

BOARD OF ADJUSTMENT AGENDA

Board of Adjustment Regular Meeting - Thursday, December 1, 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 August 25, 2016 meeting
7. **NEW BUSINESS**
 - a. Variance - Hutchinson Island Plaza Hotel Monument Sign - 1230 Seaway Drive
 - b. Variance - Mandel/Perkins Residence - 324 South Ocean Drive
 - c. Variance - Off-site Parking Proximity – Rock Church - 617 Orange Avenue (Church Site)
8. **DISCUSSION / OTHER BUSINESS**
9. **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: 12/01/2016

Information

REQUESTED ACTION

Minutes from the August 25, 2016 meeting

LOCATION

RESPONSIBLE STAFF

RECOMMENDATION

Attachments

Board of Adjustment Minutes 8/25/16

Form Review

Form Started By: Alicia Rosenthal

Final Approval Date: 11/22/2016

Started On: 11/22/2016 10:50 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, **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**

Planning Board of Adjustment

Meeting Date: 12/01/2016

Information

REQUESTED ACTION

Variance - Hutchinson Island Plaza Hotel Monument Sign - 1230 Seaway Drive

LOCATION

1230 Seaway Drive

RESPONSIBLE STAFF

Kori Benton, Senior Planner

RECOMMENDATION

Approval

Attachments

Staff Report

Aerial

Application Packet

Existing Conditions

Proposed Sign - Replacement

Form Review

Form Started By: Kori Benton

Final Approval Date: 11/23/2016

Started On: 11/22/2016 05:04 PM



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
Hutchinson Island Plaza Hotel Monument Sign
1230 Seaway Drive

DATE: November 22, 2016

STAFF REPORT

Owner Hotel Management Corporation
2901 N Federal HWY
Boca Raton, FL 33431

Applicant: Hutchinson Island Plaza Hotel
1230 Seaway Drive
Fort Pierce, FL 34949

Requested Action: Approval to deviate from Section 15-6(b)(3)a. of the Fort Pierce Code of Ordinances in order to construct a ground sign at fourteen (14) in feet, for a property less than three (3) acres, whereas the City Code allows a maximum sign height of ten (10) feet. The filed request represents a variance of four (4) feet in height.

Location: 1230 Seaway Drive

Parcel: 2401-501-0284-000-9

Lot Size: .93 acres

Current Zoning: Tourist Commercial (C-5) Zone

Staff Analysis:

In accordance with Article VIII of Section 22 of the City Code, the applicant is requesting the Board of Adjustment approve a variance to deviate from Section 15-6(b)(3)a. of the Fort Pierce Code of Ordinances in order to construct a ground sign at fourteen (14) in feet, for a property less than three (3) acres, whereas the City Code allows a maximum sign height of ten (10) feet. The filed request represents a variance of four (4) feet in height.

The subject site located along the Fort Pierce Inlet, home to the Hutchinson Island Plaza Hotel, formerly known as the Holiday Inn – South Hutchinson Island. The facility was purchased by the applicants in 2014, which notable enhancements including improvements to the façade, paving, landscaping, patio area, and fencing. The hotel is four-stories in height, featuring 70 rooms of accommodations. An existing ground sign is present at the site, constructed in 1999, with an approximate sign area of 80 sq. ft. and height of sixteen (16) to eighteen (18) feet.

The application proposes to remove the existing ground sign present, and replacement with a redesigned monument sign with greater architectural consistency with the hotel. The replacement sign is proposed with an overall height of fourteen (14) feet, to the peak of the architectural accents, with an effective height of twelve (12) feet for advertising purposes. The proposed sign area is approximately 48 sq. ft.

The City Code allows a sign of 60 sq. ft. and 10 ft. in height for the subject property, based upon the noted frontage of 180 ft. and land area of less than three (3) acres. The requested deviation exceeds the allowable sign height, however it represents a reduction in both height and size in comparison to the existing sign.

A comparison of the existing sign present on site, the sign allowance for the property, as well as the requested sign via a variance is provided in the table below:

	<u>Height</u>	<u>Area</u>
Existing Sign	~16-18 ft.	~80 sq. ft.
Sign Allowed	10 ft.	60 sq. ft.
Requested Sign	14 ft. (to peak)	48 sq. ft.

~Estimated

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 applicants, in the attached application and supporting documents, cite various factors and explanation with regard to the above-referenced criteria. The concentration of the presented justification is centered upon the limited visibility of the hotel structure due to an abundance of landscape enhancements, absence of signs displayed on facades, and the non-conforming parking arranged on the site to the west, which blocks the first 6-7 ft. of any proposed sign, from east bound traffic (predominant access direction of guests). This variance request further highlights the removal of a non-conforming sign, and replacement with an enhanced monument sign with a reduction in height and size from the current sign..

Property Owner Response Summary:

A total of 15 notifications were mailed to abutting property owners. As of November 22, 2016, 0 responses have been received. An updated recording of responses will be provided to the Board at the hearing.

Staff Recommendation:

The characteristics associated with the presented site, architectural design, and existing non-conforming sign cited in the applicant's application present factors for the Board of Adjustment to consider validation with the criteria specified in Section 22-108 of the City Code, and act accordingly.

The recommendation of Staff is to grant approval of the requested variance to permit the presented monument sign fourteen (14) ft. in height to replace the existing non-conforming sign, based upon the presented characteristics and special circumstances unique to the site, the circumstances of non-conforming parking to the west of the site, the removal of existing non-conforming sign present on site, and the absence of wall signs present on the structure.

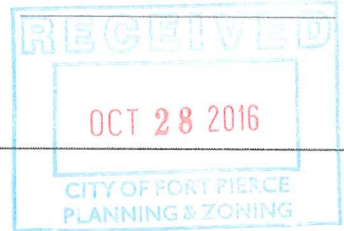




CITY OF FORT PIERCE

PLANNING DEPARTMENT

COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING



VARIANCE

Property address or Location 1230 Seaway Drive Fort Pierce FL 34949

Parcel ID #(s) 2401-501-0284-000-9

Project description Replacement of damaged sign

Hutchinson Hotel Management
d/b/a: Hutchinson Island Plaza Hotel

Property Owner(s) 1230 Seaway Drive

Street Address Ft. Pierce FL 34949

City 772-595-0711 State Zip

Phone Number noreen@plazahotelsuites.com

Email Address

Applicant/Representative, Title, Company

Street Address

City State Zip

Phone Number

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.

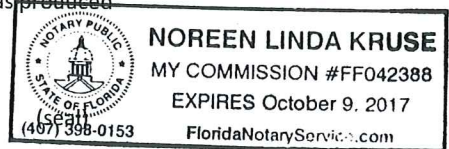
J. Wagner
Property Owner(s) Signature(s)

STATE OF FL -- St. Lucie COUNTY

The foregoing instrument was acknowledged before me this 12 day of October, 2016, by

JOHN WAGNER who is personally known to me or has produced _____ as identification.

Noreen Kruse
Signature of Notary



INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3739

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic District	Historic Designation	
				Contributing	Individual
				Non-Contributing	None

Pre-Application Meeting Date _____

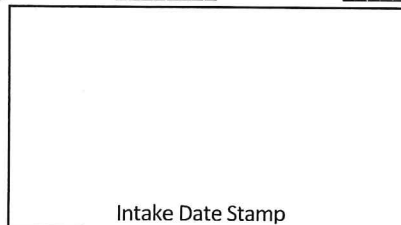
Fees _____ Control # _____ B. Permit # _____

Intake Planner _____

Planner Assigned _____

Approved By _____ Date _____

Comments _____



Intake Date Stamp

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: Replacement of existing damaged sign

Reason for request: Replacement sign is smaller than existing sign but larger than allowed.

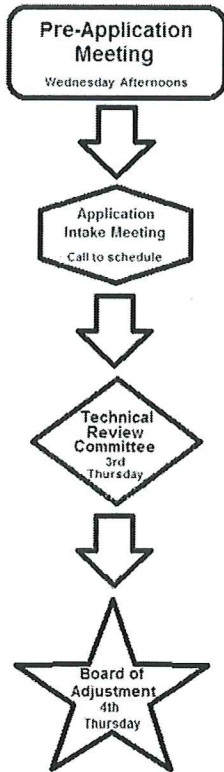
Existing Use: Sign for Hotel Date Property was Purchased: 12/09/2014

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:

We are requesting a sign variance to continue to improve the appearance and development of our property. The current sign was constructed in 1999 and was recently destroyed during Hurricane Matthew. Our proposed improvement sign is lower in height than the existing sign but taller than what is allowed by current city code. We have beautiful established landscaping and curb appeal that we are very proud of that we do not wish to remove. Additionally, there is nonconforming parking to the west which causes a visual impairment. Our proposed improvement sign would be updated and more visually pleasing. Because of the damage caused by Hurricane Matthew and time constraints of installing a new sign as soon as possible, our request deserves your consideration.

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.

Our existing sign which was constructed in 1999 is larger than what is currently allowed by city code and was destroyed by Hurricane Matthew.

2. Does special conditions or circumstances result from actions other than that of yours? Please explain

Yes, our current sign was destroyed by Hurricane Matthew. Additionally, there is nonconforming parking to the west that obstructs the view.

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 improved sign size were to what is currently allowed by City Code, guests to the city and other passersby would be unable to see the sign due to established landscaping and nonconforming parking to the west.

4. What is the minimum variance that would give the reasonable use of the land, building, or structure?

We are requesting a variance for a sign smaller than our existing sign but larger than what is allowed by city code.

5. Explain how the variance request would not impair the intent of the zoning ordinance or be detrimental to the general public welfare:

We are requesting a variance to an existing sign that is larger than allowed by current City Code. The improved sign would be smaller than the existing sign.

HUTCHINSON ISLAND PLAZA
 1230 SEAWAY DR.
 FT. PIERCE, FL



DISCONNECT SWITCH
 ON SIDE OF COVER

INTERNALLY ILLUMINATED FREESTANDING DOUBLE SIDED SIGN SCALE 3/8" = 1'-0"

17" EXTRUDED ALUMINUM SIGN CABINET WITH FABRICATED ALUMINUM COVERS, CAPS AND EMBELLISHMENTS

CABINET TO HAVE ACRYLIC ENAMEL FINISH, ALL REMAINING EXTERIOR METAL SURFACES TO HAVE LT. SPRAY STUCCO ENAMEL FINISHES, COLORS TO COMPLIMENT BUILDING COLORS AND TO BE DETERMINED

SIGN FACES TO BE 3/16" THICK TRANSLUCENT WHITE PAN FORMED ACYRILIC WITH OUTSIDE SURFACE APPLIED TRANSLUCENT 3M 3630-36 DARK BLUE AND 3630-141 GOLD NUGGET VINYL DECORATION WITH ALL COPY WHITE REVERSED OUT OF VINYL BACKGROUND

CABINET TO HAVE INTERNAL WHITE "LED" ILLUMINATION

SIGN INSTALLED ON (2) VERTICAL STEEL SUPPORT POLES WITH DIRECT BURIAL CONCRETE FOUNDATIONS

UL Underwriters
 Laboratories, Inc.
 E147646 (R)


 3M™ MCS™ Warranty




Celebrating 48 years of Quality Manufacturing and Service



ART-KRAFT SIGN COMPANY, INC.

2675 Kirby Circle N.E. Palm Bay Fl., 32905 (321) 727-7324 FAX (321) 951-2466

DESIGN NO. 32652 A	CUSTOMER HUTCHINSON ISLAND PLAZA
DESIGNER WAYNE	SALES REP. LORI
DATE 11 - 2 - 16	SCALE 3/8" = 1'-0"
ART-KRAFT SIGN COMPANY IS NOT RESPONSIBLE FOR PRIMARY ELECTRICAL HOOK-UP OF SIGN	
CUSTOMER APPROVAL	

www.Art-Kraft.com  ArtKraftSigns



Non-conforming Parking (Abutting Property)

East Bound



Notable Presence of Landscaping (On & Off Site)

West Bound



Hutchinson Island
PLAZA
HOTEL & SUITES

©2016 Google

HUTCHINSON ISLAND PLAZA
 1230 SEAWAY DR.
 FT. PIERCE, FL



DISCONNECT SWITCH
 ON SIDE OF COVER

INTERNALLY ILLUMINATED FREESTANDING DOUBLE SIDED SIGN SCALE 3/8" = 1'-0"

17" EXTRUDED ALUMINUM SIGN CABINET WITH FABRICATED ALUMINUM COVERS, CAPS AND EMBELLISHMENTS

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UL Underwriters
 Laboratories, Inc.
 E147646 (R)


 3M™ MCS™ Warranty




Celebrating 48 years of Quality Manufacturing and Service



ART-KRAFT SIGN COMPANY, INC.

2675 Kirby Circle N.E. Palm Bay Fl., 32905 (321) 727-7324 FAX (321) 951-2466

DESIGN NO. 32652 A	CUSTOMER HUTCHINSON ISLAND PLAZA
DESIGNER WAYNE	SALES REP. LORI
DATE 11 - 2 - 16	SCALE 3/8" = 1'-0"
ART-KRAFT SIGN COMPANY IS NOT RESPONSIBLE FOR PRIMARY ELECTRICAL HOOK-UP OF SIGN	
CUSTOMER APPROVAL	

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Planning Board of Adjustment

Meeting Date: 12/01/2016

Information

REQUESTED ACTION

Variance - Mandel/Perkins Residence - 324 South Ocean Drive

LOCATION

324 South Ocean Drive

RESPONSIBLE STAFF

Kori Benton, Senior Planner

RECOMMENDATION

Approval

Attachments

Staff Report

Site Aerial

Criteria Variance

Architectural Plans

Site Plans

Site Survey

Adjacent Structure Review - Exhibit

Form Review

Form Started By: Kori Benton

Started On: 11/23/2016 10:34 AM

Final Approval Date: 11/23/2016



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
Mandel/Perkins Residence
324 South Ocean Drive

DATE: November 22, 2016

STAFF REPORT

Owner/ Applicant: Paul Mandel & Diane Perkins
6801 E Cypresshead DR
Parkland, FL 33067

Representative: William Stoddard, Ph. D., P.E.
Schulke, Bittle, & Stoddard, L.L.C.
1717 Indian River Blvd. Ste. 201
Vero Beach, FL 32960

Requested Action: Approval to deviate from Section 22-27.1(b)(2)a. of the Fort Pierce Code of Ordinances in order to construct a single-family home with a reduced front yard setback of twenty-two and eighty-sevenths (22.87) feet, whereas the City Code allows a minimum front yard setback of twenty-five (25) feet. The filed request represents a variance of two and a thirteenth (2.13) feet.

Location: 324 S. Ocean Drive

Parcel: 2401-501-0026-000-3

Lot Size: .13 acres (PASLC)
.197 acres (Measured)

Current Zoning: Hutchinson Island Medium Density Residential Zone (R-4A).

Staff Analysis:

In accordance with Article VIII of Section 22 of the City Code, the applicant is requesting approval of a variance to deviate from Section 22-27.1(b)(2)a. of the Fort Pierce Code of Ordinances in order to construct a single-family home with a reduced front yard setback of twenty-two and eighty-sevenths (22.87) feet, whereas the City Code allows a minimum front yard setback of twenty-five (25) feet. The filed request represents a variance of two and a thirteenth (2.13) feet.

The subject site is located on the east side of South Ocean Drive, along the beach, within the Hutchinson Island Medium Density Residential Zone (R-4A). Additionally, the site is seaward of the Coastal Construction Control Line (CCCL). The Florida Department of Environmental Protection (FDEP) regulates the seaward most limits for construction. The seaward most limits depend on the existing line of construction in the immediate area, the landward toe of the frontal dune and the landward limits of the projected 30-year erosion.

City Code Section 22-27.1 (b)(2) a. guides the minimum depth of the front yard for townhome developments will be ten (10) feet and a minimum depth of the front yard for other uses shall be twenty-five (25) feet. The proposed single-family would typically be subject to a 25 ft. setback, to maintain the front yard.

The proposed construction of a single-family home, pursuant to City Code Section 22-91, is eligible for a front setback reduction to 24.35ft. as “there is a building on one abutting lot which is within one hundred (100) feet of the lot, and this building has a front yard of less than the required depth for the zone, the front yard for the lot need not exceed a depth halfway between the depth of the front yard of the abutting lot and the required front yard depth”. The structure(s) abutting the site, to the south, rest with a setback distance of 23.69 ft., allowing for a split reduction for the proposed structure. Further, an established structure to the north, approximately 120 ft. from the site, features a front yard setback of 22.05ft.

The applicant is requesting to construct a single-family home with a reduced front yard setback of twenty-two and eighty-sevenths (22.87) feet, for segments of the structure’s façade. The front elevation has various planes to create dimension and variable depth, resulting in a total net variance sought for 11 sq ft over the front setback, occurring in three (3) triangular projections. The maximum distance of the encroachment is 1.51 ft.

Comparisons of the allowable and requested front setbacks are provided in the table below:

Single-family Home	<u>Front Setback</u>
R-4A District Standard 22-27.1(b)(2)a.	25 ft.
Code Provided Exception Sec. 22-91. (2)	24.35 ft.
Requested Setback Variance	22.87 ft.

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 applicants, in the attached application and supporting documents, cite various factors and explanation with regard to the above-referenced criteria. The concentration of the presented justification is centered upon the Coast Construction restrictions guided by FDEP, preservation of existing dune vegetation, limited width of the subject lot, and the encroachment of adjacent structures into the front setback.

