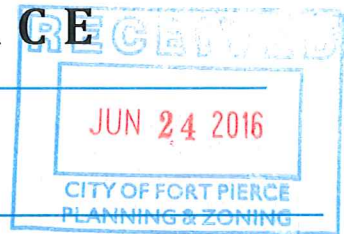




# CITY OF FORT PIERCE

## PLANNING DEPARTMENT

COMPREHENSIVE PLANNING ♦ DEVELOPMENT REVIEW  
HISTORIC PRESERVATION ♦ URBAN DESIGN ♦ URBAN FORESTRY ♦ ZONING



### VARIANCE

Property address or Location 417 Orange Avenue, Fort Pierce, FL 34950  
Parcel ID #(s) 241070100330007  
Project description Rock Church Parking Lot District

Salah Ghait  
Property Owner(s)  
265 SW LAKE FOREST WAY  
Street Address  
PT. ST. LUCIE FL 34986  
City State Zip  
772-626-8997  
Phone Number  
SGHEIT@YAHOO.COM  
Email Address

Rock Church Andrew Jefferson  
Applicant/Representative, Title, Company  
4236 5TH Avenue  
Street Address  
Vero Beach FL 32967  
City State Zip  
(772) 320-5121  
Phone Number  
Ruth5227@aol.com  
Email Address

**Property Owner(s) Acknowledgements:** - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein.

Salah Ghait  
Property Owner(s) Signature(s)  
STATE OF FLORIDA COUNTY ST. LUCIE  
The foregoing instrument was acknowledged before me this 16<sup>th</sup> day of June, 2016, by  
SALAH I GHAIT who is personally known to me or has produced  
FLDL as identification.

[Signature]  
Signature of Notary



**INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3729**

#### TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic District	Historic Designation
				Contributing Individual Non-Contributing None

Pre-Application Meeting Date \_\_\_\_\_ Fees \_\_\_\_\_ Control # \_\_\_\_\_ B. Permit # \_\_\_\_\_  
Intake Planner \_\_\_\_\_  
Planner Assigned \_\_\_\_\_  
Approved By \_\_\_\_\_ Date \_\_\_\_\_  
Comments \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



# VARIANCE

Submit eight (8) hard copies and one (1) CD of the following for initial submittal, subsequent submittals will be required:

- Site plan, to scale, including all relevant improvements:
  - Existing & proposed structures
  - Landscaping & parking,
  - Fencing, signs, etc.
- As-built Survey
- Criteria Narrative
- Complete, notarized application

Description of request: \_\_\_\_\_

Reason for request: \_\_\_\_\_

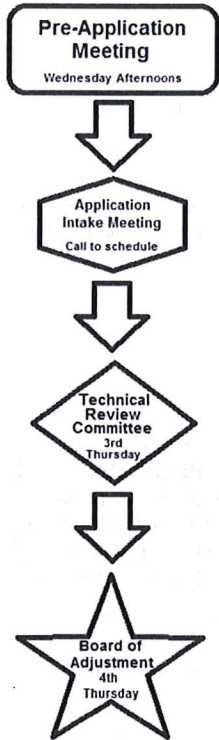
Existing Use : \_\_\_\_\_ Date Property was Purchased: \_\_\_\_\_

Alterations made to the site since purchase: \_\_\_\_\_

Has a request for this variance been denied in the past?  Yes  No

If yes, what has changed since the denial? \_\_\_\_\_

### Application Outlook



### Criteria:

In order to determine whether your request for Variance meets all the criteria in Section 22-108 of the City Code, please answer the following questions. Please provide answers of questions on separate pages:

1. Describe those conditions peculiar to the specific property and not applicable to other lands, structures, or buildings in the same zoning district.
2. Does special conditions or circumstances result from actions other than that of yours? Please explain
3. Identify any undue hardships or deprivation of commonly enjoyed property rights that would result in the literal interpretation of the code for the zoning district.
4. What is the minimum variance that would give the reasonable use of the land, building, or structure?
5. Explain how the variance request would not impair the intent of the zoning ordinance or be detrimental to the general public welfare:

