

## **BOARD OF ADJUSTMENT AGENDA**

Board of Adjustment Regular Meeting - Thursday, July 28, 2016 - 6:00 p.m.  
City Hall - City Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida

1. **CALL TO ORDER**
2. **PRAYER and PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **CONSIDERATION OF ABSENCES**
5. **CERTIFICATION OF ALTERNATE MEMBER(S)**
6. **APPROVAL OF MINUTES**
  - a. Minutes from the June 2, 2016 meeting
7. **NEW BUSINESS**
  - a. Variance - Off-site Parking Proximity – Church Facility - 617 Orange Avenue (Church Site)
8. **ELECTION OF CHAIR AND VICE CHAIR**
9. **DISCUSSION / OTHER BUSINESS**
10. **ADJOURNMENT**

Any person seeking to appeal any decision by the Board of Adjustment with respect to any matter considered at this meeting is advised that a record of proceedings is required in any such appeal and that such person may need to insure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

Persons who require special accommodations under the Americans with Disabilities Act (ADA) should contact the Planning Department at (772) 467-3729, at least five (5) days prior to the meeting. Persons who are hearing or speech impaired may use the Florida Relay System by dialing 711.

## Planning Board of Adjustment

Meeting Date: 07/28/2016

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### Information

#### REQUESTED ACTION

Minutes from the June 2, 2016 meeting

#### LOCATION

#### RESPONSIBLE STAFF

#### RECOMMENDATION

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### Attachments

Board of Adjustment Minutes 6/2/16

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### Form Review

Form Started By: Alicia Rosenthal

Final Approval Date: 07/14/2016

Started On: 07/14/2016 10:31 AM

# DRAFT



## CITY OF FORT PIERCE BOARD OF ADJUSTMENT

### Board of Adjustment Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE CITY BOARD OF ADJUSTMENT HELD ON THURSDAY, **JUNE 2, 2016** IN FORT PIERCE CITY HALL, COMMISSION CHAMBERS, 100 NORTH US HIGHWAY 1, FORT PIERCE, FLORIDA.

1. **CALL TO ORDER**

2. **PRAYER and PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

Present: **Joyce Calvert; Bennie Clark; James Crist; William Nunn; Chairman Bret McCain**

Staff Present: **Iola Messer, Senior Assistant City Attorney  
Rebecca Grohall, AICP, Planning Director  
Kori Benton, Senior Planner  
Alicia Rosenthal, Administrative Assistant**

4. **CONSIDERATION OF ABSENCES**

All members were present.

5. **CERTIFICATION OF ALTERNATE MEMBER(S)**

There are no alternate members.

6. **APPROVAL OF MINUTES**

- a. Minutes of the April 28, 2016 meeting.

**Motion was made by Bennie Clark, and seconded by James Crist to approve the minutes from the April 28, 2016 meeting.**

**AYE: Joyce Calvert, Bennie Clark, James Crist, Chairman Bret McCain**

**Other: William Nunn (ABSTAIN)**

Passed

## **7. NEW BUSINESS**

### **a. Variance - Westside Church - 3361 South Jenkins Road**

Ms. Calvert recused herself from the Variance.

Mr. Benton gave an overview of the application and answered questions from the Board.

Troy Ingersoll, Administrative Pastor, provided additional information on the sign and answered questions from the Board regarding the type of sign, text on the sign, landscape around the sign and the intent of the current sign.

Mr. Benton explained the code accepts grass as vegetation around the sign since the sign is in an aquatic area. He stated FDOT reviewed the application and did not express any concerns since the sign is set back from I-95 and is on private property.

Mr. Nunn expressed his concerns about approving a Variance for a commercial size sign on a residential zoned property. He also spoke about setting a precedence with approval of this application. Mr. Nunn expounded he does not feel the sign is supported by the Variance.

Ms. Mosley stated that if you set a precedence you would have to abide by it.

Craig Cramer, Pastor, voiced they already have a sign bigger than the one proposed on the property and they are asking to move the location. Mr. Nunn stated this is a different sign.

Mr. Benton said the justification for allowing a commercial size sign in a residential district is the property is wedged between an arterial road and I-95, the large acreage of the site, and the church offering services and activities to the general public who may be visiting for the first time.

Mr. Benton explained the property record card is inaccurate on the St. Lucie County Property Appraiser's website so the parcel size is inaccurate on the staff report. He stated the correct acreage is 49.21 acres.

Board discussion ensued.

Mr. Ingersoll said the current sign at the main entrance on Jenkins Road is covered up by vegetation and he asked if the sign can be moved up on Jenkins Road by 600 feet.

Mr. Nunn said he would be more inclined to allow that.

Mr. Benton stated the city does not have many properties of this size abutting an interstate nor does the city have any residential properties of this size abutting the interstate. Mr. Benton added that typically the city tries to keep commercial properties adjacent to intensity, noise and traffic.

Mr. Ingersoll voiced that the placement of the proposed sign will not effect any resident of the community and the church is purposely facing the sign to the north so no ambient light comes close to the neighbors.

Ms. Mosley explained that each Variance is a case by case determination and there has to be consideration of the use, the contribution to the community and impact on surrounding society.