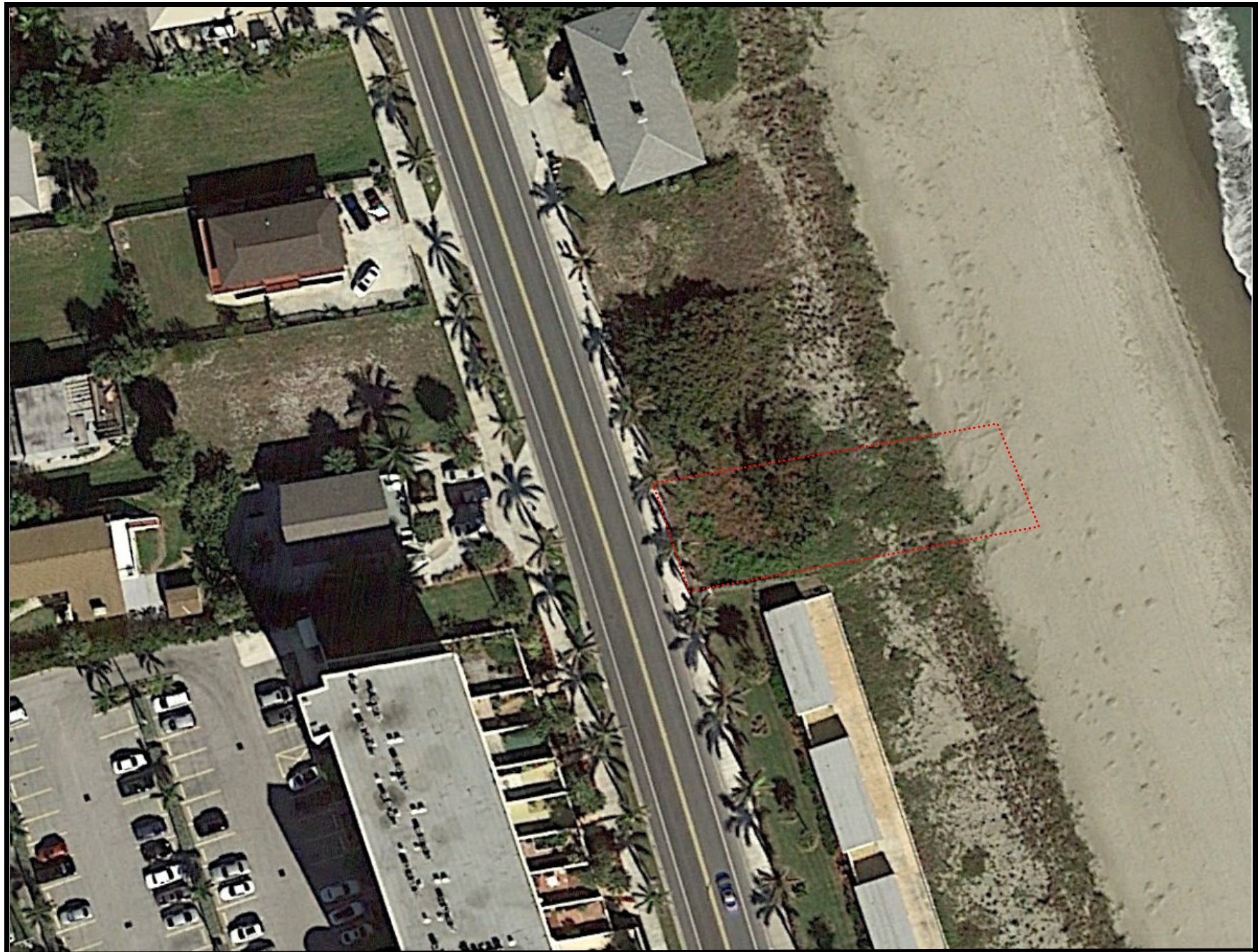
It's noted, that the City of Fort Pierce requires consideration of a Conditional Use for all construction seaward of the CCCL, therefore the proposed single-family home will be reviewed by the Planning Board and City Commission, prior to final approval.

Property Owner Response Summary:

A total of 42 notifications were mailed to abutting property owners. As of November 22, 2016, 0 responses have been received. An updated recording of responses will be provided to the Board at the hearing.

Staff Recommendation:

The characteristics associated with the presented site, coastal construction limitations, and proposed design which limits the extent of the requested encroachment, Staff recommends approval to reduce the front yard setback to twenty-two and eighty-sevenths (22.87) feet in consideration of the criteria specified in Section 22-108 of the City Code.



Mandel Residence—Site Aerial

324 S. Ocean Drive



November 16, 2016

Rebecca Grohall
City of Fort Pierce
Planning Department
100 N. US 1
Fort Pierce, FL 34954

Re: Variance Application
324 S Ocean Drive, Ft. Pierce, FL
Parcel ID 2401-501-0026-000-3

Dear Ms. Grohall:

Attached please find a Variance Application for the above referenced project. The \$1,000.00 application fee was included with our Site Plan and Conditional Use with New Construction submittal earlier this month. This application is being submitted to request a variance from the front setback of this oceanfront property. The front setback was determined to be 24.345 ft in accordance with Section 22-91(2) City of Fort Pierce Land Development Code. The seaward most limits of development are restricted by the Florida Department of Environmental Protection regulations which consider the existing line of construction, projected 30-year erosion limit, and the landward toe of the frontal dune. In addition, the existing platted lot width is less than the minimum required lot width in R4A zoning district.

Given the aforementioned constraints in conjunction with the front setback, the allowable building area is severely limited. The encroachment into the front setback is the minimal amount necessary to develop the site as a single family residence that is comparable with other similar properties in the neighborhood. The encroachments occurs in three (3) different locations up to a maximum of 1.51 ft into the front setback for a total of 11 sq ft of building area.

Criteria Narrative

In order to verify that this request for variance meets all the criteria in Section 22-108 of the City Code, the following questions have been answered:

1. *Describe those conditions peculiar to the specific property and not applicable to other lands, structures, or buildings in the same zoning district.*

This property is located seaward of the Coastal Construction Control Line. As a result the FDEP regulates the seaward most limits for construction. The seaward most limits depend on the existing line of construction in the immediate area, the landward toe of the frontal dune and the landward limits of the projected 30-year erosion. In addition, this is a platted lot having a width measured perpendicular to the side lot lines of 54.2 ft. The land development regulations require a minimum lot width of 60 ft. This non conformity in lot width is not the result of any action of the property owner and has been legally created through the platting process.

2. *Does special conditions or circumstances result from actions other than that of yours? Please explain.*

The FDEP established the CCCL in 1988, 41 years after Fort Pierce Beach was platted. In addition, the property was platted with a lot width of 54.2 ft prior to the establishment of the City of Fort Pierce Land development regulations requiring a 60-ft lot width in the R4A zoning district.

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.*

In most properties within the R4A zoning district, the property owner commonly has the rights to develop the building area of the property up to the rear setback limits. In this case, the limits of the rear setback are determined by the FDEP and not the Fort Pierce Land Development Regulations. As a result the majority of the property cannot be developed. In addition, minimum lot width in R4A zoning district is 60 ft. This property has only 54.2 ft of lot width thereby the developable area is less between side yard setbacks.

4. *What is the minimum variance that would give the reasonable use of the land, building, or structure?*

The proposed site plan and architectural plans are for the minimum variance necessary in order to develop a single family residence with adequate depth to provide room spaces that are functional and comparable to other homes in the vicinity. The total net variance is only 11 sq ft over the front setback which occurs in three (3) triangular areas. The maximum distance of the encroachment 1.51 ft.

5. *Explain how the variance request would not impair the intent of the zoning ordinance or be detrimental to the general public welfare.*

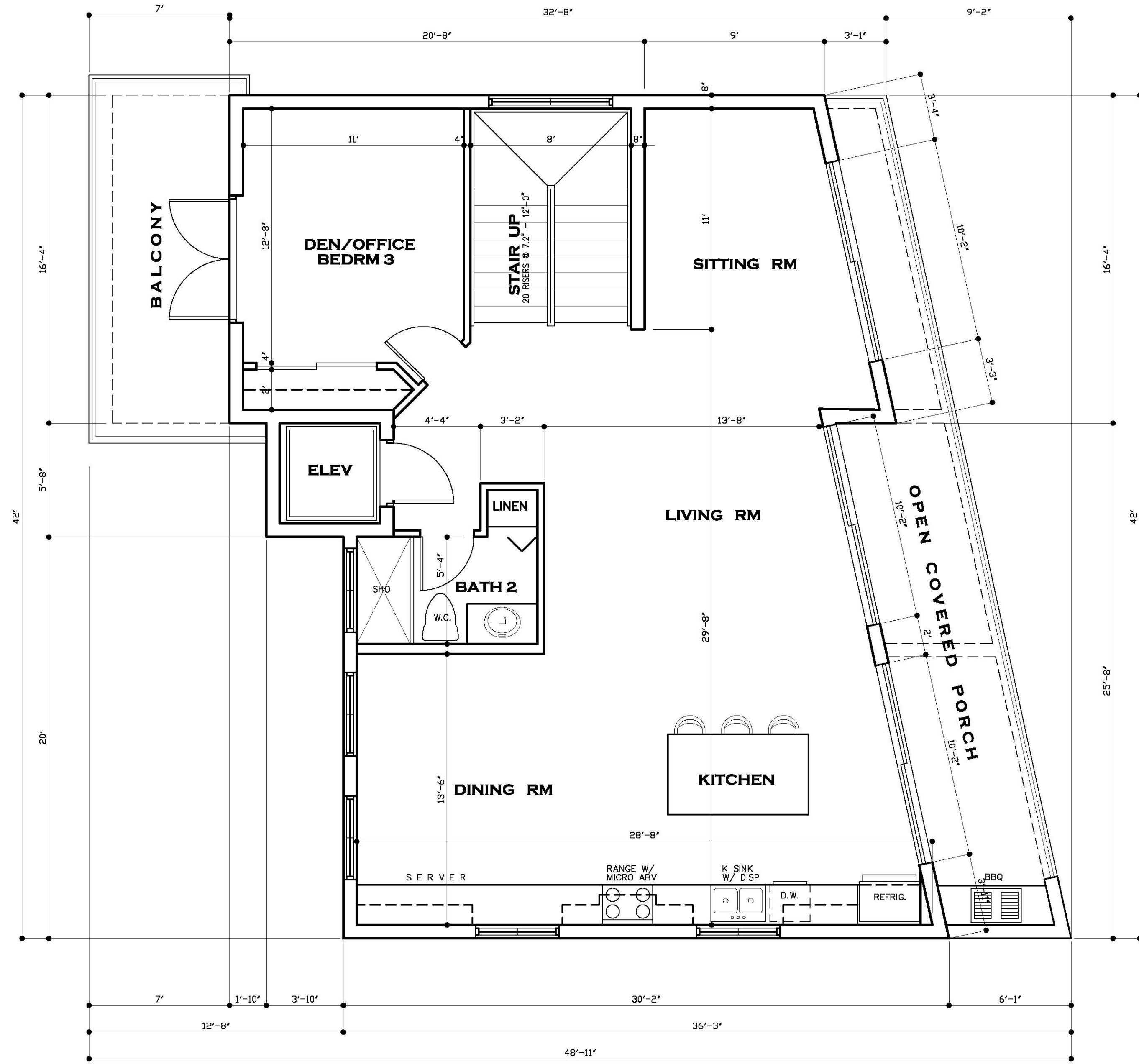
The developed property north of the site is 110 ft from the subject property. As a result of this, the front setback, in accordance with Section 22-91, can be adjusted by using the front setback of the property to the south only. If the property to the north was 10 ft closer, the average of the developed properties north and south would result in a required front setback that would be compatible with the proposed limits of construction. Based on an aerial, the estimated front setback for all developed properties north of the subject site are less than the 24.345 ft minimum required in the R4A zoning district. Please see attached exhibit for estimated setbacks of surrounding properties.

If upon your review, should you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

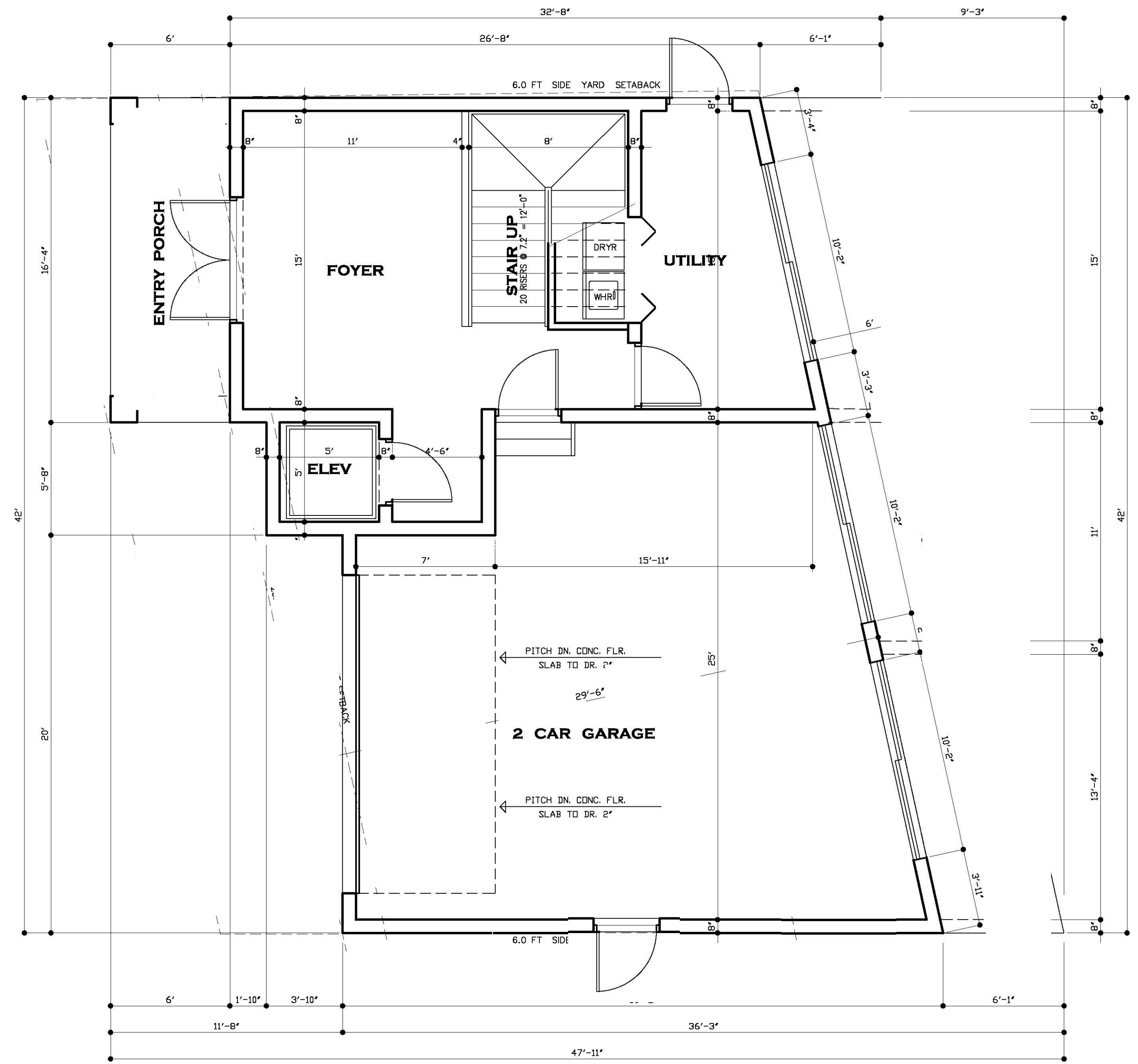


William P. Stoddard, Ph.D., P.E.



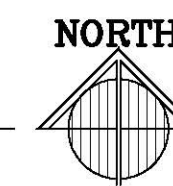
**SECOND FLOOR LEVEL
ARCHITECTURAL FLOOR PLAN**

SCALE: 1/4" = 1'-0"



**FIRST FLOOR LEVEL
ARCHITECTURAL FLOOR PLAN**

SCALE: 1/4" = 1'-0"



WIND PRESSURE	ROUGH OPENINGS
-44.4# 43.5#	192"X120" M.D.
-47.8# 43.8#	38"X98" M.D.
-48.1# 44.2#	14"X98" M.D.
-47.8# 43.8#	38"X98" M.D.
-48.1# 44.1#	34"X98" M.D.

DOORS:

- 1 160100 ROLL-UP GARAGE DR.
- 2 3080 FRNT. ENTRY DR.
- 3 1080 SIDELITE (TEMP. GL.)
- 4 3080 FRCH DR (TEMP. GL.)
- 5 2880 MTL DR.
- 6 3080 S.C. WD. DR.
- 7 3080 WD. DR.
- 8 2880 WD. DR.
- 9 2880 PKT. DR.
- 10 2880 WD. DR.
- 11 2480 WD. DR.
- 12 8080 BI-PASS DRS.
- 13 6080 BI-FOLD DRS.
- 14 4080 BI-FOLD DRS.
- 15 2080 BI-FOLD DRS.

(CONTRACTOR RESPONSIBLE TO VERIFY ROUGH OPNG. SIZE W/ W.D.W. MFG. INSTALLATION INSTRUCTIONS)
ALL EGRESS W.D.W. OPNGS. TO BE MIN. 24" HI & 20" WIDE AND MIN. 5.7 S.F. OF OPNG.

WINDOW GLAZING NOTE:

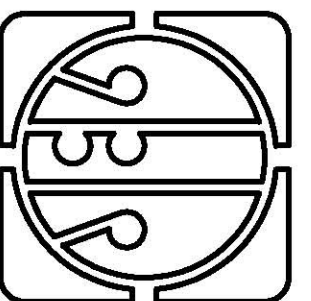
- PROVIDE ALUMINUM 'APPROVED' IMPACT GLAZING FOR ALL GLAZED OPENINGS IN EXT. WALL W/IMPACT RESISTANT W.D.W.S. & DRS. AS PER F.B.C. SECTION #1606
- GLAZING TO BE TINTED DBL PANE

AREA CALCS:

LIVING-1ST FLR:	530 S.F.
LIVING-2ND FLR:	1,236 S.F.
LIVING-3RD FLR:	1,236 S.F.
LIVING-4TH FLR:	444 S.F.
TOTAL LIVING:	3,446 S.F.
GARAGE:	658 S.F.
ENTRY PORCH:	98 S.F.
COVERED PORCHS:	666 S.F.
ROOF DECK:	1002 S.F.
UNCOVERED BALC:	98 S.F.
TOTAL:	5,968 S.F.

