



City of PSL Municipal Complex

Variance (P24-041)

Planning & Zoning Board Meeting – April 16, 2024
Francis Forman, Planner II

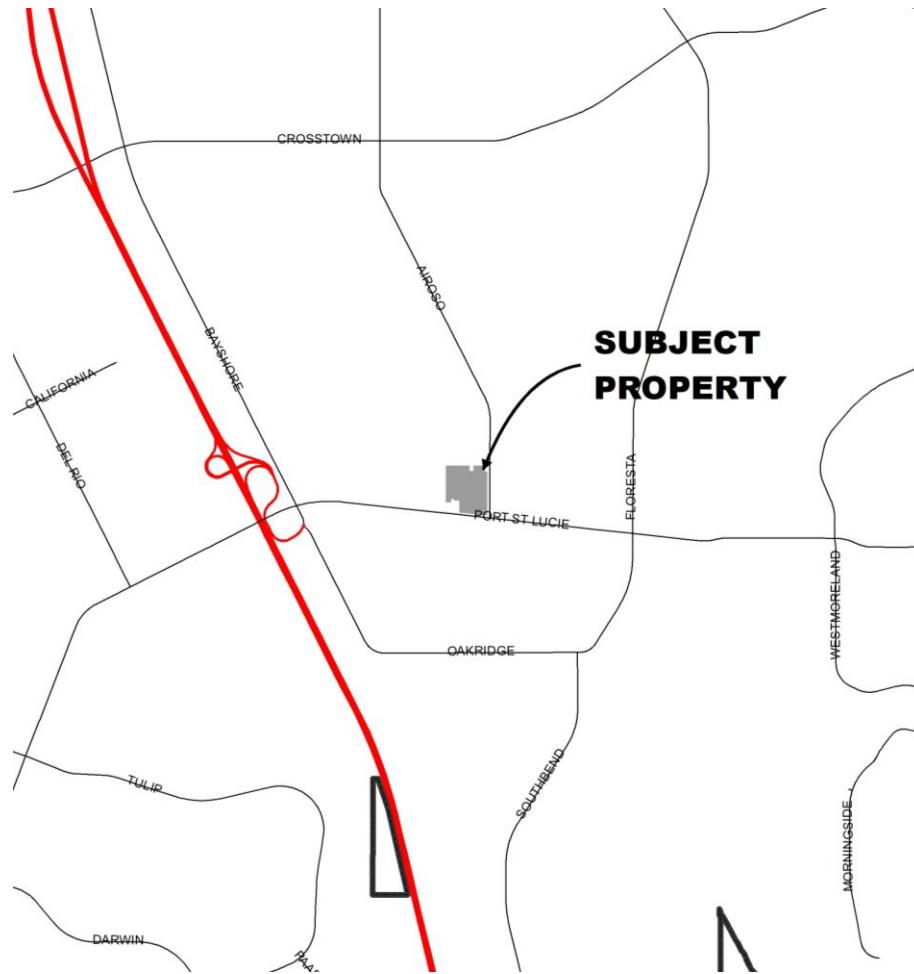
Project Summary & Variance Request

- A variance to Section 5.4.1(1) of the Citywide Design Standards to allow for a flat roof design with no pitched or peaked design elements.

Applicant and Owner

- **Applicant** – City of Port St. Lucie.
- **Location** – Northwest corner of SW Port St. Lucie Boulevard and SW Airoso Boulevard.
- **Existing Use** – City Municipal Complex.

