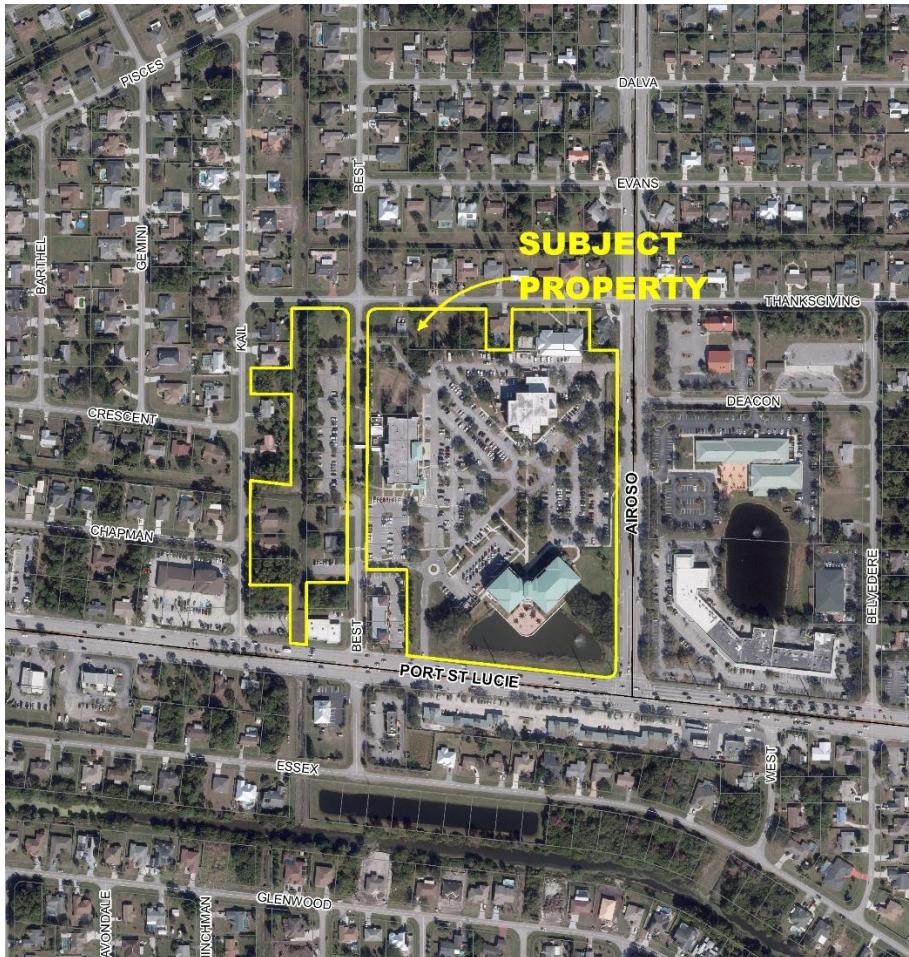




PLANNING AND ZONING BOARD STAFF REPORT
April 16, 2024, Planning and Zoning Board Meeting

**City of Port St. Lucie Municipal Complex
Variance (Design Relief)
P24-041**



Project Location Map

SUMMARY

Applicant's Request:	To grant a variance of design relief to allow a flat roof with no pitched or sloped design elements.
Application Type:	Variance, Quasi-Judicial
Property Owner:	City of Port St. Lucie
Address:	121 SW Port St. Lucie Boulevard
Location:	The property is generally located on the northwest corner of SW Port St. Lucie Boulevard and SW Airoso Boulevard.
Project Planner:	Francis Forman, Planner II

Project Description

The City of Port St. Lucie is requesting a variance to the flat roof design requirements to not include any pitched or sloped roof elements for the construction of a proposed new building adjacent to SE Thanksgiving Avenue with a flat roof. 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.

Background

At this time the intent is to have a building with a flat roof design and an extended parapet to screen the rooftop mechanical equipment. The new design proposal is partially due to cost savings, but it also reflects that the city hall campus already has a mix of architectural styles so the police training facility will still be in keeping with the overall campus aesthetics. Due to the redesign, the variance to the Citywide Design Standards for the allowance of a flat roof with no sloped roof elements is needed. Staff supports the request for relief.