WINDOWS:

WIND PRESSURE	ROUGH OPENINGS	WINDOW TYPE	QUANTITY
-56.0# 43.4#	70"X26" M.D.	(A) 36 SH WDW	
-57.1# 43.9#	50"X50" M.D.	(B) 35 SH WDW	
-59.5# 45.1#	74"X62" M.D.	(C) 25 SH WDW	
-48.5# 44.5#	56"X62" M.D.	(D) 34 SH WDW	
-62.2# 46.5#	38"X62" M.D.	(E) 23 SH WDW	



**JAMES E. GILGENBACH
ARCHITECTURE & PLANNING**
SUITE 107 NEWPORT CENTER DR
1239 E NEWPORT CENTER DR
DEERFIELD BEACH
FLORIDA 33442
(954) 426 - 1852

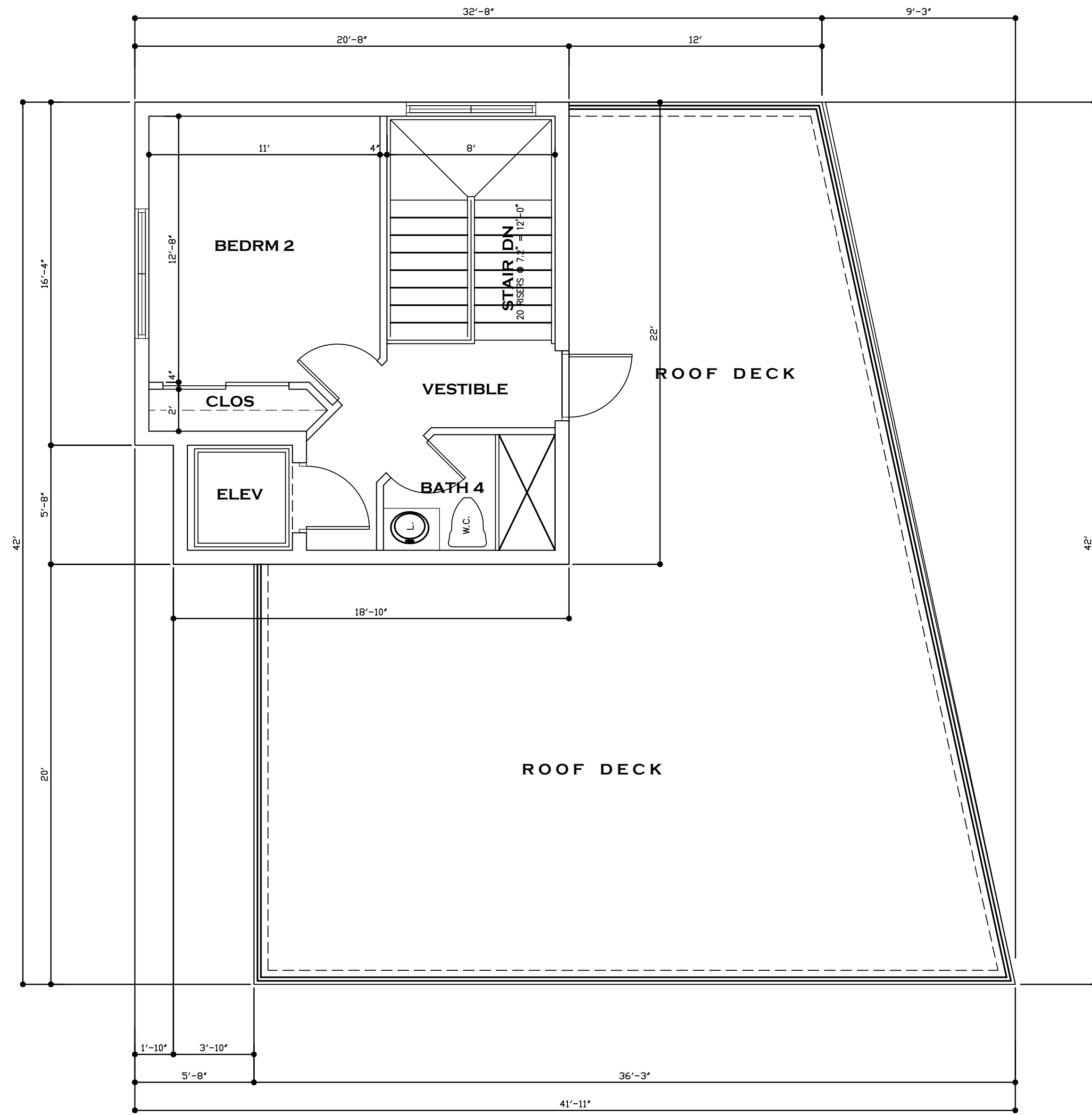
ARCHITECT
AR-7457

REVISIONS:

1. DRAWINGS ARE NOT TO BE SCALED. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER ALL SCALED DIMENSIONS.
2. CONTRACTOR TO VERIFY ALL DIMENSIONS & ADVISE ARCHITECT OF ANY DISCREPANCIES. CONSTRUCTION SHALL NOT PROCEED UNTIL SAID DISCREPANCIES HAVE BEEN RESOLVED BY ARCHITECT.
3. ALL MATERIALS & SYSTEMS ARE TO BE FABRICATED UNTIL ALL DIMENSIONS HAVE BEEN VERIFIED BY THE CONTRACTOR.
4. SHOP DRAWINGS HAVE BEEN REVIEWED & ACCEPTED BY THE ARCHITECT.

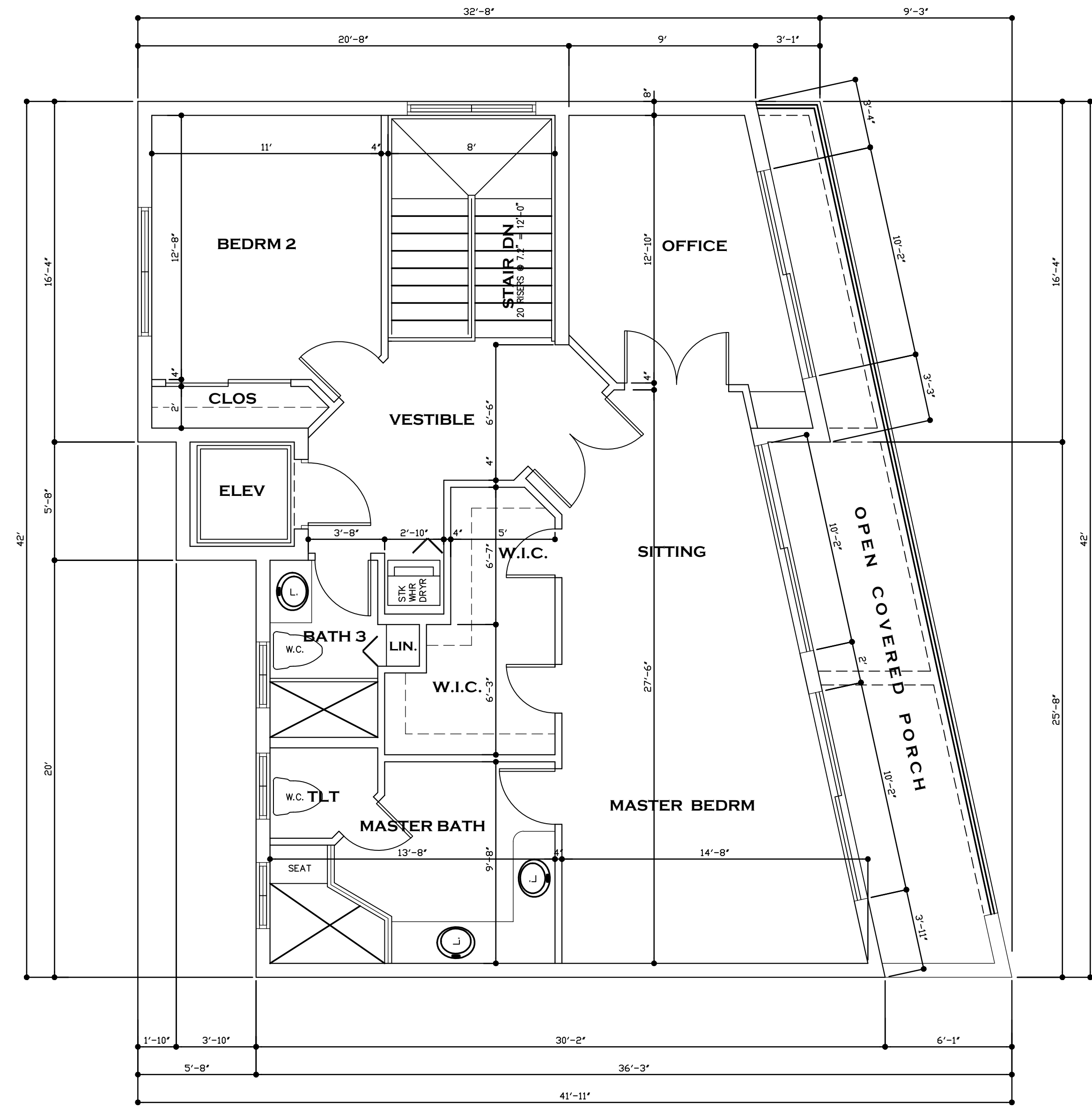
NEW SINGLE FAMILY RESIDENCE
MANDEL RESIDENCE
324 SOUTH OCEAN DRIVE, ST. LUCIE COUNTY, FLORIDA
LOT 12, BLOCK 3, REVISED MAP FORT PIERCE.

DATE: 01 NOV '18
PROJECT NO: 15 - G144
SHEET: of 4 **A1**



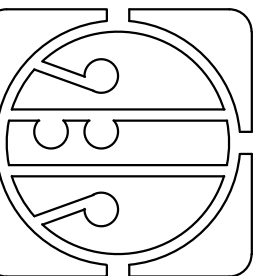
**FOURTH FLOOR / ROOF LEVEL
ARCHITECTURAL FLOOR PLAN**

SCALE: 1/4" = 1'-0"



**THIRD FLOOR LEVEL
ARCHITECTURAL FLOOR PLAN**

SCALE: 1/4" = 1'-0"



JAMES E. GILGENBACH
ARCHITECTURE & PLANNING
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FLORIDA 33442
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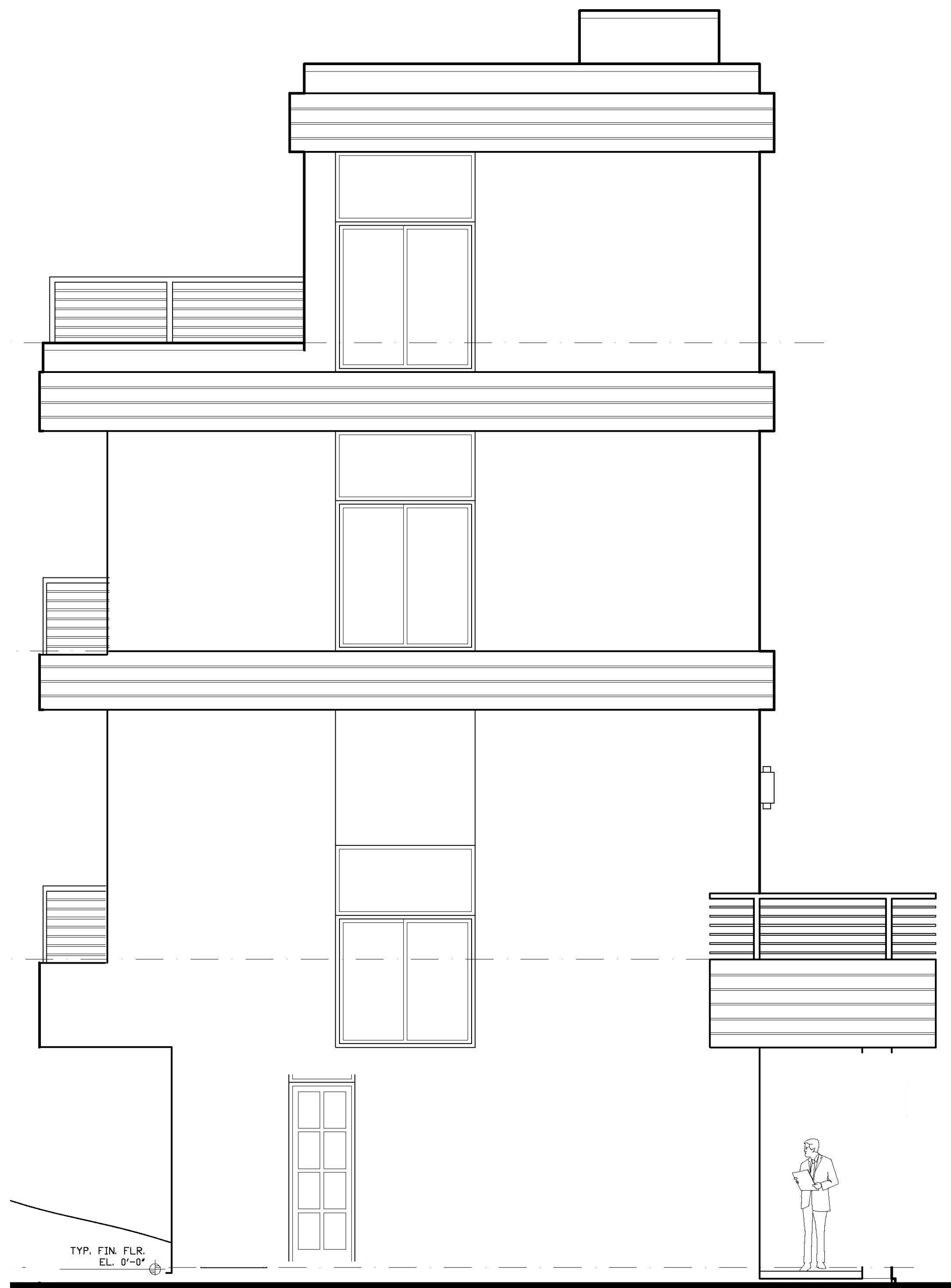
ARCHITECT
#7453

REVISIONS:

1. DRAWINGS ARE NOT TO BE
SCALE. WRITTEN DIMENSIONS
HAVE PRECEDENCE OVER ALL
OTHERS. CONTRACTOR TO VERIFY ALL
DIMENSIONS & ADVISE ARCHITECT
OF ANY DISCREPANCIES.
CONTRACTOR SHALL NOT PROCEED
UNTIL ALL DISCREPANCIES HAVE
BEEN RESOLVED BY ARCHITECT.
2. NO MATERIALS OR SYSTEMS ARE
TO BE FABRICATED UNTIL
3. ALL DIMENSIONS HAVE BEEN
4. SHOP DRAWINGS HAVE BEEN
REVIEWED & ACCEPTED BY
THE ARCHITECT.

NEW SINGLE FAMILY RESIDENCE
MANDEL RESIDENCE
324 SOUTH OCEAN DRIVE, LOT 12, BLOCK 3, REVISED MAP
FORT PEIRCE, ST LUCIE COUNTY, FLORIDA

DATE:
01 NOV '16
PROJECT NO:
15 - G144
SHEET:
of 4 **A2**



**NORTH
LEFT SIDE ELEVATION**

SCALE: 1/4" = 1'-0"

ARCHITECTURAL EMBELLISHMENTS

57.38' NAVD

TOP OF FLAT ROOF

54.00' NAVD

FOURTH FLOOR

43.72' NAVD

THIRD FLOOR

31.06' NAVD

SECOND FLOOR

18.40' NAVD

FIRST FLOOR

9.08' NAVD

GARAGE FLOOR

44.33'

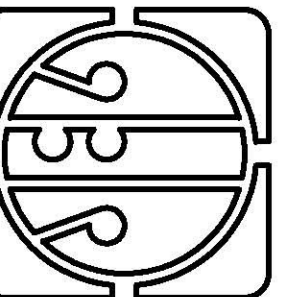
45.00' MAX
BUILDING HEIGHT

R/R



**WEST
FRONT ELEVATION**

SCALE: 1/4" = 1'-0"



**JAMES E. GILGENBACH
ARCHITECTURE & PLANNING**
SUITE 107 NEWPORT CENTER DR
1239 E NEWPORT CENTER DR
DEERFIELD BEACH
FLORIDA 33442
(954) 426 - 1852

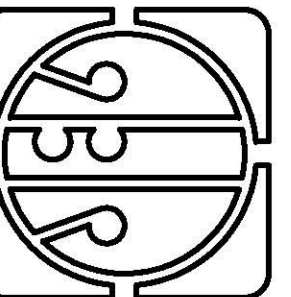
ARCHITECT
AR-7457

REVISIONS:

1. DRAWINGS ARE NOT TO BE
SCALED. WRITTEN DIMENSIONS
HAVE PRECEDENCE OVER ALL
SCALED DIMENSIONS.
2. CONTRACTOR TO VERIFY ALL
DIMENSIONS & ADVISE ARCHITECT
OF ANY DISCREPANCIES.
CONSTRUCTION SHALL NOT PROCEED
UNTIL SAID DISCREPANCIES HAVE
BEEN RESOLVED BY ARCHITECT.
3. ALL MATERIALS & SYSTEMS ARE
TO BE FABRICATED UNTIL
4. ALL DIMENSIONS HAVE BEEN
VERIFIED BY THE CONTRACTOR.
5. SHOP DRAWINGS HAVE BEEN
REVIEWED & ACCEPTED BY
THE ARCHITECT.

NEW SINGLE FAMILY RESIDENCE
MANDEL RESIDENCE
324 SOUTH OCEAN DRIVE, ' ST LUCIE COUNTY,
FORT PIERCE, FLORIDA

DATE: 01 NOV '16
PROJECT NO: 16 - G144
SHEET: 4
A3



JAMES E. GILGENBACH ARCHITECTURE & PLANNING
 SUITE 107 NEWPORT CENTER DR
 1239 E NEWPORT CENTER DR
 DEERFIELD BEACH FLORIDA 33442
 (954) 426 - 1852

ARCHITECT
 AR-7457

REVISIONS:

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4. ALL DIMENSIONS HAVE BEEN REVIEWED & ACCEPTED BY THE ARCHITECT.