Mr. Ingersoll thanked Mr. Benton for his effort and hard work.

**Motion was made by James Crist, and seconded by William Nunn to continue the item at a later date.**

**AYE: James Crist, William Nunn, Bennie Clark, Chairman Bret McCain**

**Other: Joyce Calvert (RECUSE)**

Passed

**8. DISCUSSION / OTHER BUSINESS**

**9. ADJOURNMENT**

## Planning Board of Adjustment

Meeting Date: 07/28/2016

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### Information

#### REQUESTED ACTION

Variance - Off-site Parking Proximity – Church Facility - 617 Orange Avenue (Church Site)

#### LOCATION

617 Orange Avenue (Church Site) & 206 S. 6th Street (Off-site Parking)

#### RESPONSIBLE STAFF

Kori Benton, Senior Planner

#### RECOMMENDATION

Approval with the following conditions:

- 1) The church facility maintains scheduling offsets from services of established church facilities adjacent (Common Ground & First United Methodist);
  - 2) The church provides operate and maintain the transportation shuttle service in accordance with the application and presented capacity, further denoting a staging area for riders under existing covered areas;
  - 3) The parking lot landscaping is improved along Orange Avenue to meet the requirements of City Code; and
  - 4) The applicant coordinates with the Engineering and Public Works Departments to re-stripe crosswalks along the identified pedestrian route(s) prior to occupancy.
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### Attachments

Staff Report

Site Aerial

Variance Application Package

Floor & Site Plan

Letter from Fort Pierce Mainstreet 6-2-2016

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### Form Review

Form Started By: Kori Benton  
Final Approval Date: 07/22/2016

Started On: 07/21/2016 03:46 PM



Planning Department  
100 North US Highway 1  
Fort Pierce, FL 34950  
Tel: 772.467.3000  
www.cityoffortpierce.com

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TO: Members of the City of Fort Pierce Board of Adjustment

THROUGH: Rebecca Grohall, AICP, Planning Director

FROM: Kori Benton, Senior Planner

SUBJECT: Application for Variance  
Off-site Parking Proximity – Church Facility  
617 Orange Avenue (Church Site)

DATE: July 20, 2016

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#### STAFF REPORT

Owner: Cyprus IP LLC  
265 SW Lake Forest WAY  
Port St Lucie, FL 34986

Applicant: Rock Church, Pastor Andrew Jefferson  
4236 57<sup>th</sup> Avenue  
Vero Beach, FL 32967

Requested Action: Approval to deviate from Section 22-60(b)(1) of the Fort Pierce Code of Ordinances in order to utilize off-lot parking spaces, for a proposed church, which are provided on other property located six-hundred and forty (640) feet from the church entrance whereas the City Code limits the distance to three hundred (300) feet of the main entrance of the principal structure. The request is a three-hundred and forty (340) variance from the allowable distance per code.

Location(s): 617 Orange Avenue (Church Site)  
206 S. 6<sup>th</sup> Street (Off-site Parking)

Parcel: 2410-701-0033-000-7

Lot Size: .45 acres

Current Zoning: C-3, General Commercial Zone

## Staff Analysis:

### Request

In accordance with Article VIII of Section 22 of the City Code, the applicant is requesting the Board of Adjustment approve a variance to utilize off-lot parking spaces, for a proposed church, which are provided on other property located six-hundred and forty (640) feet from the church entrance whereas the City Code Section 22-60(b)(1) limits the distance to three hundred (300) feet of the main entrance of the principal structure. The request is a three-hundred and forty (340) variance beyond the requirement.

The subject site is located along the Orange Avenue corridor, in an extension of downtown between US Highway 1 and 7<sup>th</sup> Street, often referenced as “Midtown”. The existing building was constructed in 1946, and features 7,200 square feet of finished floor area. The site was recently functioned as a Eunice Bridal sales, rental, and alterations business until closing in 2013. The applicant is seeking to renovate the structure for reuse as a church facility, with activities concentrated on Sunday.

The proposed church presents a fixed seating assembly area with a maximum seating capacity for 211 members. Staff anticipates that a handful of children/toddlers may occupy the library/reading room during services. Churches with fixed seating assembly areas must provide one (1) parking space for every three (3) seats. The requirement for the subject site, based upon 211 seats is 71 vehicular parking spaces.

The provided site plan presents arrangement of 22 vehicular parking spaces on-site, of which 3 are handicap accessible. The on-site parking is accessible via a one-way driveway on Orange Avenue, exiting on 7<sup>th</sup> Street. The designated flow remains consistent with the previous operation, with the restriping of the lot to maximize the quantity of spaces and provide additional handicap spaces adjacent to the entrance.

The request seeks to utilize eighty (80) off-site parking spaces via a written agreement with FPUA, which has been established. The variance request is specific to the distance, six-hundred and forty (640) feet, from the main entrance of the church to the off-site parking lot via a pedestrian pathway. Sidewalks and crosswalks are available along Orange Avenue and South 6<sup>th</sup> Street, linking the subject sites. The noted crosswalks are in need of restriping, and possible sign to clearly delineate these designated areas for added safety.