Subject Property



Aerial

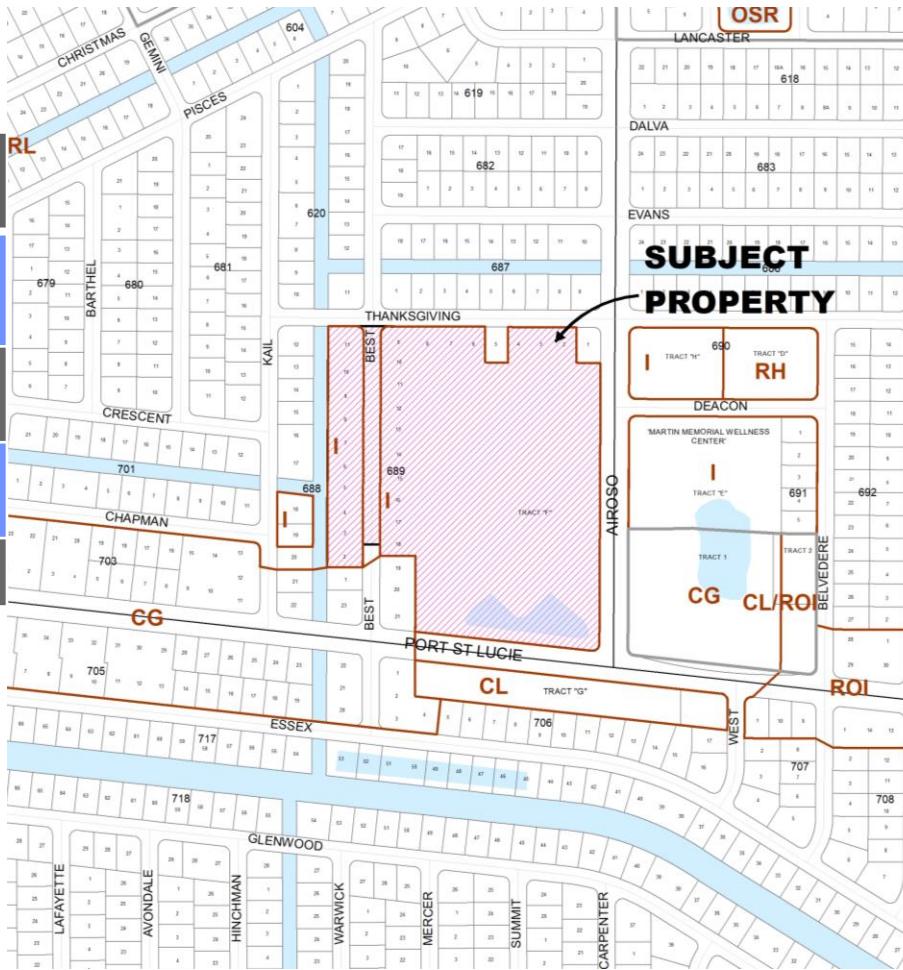


Direction	Existing Use
North	Residential
South	Commercial Strip
East	Municipal complex and commercial strip
West	Residential



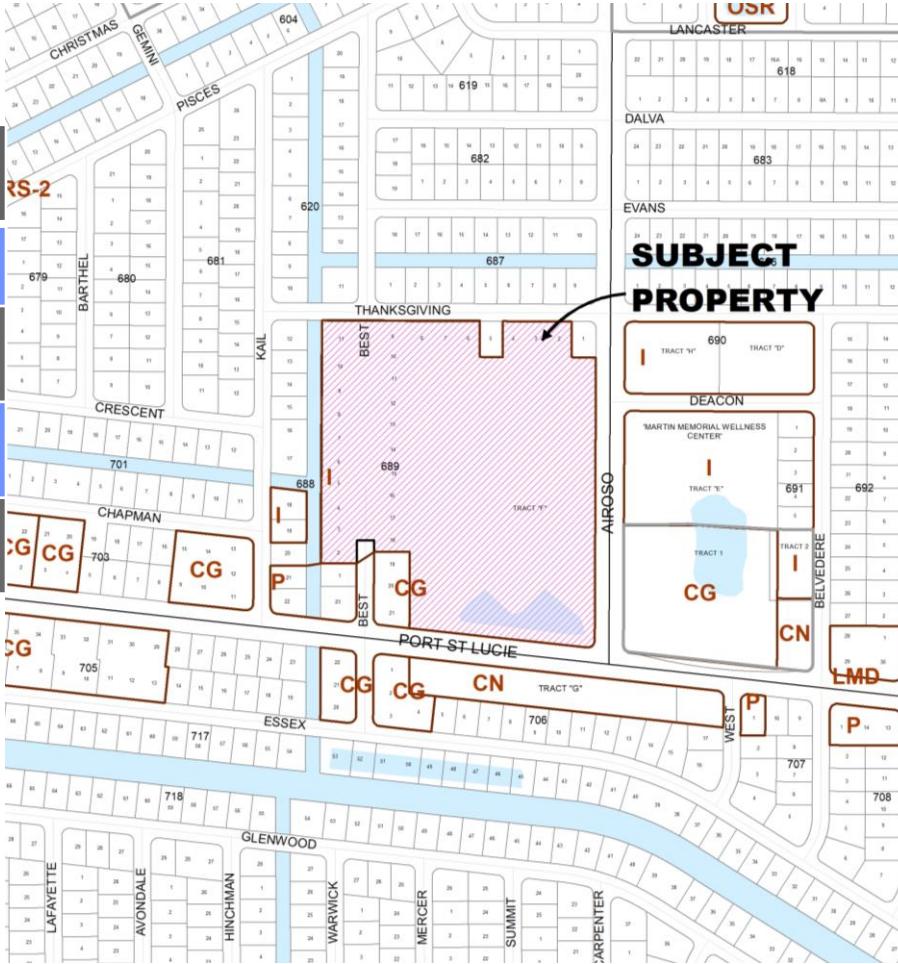
Future Land Use

Direction	Future Land Use
North	Low Density Residential (RL)
South	General Commercial (CG), Limited Commercial (CL)
East	Institutional (I), General Commercial (CG)
West	Low Density Residential (RL)



Zoning

Direction	Zoning
North	Single-Family Residential (RS-2)
South	General Commercial (CG), Neighborhood Commercial (CN)
East	Institutional (I), General Commercial (CG)
West	Single-Family Residential (RS-2), Institutional (I), Professional (P)



Elevation



ADG
Architects Design Group

Elevation



Elevation



ADG
Architects Design Group

Elevation



ADG
Architects Design Group

Elevation



ADG
Architects Design Group

Staff Findings

- The city has applied for the variance to construct a new flat roof building with no pitched or sloped roof elements for this specialized facility.
- Section 5.4.1(1), Flat Roof Design, of the Citywide Design Standards requires that flat roofs may be used if peaked or pitched sloped roof elements extend at least 25% of the length of the front and two sides of the building.
- 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 find that the variance meets the criteria and recommends approval