NEW SINGLE FAMILY RESIDENCE
MANDEL RESIDENCE
 LOT 12, BLOCK 3, REVISED MAP
 324 SOUTH OCEAN DRIVE, ST. LUCIE COUNTY, FLORIDA

DATE: 01 NOV '18
 PROJECT NO: 16 - G144
 SHEET: of 4 **A4**

ARCHITECTURAL EMBELLISHMENTS

57.38' NAVD

TOP OF FLAT ROOF

54.00' NAVD

FOURTH FLOOR

43.72' NAVD

THIRD FLOOR

31.06' NAVD

SECOND FLOOR

18.40' NAVD

FIRST FLOOR

9.08' NAVD

GARAGE FLOOR

4.33'

45.00' MAX BUILDING HEIGHT

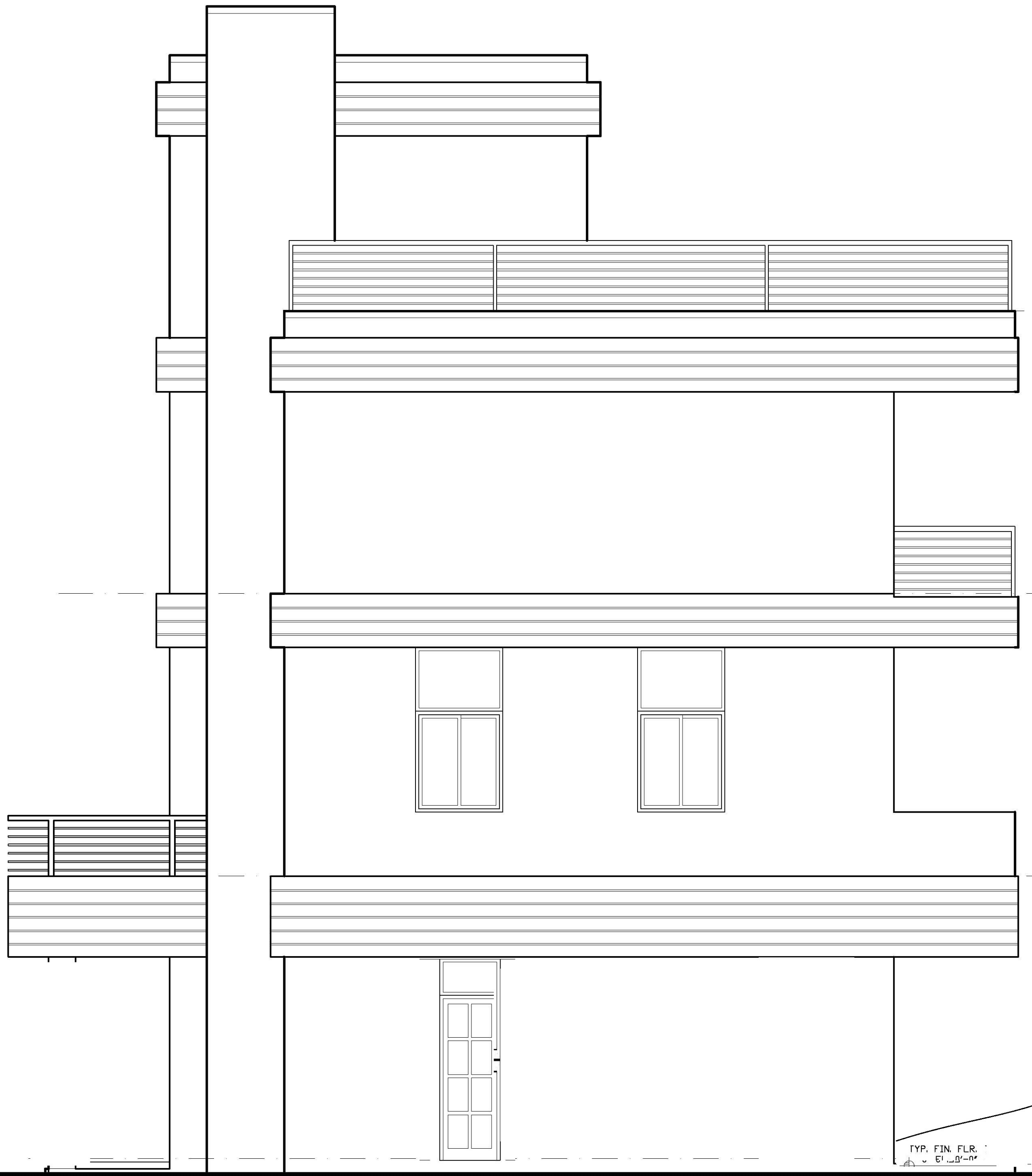
R/R

ROOF LEVEL
 EL. 42'-0" AFF.

3RD FLR. LEVEL
 EL. 28'-0" AFF.

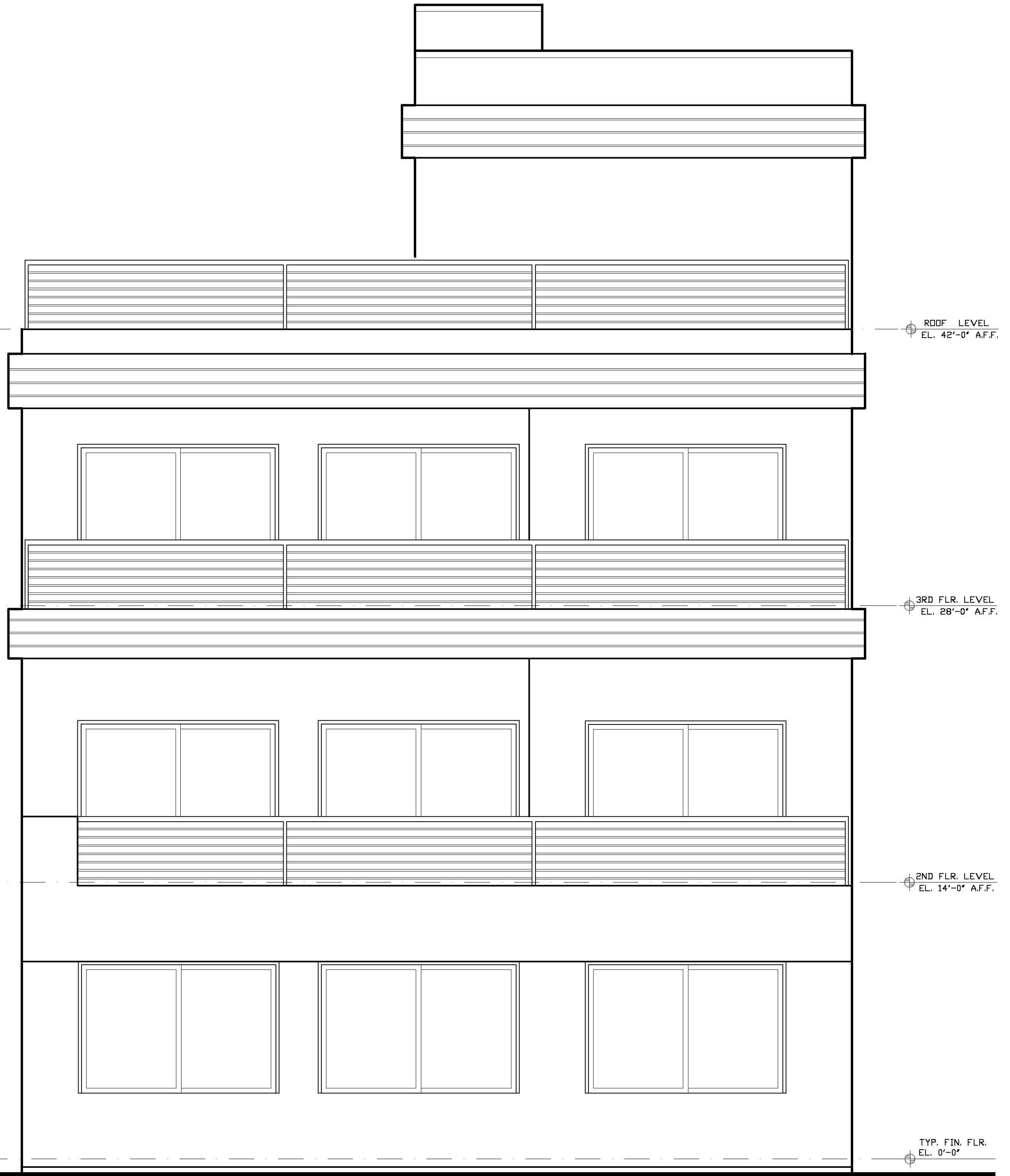
2ND FLR. LEVEL
 EL. 14'-0" AFF.

TYP. FIN. FLR.
 EL. 0'-0"



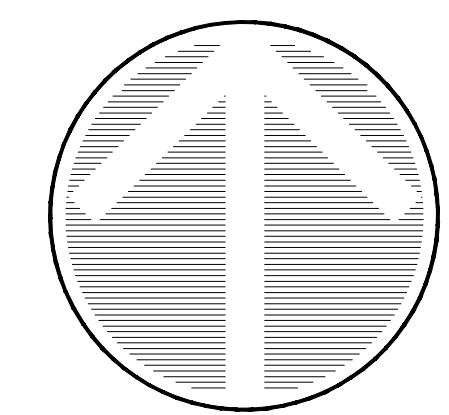
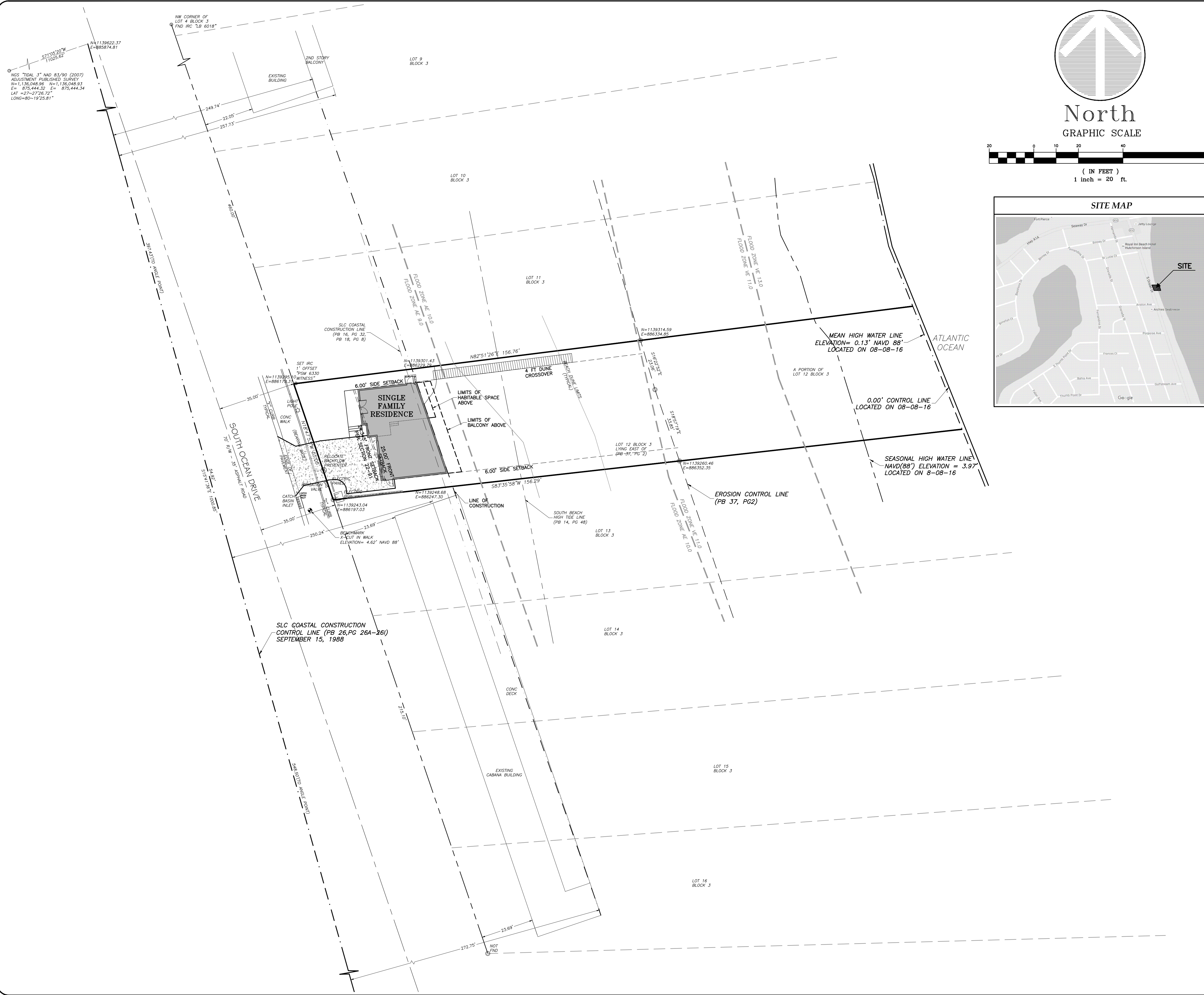
SOUTH RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

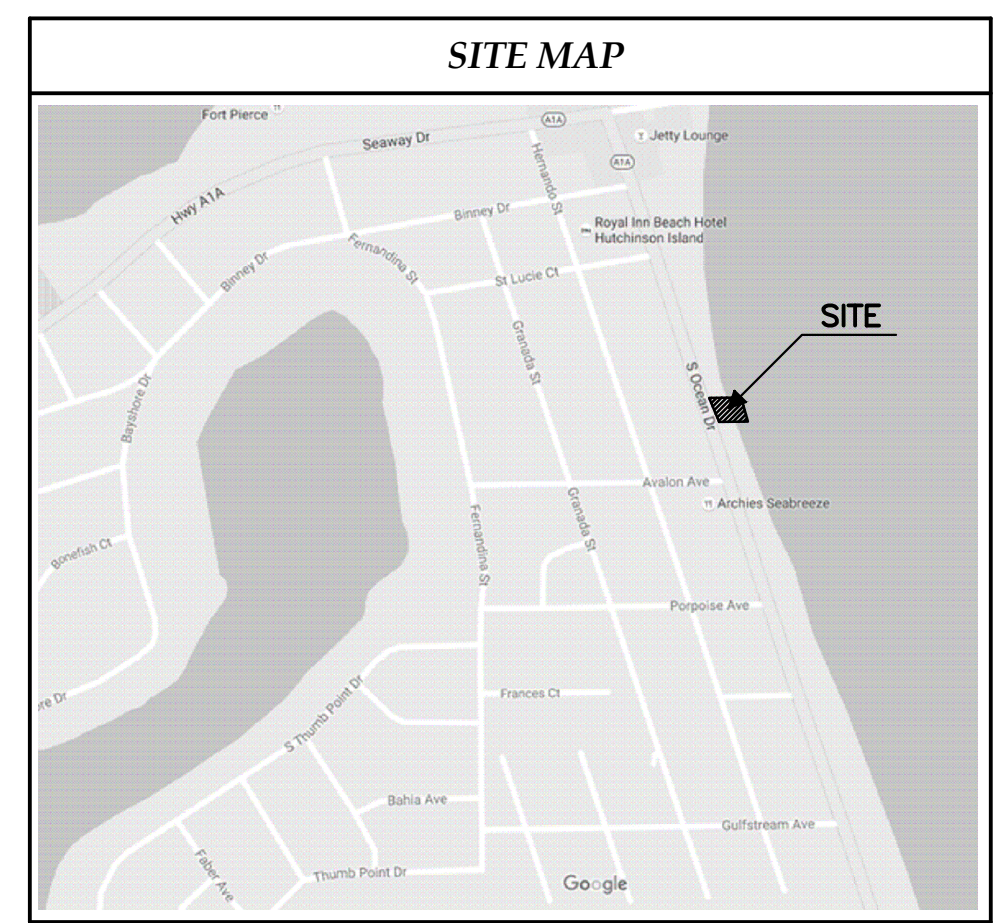
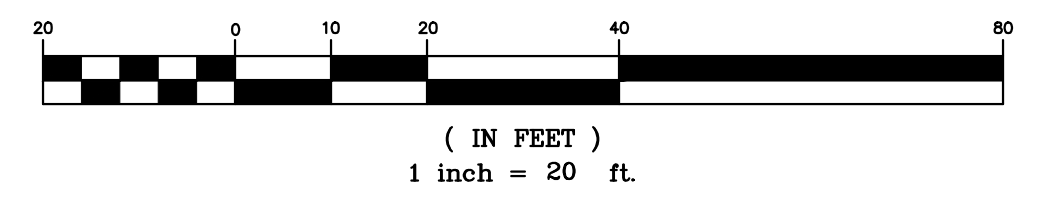


EAST REAR ELEVATION

SCALE: 1/4" = 1'-0"



North
GRAPHIC SCALE



PROJECT DATA

OWNER/APPLICANT	PAUL D. MANDEL (TR) & DIANE M. PERKINS (TR) 6801 E CYPRESSHEAD DRIVE PARKLAND, FL 33067	
ENGINEER/AGENT	SCHULKE, BITTLE & STODDARD, L.L.C. 1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FL 32960 (772) 770-9622	
SURVEYOR	ALEXANDER J. PIAZZA PSM, INC 619 SW BILTMORE STREET PORT ST. LUCIE, FL 34983 (772) 340-7770	
SITE ADDRESS	324 SOUTH OCEAN DRIVE ST. LUCIE COUNTY, FLORIDA	
PARCEL ID#	2401-501-0026-000-3	
F.I.R.M. PANEL	12111C0183 J FEBRUARY 16, 2012	
FLOOD ZONES	AE 9', AE 10', VE 11' & VE 13'	
ZONING	R-4A	
LOT SIZE	REQUIRED R-4A 5,000 SF	PROPOSED 8,579 SF
LOT WIDTH	60'	55' (MIN)
YARD SETBACKS:		
FRONT (WEST)	25'	24.345*
REAR (EAST)	15'	22.10'
SIDE (NORTH)	6'	6.03'
SIDE (SOUTH)	6'	6.04'
BLDG. HEIGHT	45'	42.08'
*FRONT YARD SETBACK: (SOUTH ADJACENT PROPERTY + 25 FT SETBACK)/2	= 48.69 FT/2 = 24.345 FT	
AREAS:		
BUILDING FOOTPRINT		1,191 SF
DRIVEWAY/HARDSCAPE		623 SF
TOTAL IMPERVIOUS AREA		1,814 SF
CONSTRUCTION SCHEDULE:		
COMMENCE: DECEMBER 2016		
COMPLETE: JANUARY 2017		

AREA CALCS:

LIVING-1ST FLR:	535 S.F.
LIVING-2ND FLR:	1,212 S.F.
LIVING-3RD FLR:	1,212 S.F.
TOTAL LIVING:	2,959 S.F.
GARAGE:	628 S.F.
ENTRY PORCH:	98 S.F.
UNCOVERED BALC:	98 S.F.
TOTAL:	3,783 S.F.