### Church Operations & Shuttle

The application proposes the provision of a shuttle service to be provided for accommodation of parishioners to and from the facility for their sole church service, running every 10 minutes from 8:45 a.m. to 9:45 a.m., and additionally at the close of services at approximately 10:45 a.m. An exhibit of the pickup/drop-off locations and route are provided for review by the Board.

A collection of on-street parking spaces are provided in the area and the City of Fort Pierce owns a minor parking lot kitty-corner, however the application does not rely upon their availability for required parking. These spaces are typically utilized by demand from adjacent church, First United Methodist, Common Ground, and Notre Dame Catholic Mission, services.

The proposal presents a scheduled service time of 9:00 am for Rock Church, further suggesting that Common Ground begins service at 8:30 a.m. (and 10:00 am), and First United Methodist at 9:30 a.m. The applicant seeks to offset their service time to minimize traffic conflicts from the stacking arrival times of church goers. There is an overlap of service times which increase demand for available on-street of available public parking; however the applicant has identified access to

additional parking resources and seeks to provide the amenity of a shuttle.

The City Code does not provide any restrictions upon service times; however the Board of Adjustment may condition any such Variance approval upon Rock Church's adherence to the presented service time if deemed to be pertinent to the request, use of parking spaces, and safety of the community.

### Variance Criteria

The following criteria are specified in Section 22-108 of the City Code, which must be satisfied in order for a variance to be granted:

1. 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;
2. The special conditions and circumstances do not result from the actions of the applicant;
3. The literal interpretation of the provision of the zoning ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the ordinance and would result in unnecessary and undue hardship on the applicant;
4. The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure;
5. The granting of the variance will be in harmony with the general intent and purpose of the ordinance and such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

The applicant has presented responses to the above-referenced criteria centered upon the age and location of the structure, the off-peak uses of parking facilities in the area, and the walkable environment in this extension of the downtown. Additionally, the application seeks to provide accommodations for functionality of the off-site parking lot and offsets for traffic in the area. Furthermore, the parking demands for the facility is limited to service hours on Sunday, and select church events such as a memorial service.

It was guided to staff that events at the facility of any notable scale (demanding more than 10-15 spaces) would not coincide with M-F, 8am -5pm, operations of FPUA or many of the adjacent commercial uses, however in the circumstance that an overlapping event is planning (memorial service, etc.), coordination between FPUA and the City of Fort Pierce would be necessary to ensure adequate parking is available. The lease agreement would necessitate a formal arrangement/protocol if such arrangements are to be made.

### Zoning

The established land development code identifies "Religious Institutions" as permitted use within the C-3, General Commercial district, if such use will not violate basic use standards specified in each zoning district, other applicable use standards, additional zoning ordinance provisions and other city laws, authorization of such use is provided. The current request will guide whether the required level of parking may be provided to accommodate the use,

however the City Commission maintains final review of the agreement established between Fort Pierce Utilities Authority (FPUA) and the church.

**Property Owner Response Summary:**

A total of 13 notifications were mailed to abutting property owners. As of July 21, 2016, 1 response has been received in favor, and 1 in opposition. An updated recording of responses and their content will be provided to the Board at the hearing.

**Staff Recommendation:**

The characteristics associated with the presented Variance application, parking agreement, site improvements, and provision for transportation accommodations are consistent with the criteria specified in Section 22-108 of the City Code therefore staff recommends that the Board of Adjustment approve the variance with the following conditions:

- 1) The church facility maintains scheduling offsets from services of established church facilities adjacent (Common Ground & First United Methodist);
- 2) The church provides operate and maintain the transportation shuttle service in accordance with the application and presented capacity, further denoting a staging area for riders under existing covered areas;
- 3) The parking lot landscaping is improved along Orange Avenue to meet the requirements of City Code; and
- 4) The applicant coordinates with the Engineering and Public Works Departments to restripe crosswalks along the projects pedestrian route(s) prior to occupancy.



617 Orange Avenue

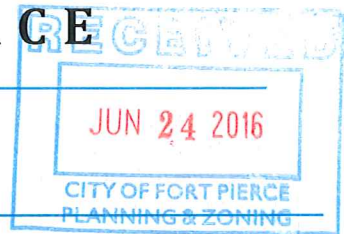
Proposed Off-site Parking



# 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<br>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: \_\_\_\_\_

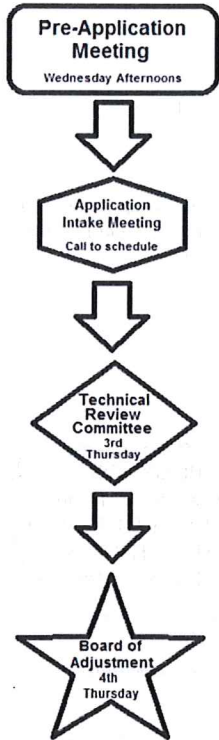
Existing Use : \_\_\_\_\_ Date Property was Purchased: \_\_\_\_\_

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")

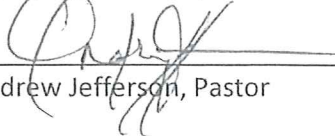
And Rock Church International ("Participant")

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 SEATING PLAN (211 FIXED SEATING)

