

VARIANCE

Brief History

Westside Baptist Church first met in a building on the corner of Orange Avenue and 25th Street in Fort Pierce. The Church moved to its current location (3361 South Jenkins Road) in 1990. The fifty-acre campus now consists of six buildings with plush landscaping.

Reasons for Abandoning Original Sign

1. Westside Baptist Church plans to change its name to Westside Church.
2. The current sign is not easily visible due to the massive landscaping.
3. The current sign sets eighty feet off the road with the expectation that Jenkins Road was to expand and connect to Glades Cutoff Road.
4. The expansion of Westside Church in 2010 created a new main entrance. The sign is set 880 feet from its northern property line, about in the middle of its property on a dead end street.
5. Westside Church has a new pastor with a desire to communicate our presence in the community.
6. We desire greater visibility from I-95.



Picture of sign from Jenkins Road



Old Sign with dimensions

Variance Request

Sec. 22-108. - Criteria for granting variances.

A variance may be granted only in the event that all of the following criteria are satisfied:

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;

Response:

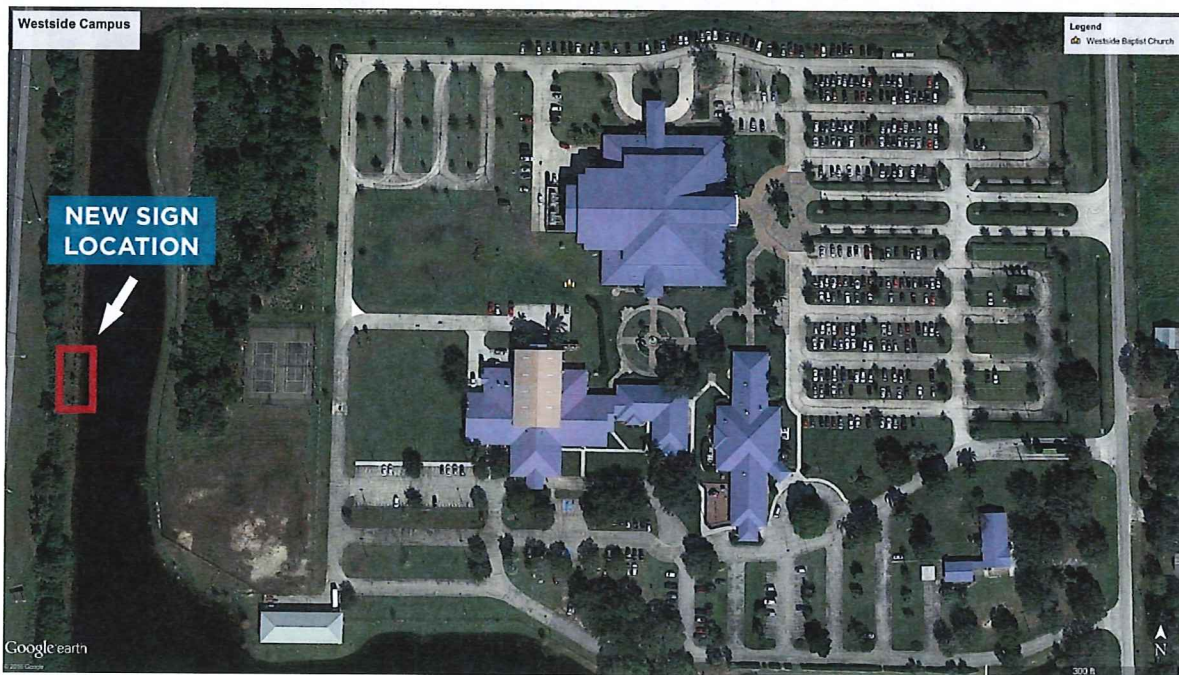
Westside Church understands the special signing district between I-95 and the turnpike. Special conditions for variances in size and height exist due to the fact of the amount of right-of-way and speed of vehicles on I-95. Westside Church is just outside of the sign district.

Westside Church is zoned R-2. When the church was built in 1990 it was part of the county, permitting the current sign to be 9 feet by 24 feet. In 2000, Westside Church applied to be annexed to the city through connectivity based on the Crossroad Business Parkway, which is located directly west of the church's property.