** Calculations per James Gilgenbach
Architecture & Planning

DATE	REVISION	MARK	DRAWING REVISIONS	DESIGNED W.P.S.	CHECKED W.P.S.	DRAWN K.L.B.	SCALE	DATE
							1"=20'	10/24/2016

SCHULKE, BITTLE & STODDARD, L.L.C.
 CIVIL & STRUCTURAL ENGINEERING · LAND PLANNING · ENVIRONMENTAL PERMITTING
 CERTIFICATION OF AUTHORIZATION NO.: 00008668
 1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FLORIDA 32960
 TEL 772.770.9622 FAX 772.770.9486 EMAIL info@stsbengineers.com

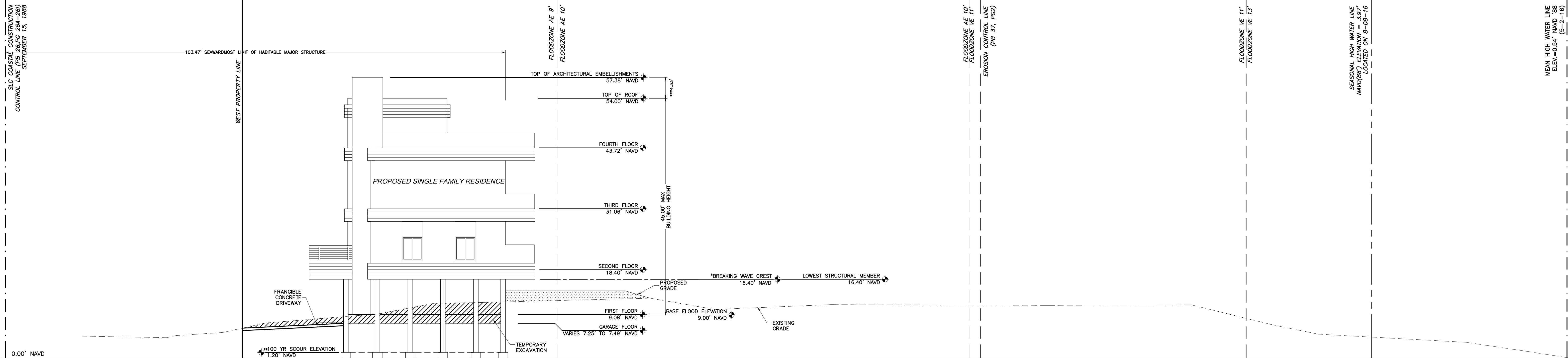
OVERALL SITE PLAN

PROPOSED OCEANFRONT RESIDENCE FOR:
 MANDEL RESIDENCE
 324 SOUTH OCEAN DRIVE
 FORT PIERCE, FL

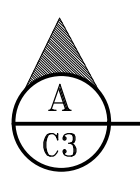
ENGINEER CERTIFICATION
 JOSEPH W. SCHWABE
 FL. REG. NO. 47048
 ADAM B. BITTLE
 FL. REG. NO. 57286
 WILLIAM P. STODDARD
 FL. REG. NO. 57605

DATE:
 SHEET
C1
 PROJECT NO.
 16-092

SIC COASTAL CONSTRUCTION CONTROL LINE (PB 26-PC 284-28) SEPTEMBER 15, 1988



PILES SHOWN ARE FOR INFORMATIONAL PURPOSES ONLY. SEE STRUCTURAL DRAWINGS FOR PILE LAYOUT.



EAST-WEST SECTION

SCALE 1"=10'

*BREAKING WAVE CREST ELEVATION DETERMINED BY REPORT TITLED "100 YEAR STORM AND DESIGN GRADE ELEVATIONS FOR FLORIDA COASTAL COUNTIES", SPONSORED BY OFFICE OF BEACHES AND COASTAL SYSTEMS, DEPARTMENT OF ENVIRONMENTAL PROTECTION, DATED OCTOBER 1999
 R-MONUMENT 35
 CONVERSION FROM NGVD TO NAVD = -1.50 FT
 BREAKING WAVE CREST ELEVATION 17.90 NGVD = 16.40 NAVD
 **SCOUR ELEVATION 2.70 NGVD = 1.20 NAVD
 ***ARCHITECTURAL EMBELLISHMENTS ALLOWED: 20% OF BUILDING HEIGHT
 52.08 FT X 20% = 8.416 FT
 PROPOSED: 4.33 FT

LEGEND

- FILL SEAWARD OF C.C.C.L.
- EXCAVATION SEAWARD OF C.C.C.L.

MEAN HIGH WATER LINE
 ELEV.=0.54' NAVD, 88
 (S-2-10)

REVISION	MARK	DATE
DESIGNED W.P.S.		
DRAWN K.L.B.		
CHECKED W.P.S.		
SCALE AS NOTED		
DATE		10/24/2016

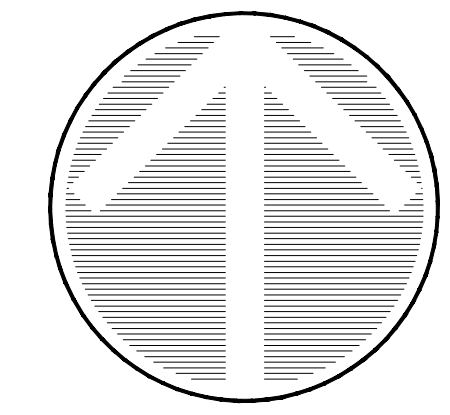
SCHULKE, BITTLE & STODDARD, L.L.C.
 CIVIL & STRUCTURAL ENGINEERING • LAND PLANNING • ENVIRONMENTAL PERMITTING
 CERTIFICATION OF AUTHORIZATION NO.: 00008668
 1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FLORIDA 32980
 TEL 772.770-9622 FAX 772.770-9496 EMAIL info@stsbengineers.com

CROSS SECTIONS

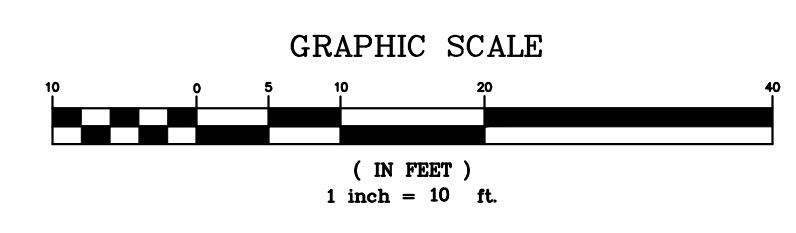
PROPOSED OCEANFRONT RESIDENCE FOR:
 MANDEL RESIDENCE
 324 SOUTH OCEAN DRIVE
 FORT PIERCE, FL

ENGINEER CERTIFICATION
 JOSEPH W. SCHULKE
 FL. REG. NO. 47048
 ADAM B. BITTLE
 FL. REG. NO. 57286
 WILLIAM P. STODDARD
 FL. REG. NO. 57605

DATE:
 SHEET
C3
 PROJECT NO.
 16-092



North



DATE	REVISION	MARK	DRAWING RECD/LIGHT
			DESIGNED W.P.S.
			DRAWN K.M.B.
			CHECKED W.P.S.
			SCALE 1"=10'
			DATE 10/24/2016

SCHULKE, BITTLE & STODDARD, L.L.C.
 CIVIL & STRUCTURAL ENGINEERING · LAND PLANNING · ENVIRONMENTAL PERMITTING
 CERTIFICATION OF AUTHORIZATION NO.: 00008668
 1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FLORIDA 32960
 TEL 772.770.9622 FAX 772.770.9486 EMAIL info@stsbengineers.com

LIGHTING PLAN

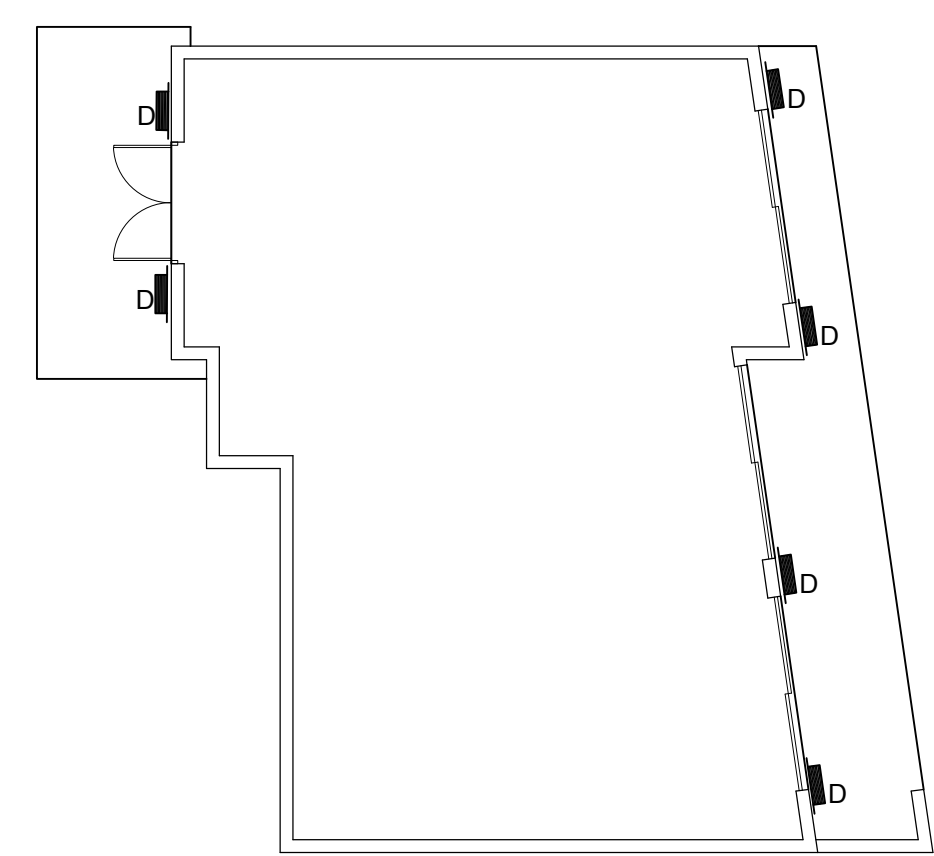
PROPOSED OCEANFRONT RESIDENCE FOR:
 MANDEL RESIDENCE
 324 SOUTH OCEAN DRIVE
 FORT PIERCE, FL

ENGINEER CERTIFICATION
 JOSEPH W. SCHULKE
 FL. REG. NO. 47048
 ADAM B. BITTLE
 FL. REG. NO. 57286
 WILLIAM P. STODDARD
 FL. REG. NO. 57605

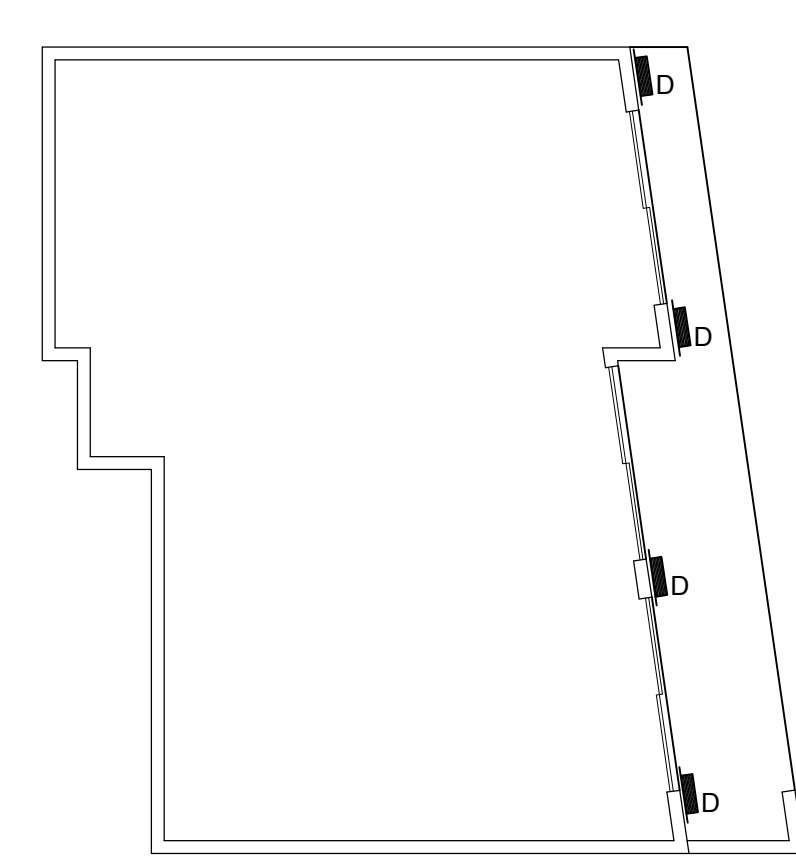
DATE: SHEET C4
 PROJECT NO. 16-092



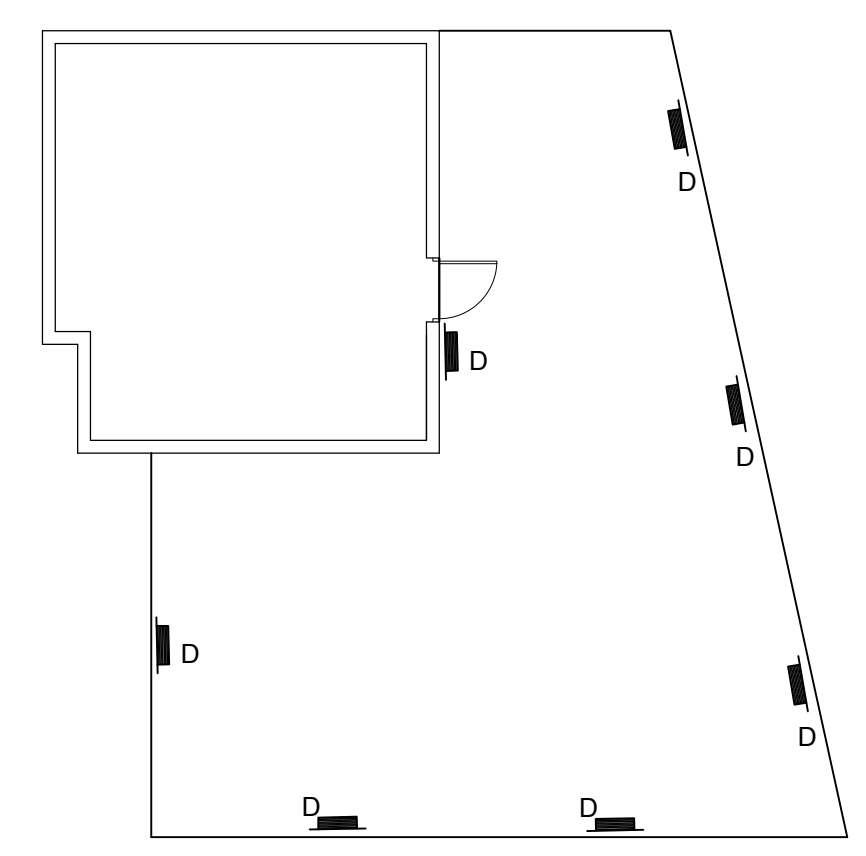
LIGHTING KEY						
FIXTURE LABEL	FIXTURE TYPE	MANUFACTURER & CATALOG NO.	FIXTURE QUANTITY	LAMP TYPE & WATTAGE	MOUNTING TYPE & HEIGHT	LOCATION OF FIXTURE
⊗B	WALL SCONCE DOWN LIGHT	PORTFOLIO H8805 CYLINDER FIXTURE	6	2W H12 LED AMBER	WALL MOUNT MAX 8'-0" ABOVE FLOOR	(4) LANDWARD (2) SHORE PERPENDICULAR
D	STEP LIGHT	INTRIGUE LIGHTING SG-R-1LED-HDL-AML	17	3W LED AMBER	WALL/STEP MOUNT 6" AFF MAX MAY NEED FIELD ADJUSTMENT & ADDITIONAL SHIELDING	(6) SECOND FLOOR (4) THIRD FLOOR (7) ROOF LEVEL



SECOND FLOOR LIGHTING



THIRD FLOOR LIGHTING



FOURTH FLOOR/ROOF LEVEL LIGHTING

SLC COASTAL CONSTRUCTION CONTROL LINE (PB 26, PG 26A-26I) SEPTEMBER 15, 1988

SLC COASTAL CONSTRUCTION LINE (PB 16, PG 32, PB 18, PG 8)

BENCHMARK X-CUT IN WALK ELEVATION= 4.62' NAVD 88'

SOUTH BEACH HIGH TIDE LINE (PB 14, PG 48)

EROSION CONTROL LINE (PB 37, PG2)