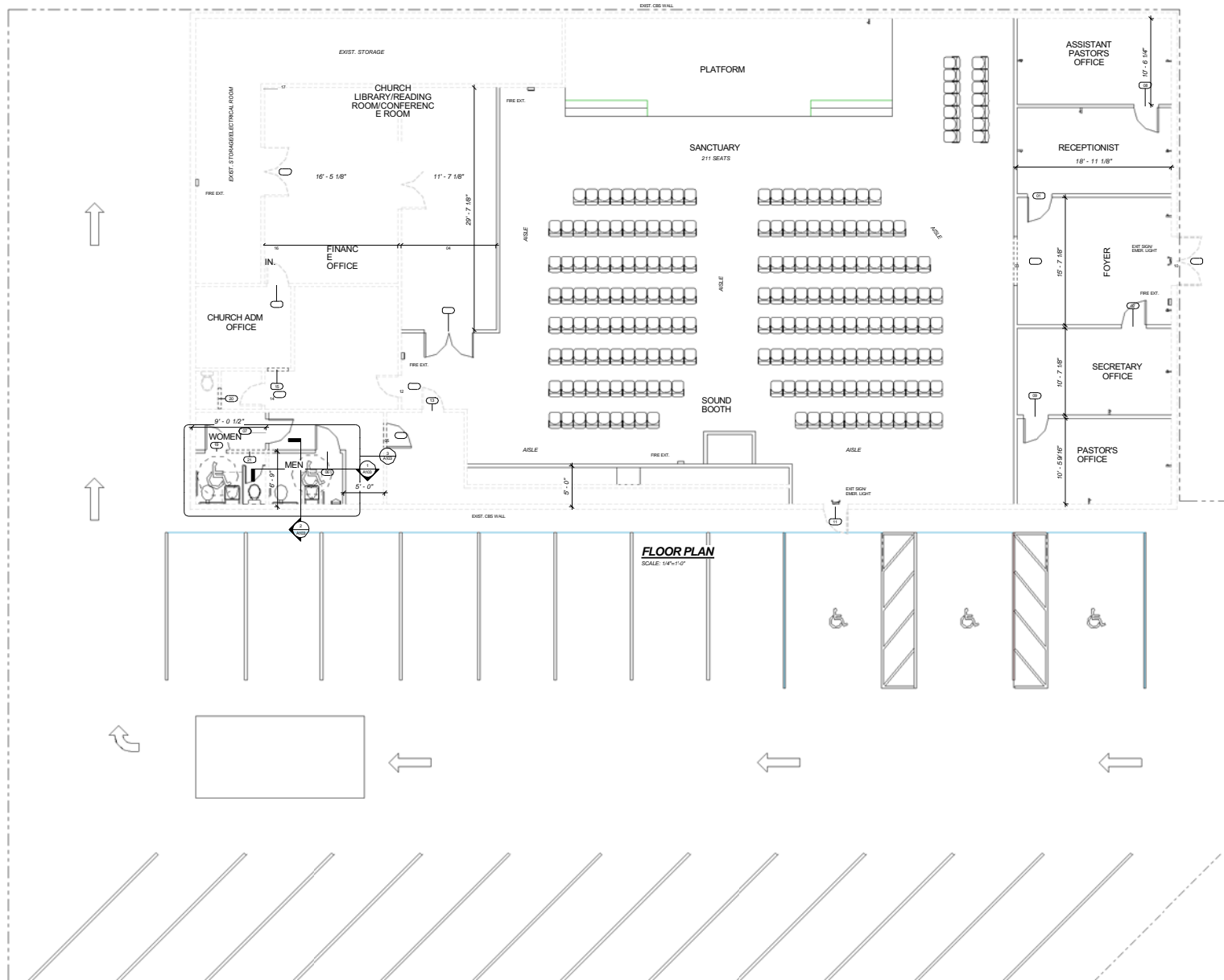


EXHIBIT "1"

