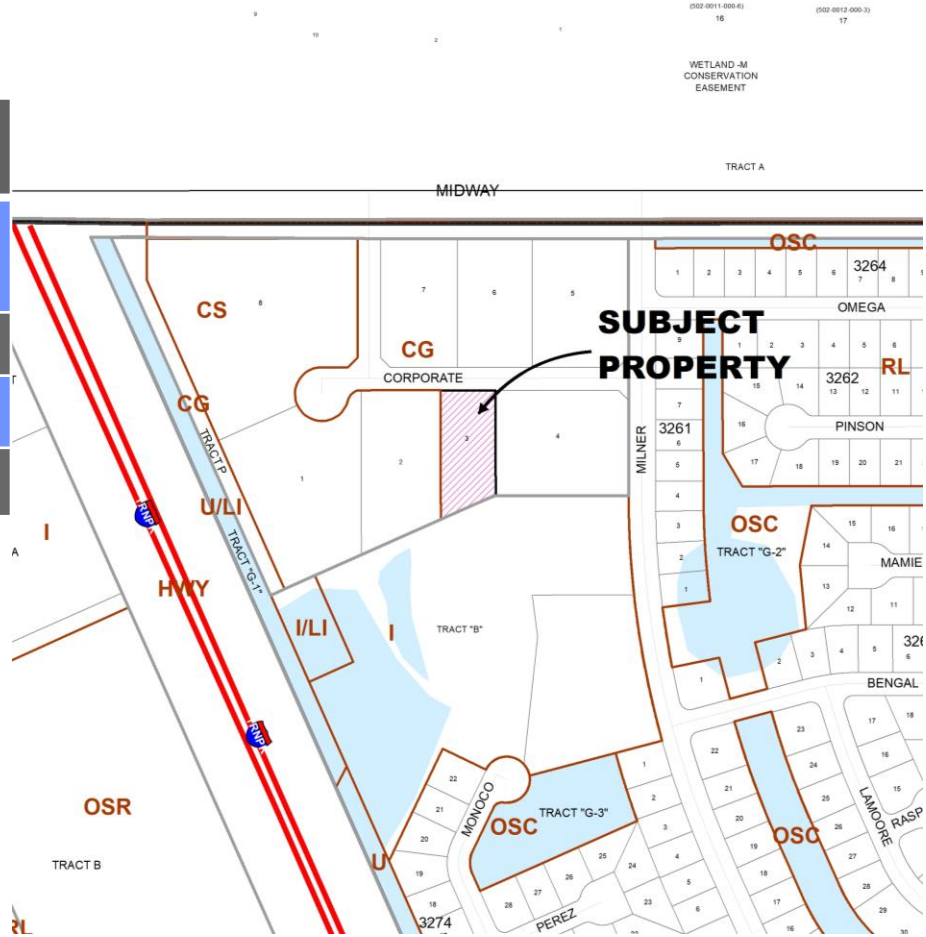
Direction	Existing Use
North	Vacant
South	SLC Fire District Logistic Campus
East	SLC Public Health Building
West	Vacant



# Future Land Use

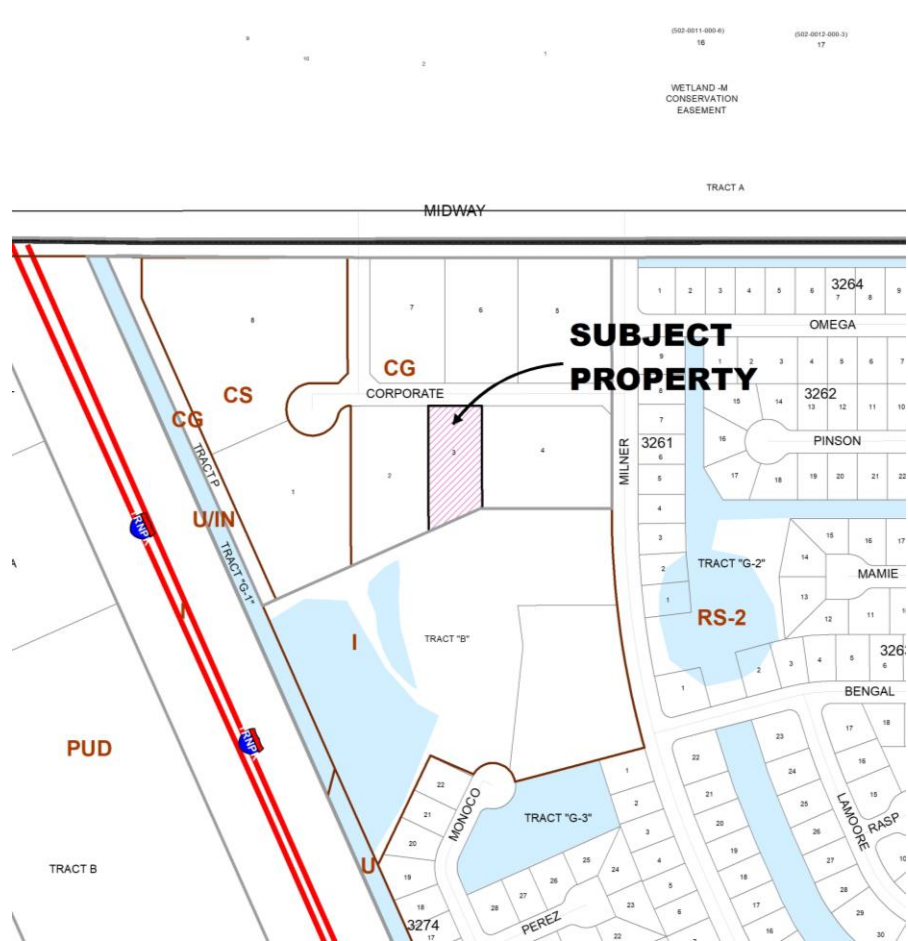


Direction	Future Land Use
North	General Commercial (CG)
South	Institutional (I)
East	General Commercial (CG)
West	Service Commercial (CS)

