

# VARIANCE

Property address or Location 111 S OCEAN DR  
 Parcel ID #(s) 2401-501-0055-000-5  
 Project description Construct new Paid Parking Lot

Boch A Galup Inc  
 \_\_\_\_\_  
**Property Owner(s)**  
37 Fort Salonga Rd  
 \_\_\_\_\_  
 Street Address  
 Centerport NY 11721  
 \_\_\_\_\_  
 City State Zip  
516 901 3263  
 \_\_\_\_\_  
 Phone Number  
 \_\_\_\_\_  
 Email Address

Kash Patel, Mike O'Leary, Partners, ASTA Parking Inc.  
 \_\_\_\_\_  
**Applicant/Representative, Title, Company**  
725 NE 26th Avenue  
 \_\_\_\_\_  
 Street Address  
 Fort Lauderdale FL 33304  
 \_\_\_\_\_  
 City State Zip  
954 421 3830, 954 410 4942  
 \_\_\_\_\_  
 Phone Number  
kash@astaparking.com, olearym57@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.*

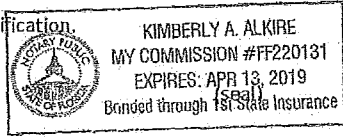
*Mathew S. Kaphan, pres.*

Property Owner(s) Signature(s) \_\_\_\_\_

STATE OF -- COUNTY

The foregoing instrument was acknowledged before me this 26 day of January, 2017, by Mathew S Kaphan who is personally known to me or has produced

Kimberly A. Alkire as identification.  
 \_\_\_\_\_  
 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 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

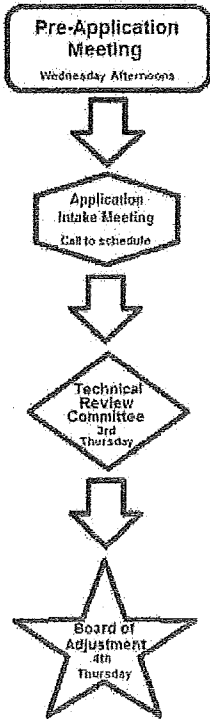
Intake Date Stamp

# 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

### Application Outlook



Description of request: Reduction in Setbacks and Landscaped area

Reduction in Parking space and Drive Aisle Dimensions

Reason for request: Property dimensions uneven multiple of Specified parking space and drive aisle combined width

Existing Use : vacant Date Property was Purchased: Nov 18, 1999

Alterations made to the site since purchase: None

Has a request for this variance been denied in the past?  Yes  No

If yes, what has changed since the denial? \_\_\_\_\_

### 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:

**JAMES E.  
GILGENBACH**  
ARCHITECT



ARCHITECTURE  
&  
PLANNING  
FL AR-7457

Kori Benton, Senior Planner  
City Of Fort Pierce, Planning Department  
100 North US#1  
Fort Pierce, FL 34954

**City Of Fort Pierce Planning Department**  
**Re: 111 South Ocean Variance Review Criteria Satisfaction**

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

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

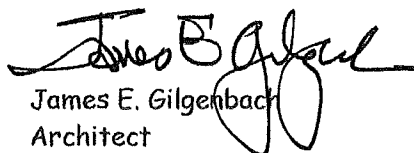
(1) Special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same zoning district; The Lot Dimensions are just under the amount needed for two rows of parallel parking per City Code.

(2)The special conditions and circumstances do not result from the actions of the applicant; Lot dimensions remain unchanged since platting in the 1920's

(3)The literal interpretation of the provisions of the zoning ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the ordinance and would result in unnecessary and undue hardship on the applicant; Exact code specified parking space width, drive aisle width, and landscape strip widths have been allowed to be adjusted to fit the Platted, As Built environment.

(4)The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure. Every linear inch of available space has been proportionately apportioned between landscape strip, parking space depths, and drive aisle widths.

(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 o otherwise detrimental to the public welfare. Adjoining areas are landscaped and adjoining property Owners and Tenants are all in support and stand to benefit from the additional parking for their customers.

  
James E. Gilgenbach  
Architect

SUITE 107

NEWPORT CENTER

1239 E. NEWPORT CENTER DRIVE  
DEERFIELD BEACH, FLORIDA 33442  
(954) 426-1652

01 FEBRUARY 2017

16A99

**JAMES E.  
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PLANNING  
FL AR-7457

Kori Benton, Senior Planner  
City Of Fort Pierce, Planning Department  
100 North US#1  
Fort Pierce, FL 34954

RE: Project Narrative for ASTA Paid Parking Facility  
Located at 111 South Ocean Drive, Fort Pierce, FL

Dear Mr. Benton:

Proposed project hereafter referred to as the ASTA Paid Parking Facility is a 66 Space Paid Parking Lot.