# ROCK CHURCH INTERNATIONAL

**"TRANSFORMING LIVES THROUGH CHRIST"**

REV. ANDREW JEFFERSON, PASTOR

617 Orange Avenue  
FORT PIERCE, FL 34950

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June 21, 2016

Mr. Kori Benton  
CITY OF FORT PIERCE  
Planning Department  
100 North U.S. Highway 1  
Fort Pierce, FL 34954

Dear Mr. Benton:

## **Re: Parking Variance Request 617 Orange Avenue**

Please be advised that the request is to deviate from the City Code Section 22-60 (b) Off-lot parking. As sought, the variance would grant Rock Church located at 617 Orange Avenue access to parking within 640 feet of the main entrance of the facility. The Code allows for 300 feet; consequently the request is for an additional 340 feet to allow the church to meet parking requirements utilizing spaces provided by Fort Pierce Utilities Authority. A parking agreement has been entered with Fort Pierce Utilities Authority allowing the church access and utilization of 80 parking spaces from 8:00 a.m. – 11:00 a.m. on Sundays (see exhibit A). In addition, the church will provide shuttle service for its parishioners to and from the facility to reduce safety hazards. The property is zoned to permit the use and it does not present factors that adversely affect the health, safety, or general welfare of the community; there are also other churches in the area that utilize shared parking.

To address the specific questions listed in the application for variance, please be advised as follows:

- 1) **Describe those conditions peculiar to the specific property and not applicable to other lands, structures, or buildings in the same zoning district.**

The structure is unique, the request is unique and factors and characteristics are unique in that it was built in 1946. The property has been the same size for 70 years. It has a very large building on it with limited on-site parking. The area is urban with limited parking and there is a shortfall of parking along the corridor. The City is aware of the need for parking and has presented on-street parking and secured parking easements; there is notable City parking assets in the area that are designed to offset the issues allowing collective use of the parking by adjacent churches. The alternative for Rock Church in this situation would be to possibly cut off half of the building and put parking on it or purchase extra property to build a parking garage or demo a building on the corridor for parking; options, but not viable for the church.

Other factors for consideration of the variance are that there are large buildings in the area, the speed limit along 6<sup>th</sup> Street is 25 miles per hour, there is a tighter feel for pedestrians and there are broad sidewalks. The District is very commercially oriented, accessible to the public and families are gathering and going to church in the area. The Rock Church is an extension of the downtown.

**2) Does special conditions or circumstances result from actions other than that of yours?**

Yes - The original builder constructed the building approximately 70 years ago with limited parking. We did not construct the building without adequate parking and we had not planned for the parking burden. The conditions and circumstances are a result of others who created the conundrum. We were informed that the use (church) is allowed within the zoning district and consequently, we moved forward with that understanding. We are now pressed to provide a resolution; we are taking steps to rectify the problem

**3) Identify any undue hardships or deprivation of commonly enjoyed property rights that would result in the literal interpretation of the code for the zoning district.**

If the variance is not granted, the Church would be deprived of commonly enjoyed property rights of not only other churches but rights of other properties and businesses in the area. There are other similar circumstances, restaurants, businesses and churches; others in the same boat when it comes to available parking. We are not trying to add to the problem, but provide a solution.

**4) What is the minimum variance that would give the reasonable use of the land, building, or structure.**

A 340 foot variance from the required distance between the facility and off-site parking would give the reasonable use of the structure utilizing Fort Pierce Utilities parking spaces.