MEAN HIGH WATER LINE ELEVATION= 0.13' NAVD 88' LOCATED ON 08-08-16

SEASONAL HIGH WATER LINE NAVD(88') ELEVATION = 3.97' LOCATED ON 8-08-16

FLOOD ZONE VE 1.0

FLOOD ZONE VE 9.0

FLOOD ZONE VE 1.0

FLOOD ZONE VE 11.0

FLOOD ZONE VE 1.0

FLOOD ZONE VE 11.0

ATLANTIC OCEAN

SOUTH OCEAN DRIVE

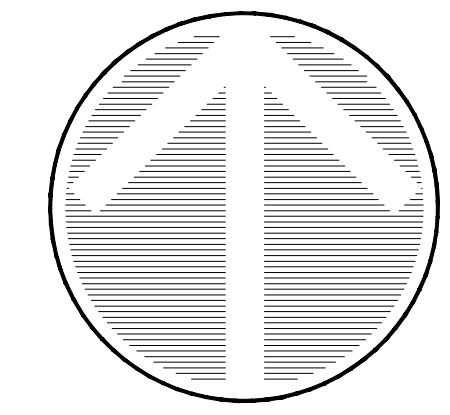
SINGLE FAMILY RESIDENCE

GARAGE FLOOR

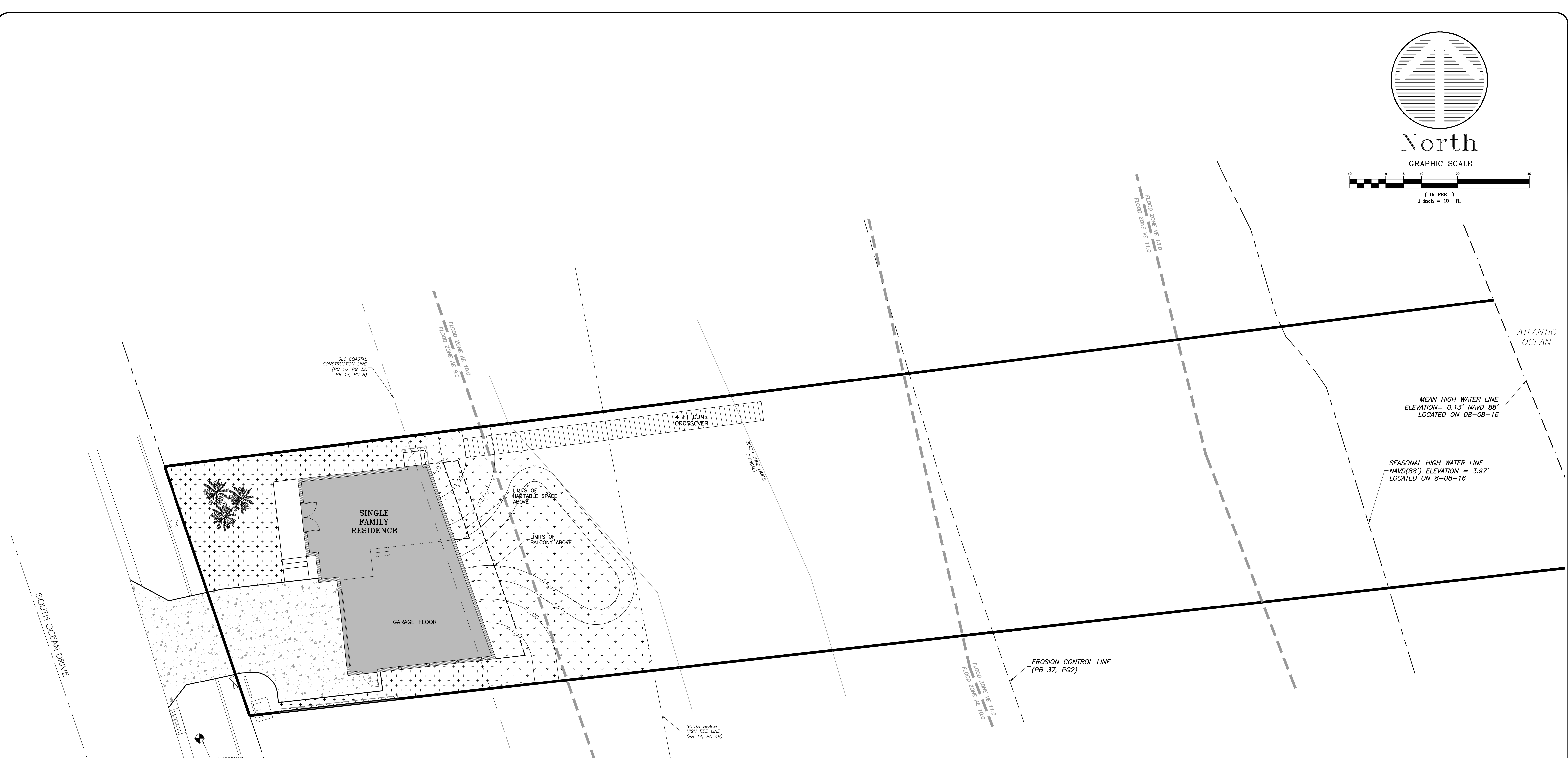
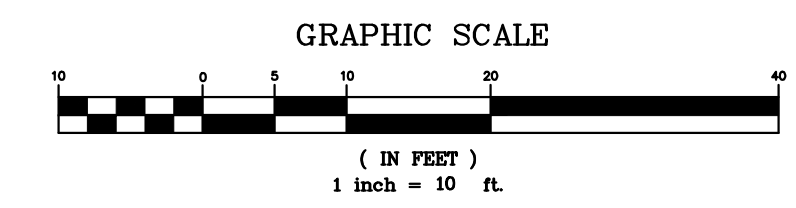
LIMITS OF HABITABLE SPACE ABOVE

LIMITS OF BALCONY ABOVE

4 FT DUNE CROSSOVER



North



LANDSCAPE MATERIAL SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HGT	OTHER
	880 SF	<i>Paspalum vaginatum</i>	SEASHORE PASPALUM			SOD
	3	<i>Sabal palmetto</i>	CABBAGE PALM	B&B	12'	
	1,496 SF	<i>Asteriscus maritimus</i>	BEACH DAISY			

REVISION	MARK	DATE

SCHULKE, BITTLE & STODDARD, L.L.C.
 CIVIL & STRUCTURAL ENGINEERING • LAND PLANNING • ENVIRONMENTAL PERMITTING
 CERTIFICATION OF AUTHORIZATION NO.: 00008668
 1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FLORIDA 32960
 TEL: 772.770-9622 FAX: 772.770-9486 EMAIL: info@stsbengineers.com

LANDSCAPE PLAN

PROPOSED OCEANFRONT RESIDENCE FOR:
 MANDEL RESIDENCE
 324 SOUTH OCEAN DRIVE
 FORT PIERCE, FL

ENGINEER CERTIFICATION
 JOSEPH W. SCHULKE
 FL. REG. NO. 47048
 ADAM B. BITTLE
 FL. REG. NO. 57286
 WILLIAM P. STODDARD
 FL. REG. NO. 57605

DATE:
 SHEET
C5
 PROJECT NO.
 16-092

SLC COASTAL CONSTRUCTION CONTROL LINE (PB 26, PG 26A-26I) SEPTEMBER 15, 1988

BENCHMARK X-CUT IN WALK ELEVATION = 4.62' NAVD 88'

SLC COASTAL CONSTRUCTION LINE (PB 16, PG 32, PB 18, PG 8)

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MEAN HIGH WATER LINE NAVD(88) ELEVATION = 0.13' NAVD 88' LOCATED ON 08-08-16

SEASONAL HIGH WATER LINE NAVD(88) ELEVATION = 3.97' LOCATED ON 8-08-16

ATLANTIC OCEAN

SOUTH OCEAN DRIVE

4 FT DUNE CROSSOVER

SINGLE FAMILY RESIDENCE

GARAGE FLOOR

LIMITS OF HABITABLE SPACE ABOVE

LIMITS OF BALCONY ABOVE

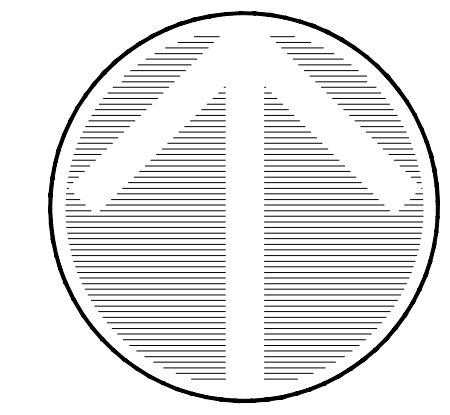
FLOOD ZONE VE 11.0

FLOOD ZONE VE 11.0

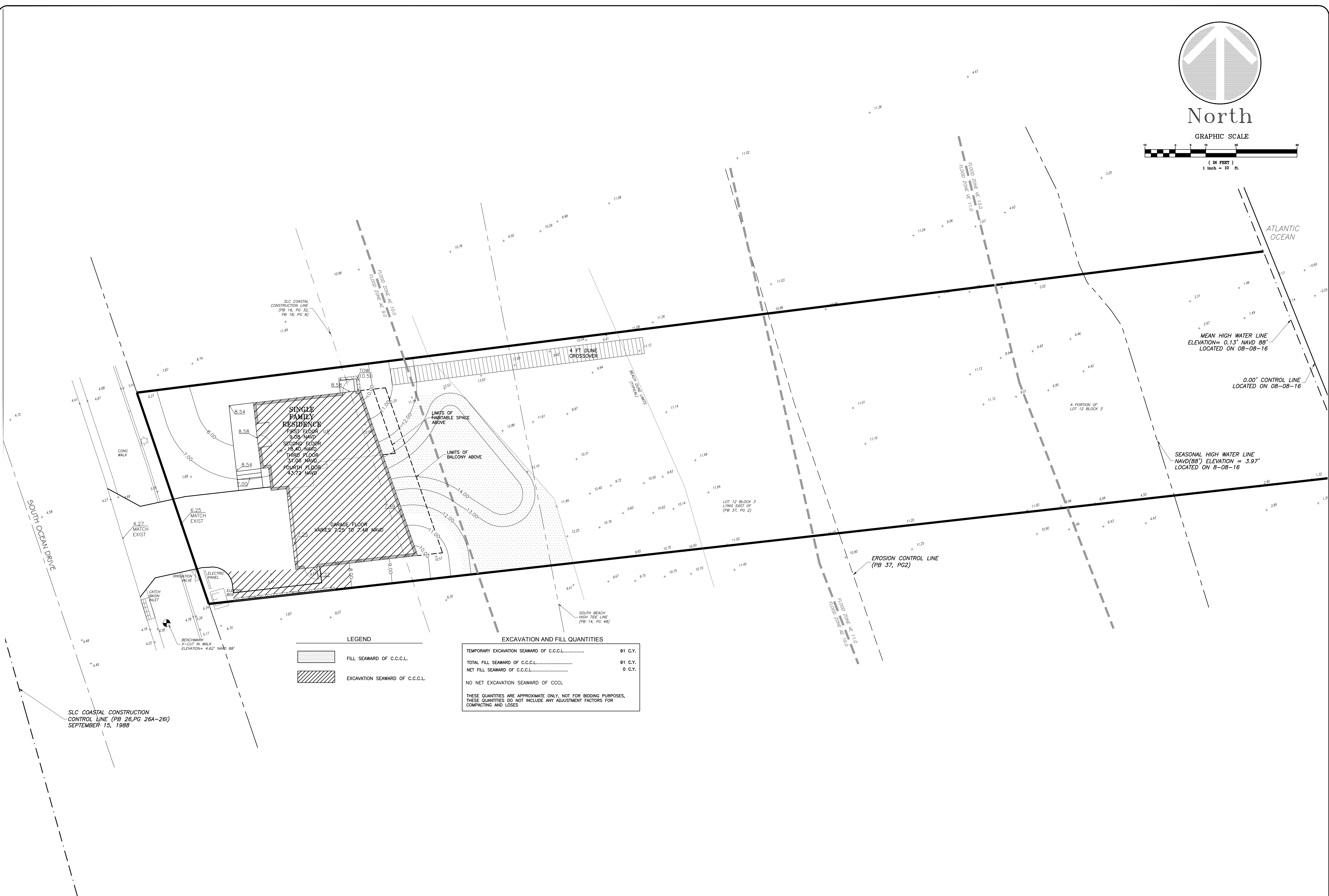
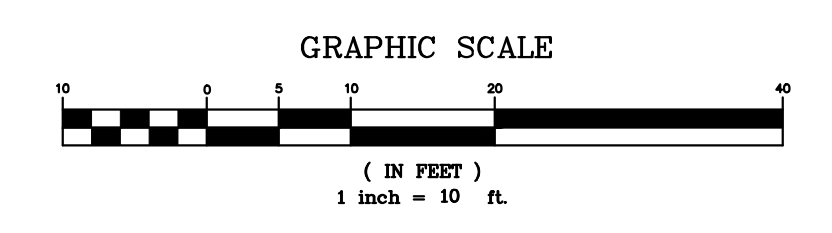
FLOOD ZONE VE 13.0

FLOOD ZONE VE 11.0



FLOOD ZONE VE 13.0



North



LEGEND

-  FILL SEAWARD OF C.C.C.L.
-  EXCAVATION SEAWARD OF C.C.C.L.

EXCAVATION AND FILL QUANTITIES

TEMPORARY EXCAVATION SEAWARD OF C.C.C.L.....	91 C.Y.
TOTAL FILL SEAWARD OF C.C.C.L.....	91 C.Y.
NET FILL SEAWARD OF C.C.C.L.....	0 C.Y.
NO NET EXCAVATION SEAWARD OF CCCL	
THESE QUANTITIES ARE APPROXIMATE ONLY, NOT FOR BIDDING PURPOSES. THESE QUANTITIES DO NOT INCLUDE ANY ADJUSTMENT FACTORS FOR COMPACTING AND LOSSES	

S.L.C. COASTAL CONSTRUCTION CONTROL LINE (PB 26, PG 26A-26I) SEPTEMBER 15, 1988

DATE	
REVISION	
MARK	
DRAWING 16082CUTELL	
DESIGNED W.P.S.	
DRAWN K.M.B.	
CHECKED W.P.S.	
SCALE 1"=10'	
DATE 10/24/2016	

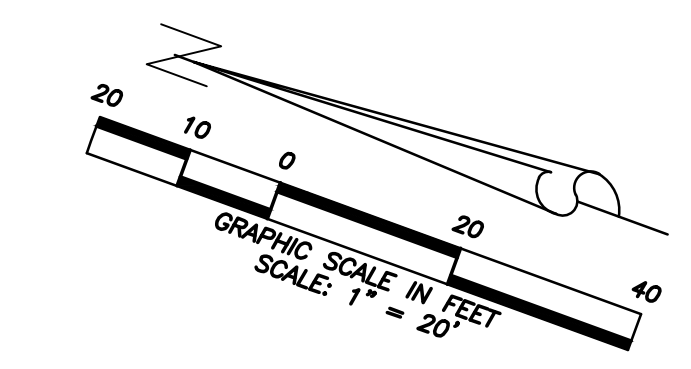
SCHULKE, BITTLE & STODDARD, L.L.C.
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 1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FLORIDA 32960
 TEL: 772.770-9622 FAX: 772.770-9486 EMAIL: info@stsbengineers.com

TEMPORARY EXCAVATION & FILL

PROPOSED OCEANFRONT RESIDENCE FOR:
 MANDEL RESIDENCE
 324 SOUTH OCEAN DRIVE
 FORT PIERCE, FL

ENGINEER CERTIFICATION
 JOSEPH W. SCHULKE
 FL. REG. NO. 47048
 ADAM B. BITTLE
 FL. REG. NO. 57286
 WILLIAM P. STODDARD
 FL. REG. NO. 57605

DATE: SHEET C6
 PROJECT NO. 16-092



- ABBREVIATIONS:**
- (C) = CALCULATED
 - CBS = CONCRETE BLOCK STRUCTURE
 - CONC = CONCRETE
 - CMB = COMMISSIONERS' MINUTES BOOK
 - CLF = CHAIN LINK FENCE
 - (D) = DEED
 - DE = DRAINAGE EASEMENT
 - DEP = DEPARTMENT OF ENVIRONMENTAL PROTECTION
 - DB = DEED BOOK
 - DIP = DUCTILE IRON PIPE
 - FND = FOUND
 - FPL = FLORIDA POWER & LIGHT
 - IP = IRON PIPE
 - INV = INVERT
 - IR = IRON ROD
 - IRC = IRON ROD WITH PLASTIC CAP
 - LB = LICENSE BUSINESS
 - LS = LICENSE SURVEY
 - (M) = MEASURED
 - MON = MONUMENT
 - ORB = OFFICIAL RECORD BOOK
 - (P) = PLAT
 - PB = PLAT BOOK
 - PG = PAGE
 - PL = PROPERTY LINE
 - POB = POINT OF BEGINNING
 - POC = POINT OF COMMENCEMENT
 - PRM = PERMANENT REFERENCE MONUMENT
 - R/W = RIGHT-OF-WAY
 - RCP = REINFORCED CONCRETE PIPE
 - RGE = RANGE
 - SEC = SECTION
 - TWP = TOWNSHIP
 - UE = UTILITY EASEMENT
- SYMBOLS:**
- ⊕ = GUY WIRE ANCHOR
 - ⊙ = CABLE TELEVISION BOX
 - ⊞ = CATCH BASIN
 - ⊞ = CATCH BASIN INLET
 - ⊞ = CLEANOUT
 - ⊞ = ELECTRIC BOX
 - ⊞ = TELEPHONE BOX
 - ⊞ = SIGN
 - ⊞ = SANITARY MANHOLE
 - ⊞ = STORM MANHOLE
 - ⊞ = NUMBER OF PARKING SPACES
 - ⊞ = FIRE HYDRANT
 - ⊞ = LIGHT POLE
 - ⊞ = CONCRETE POWER POLE
 - ⊞ = GAS VALVE
 - ⊞ = SEWER VALVE
 - ⊞ = WATER VALVE
 - ⊞ = WELL
 - ⊞ = WATER METER
 - ⊞ = WOOD POWER POLE
 - ⊞ = SET 5/8" IRON ROD WITH PLASTIC CAP PSM#6330

LEGAL DESCRIPTION:

LOT 12 IN BLOCK 3, REVISED MAP, FORT PIERCE BEACH, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 8, PAGE 29, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT THAT PORTION THEREOF LYING EAST OF THE EROSION CONTROL LINE RECORDED IN PLAT BOOK 37, PAGE 2 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