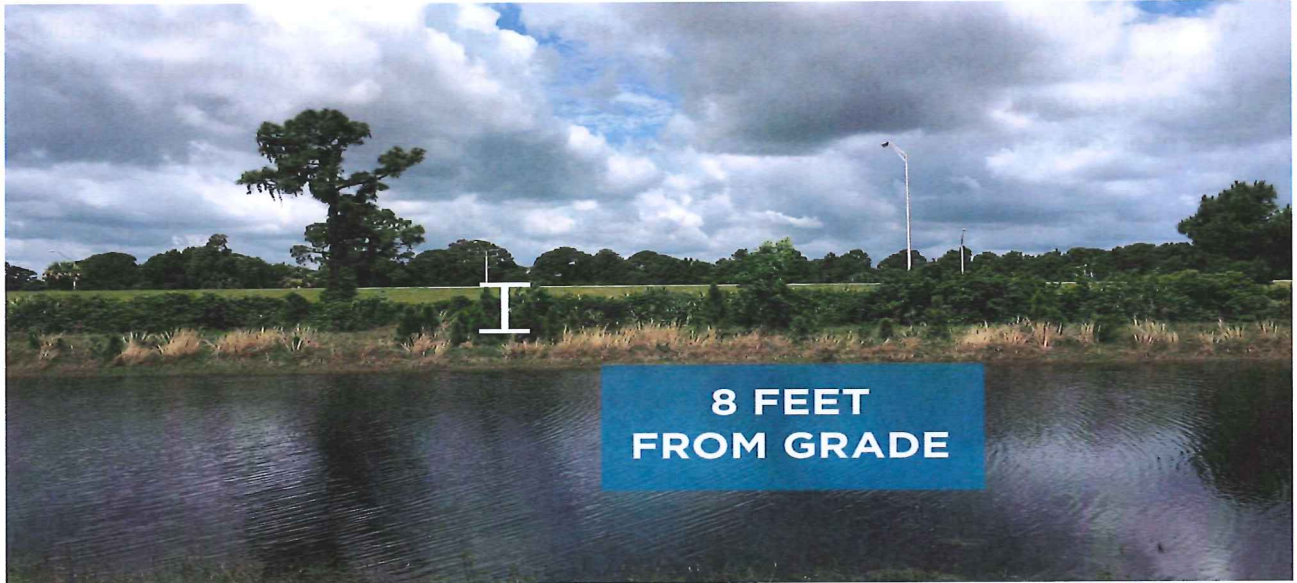
Westside Church has 1,950 feet of frontage on I-95 and this will make the new sign compatible with those along the roadside. The placement of the new sign will be located in the back of the Church's property. The Church's request is unique since most businesses or organizations put their main sign at the their main entrance in the front of the their business.

The new sign presents a height issue with two special considerations:

1. In regards to the elevation of I-95 to Westside Church's property. I-95 elevation is eight feet higher than Westside Church's property.
2. Sign placement will be 78 feet from I-95. The elevation, distance away from I-95, and the ability to reach all four lanes of I-95 make it a necessity for Westside Church to ask for a height and size variance.



New Sign Location



View to I-95 from new sign location (Embankment)

2. The special conditions and circumstances do not result from the actions of the applicant;

Response:

Westside Church knows Fort Pierce is going to attract more commercial businesses. We know this because Westside Church sold twenty five acres of property to the north of Briargate Lane. What makes this a special circumstance is knowing that from Okeechobee Road to Briargate Lane will be big box stores and plazas. (Which most of us know they have turned a site plan into the city). Understanding that businesses will soon be developed along the Jenkins Road Corridor, which Westside Church has connectivity to these properties should be taken into consideration.



Property sold by Westside (red)

3. The literal interpretation of the provisions 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;

Response:

R-2 zone states:

- 1) Single-family residential zoning districts (E-1, R-1, **R-2** and R-3).
 - a. Semi-restricted uses. One non-illuminated nameplate per individual dwelling unit, which shall not exceed one square foot in sign area.
 - b. Conditional uses. Types and sizes of signs or advertising structures as permitted by [section 15-8](#) (3) in an office commercial zoning district, **except that ground signs shall not exceed eighteen (18) square feet in sign area.**
- (3) Office commercial zoning district (C-1).
 - a. Semi-restricted uses.
3. Any establishment, or group of establishments, which has main street lot frontage of sixty (60) linear feet or more, shall also be permitted one ground sign, which shall not exceed forty-eight (48) square feet in sign area and six (6) feet in height.

The literal interpretation from this section basically states..Hypothetically "if Westside Church wanted to change the name of its current sign, we could but it will now be reduced to the size of plywood!"