**5) Explain how the variance request would not impair the intent of the zoning ordinance or be detrimental to the general public welfare.**

The variance for parking does not impair the intent of the zoning ordinance. There is no real threat or harm to public safety presented. Hours of utilization are not during peak times. The need as presented is not every day of the week; one time on Sundays and the time of service on Sunday is set so that the influx of traffic will occur at different times (Common Ground meets at 8:30 a.m., First United meets at 9:30 a.m. Rock Church meets at 9:00 a.m.) Transportation will be provided by shuttle to reduce safety issues and accommodate parishioners to and from the facility running every 10 minutes from 8:45 a.m. to 9:45 a.m. Parishioners will be returned to cars by shuttle at the close of services at approximately 10:45 a.m. (see attached pickup/drop off locations and routes). The traffic flow will not be interrupted; the loop is short and does not back up or block traffic.

Thank you for your consideration and assistance in this matter. If questions arise or additional information is needed, please do not hesitate to contact me at (772) 633-5070.

Sincerely,

  
Rev. Andrew Jefferson, Pastor

Attachments: Fort Pierce Utilities Shared Parking Agreement  
Aerial Photos  
Pick-up and Drop Off locations and route

# ROCK CHURCH INTERNATIONAL

"TRANSFORMING LIVES THROUGH CHRIST"

REV. ANDREW JEFFERSON, PASTOR

617 Orange Avenue  
FORT PIERCE, FL 34950

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May 13, 2016

Mr. Jason Hoffman  
FORT PIERCE UTILITIES AUTHORITY  
206 S. 6<sup>TH</sup> Street  
Fort Pierce, FL 34950

Dear Mr. Hoffman:

**Re: Shared Parking Agreement**

Please find attached our executed shared parking agreement.

Thank you for your assistance in this matter. If questions arise or additional information is required, please do not hesitate to contact me at (772) 5678315.

Sincerely,

  
Ruth Jefferson



May 13, 2016

Fort Pierce Utilities Authority (FPUA) authorizes Rock Church International to utilize parking spaces located at 206 S. 6<sup>th</sup> Street, Fort Pierce, FL. on Sundays from 8:00 a.m. to 11:00 a.m. The letter of authorization begins May 15, 2016

**GENERAL RELEASE AND HOLD HARMLESS AGREEMENT**

**PARKING SPACE UTILIZATION SUNDAY'S 8:00AM TO 11:00AM 206 S. 6<sup>TH</sup> ST. FORT PIERCE, FL. ("ACTIVITY")**

Effective Date 05/ 15/ 2016

Between Fort Pierce Utilities Authority ("FPUA")

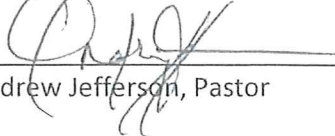
And Rock Church International ("Participant")

The undersigned Participant hereby releases and agrees to hold Fort Pierce Utilities Authority (FPUA) and its respective officers, agents, employees and/or representatives harmless from any and all liability including, but not limited to, court costs and/or attorneys' fees, for personal injuries, including death and property losses or damage of any kind, however caused, which may arise in any way from participation in the above named Activity, including any liability arising out of any negligent act by any officer, agent, employee and/or representative of FPUA.

The undersigned does hereby further agree to abide by all the rules and regulations that are presented by FPUA.

This agreement shall be governed by the laws of the State of Florida in St. Lucie County.