- SURVEY REPORT:**
- THIS IS A BOUNDARY SURVEY AS DEFINED IN CHAPTER 5J-17.050(10)(a-k), FLORIDA ADMINISTRATIVE CODE.
 - SURVEY BASED ON THE PLAT OF REVISED MAP OF FORT PIERCE BEACH, AS RECORDED IN PLAT BOOK 8, PAGE 29, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
 - LEGAL DESCRIPTION WAS FURNISHED BY CLIENT.
 - BEARING BASIS: N18°47'53"W ALONG THE WEST LINE OF SAID LOT 12.
 - NO UNDERGROUND UTILITIES OR IMPROVEMENTS WERE LOCATED UNLESS OTHERWISE SHOWN.
 - THIS SITE LIES WITHIN FLOOD ZONE "AE" BASE FLOOD ELEVATION = 9.0 & 10.0, VE 11.0 & 13.0, ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 12111C0183 J, EFFECTIVE DATE FEBRUARY 16, 2012.
 - FLOOD ZONE SHOWN HEREON IS AN INTERPRETATION BY THE SURVEYOR AND IS PROVIDED AS A COURTESY. THE FLOOD ZONE SHOULD BE VERIFIED BY A DETERMINATION AGENCY.
 - THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY ALEXANDER J. PIAZZA PSM, INC.
 - THE EXPECTED USE OF THE SUBJECT PROPERTY IS FOR THE CONSTRUCTION OF A SINGLE FAMILY DETACHED RESIDENCE AND FALLS WITHIN THE SUBURBAN CATEGORY AS CLASSIFIED IN CHAPTER 5J-17.051(15)(b) (i), FLORIDA ADMINISTRATIVE CODE. ALL FIELD-MEASURED CONTROL MEASUREMENTS EXCEEDED 1:7,500 FEET ACCURACY REQUIREMENTS FOR THIS CLASSIFICATION. ALL SURVEY MEASUREMENTS ARE IN FEET.
 - ALL MAPPED FEATURES SHOWN HEREON ARE UNDER THE DIRECT SUPERVISION AND RESPONSIBILITY OF ALEXANDER J. PIAZZA PSM, INC.
 - SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 - ADDITIONS OR DELETIONS TO THE SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
 - THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE STATE PLANE COORDINATE SYSTEM OF THE NORTH AMERICAN DATUM OF 1983 (2007 ADJUSTMENT) AND THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 AND ARE REFERENCED TO THE LENEGMANN OF FLORIDA'S L-NET GPS NETWORK DEVELOPED WHICH MEETS OR EXCEEDS THE FEDERAL GEODETIC CONTROL COMMITTEE (FGCC) GUIDELINES FOR "GEOMETRIC GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATIVE POSITIONING TECHNIQUES" AS WELL AS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS IN CHAPTER 5J-17.051 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027 FLORIDA STATUTES. BENCHMARKS SET OR FOUND FOR THIS SURVEY ARE NOTED ON THE SKETCH.
 - THIS SURVEY IS PREPARED ONLY FOR THE PARTIES LISTED BELOW AND IS NOT ASSIGNABLE. PREPARED FOR: PAUL D. MANDEL, DIANE M. PERKINS, REALTIME PROPERTY AND DEVELOPMENT SERVICES.
 - COPYRIGHT 2016 BY ALEXANDER J. PIAZZA PSM, INC. THE SKETCH OF SURVEY AND SURVEY REPORT COMPRISE THE COMPLETE SURVEY. THIS SURVEY IS NOT VALID UNLESS THE SKETCH AND REPORT ACCOMPANY EACH OTHER. REPRODUCTIONS OF THIS SURVEY ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER EMPLOYED BY ALEXANDER J. PIAZZA PSM, INC.

ALEXANDER J. PIAZZA PSM, INC.

DATE OF FIELD SURVEY: 8-08-16
DATE OF SURVEY: 8-11-16

O:\Logo\AJP-Signature.TIF
ALEXANDER J. PIAZZA
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 6330



NGS "TIDAL 3"
NAD 83/90 (2007) ADJUSTMENT
PUBLISHED SURVEY
N=1,136,048.98 E=885,648.93
N=1,136,444.32 E=875,444.34
LAT = 27°-27'26.72"
LONG = 80°-19'25.81"

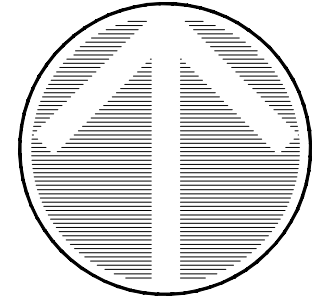
NGS "H 231"
NAD 83/90 (2007) ADJUSTMENT
PUBLISHED SURVEY
N=1,133,851.56 E=875,503.19
N=1,133,851.59 E=875,503.22
LAT = 27°-27'04.95"

DATE:	REVISIONS:	BY:

ALEXANDER J. PIAZZA PSM, INC.
Surveying • Mapping • Consulting
619 SW Biltmore Street
Port St. Lucie, Florida 34983
Phone: (772) 340-7770
Fax: (772) 340-2250
LB#7280

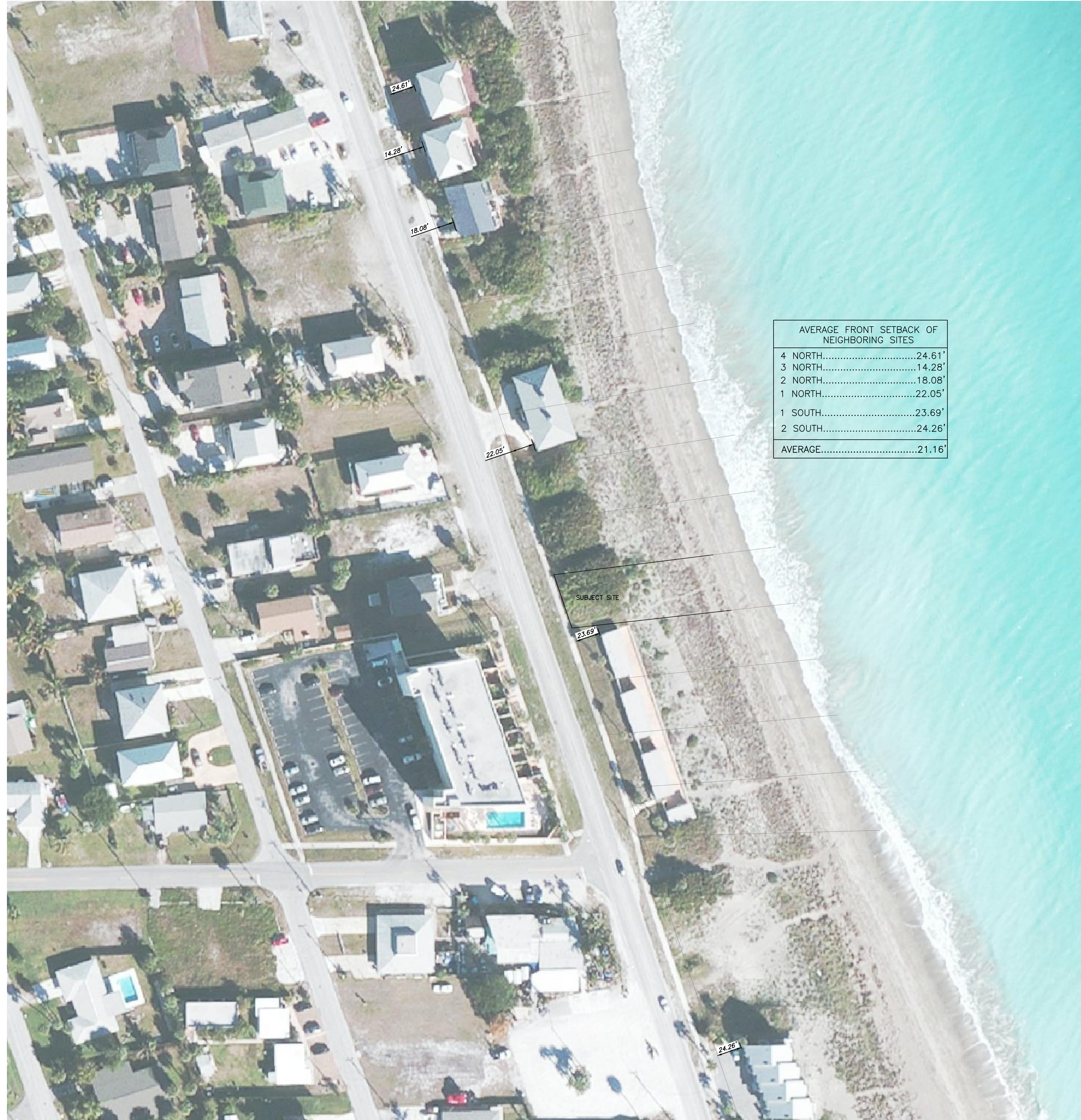
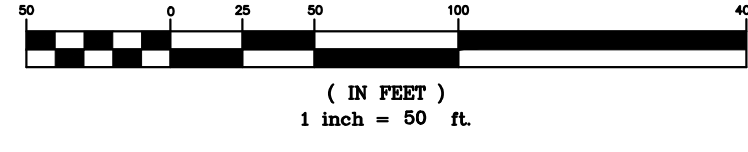
BOUNDARY & TOPOGRAPHIC SURVEY
324 SOUTH OCEAN DRIVE
SEC 00, TWP 00S, RGE 00E
AS PREPARED FOR
PAUL MANDEL & DIANE PERKINS

CAD K:\REALTIME\OCEAN BLVD\DWG\15-2248-2.DWG	JOB 15-2248	
REF K:\	DATE 8-11-16	DWG D-000
FLD CJM/AJP	FB. PG.	SHEET 1 OF 1
OFF CJM/AJP		
CKD AJP		



North

GRAPHIC SCALE



AVERAGE FRONT SETBACK OF NEIGHBORING SITES	
4 NORTH.....	24.61'
3 NORTH.....	14.28'
2 NORTH.....	18.08'
1 NORTH.....	22.05'
1 SOUTH.....	23.69'
2 SOUTH.....	24.26'
AVERAGE.....	21.16'

REVISION	MARK	DATE

ALL DRAWINGS ARE THE PROPERTY OF THE ENGINEER. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER.

SCHULKE, BITTLE & STODDARD, L.L.C.
 CIVIL & STRUCTURAL ENGINEERING • LAND PLANNING • ENVIRONMENTAL PERMITTING
 CERTIFICATION OF AUTHORIZATION NO. 00080655
 1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FLORIDA, 32960
 TEL: 772.770-9622 FAX: 772.770-9496 EMAIL: info@stseengineers.com

PROPOSED OCEANFRONT RESIDENCE FOR:
 MANDEL RESIDENCE
 324 SOUTH OCEAN DRIVE
 FORT PIERCE, FL

EXHIBIT

ENGINEER CERTIFICATION
 JOSEPH W. SCHULKE
 FL. REG. NO. 47048
 JORDAN B. BITTLE
 FL. REG. NO. 57396
 WILLIAM P. STODDARD
 FL. REG. NO. 57605

DATE: _____
 SHEET
AERIAL
 PROJECT NO.
 16-092

Planning Board of Adjustment

Meeting Date: 12/01/2016

Information

REQUESTED ACTION

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

LOCATION

617 Orange Avenue (Church Site) & 601 Atlantic Ave, 214 S 7th St., and 610 Boston Ave (Off-site Parking)

RESPONSIBLE STAFF

Kori Benton, Senior Planner

RECOMMENDATION

Review and consideration pursuant to the criteria specified in Section 22-108 of the City Code with the following conditions, if approved:

- 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.

Attachments

Staff Report

Variance Application Packet

Aerial

Floor & Site Plan

Letter from Fort Pierce Mainstreet 6-2-2016

Letter of Opposition

Form Review

Form Started By: Kori Benton
Final Approval Date: 11/23/2016

Started On: 11/22/2016 02:51 PM



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 should be considered by the Board of Adjustment pursuant to the criteria specified in Section 22-108 of the City Code with the following conditions, if authorized:

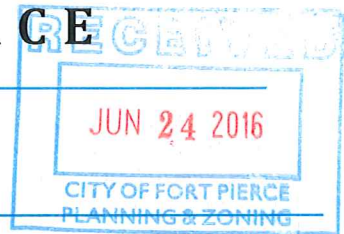
- 1) The church facility maintains scheduling offsets from services of established church facilities adjacent (Common Ground & First United Methodist);
- 2) The church provides operate and maintain the transportation shuttle service in accordance with the application and presented capacity, further denoting 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.



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 16th 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 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

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 spaces from 7:00 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. 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. 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.

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.

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 296 foot variance from the required distance between the facility and off-site parking would give the reasonable use of the structure utilizing PNC Bank 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) 360-5121.

Sincerely,


Rev. Andrew Jefferson, Pastor

Attachments: PNC Bank Parking Agreement
Aerial Photos
Pick-up and Drop Off locations and route

SHARED PARKING AGREEMENT

St. Mark Missionary Baptist Church hereby authorizes Rock Church International to utilize parking spaces located at 921 Orange Avenue, Fort Pierce, Florida on Sundays from 8:00 a.m. to 10:30 a.m.

GENERAL RELEASE AND HOLD HARMLESS AGREEMENT

Effective Date: August 7, 2016

Between: St. Mark Missionary Baptist Church

And : Rock Church, International (Participant)

Rock Church International hereby release and agrees to hold St. Mark Missionary Baptist Church and its respective officers, employees and/or representatives harmless from any and all liability of any kind, however caused which may arise in any way from participation in this parking agreement.

Rock Church International does hereby further agree to abide by all rules and regulations that are presented by St. Mark Missionary Baptist Church.

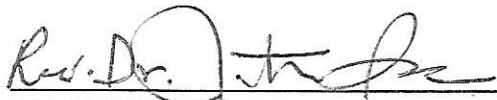
This agreement shall be governed by the laws of the State of Florida in St. Lucie County.

SIGNATURE:



ROCK CHURCH INTERNATIONAL

SIGNATURE:



ST. MARK MISSIONARY BAPTIST CHURCH

DATE:

8/8/16

DATE:

08-08-16

ROCK CHURCH PARKING

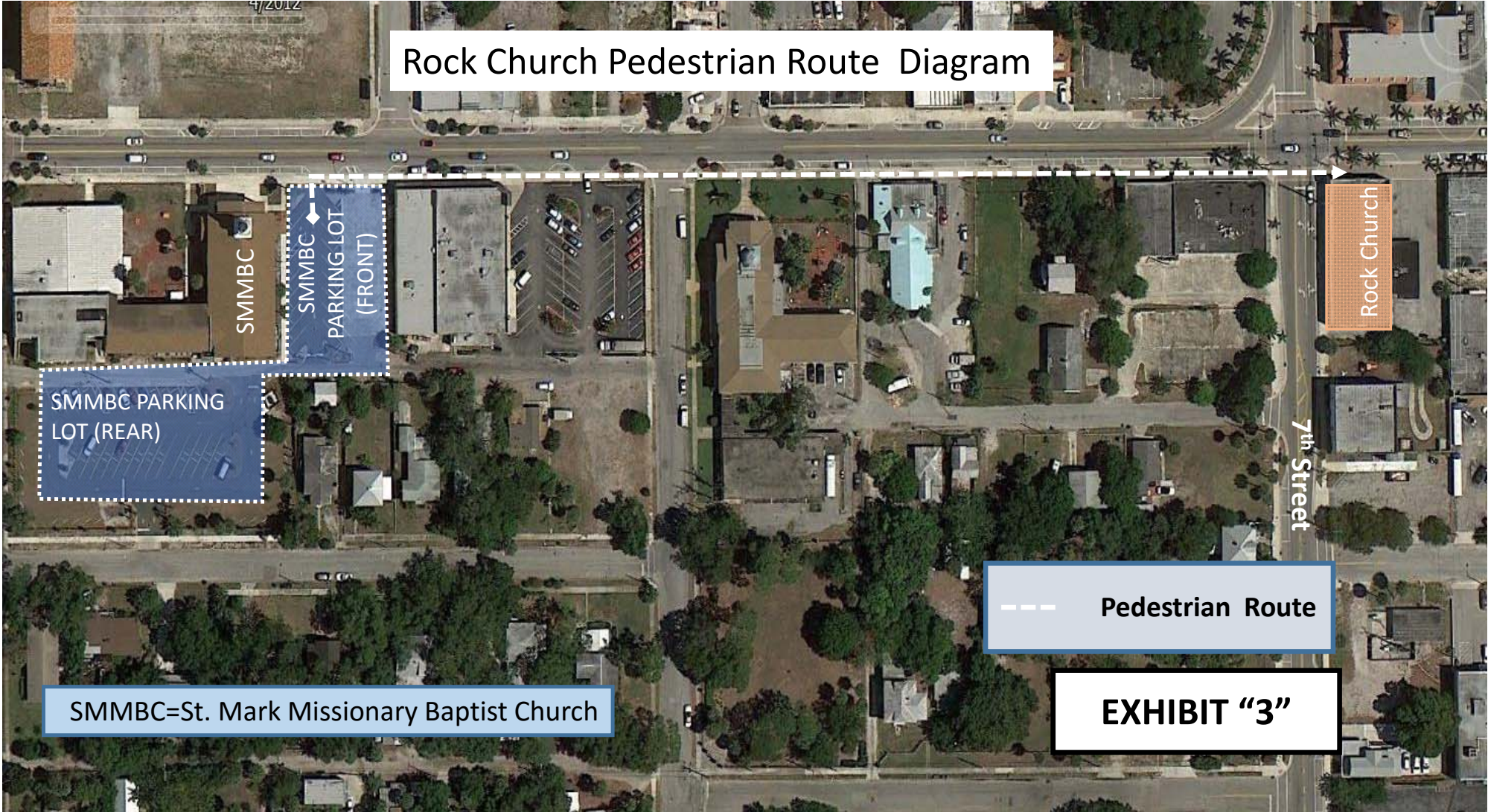


NW 7TH STREET



EXHIBIT "2"

Rock Church Pedestrian Route Diagram



SMMBC PARKING LOT (REAR)

SMMBC PARKING LOT (FRONT)