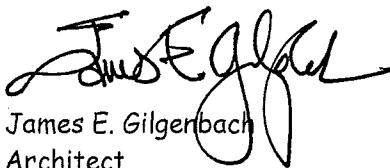
The Facility will feature:

- Turtle Friendly Solar Lighting,
- Space saving onsite Underground Exfiltration storm water collection and storage,
- Salt Tolerant Landscaping consistent with the surrounding Streetscape;
- Attractive, State of the Art, Cash and Credit Payment Kiosks;
- Sidewalk interconnectivity to the Inlet Roundabout crosswalks to the Retail and Recreation areas to the North and East.
- Proposed reduction in Landscape buffers and Setbacks are mitigated by existing landscaped areas to the North and West, and undeveloped green space to the South.
- Proposed reduction in Landscape buffers and setbacks offset by helping solve acknowledged parking shortfall
- Maximization of number of spaces will help alleviate spillover parking and associated issues in the surrounding residential areas.
- Clear Vision Areas are protected,
- View lines and prevailing winds in general left unobstructed.
- Central location will add to the cohesiveness of the Entertainment and Retail District.
- 24/7 Operation
- 24/7 Remote Video Monitoring and daily on-site checks by ASTA Team.

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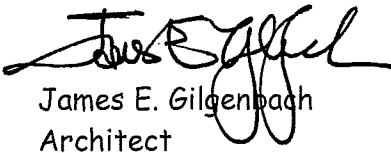
01 FEBRUARY 2017

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City Of Fort Pierce, Planning Department  
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Fort Pierce, FL 34954

**RE: 111 South Ocean Site Lighting Compliance with City and State Codes**

Although the Site Lighting Photometric Plan has not yet been completed, I hereby affirm that the Lighting Plan will comply with all relevant Site Lighting statutes within Chapter 22(d)(8), and Beach Lighting requirements within Chapter 5 ARTICLE XIV. - PROTECTION OF SEA TURTLES Sec. 5-375. - *Lighting on beach*, and a Photometric Plan consistent thereto will be provided prior to Building Permit submittal.

  
James E. Gilgenbach  
Architect

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City Of Fort Pierce, Planning Department  
100 North US#1  
Fort Pierce, FL 34954

**RE: Traffic Statement for ASTA Paid Parking Facility  
Located at 111 South Ocean Drive, Fort Pierce, FL**

Dear Mr. Benton:

Proposed project is a 54 Space Paid Parking Lot. The Facility will feature Turtle Friendly Solar Lighting, the Parking Spaces, Space saving on-site Underground Exfiltration storm water collection and storage, Salt Tolerant Landscaping consistent with the surrounding Streetscape; Attractive, State of the Art Cash and Credit Payment Kiosks; and Sidewalk interconnectivity to the Inlet Roundabout crosswalks to the Retail and Recreation areas to the North and East.

**Existing Traffic Conditions:**

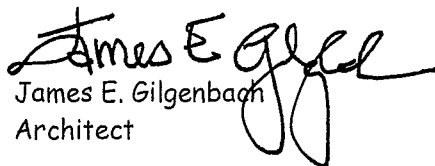
Existing Property is vacant, and fenced. No access is available. No trips are associated with a vacant property. Surrounding area roads and parking lots do not appear to be at capacity. Surrounding area suffers from an acknowledged shortage of parking, very often resulting in spillover of patron parking into the surrounding Residential areas. This spillover is not without consequence and cost to the residents' quiet enjoyment, and to the perception of the area in whole. Further, inadequate parking options result in drive offs of arriving patrons to other Retail and Entertainment areas elsewhere with more adequate parking.

**Traffic Distribution from Proposed Development:**

Based on Concurrency Management Chapter 22-217, Average Peak traffic conditions are conducted during weekday hours from 6 a.m. -9 a.m. for AM counts and 4pm -7pm for PM counts. The majority of trips associated with the proposed parking lot during AM hours are for recreational visitors to the Jetty area. The majority of trips associated with the proposed parking lot during the late afternoon PM counts are for Restaurant patrons. Per FDEP recommendation and accepted Best Practices, the single Curb Cut entry will be located about 20 feet north of the South East property corner, along FDOT managed State Road A1A, aka South Ocean Drive.

**Traffic Statement Summary:**

This facility will generate a change in current trip volume of less than 1%. Number of inbound and outbound trips will remain essentially unchanged. This is supported by the fact that the ITE Trip Generation Manual is silent to stand alone Paid Parking Facilities. Measureable reduction in spillover traffic and parking and related problems in the surrounding Residential areas will result. The project has **de minimis impacts** on roadway links within 1 mile radius and is in compliance with the Concurrency Plan of the City of Fort Pierce.