# ROCK CHURCH PARKING



NORTH

NW 7TH STREET

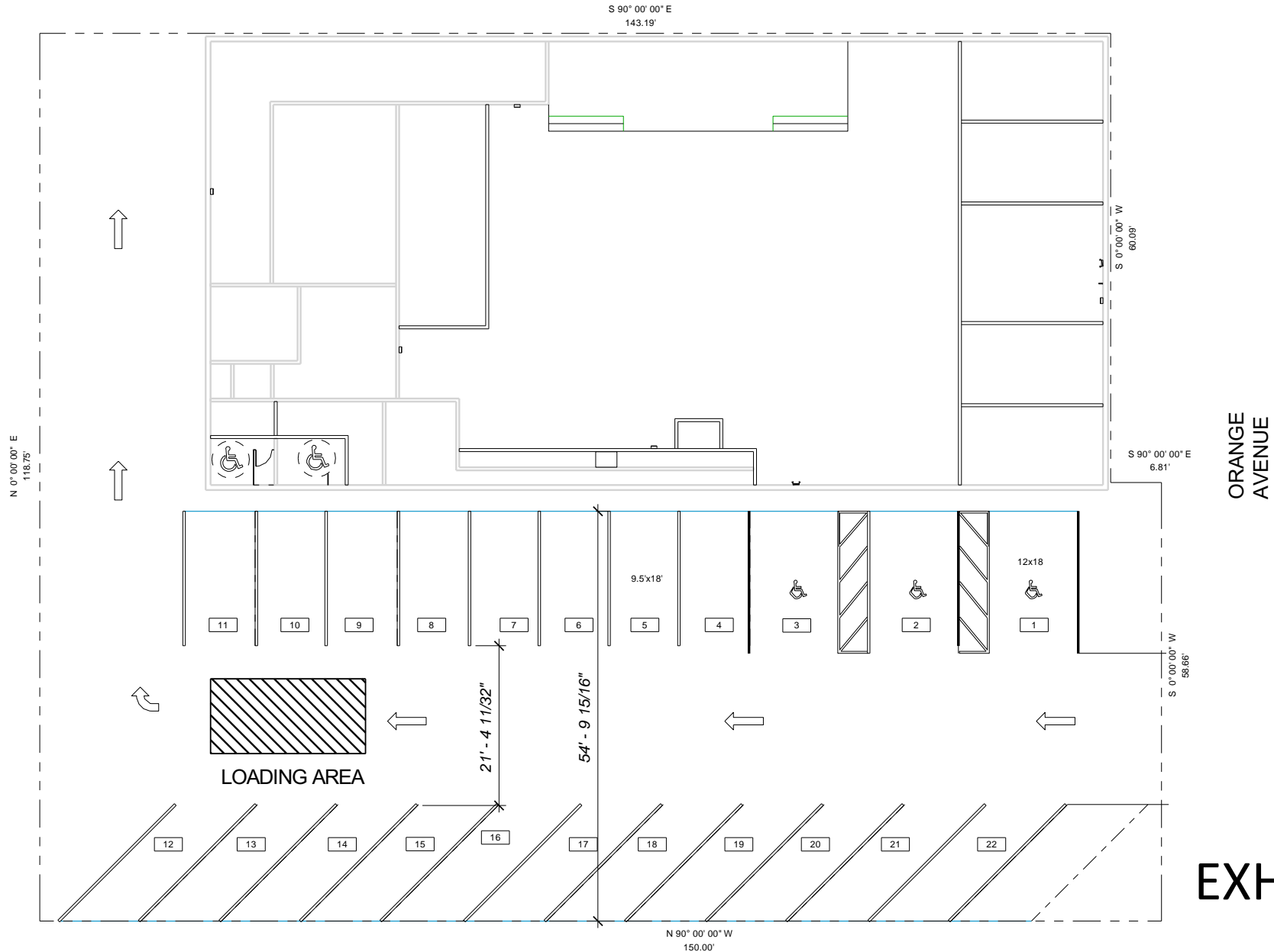
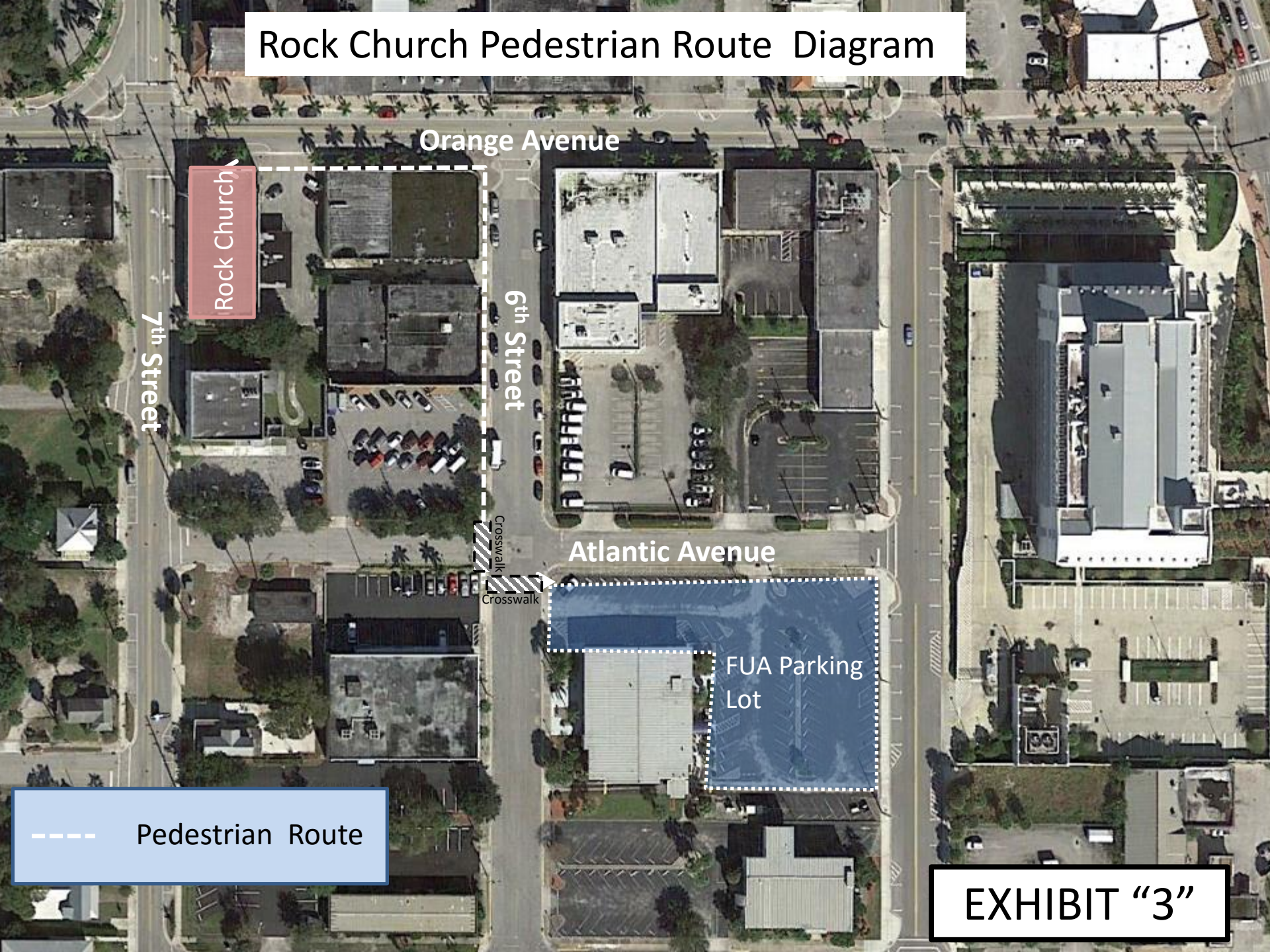