Westside would like to be able to claim Section 15-6.b(3)a4 which states "Sites that are greater than twenty (20) acres shall have a maximum height of twenty (20) feet". Westside is asking for an addition eight feet based on the height of I-95. Westside would also like to use a comparable zoning description for the square footage of the sign. Section 15.8.(4)a2--Any establishment, or group of establishments, which has a main street lot frontage of sixty (60) linear feet or more, shall also be permitted one ground sign. Such sign shall not exceed a sign area equal to one square foot for every three (3) linear feet of main street of lot frontage, up to a maximum of two hundred (200) feet. Westside's fifty-acre campus and 1950 feet of frontage of I-95 will fall within the guidelines stated above.

4. The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure; and

Response:

In order to make the most reasonable use for Westside Church's new sign, granting of the variance is what could be considered the minimum. Discussed in section (1) Westside Church's ground floor elevation compared to the elevation of I-95, distance, speed, and the land mass of the campus, makes this variance a minimum for this special condition or circumstance.

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.

Response:

(a) *Compatible with their surroundings.*

Westside has 1950 feet of frontage on I-95, therefore this sign will be compatible with what is along the I-95 corridor from Midway Road to Okeechobee Road. Westside Church's sign will look similar to La Mesa RV's sign, in regards to the L.E.D. portion.

(b) *Appropriate to the type of activity to which they pertain.*

Westside Church's sign will be appropriate for that of a religious organization.

(c) *Expressive of the identity of the individual proprietors or of the community as a whole.*

Considering Westside Church is one of the largest facilities in St. Lucie County, the Church has to be the place for people to congregate for fortunate and unfortunate events, whether a funeral (for military, law enforcement, fire department, or governmental personnel.) Westside Church also hosts benefit concerts, basketball leagues for the community, and celebratory functions. Westside Church would like the ability to communicate all these occasions for our community.

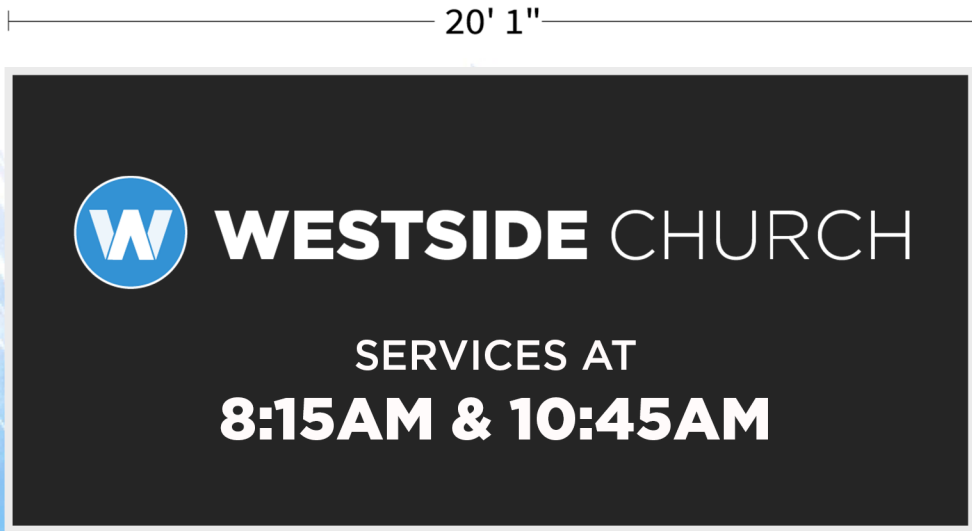
(d) *Legible in the circumstances in which they are seen.*

The variances requested are based on the size of the sign recommended by Stewart Signs, which was approximately 28 feet high in order to make it visible at a distance of 74 feet from I-95. This is necessary in order for individuals to safely read the sign while driving in four lanes of traffic at a speed of 70 miles per hour. Attachment (A)

Being a good neighbor:

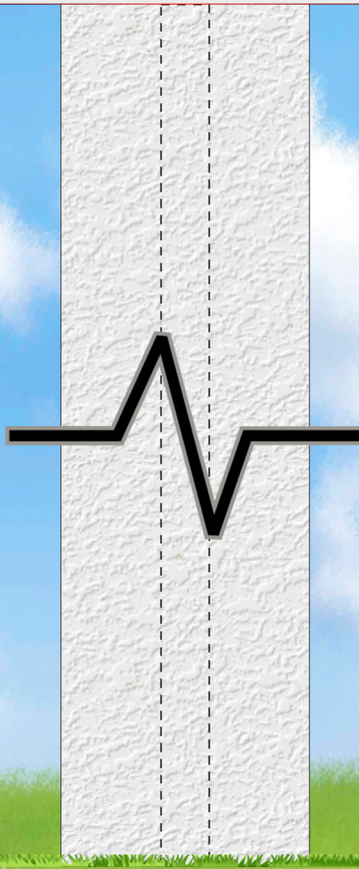
Westside Church's new sign will be less obtrusive to its neighbors due to the location in the back of its property. The lights on the old sign were a distraction to some of the neighbors. Since the new sign will be lit to face the northbound traffic on I-95, the neighborhood to the north will not be affected (i.e. Briargate Lane), and to the south of Westside Church there are no immediate homes that can see the sign (the nearest home to the south is 1873 feet away). Briargate Lane homes will not be able to see the sign because they will be buffered by the slash pines and oaks that range from small to 45 feet tall. The two southern homes on Jenkins Road will not be able to see the sign due to the height of the buildings on the church's property.

Westside Church in all its building programs seeks to be a good neighbor. For that reason, the church surveyed its immediate neighbors to the north and south with a petition in order that their voices could be heard, either in support of or in opposition to this proposal. Attachment (B)



9' 8"
28'
18' 4"


20' 1"

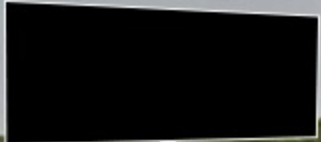


NA
NA

REMOTE USB

DAYSTAR EXP MODULAR COLOR 26.6mm 108x228
LED CABINET: 9' 8" x 20' 1"

Vinyl Color: Text Color: Cowling Text Vinyl:	Paint Color: Black Draft: SIGN DESIGN #	Approved as shown _____ Date _____	 America's Premier Sign Company	1/4"=1' Sk: 879892-1e Cust: 1043138 5/3/2016 O/sMurphy PROPOSAL
GRAPHICS DISCLAIMER: This custom artwork is not intended to provide an exact match between ink, vinyl, paint, or LED color. Brickwork, masonry and landscaping is not included in the proposal. Measurements shown are approximations; dimensions of final product may vary. LED images shown are simulated to replicate optimum viewing distance. Sign is designed to be illuminated at all times. Sketches are based off of this premise.		Approved with listed changes _____ Date _____	ORIGINAL DESIGN DO NOT DUPLICATE PH. 1-800-237-3928 - FAX 1-800-485-4280	



PROPERTY LINE TO SIGN POST
15 FEET

I-95 TO PROPERTY LINE
68 FEET



WESTSIDE CHURCH



3361 S Jenkins Rd
Fort Pierce, FL 34981



772-461-7828



troy@wbcfamily.com

Attachment B

This is a petition for the local residents to understand that Westside Church, 3361 South Jenkins Road, is interested in replacing their sign with a one-sided L.E.D. sign that will face South. The Westside sign will be 10 feet by 20 feet in dimension and located in the back part of their property.

The signatures below recognize Westside's efforts and give the residents a voice to either approve or deny the church's request for two variance exceptions: (1) height of the sign which will be 28 feet off of the ground and (2) square footage of the sign which will be 200 square feet.

Signature	Name (Print)	Address	Notes	Approve	Deny
	Deborah Thomas	5704 Briargate Lane		✓	
	Natalie Dahl	5705 Briargate Lane		✓	
	DAVID H. MCINTIRE	5712 Briargate Lane		✓	
	Demadar Bednar	5713 Briargate Lane		✓	
	Jean Bridges	5720 Briargate Lane		✓	
	Marie Wade	5721 Briargate Lane		✓	
	Thomas Schunke	5727 Briargate Lane		✓	
	SOFIA LANDON	5728 Briargate Lane		✓	
	ANGELICA MACIAS	5730 Briargate Lane		✓	
	AUGUSTINE GONZALEZ	5735 Briargate Lane		✓	
	Margaret Marinke	5741 Briargate Lane		✓	
	Cheryll Karlson	5742 Briargate Lane		✓	
	Cheryll Karlson	5745 Briargate Lane		✓	
	Cheryll Karlson	5746 Briargate Lane	-church members	✓	
	Cheryll Karlson	3401 S Jenkins Rd	B	✓	
	Vacant Home	2406 S Jenkins Rd			