  
James E. Gilgenbach  
Architect

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# Multi-Space Pay Station

## For On- and Off-Street Parking Environments

Public and private parking operators are realizing the benefits of multi-space pay stations: increased revenue, reduced operational costs, and superior customer service, to name just a few. Consumers also enjoy the added convenience, diverse payment options, and ease of use provided by pay stations. The LUKE II pay station is highly secure, flexible, and suitable for both on- and off-street deployments. LUKE II fulfills customer service expectations and delivers superior performance and significant contributions to operators' top and bottom line.

### LUKE II Features for Consumers

- Range of convenient payment options, such as coins, bills, credit cards, smart cards, passcards (value cards, campus cards), coupons, and Pay-by-Phone services
- Contactless payments for rapid parking transactions
- Extend-by-Phone service provides expiry reminders and the ability to add time via mobile phone
- Large color screen that is easy to read
- Prompts in multiple languages
- Ability to pay for parking or add time using any pay station in the system
- Coin escrow refunds consumers' money upon a cancelled transaction
- 38-key full alphanumeric keypad for easy license plate entry
- Easily recognizable design identifies machine as a parking pay station

### LUKE II Features for Parking Operators

- Separate maintenance and collections compartments for enhanced security
- Theft-resistant design to protect coins, bills, and internal components
- Enhanced locking mechanism and electronic lock support for added security
- PCI compliant and PA-DSS validated system ensures credit card data security
- Pay-and-Display, Pay-by-Space, and Pay-by-License Plate on the same pay station
- Remote configuration of rates and policies saves time and money
- Integration with leading parking technology partners for a complete solution
- Flexible rate structures and diverse payment options can increase revenue
- Reduced maintenance and collections costs
- Real-time credit card processing to reduce processing fees and eliminate bad debt
- Real-time reporting and alarming
- Complete audit trail and rich analytics



## LUKE II Specifications

Cabinet:	12-gauge cold rolled steel protected with an anti-corrosion coating
Payment Options:	Coins, bills, credit cards, contactless payments, smart cards, value cards, campus cards, coupons, Pay-by-Phone services. Coin escrow optional
Card Reader:	Cards are not ingested – no moving parts. Reads Tracks 1, 2, and 3 of all magnetic stripe cards conforming to ISO 7810 and 7811. Reads and writes to chip-based smart cards conforming to ISO 7810 and 7816
Bill Stacker:	1,000-bill capacity (U.S. only)
Printer:	2" receipt width
Display:	Color backlit LCD with 640 x 480 resolution
Keypad:	38-key alphanumeric with tactile buttons
Locks:	Can be re-keyed twice without removal of lock cylinder. Electronic locks optional
Access:	Separate compartments for maintenance and collections
Communications Options:	GSM/GPRS, CDMA, Ethernet
Environmental Requirements:	-40°F to +140°F (-40°C to +60°C)* Relative humidity: up to 95%
Power:	120 V AC. Slimline solar panel optional
Operational Modes:	Pay-and-Display, Pay-by-Space, Pay-by-License Plate
Multilingual Support:	Up to four languages using roman or non-roman characters
Audible Alarm:	Senses shock and vibration
Color:	Charcoal gray. Additional colors optional
Standards:	UL/CSA approved, ADA compliant, PCI compliant, PA-DSS validated

\*using separately purchased heater/insulator option. Low end of range is -4°F (-20°C) ambient without heater/insulator option



## Think Technology. Think Solutions. Think T2.



Since 1994, T2 Systems has been providing the parking industry with solutions that meet the ever-changing needs of parking managers and parkers alike. T2's unified parking management platform combines quality products and services with a commitment to thought leadership and strong customer relationships. T2's intelligent platform of Solutions-as-a-Service (SaaS)—including enforcement, permits, payments, PARCS, event parking and real-time parking availability—is trusted by over 1,000 organizations in the United States and Canada, including universities, cities, towns, private operators, and airports.

For additional information about T2 Systems, Inc. products and services, visit [www.T2systems.com](http://www.T2systems.com).

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# **P**AY HERE

## INSTRUCTIONS

1. Pay Via App or Meter in Advance
2. Enter License Plate at Meter
3. No Change Given
4. Place Receipt Face Up On Dash
5. No Oversized Vehicles
6. Park in Between the Lines
7. If Receipt Does Not Print, Meter Still Able to Verify Payment
8. Enforced 24 hrs 7 days a week



OR



Download  
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or go to  
**ParkByApp.com**

## ZONE

Parking Management by  
**Asta Parking Inc. 888-764-2782**

### **PLEASE NOTE**

Failure to comply with the above regulations or pay posted fees in advance or exceed the time limit for parking will result in Booting or Towing of your vehicle.