EXHIBIT "2"

# Rock Church Pedestrian Route Diagram



Rock Church

Orange Avenue

7th Street

6th Street

Crosswalk  
Crosswalk

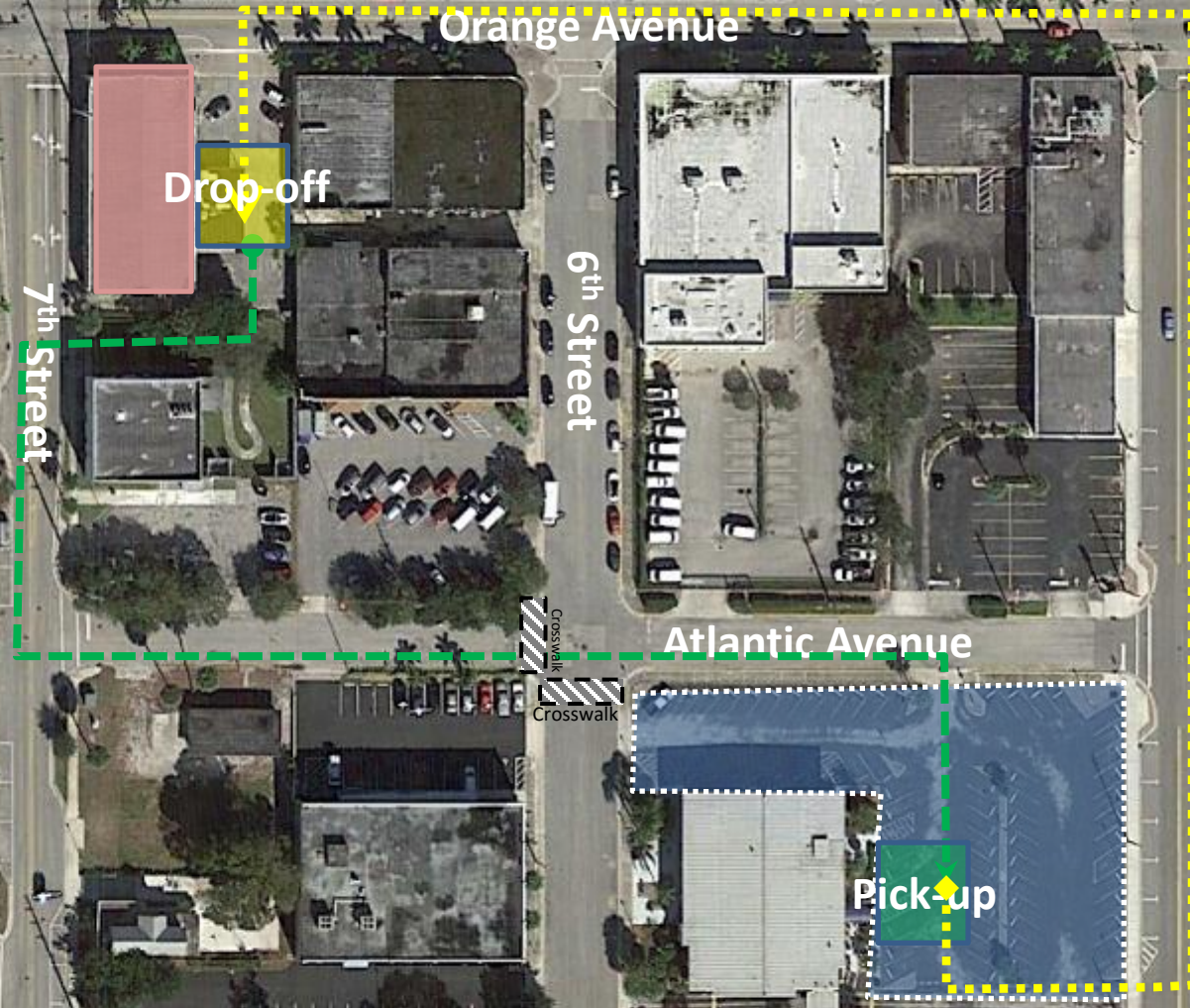
Atlantic Avenue

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

Crosswalk

Crosswalk

Atlantic Avenue

FPUA SHARED PARKING  
(80 Spaces)

