

# 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 Mosley, 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**