

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, **AUGUST 25, 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: **Bennie Clark; William Nunn; James Crist; Ryan Collins; Chairman Bret McCain**

Absent: **Joyce Calvert**

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

4. **CONSIDERATION OF ABSENCES**

Excuse absences of Mr. Crist and Chairman McCain from the July 28, 2016 meeting.

Motion was made by Bennie Clark, and seconded by William Nunn to approve the absences of Mr. Crist and Chairman McCain from the July 28, 2016 meeting.

AYE: James Crist, Ryan Collins, Bennie Clark, William Nunn, Chairman Bret McCain
Passed

Motion was made by Bennie Clark, and seconded by William Nunn to approve the absence of Ms. Calvert from the August 25, 2016 meeting.

AYE: William Nunn, James Crist, Ryan Collins, Bennie Clark, Chairman Bret McCain
Passed

5. CERTIFICATION OF ALTERNATE MEMBER(S)

Mr. Collins was made an active voting member.

6. APPROVAL OF MINUTES

- a. Minutes from the June 2, 2016 meeting

Motion was made by Bennie Clark, and seconded by Ryan Collins to approve the minutes from the June 2, 2016 meeting.

AYE: William Nunn, James Crist, Ryan Collins, Bennie Clark, Chairman Bret McCain
Passed

- b. Minutes from the July 28, 2016 meeting

Motion was made by Bennie Clark, and seconded by Ryan Collins to approve the minutes from the July 28, 2016 meeting.

AYE: Ryan Collins, Bennie Clark, William Nunn, James Crist, Chairman Bret McCain
Passed

7. NEW BUSINESS

- a. **Variance - Westside Church - 3361 South Jenkins Road (Continued from June 2, 2016 meeting)**

Mr. Benton gave an overview of the application and answered questions from the Board on billboard sizes, large signs located in the city, I-95 sign overlay district and facade signage.

Troy Ingersoll, Administrative Pastor, reiterated that the reason the church wants the sign to be 28 feet high is because the embankment off of I-95 is an extra foot taller than the ground elevation. Mr. Ingersoll provided additional information and answered questions from the Board.

Gregory Davis, a member of the audience from Thomas Sign and Awning Company, provided detailed information on billboard sizes.

Craig Cramer, Pastor of Westside Church, stated the current sign is not visible and the church is asking for a smaller square footage sign than what they currently have, in the same residential area, on a different part of the property.

Mr. Nunn stated that he feels the sign does not meet the requirements for a Variance.

Motion was made by Bennie Clark, and seconded by James Crist to approve a variance to permit a monument sign of twenty (20) feet in height, and 200 sq. ft. in sign area with the acknowledgement that the sign will conform to City Code Section 22-59 –Design Review, and other requirement of the City’s Sign ordinances.

AYE: Ryan Collins, Bennie Clark, Chairman Bret McCain

NAY: William Nunn, James Crist

Failed

Mr. Collins asked if he can put in a motion for the 28 foot height sign the church is asking for.

Ms. Mosely stated a successive motion can be made because the subject of the motion has changed.

Mr. Nunn was not sure why the Board would approve the 28 foot sign after staff recommended a 20 foot sign.

Mr. Collins stated no residences denied the signage and there is no one speaking against it. Mr. Collins explained billboards are already there, the sign is a lot smaller then the current sign and the purpose of the sign is to be visible. Chairman McCain agreed with Mr. Collins and stated a smaller sign would be challenging to read that far from the road going 70 mph.

Mr. Nunn stated the church is not a business, they are in a residential district and by allowing this sign you are setting a precedence for the whole town.

Motion was made by Ryan Collins, and seconded by Bennie Clark to approve a variance to construct a 28 ft. tall ground sign, two-hundred (200) square feet in size.

AYE: Bennie Clark, Ryan Collins, Chairman Bret McCain

NAY: William Nunn, James Crist

Failed

Mr. Crist agreed with Mr. Nunn about setting a precedence and he wants to see an improvement in Ft. Pierce by making a nice impression instead of things being done halfway. Mr. Crist feels the sign is overbearing for a church.

b. Variance - Sunoco Gas Station – Reduction in Rear Landscape Strip & One-Way Driveway Width - 5151 Okeechobee Road

Mr. Benton gave an overview of the application and answered questions from the Board on the widths of parking spaces and city street lanes of travel and type of trees being used.

Ernesto Velasco from the Velcon Group, provided additional information and answered questions from the Board. Mr. Velasco stated at this time they do not have a vendor for the gas station.

Motion was made by James Crist, and seconded by Bennie Clark to approve the requested variance with the condition that the improvements encompass the planting of 6 trees along the rear property line consistent with City Code Section 22-187 (6)b and to provide and maintain some type of irrigation system for the new trees being planted.

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

Passed

c. **Variance - Wawa Retail Store, Gas Station, & Cafe – 2nd Ground Sign - 5575 Okeechobee Road**

Mr. Benton gave an overview of the application and answered questions from the Board about the road improvements at Jenkins Road and Okeechobee Road and the allowable square footage on signs.

Gregory Davis from Thomas Sign and Awning Company, explained the visibility of the location was diminished on Jenkins Road since the Wawa pad for construction was pushed back off of the roadway due to DOT requirements for the widening of Jenkins Road. Mr. Davis stated the proposed location for the 2nd sign on Jenkins Road is ideal to give the general public a identification that Wawa is there and and a easier and safer access from Jenkins Road. Mr. Davis answered questions from the Board.

Motion was made by James Crist, and seconded by Bennie Clark to approve the requested variance for a second ground sign of sixty (60) square feet and twelve (12) feet in height with the condition that the landscape plan is adjusted to accommodate the placement of this second sign.

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

8. **ELECTION OF CHAIR AND VICE CHAIR**

Mr. Clark nominated the current Chair, Mr. McCain and current Vice Chair, Ms. Calvert.

Ms. Mosley stated since Ms. Calvert is not in attendance, she can be nominated and can later except or decline at a subsequent meeting, and at that time, the vote will be taken.

Motion was made by Bennie Clark, and seconded by William Nunn to nominate Mr. McCain as Chairman.

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

9. **DISCUSSION / OTHER BUSINESS**

Mr. Benton explained that the previous variance request filed by Rock Church has been pulled from the agenda. Rock Church is amending their request, based upon an alteration to their shared parking agreement, so that application may be before the Board in September with a different location for parking.

10. **ADJOURNMENT**