Staging Area

EXHIBIT "5"

# ROCK CHURCH SEATING PLAN (211 FIXED SEATING)

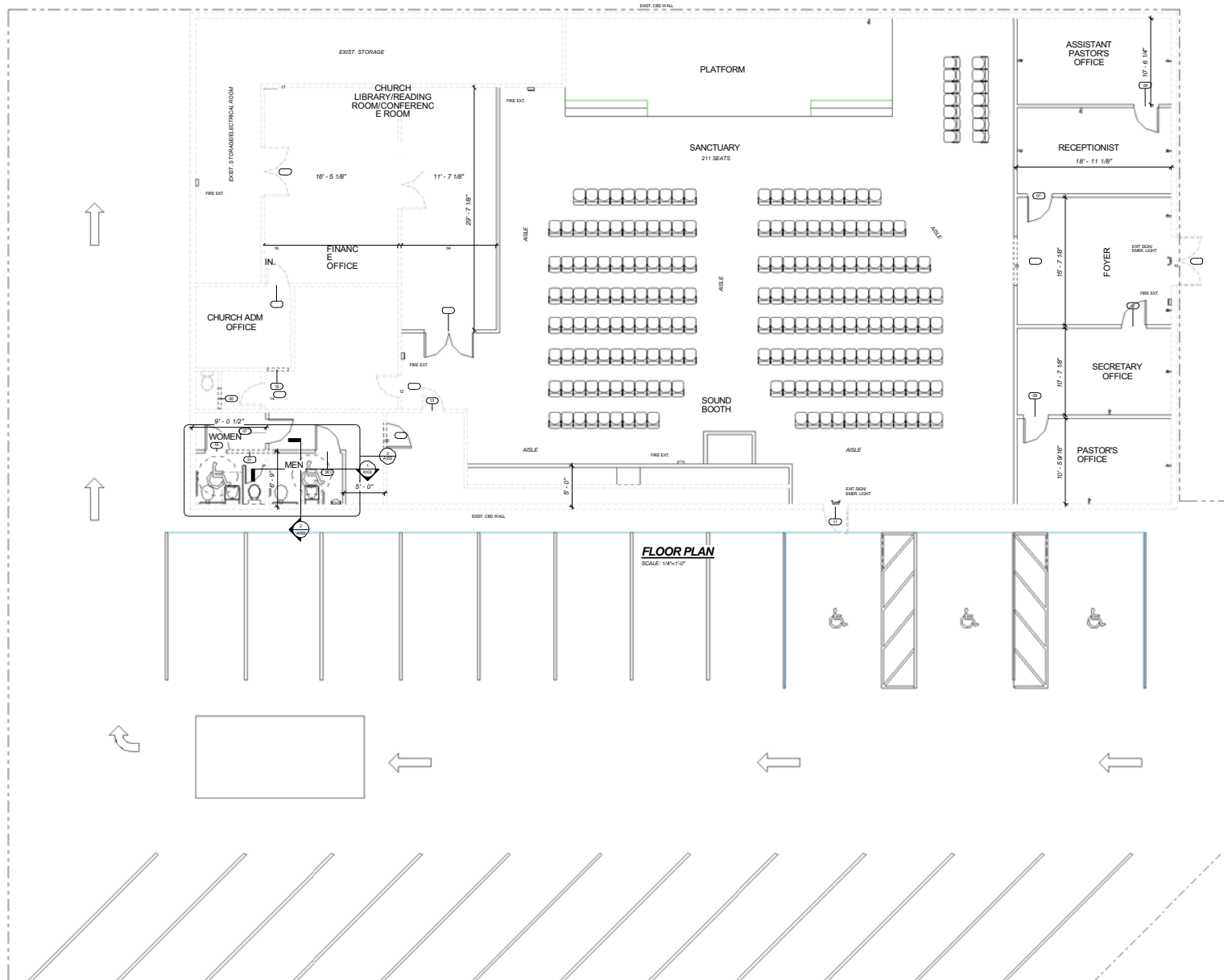


EXHIBIT "1"