Review Criteria

An application for a variance is reviewed for consistency with Article XV of the Zoning Code, Sections 158.295 through 158.299. Final action on the application (approval or denial) is in the form of an Order of the Planning and Zoning Board following a quasi-judicial public hearing. A vote of approval by five (5) members of the Planning and Zoning Board is required to grant a variance.

Public Notice Requirements

Public notice was mailed to owners within 750 feet on April 5, 2024, and the file was included in the ad for the Planning & Zoning Board's agenda.

Location and Site Information

Parcel Number:	3420-585-0005-000-2
Property Size:	+/- 21.65 acres
Legal Description:	Port St. Lucie Section 18, Block 689, Lots 6-11 and a portion of Tract F
Address:	121 SW Port St. Lucie Boulevard
Future Land Use:	I (Institutional)
Existing Zoning:	I (Institutional)
Existing Use:	City Municipal Complex

Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	RL	RS-2	Single Family Residential
South	CL, CG	CG, CN	Commercial Strip
East	I, CG	I, CG	Municipal Complex, Commercial Strip
West	RL, I	RS-2, I, P	Single Family Residential

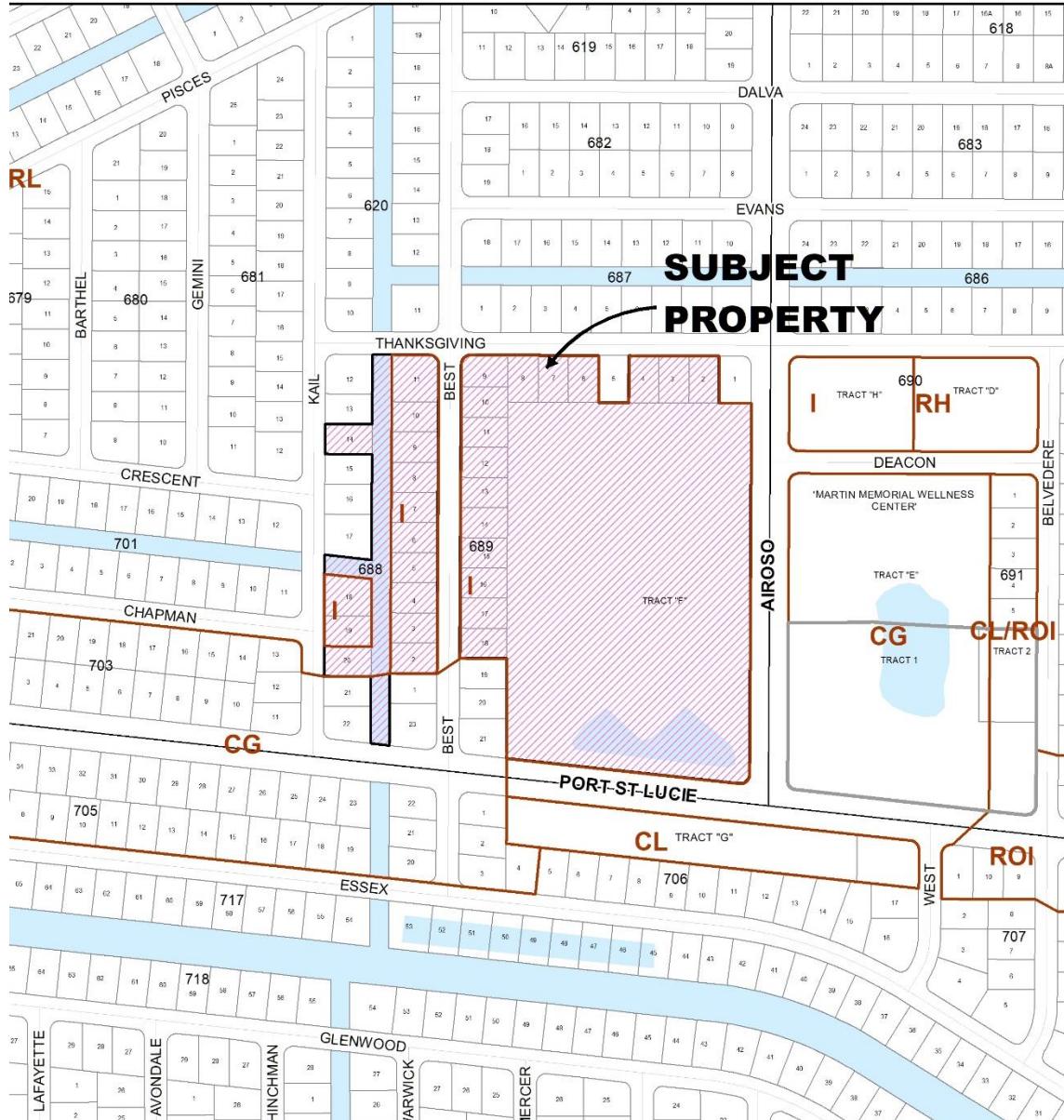
I – Institutional CG – General Commercial CL – Limited Commercial CN – Neighborhood Commercial