Signature of Participant

  
\_\_\_\_\_  
Andrew Jefferson, Pastor

5/13/16  
Date



# ROCK CHURCH PARKING



NW 7TH STREET

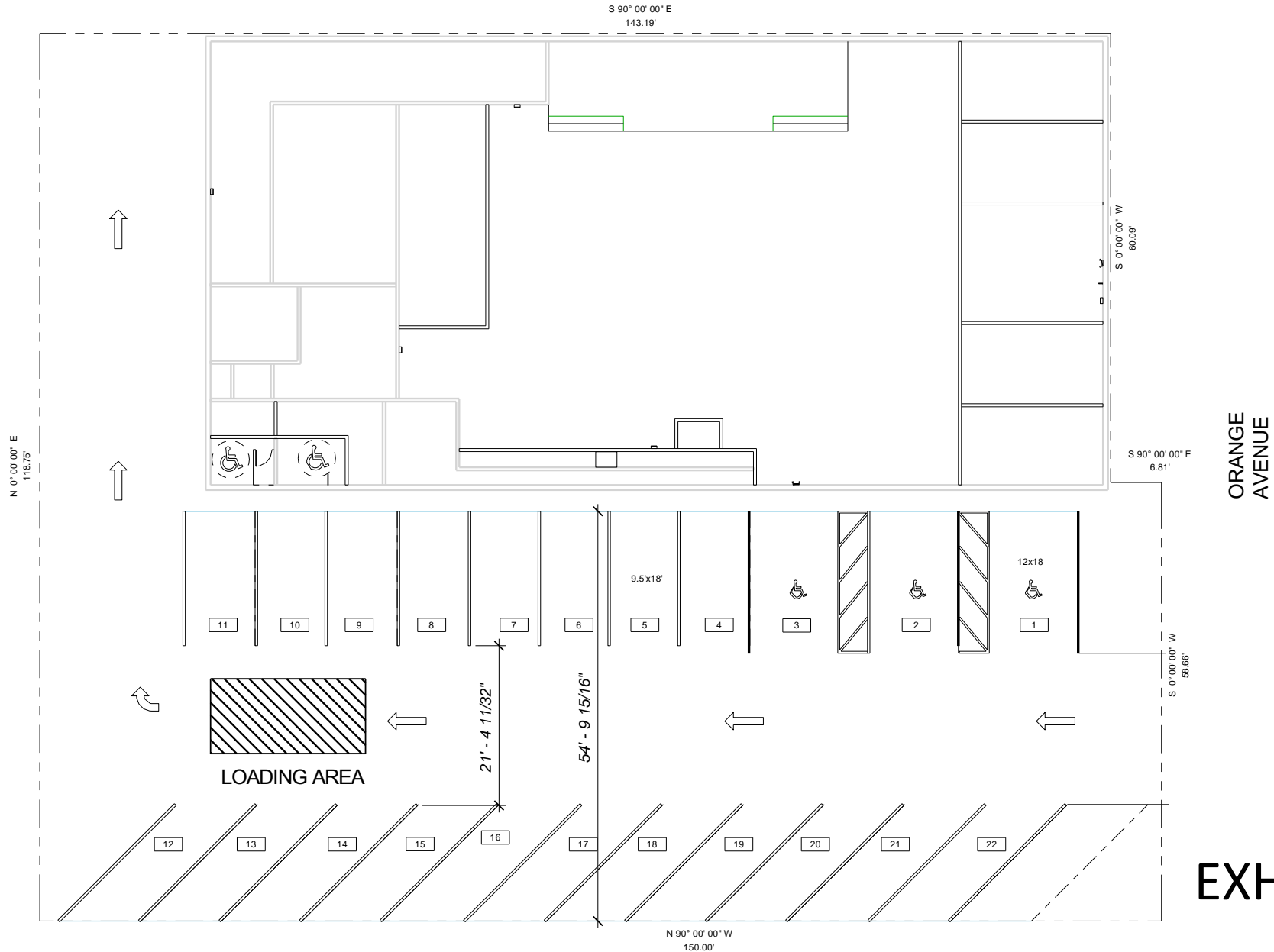
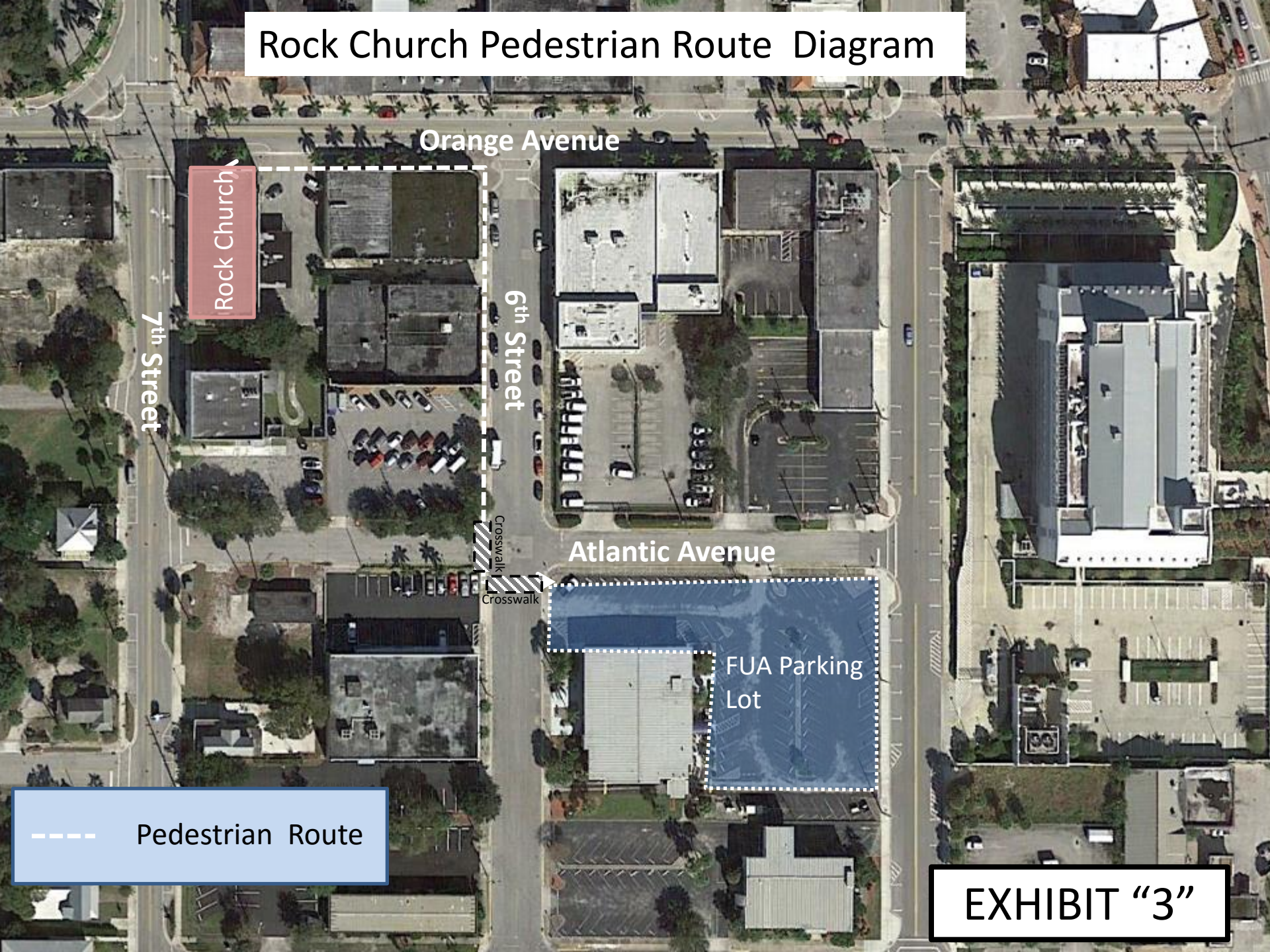