# ROCK CHURCH PARKING



NORTH

NW 7TH STREET

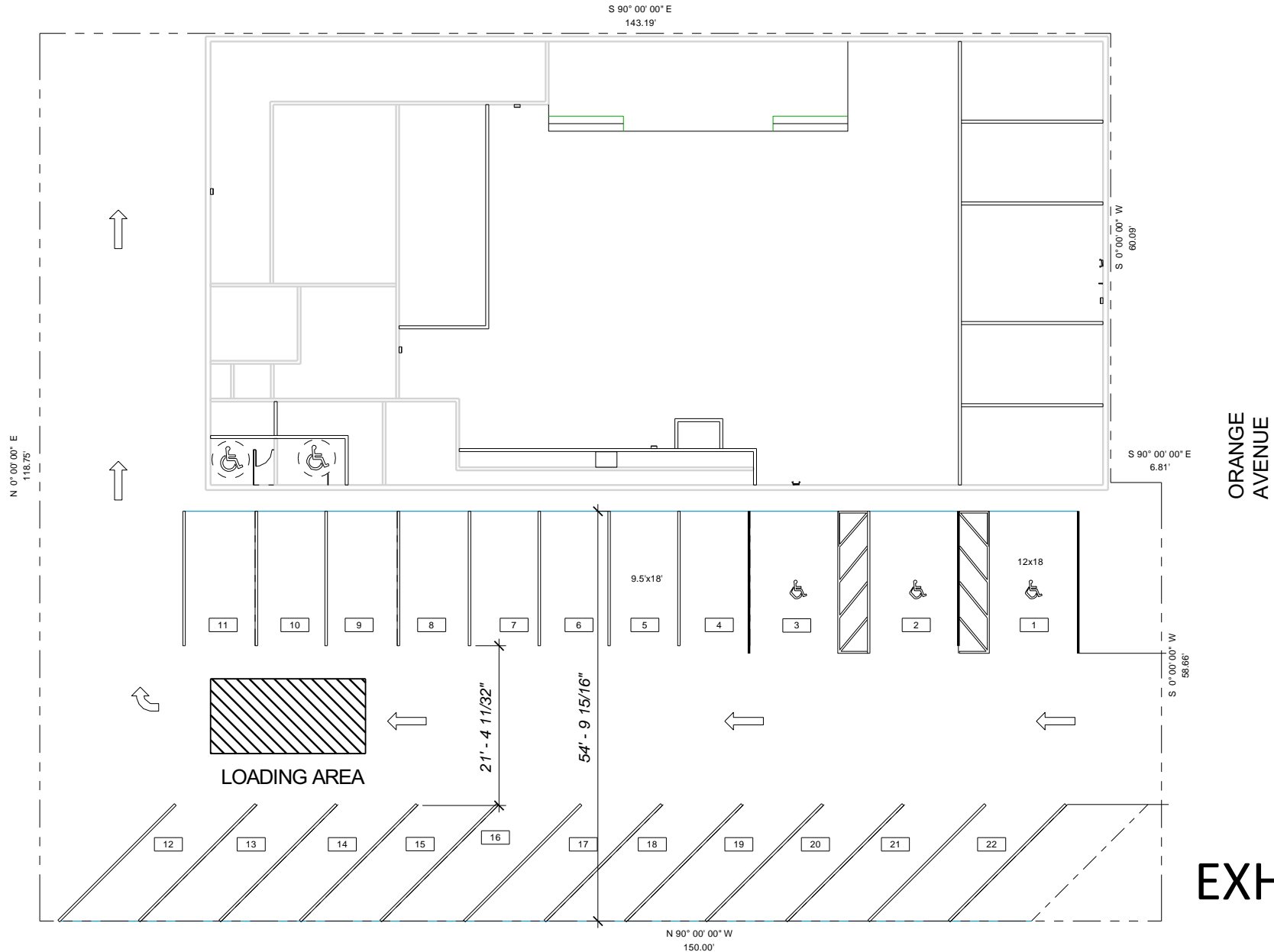


EXHIBIT "2"



122 A. E. Backus Avenue, Fort Pierce, FL 34950

June 2, 2016

City Manager Nick Mimms  
City of Ft. Pierce  
P.O. Box 1480  
Ft. Pierce, FL 34954

RECEIVED

TIME \_\_\_\_\_

JUN - 9 2016

CITY OF FT. PIERCE  
CITY MANAGER'S OFFICE

Dear City Manager,

*Nick*

Main Street Fort Pierce, Inc. and our Board of Directors are happy to be partners with the City of Fort Pierce and proud of the progress that is being made in our City. Sometimes decisions are hard to make when things are changing so fast and as much as we want to make everyone happy we can't.

Wednesday night at our monthly board meeting, the Main Street Fort Pierce Board of Directors voted to ask the commission to consider not filling the 617 Orange Avenue space with a non-profit. We are currently working with the downtown property owners to assist in finding new businesses. Our goal is to find a good mix so that we are able to draw more new retail businesses into the downtown area both east and west of US 1.

On June 9<sup>th</sup> Main Street Fort Pierce and the City of Fort Pierce will be holding a realtors night to showcase all of the positive things happening in Fort Pierce and make them aware of properties that are for sale or lease. We are also adding this information to our website. We hope this will make it easier for interested parties to find these properties.

Currently we have filled one space that should be open by August and have some serious interest from some very strong businesses. If we are to move forward and recruit new businesses we need to have retail in those locations to strengthen the economy. Please work with us to recruit a healthy mix in these retail areas.

Sincerely,

*Doris*

Doris Tillman

*Winner of the 2011 Great American Main Street Award*

Main Street Fort Pierce, Inc. • St. Lucie Preservation, Inc. • Main Street Focus, Inc.  
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