P – Professional RS-2 – Single Family Residential RL – Low Density Residential

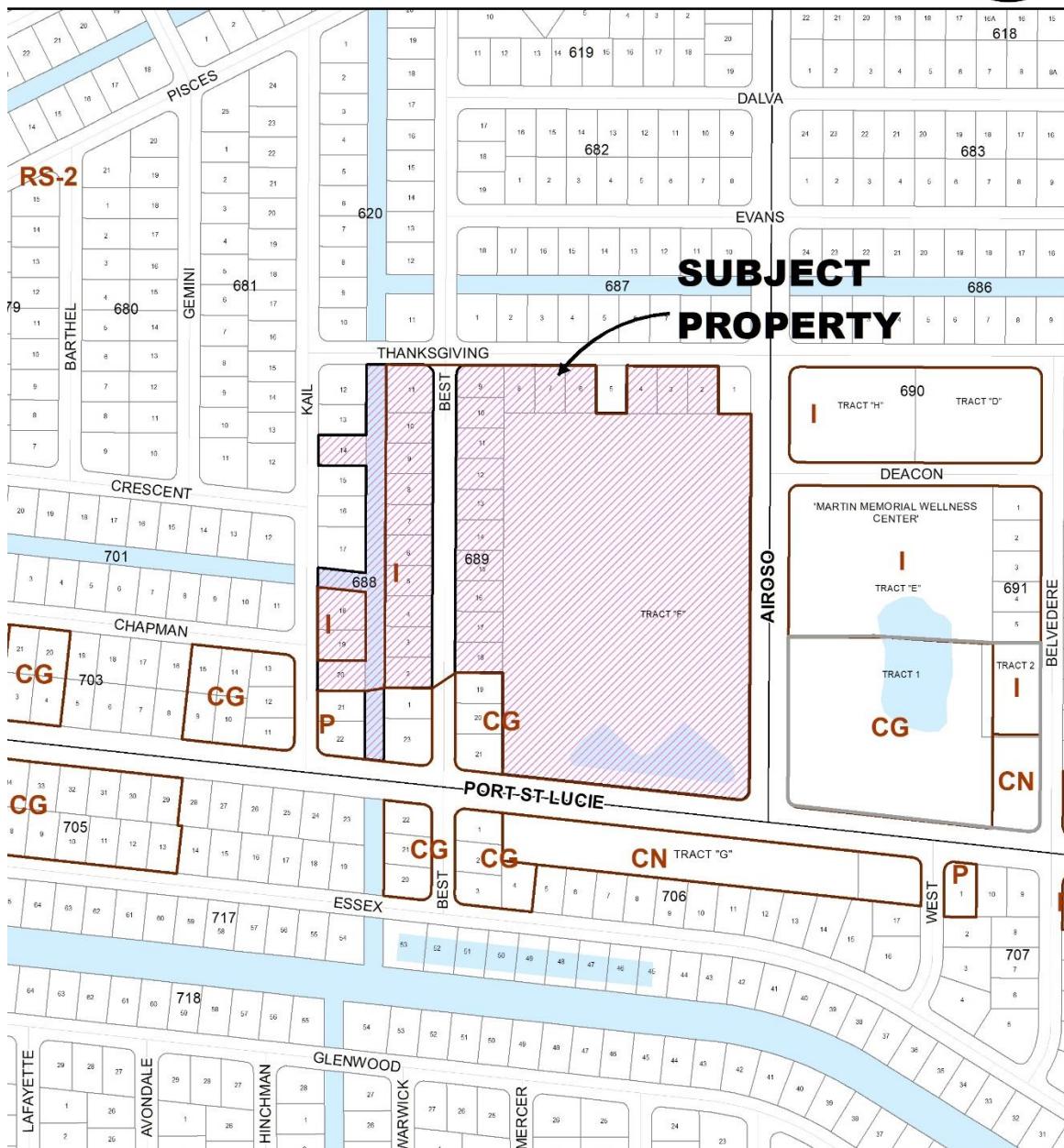
FUTURE LAND USE



SUBJECT PROPERTY



EXISTING ZONING



IMPACTS AND FINDINGS

Section 158.295 (B) of the Zoning Code establishes the duties of the Planning and Zoning Board in authorizing a variance. The Planning and Zoning Board may authorize a variance from the provisions of the Zoning Code 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. Pursuant to Section 158.296, a variance is authorized only for height, area, and size of structure, yard size, building setback, lot size requirements, and other applicable development regulations, excluding use. To authorize a variance, the Planning and Zoning Board should consider the criteria listed under Section 158.295 (B) (1) through (7) of the Zoning Code. The applicant's response to this criterion is attached to the application. Staff's review is provided below:

Compatibility with variance criteria Section 158:295 (B).

- 1) That special conditions and circumstances 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.
 - *Staff Findings: Special conditions do exist which are peculiar to this structure that are not applicable to other structures in this zoning district because this is a police training facility. The building has a shooting range incorporated into the design and specific public safety equipment both within the facility as well as anticipated to be installed on the rooftop. The flat roof design also has a parapet wall that is extended in order to better screen the rooftop equipment from sight. In addition, portions of the municipal complex currently incorporate flat roof elements with extended roof elements to hide mechanical equipment from all sides of the building, therefore the proposed flat roof element for the police training facility would be in keeping with the architectural style of some of the existing buildings at the city hall complex.*
- 2) That the special conditions and circumstances do not result from any action of the applicant.
 - *Staff Findings: Special conditions and circumstances which are peculiar to the land, structure, or building do exist from the actions of the applicant in the design of the building including a flat roof with no pitched or sloped element. A police training facility is a specialized use.*
- 3) That granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, buildings, or structures, in the same zoning district.