Rock Church

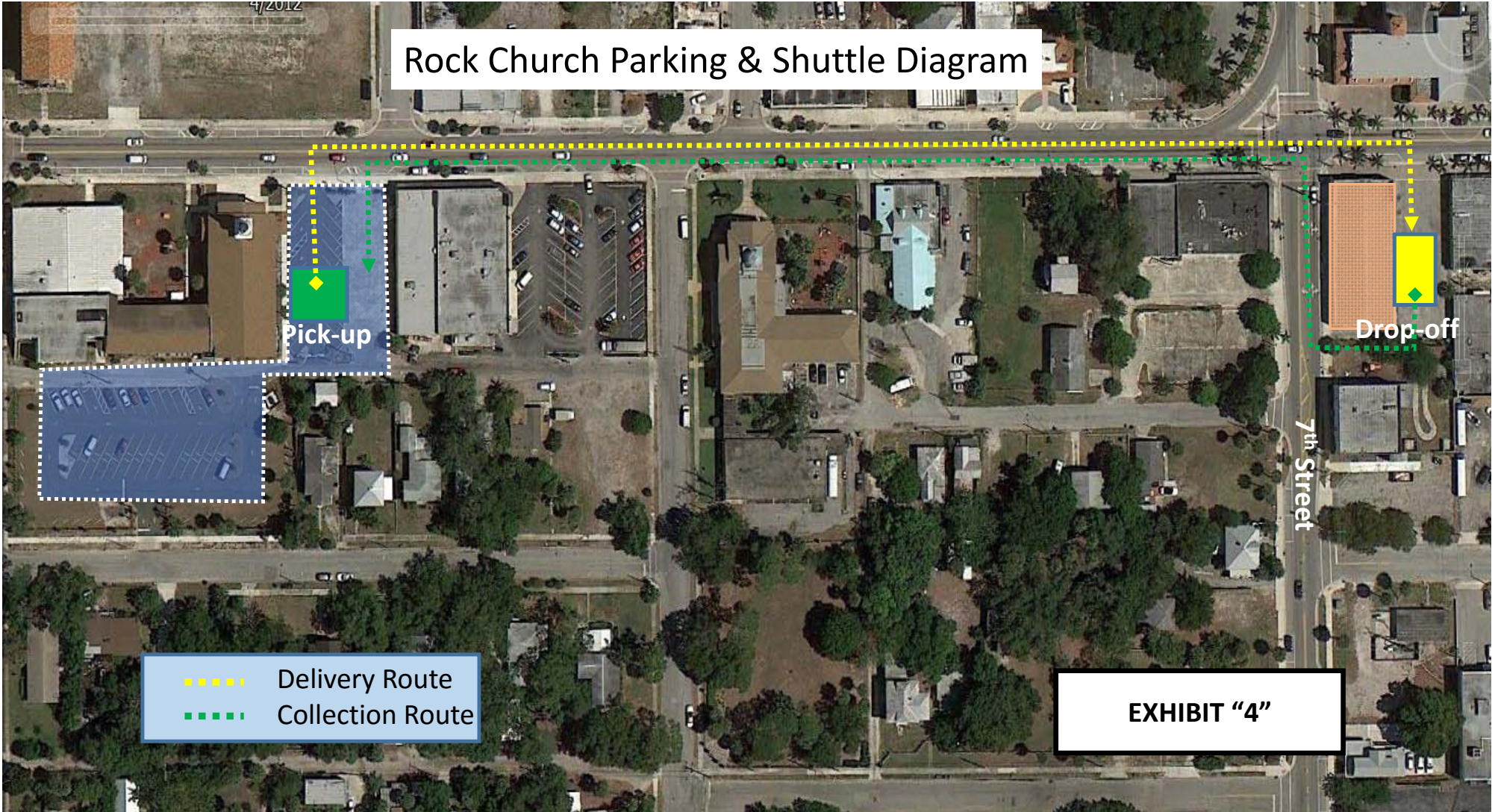
7th Street

--- Pedestrian Route

EXHIBIT "3"

SMMBC=St. Mark Missionary Baptist Church

Rock Church Parking & Shuttle Diagram



Rock Church Parking & Staging Area

Staging Area

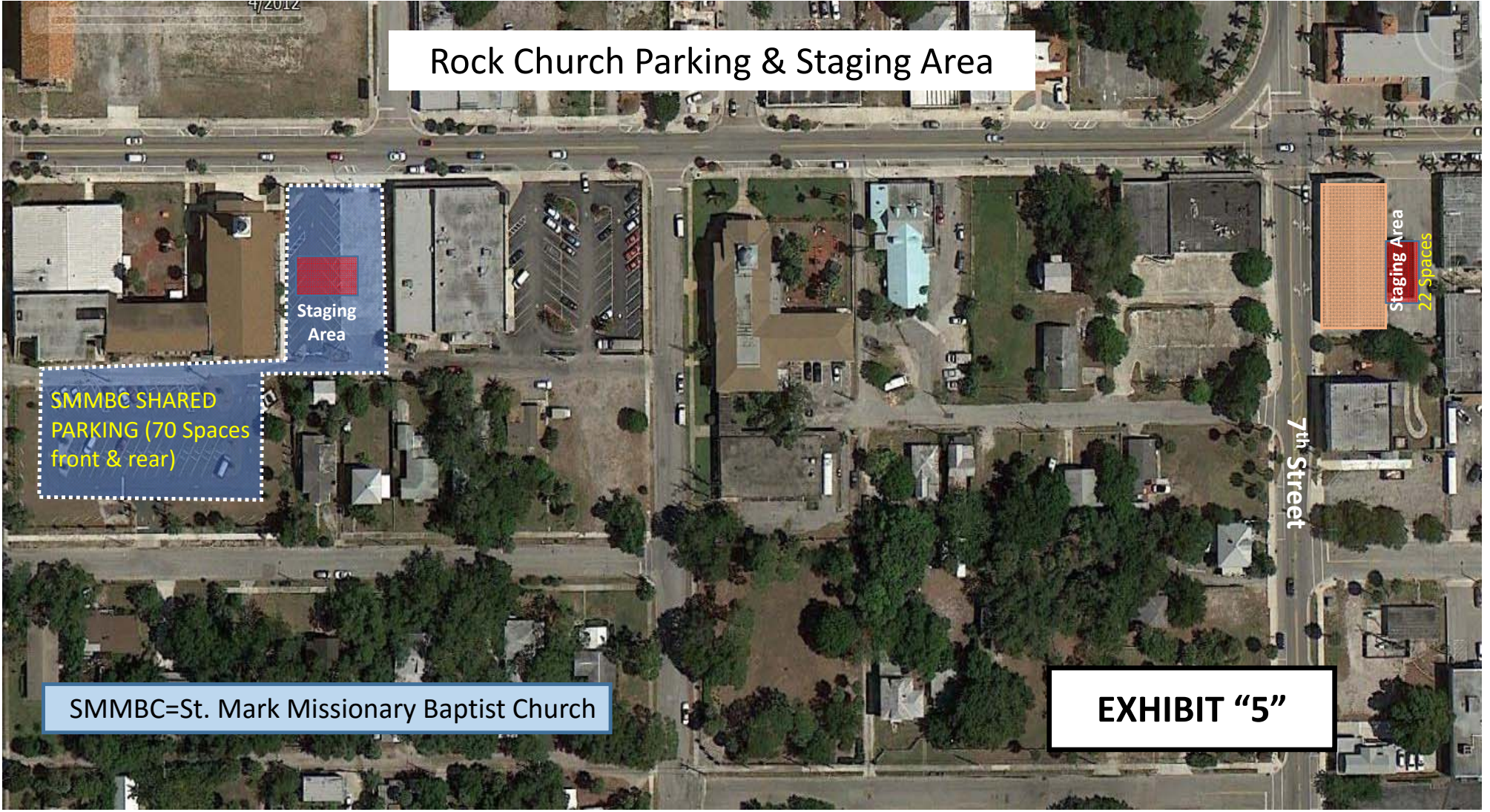
SMMBC SHARED
PARKING (70 Spaces
front & rear)

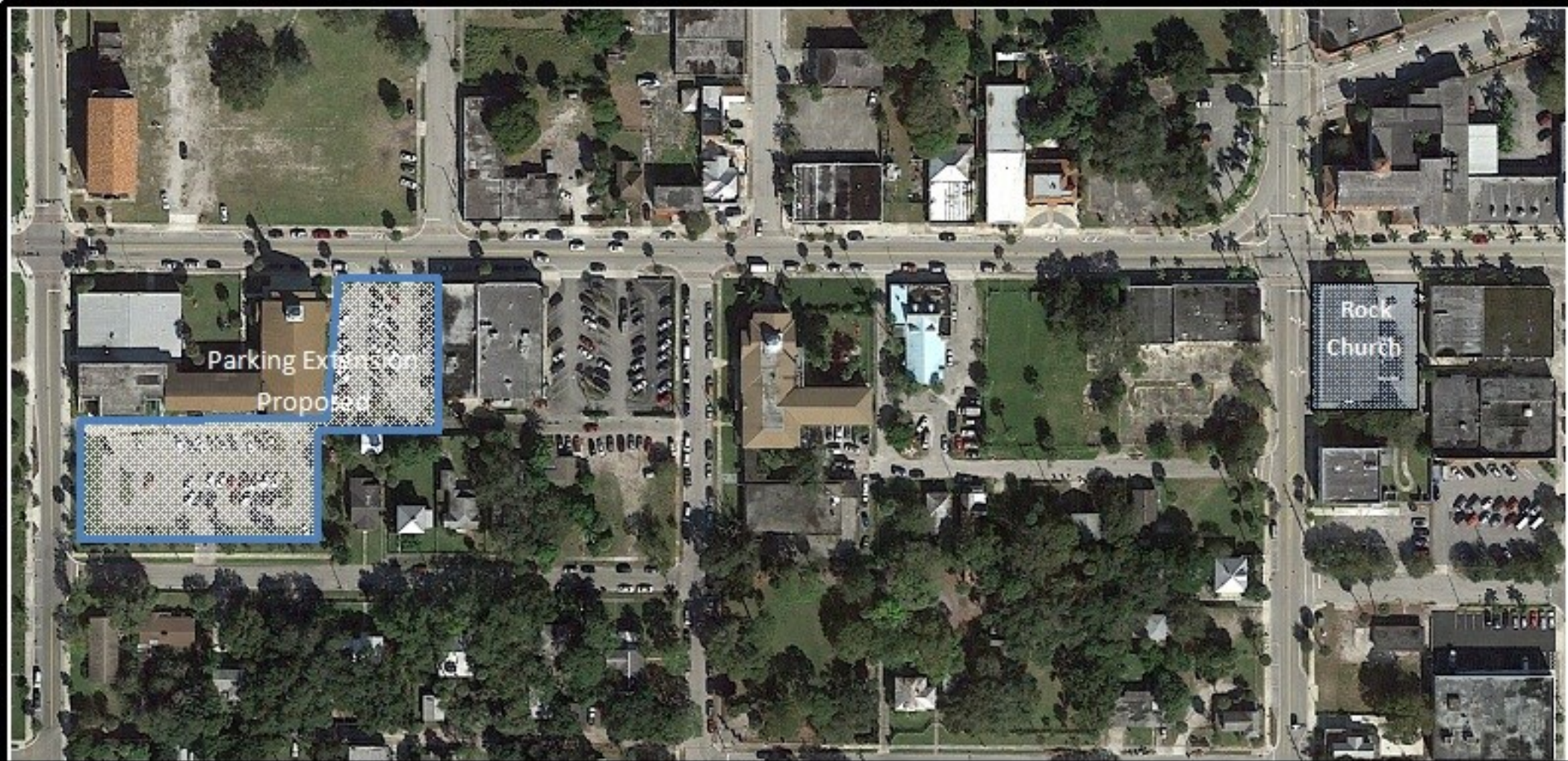
Staging Area
22 Spaces

7th Street

SMMBC=St. Mark Missionary Baptist Church

EXHIBIT "5"





Rock Church—Parking Variance

Site Aerial—Church & Proposed Off-Site Parking Extension



ROCK CHURCH PARKING



NW 7TH STREET

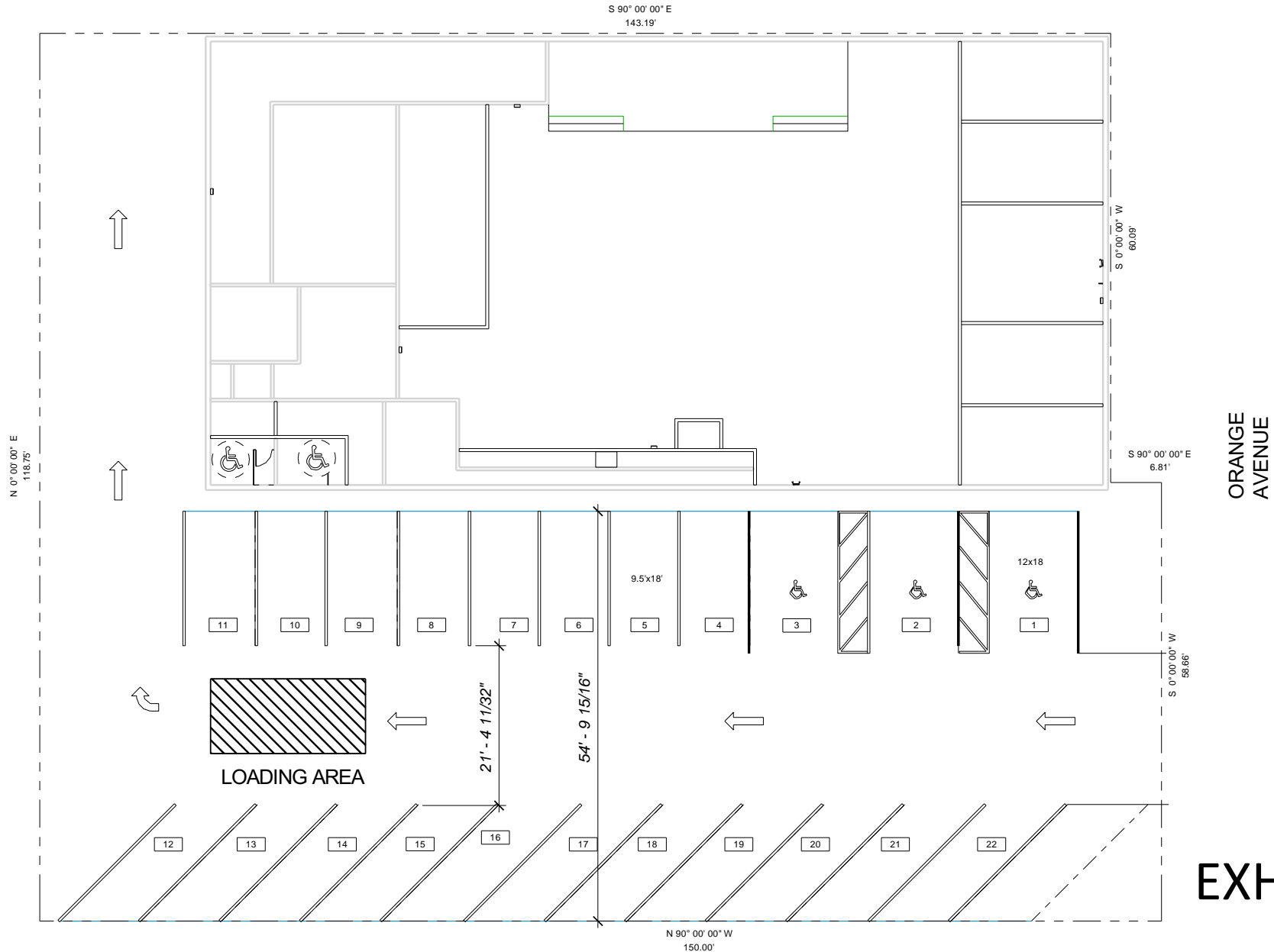


EXHIBIT "2"



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 9th 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.
Phone: (772) 466-3880 • Fax: (772) 466-3917

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CITY OF FORT PIERCE

PLANNING DEPARTMENT

REBECCA GROHALL, AICP, PLANNING DIRECTOR
COMPREHENSIVE PLANNING ♦ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ♦ URBAN DESIGN ♦ ZONING

July 13th, 2016

Dear Property Owner(s):

The property owners, **Cyprus IP LLC** and applicant, **Rock Church**, are requesting approval of a **Variance** 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 six-hundred and forty (640) feet from the church entrance whereas the City Code limits the distance to three hundred (300) feet from the main entrance of the principal structure. The request is a three-hundred and forty (340) variance from the allowable distance per code.

The property is located at **617 Orange Avenue** and is zoned C-3, General Commercial, and the property sought for parking lot sought for use is located at **206 S 6th Street**, also zoned C-3, General Commercial.

The legal description of the property is: CARLTON'S ADDN BLK 4 LOTS 2, 3 AND 6 (MAP 24/10E) (OR 3769-512).

A public hearing is scheduled before the Board of Adjustment of the City of Fort Pierce, Florida, at their meeting on **Thursday, July 28th, 2016** which begins at **6:00 p.m.** in the City Hall Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida. You are provided the opportunity to attend the public hearing and to speak in favor of, or in opposition to, the requested **Variance**. Whether you attend the meeting or not, it is requested that you please complete the form below and return it so it is received by **5 p.m. Thursday, July 28th, 2016**. Methods of returning your ballot are identified below. Each ballot returned will be tabulated and reported to the Board of Adjustment. If you have any inquiries, or would like to review the complete application, please contact me at (772) 467-3739 or kbenton@city-ftpierce.com. Furthermore, published agenda packets for each Board of Adjustment meeting are provided several days in advance of the meeting date, at the following web address: <http://cityoffortpierce.com/223/Agendas-Minutes>.

Thank you for your contribution.

Sincerely,


Kori Benton
Senior Planner

Variance - Rock Church - 617 Orange Avenue

No. 12

I approve

I disapprove

Comments:

The parking plan is insufficient and will be impossible to monitor + enforce, and this use is not compatible with the economic plans of the area.
[Signature] 7/20/16
Signature Date

Please complete and return ballot to:

Mail City of Fort Pierce or **Fax** (772) 466-5808 or **Email** kbenton@city-ftpierce.com
Planning Department
P.O. Box 1480
Fort Pierce, FL 34954