



THE SUNRISE CITY

FORT PIERCE
PLANNING DEPARTMENT
Florida

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: November 22, 2016

STAFF REPORT

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

Applicant: Rock Church, Pastor Andrew Jefferson
4236 57th 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 their proposed church, which are provided on other property located nine-hundred and ninety (990) 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 six-hundred and ninety (690) ft. variance from the allowable distance per code.

Location(s): **617 Orange Avenue (Church Site)**
914 Orange Avenue (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 their proposed church, which are provided on other property located nine-hundred and ninety (990) 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 six-hundred and ninety (690) ft. variance from the allowable distance per code.

The subject site is located along the Orange Avenue corridor, in an extension of downtown between US Highway 1 and 7th 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 7th 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. It's noted that the presented site plan in accurately demonstrates the width of the southern one-way drive aisle utilized for egress from the proposed church site. An updated plan is requested prior to advancement of the improvement plan.

The request seeks to utilize off-site parking spaces, located at St. Marks' Missionary Baptist Church – 914 Orange Avenue, via a written agreement. The variance request is specific to the distance, nine-hundred and ninety (990) 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, linking the subject sites. The pedestrian walkway between the sites is segmented by 7th and 8th Streets, as well as a commercial driveway. The pedestrian connection is accompanied by on-street parking implement as part of the redevelopment efforts of the subject corridor.

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 present reliance 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 or available public parking; however the applicant has identified access to additional parking resources and seeks to provide the amenity of a shuttle to encourage church members to utilize the designated off-site parking spaces. The applicant has not provided in writing the service times of St. Mark's Missionary Baptist Church, and a representative of St. Mark's could not be reached to confirm the verbal statement of an 11 am service time for the church, sought for the provision of parking support.

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 PNC or many of the adjacent commercial uses, however in the circumstance that an overlapping event is planning (memorial service, etc.), coordination with both PNC 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 PNC Bank and the church. Use of the facility as a church is not permitted until said agreement is reviewed and contingent upon acceptance.

Property Owner Response Summary:

A total of 3 notifications were mailed to abutting property owners pertaining to the original request to utilize FPUA's parking area. As of July 21, 2016, 1 response has been received in favor, and 3 in opposition to the former request.

A total of 20 notifications were mailed to abutting property owners pertaining to the latest revision of the request. As of November 22nd, 0 updated responses have been received. An updated recording of responses and their content will be provided to the Board at the hearing.

Staff Acknowledgements:

The characteristics associated with the presented Variance application, parking agreement, site improvements, and provision for transportation accommodations present considerations for the Board of Adjustment pursuant to the criteria specified in Section 22-108 of the City Code. With the provision of the following conditions, staff recommends **approval** of the request:

- 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 appropriately revises the site improvement plan to accurately reflect driveway and parking dimensions, in accordance with City Code.