EXHIBIT "2"

# Rock Church Pedestrian Route Diagram



Orange Avenue

Rock Church

7th Street

6th Street

Atlantic Avenue

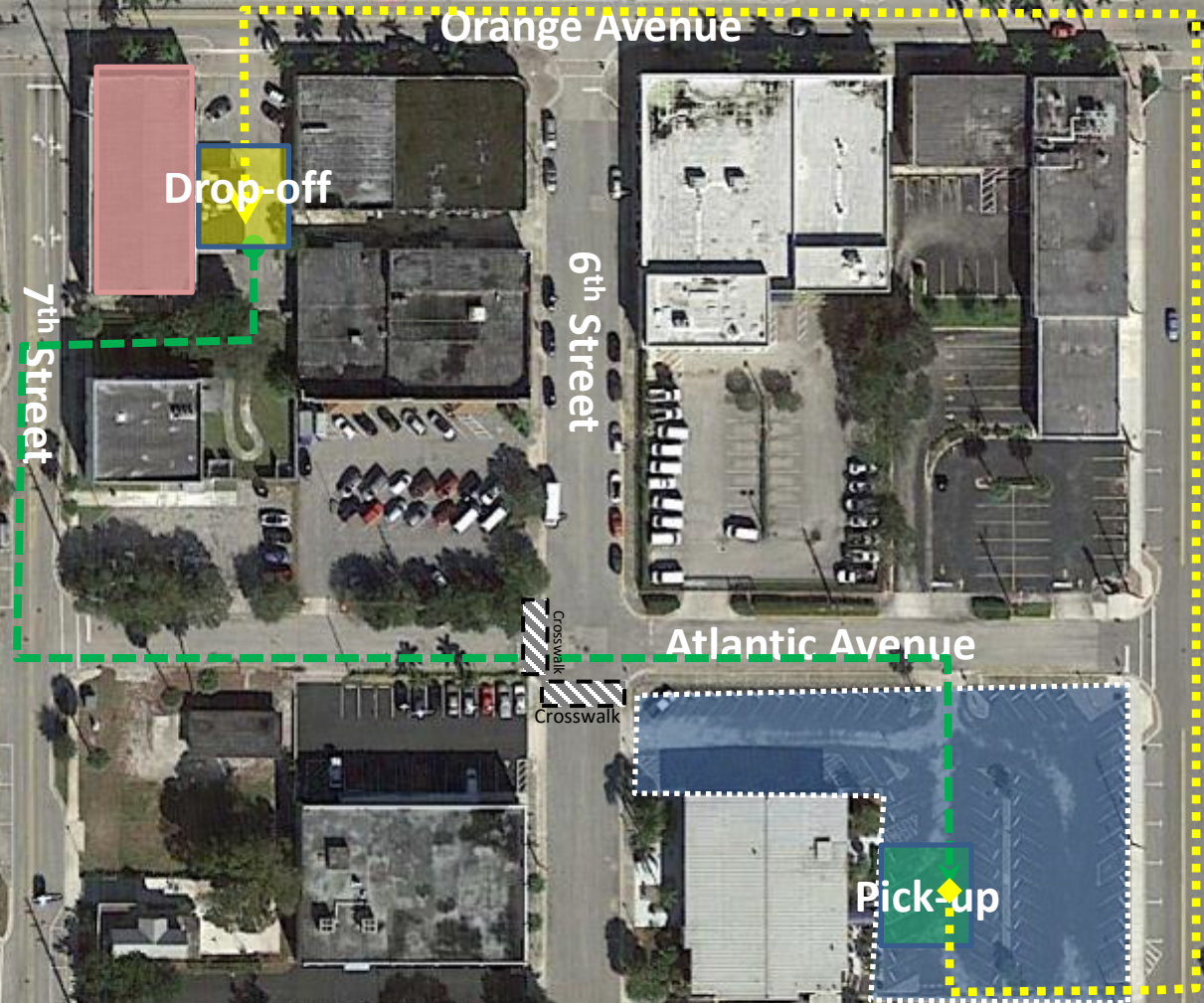
Crosswalk  
Crosswalk

FUA Parking Lot

--- Pedestrian Route

EXHIBIT "3"

# Rock Church Parking & Shuttle Diagram



- Delivery Route
- Collection Route

EXHIBIT "4"

# Rock Church Parking & Staging Area

7th Street

Rock Church

Staging Area

22 Spaces

Orange Avenue

6th Street

Atlantic Avenue

Crosswalk  
Crosswalk

FPUA SHARED PARKING  
(80 Spaces)

Staging Area

EXHIBIT "5"