 - *Staff Findings: The granting of this variance request will confer special privilege that is denied by this chapter to other lands in the same zoning district, however, per the response to comment #1, special circumstances exist to support the granting of this variance. It is the only police training facility that the City will have. It is unique in form and function.*
- 4) That 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.
 - *Staff Findings: The literal interpretation of the provisions could deprive the applicant of any commonly enjoyed rights by other property owners in the same zoning district*

because this is a unique specialized facility with unique requirements. The building has a shooting range incorporated into the design and specific public safety equipment requirements both within the facility as well as anticipated to be installed on the rooftop. The flat roof design also has an extended parapet wall specifically to provide a better screening effect for all the anticipated the rooftop equipment.

- 5) That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.
 - *Staff Findings: The request for this variance is the minimum variance needed to make possible the reasonable use of the land while incorporating a flat roof with extended parapet wall. However, as stated in comment #1, the proposed police training facility is designed in a manner to match the aesthetics of the overall municipal complex.*
- 6) That the granting of the variance will be in harmony with the general intent and purpose of the chapter and that the variance will not be injurious to the area involved or otherwise detrimental to the public welfare.
 - *Staff Findings: Granting the variance will not be injurious to the area involved or be otherwise detrimental to the public welfare.*
- 7) 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.
 - *Staff Findings: Acknowledged.*

RECCOMENDATION

Planning Department staff find that the variance meets the criteria as listed in Section 158.295 (B) (1) through (7) of the City code and recommends approval.

(NOTE TO APPLICANTS: Any request for a variance that is denied by the Planning and Zoning Board may be appealed to the Board of Zoning Appeals. Appeal applications are made through the City Clerk's office and must be submitted within 15 days after the Planning and Zoning Board hearing).