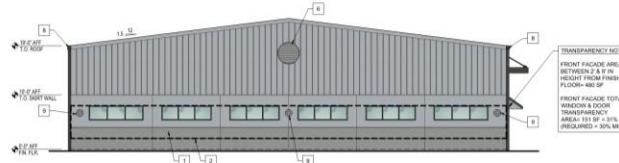


# Zoning

Direction	Zoning
North	General Commercial (CG)
South	Institutional (I)
East	General Commercial (CG)
West	General Commercial (CG)

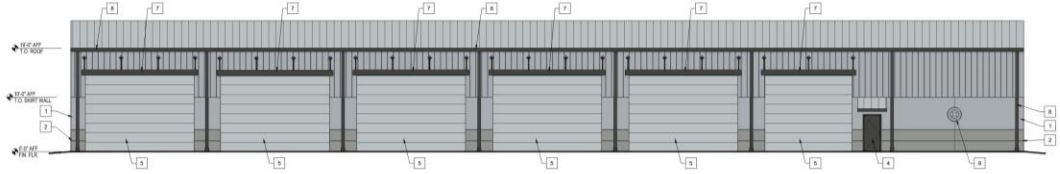


# Elevation

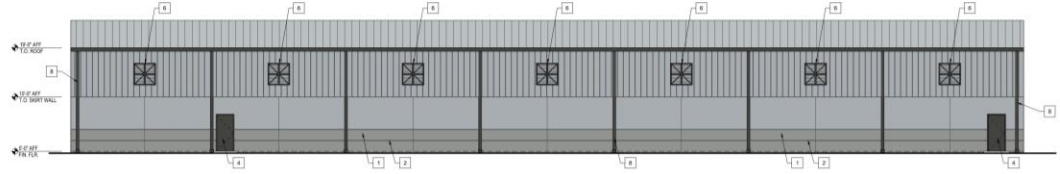


01 NORTH ELEVATION  
SCALE: 1/8" = 1'-0"

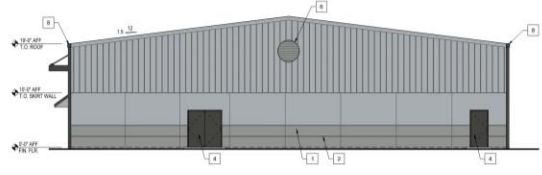
COLOR LEGEND	ARCHITECTURAL ELEMENTS	MATERIAL LEGEND
<ul style="list-style-type: none"> <li>MARK COLOR 1: 80% SOLID BROWN/TAN/OC 10% ALLIRED</li> <li>MARK COLOR 2: 80% SOLID TAN/OC 10% ALLIRED</li> <li>FINISH COLOR: 80% SOLID BROWN/OC 10% ALLIRED</li> <li>METAL ROOF COLOR: MATCH EXISTING (SEE CALLOUTS)</li> </ul>	<p>(1) ARCHITECTURAL ELEMENTS REQUIRED FROM TABLE (1) - 1</p> <p>ARCHITECTURAL ELEMENTS PROVIDED:</p> <ol style="list-style-type: none"> <li>STANDING SEAM METAL ROOF</li> <li>EXPRESSION WALL COLUMN AT LEAST 50% OF ONE SIDE OF A BUILDING FACE</li> <li>NEEDLE LIFT TRUCK AND AT LEAST ONE SIDE</li> <li>LATCHES</li> <li>POWER (50 SF MIN.)</li> </ol>	<p>(1) SMOOTH STUCCO-FINISH-MATCH EXISTING</p> <p>(2) 1/2" ZIP EXPRESSION LINES-MATCH EXISTING</p> <p>(3) MATCH PAINTED ALUMINUM STOREFRONT SYSTEM W/ DARK BRONZE FINISH-MATCH EXISTING</p> <p>(4) MATCH PAINTED MATCH-HOLD METAL DOOR-MATCH EXISTING</p> <p>(5) 1/2" FINISH MATCH PAINTED SECTIONAL DOOR-MATCH EXISTING</p> <p>(6) REINFORCON ARCHITECTURAL FEATURE-MATCH EXISTING</p> <p>(7) SNAPPY</p> <p>(8) MATCH PAINTED SLUR GUTTER &amp; DOWNSPOUT SYSTEM-MATCH EXISTING</p> <p>(9) 1/2" OR 3/4" DIA. METAL LOK</p>



02 WEST ELEVATION  
SCALE: 1/8" = 1'-0"



03 EAST ELEVATION  
SCALE: 1/8" = 1'-0"



04 SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



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New Building for:  
**St. Lucie County Fire District**  
 NW Corporate Way  
 Port Saint Lucie, FL 34983



PRELIMINARY NOT FOR CONSTRUCTION

PROJECT #	24-037
DATE	1-30-2025
REV #	DATE
SHEET #	

A-3.1

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# Staff Findings

- The St. Lucie County Fire District has applied for the variance to construct a new metal building with a lesser pitched roof (1.5:12) elements for this specialized facility.
- 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
- The variance is the minimum variance needed to make possible the reasonable use of the land while incorporating a flat roof with extended parapet wall.

# Recommendation

Planning Department staff finds that the variance meets the criteria and recommends approval.