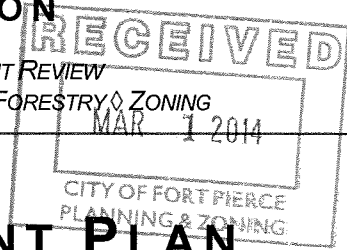


**CITY OF FORT PIERCE
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION**

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



**APPLICATION FOR
CONCEPTUAL DEVELOPMENT PLAN**

Project Name: FRESH WIND FRESH FIRE CHURCH OF GOD, INC.

1. Project description for which conceptual approval is requested. CHURCH FACILITY WITH 5160 S F & 81 PARKING SPACES ON PARCELS 2, 3, 4

2. Property Tax ID # #24085070132008/24085070101330005/240850701340002
3. Property address 400 NORTH 26TH STREET 240850100180005
4. Zoning district R3/C3 5. Future Land Use GC/RM 6. Total Acreage 1.9576 2.5
R3/C3
7. Building Height(s) 30 FT 8. Building (S.F.) 5610 9. Dwelling Units _____
10. Historic District (Y/N) N 11. Lot Coverage (S.F.) 85275
12. Name of Owner(s): ANNETTE MCMULLIAN
Signature of owner(s): Annette McMullian
Mailing Address: 23so ATLANTIC BEACH BLVD
(City) FORT PIERCE (State) FLORIDA (zip) 34949
Phone # _____
13. Name of Applicant: ARNDREA DAMPIER
Signature of Applicant: Arndrea Dampier
Mailing Address: P O BOX 853
(City) FORT PIERCE (State) FL (zip) 34954
Phone # 772 713 4879
14. Name of Representative: ABRAHAM CHABAB
Signature of Representative: _____
Mailing Address: 5428 N W EDGEWATER AVE
(City) PORT ST LUCIE (State) FL (zip) 34983
Phone # 772 878 5079 Fax # 772 785 8291
E-mail: agchabab@msn.com

15. **Property Owners 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 of the conceptual development plan as described herein.

ANNETTE MCMULLIAN	772 464 4987
Property Owner's Name (Please Print)	Phone
	FORT PIERCE, FL
Address	State
Zip	
<i>Annette McMullian</i>	
Property Owner's Signature	Date

STATE OF FLORIDA)
ST LUCIE COUNTY)

The foregoing instrument was acknowledged before me this 27th day of February, 2014, by Annette McMullian who is personally known to me or has produced her driver's license as identification.

Megan Davis
Signature of Notary

(seal)



MEGAN DAVIS
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE842328
Expires 10/10/2016

Application submission shall include the following:

- TRC** (*Initial Submission): One (1) original and (13) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.
- Planning Board**: One (1) original and (16) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.
- City Commission**: One (1) original and (11) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

In addition to a complete application, packets shall include:

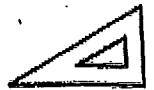
1. Conceptual Development Plan with layout of the proposed development;
2. Statement describing in detail the character and intended use;
3. Statement bearing on the ownership and control of the proposed use.

An Intake Review Meeting will be required before any submittals are accepted

To be completed by the City of Fort Pierce	
Date Received _____	By _____
Fee: _____	Receipt: _____



Abraham Chabab, PE.
5428 NW Edgewater Ave.
Port St. Lucie, FL 34983



April 29, 2014

Kori Benton, Historic Preservation Officer
City of Fort Pierce, Planning Dept.
100 N. US#1
Fort Pierce, FL. 34954

RE : Fresh Wind, Fresh Fire Church
Conceptual Site Plan, Technical Review Comments

Dear Mr. Benton:

This letter will provide you with the changes that have been recommended by city staff. Outstanding comments have been addressed in the following order:

A-Technical Review Comments, Planning Department:

-Comment 1

We have added PIN numbers for Parcel 1-4 and eliminate parcels that are not part of site plan.

-Comment 2

A landscape island at the center of cul-de-sac has been added.

-Comment 3

Parking calculations have been revised to reflect fixed seating of 220 seats and an additional 15% of required parking has been added.

-Comment 4

a. 10 feet wide landscape strip has been is showing on the plan next to street right of way.

b. We will address this item during our submittal of site plan application.

-Comment 5

We will provide the necessary curbing to protect the landscape areas.

-Comment 6

We are aware of the Split Zoning/Future Land Use requirements as well the unity of title and right of way dedications or easements. These issues will be addressed during our submittal of site plan application.

B-Technical Review Comments, Engineering Department

-Comment 1

We are aware of the Split Zoning/Future Land Use requirements as well the unity of title and right of way dedications or easements. These issues will be addressed during our submittal of site plan application.

772-878-5079 772-475-6630 Fax 772-785-8291

Email: agchabab1@msn.com

**RE : Fresh Wind, Fresh Fire Church
Conceptual Site Plan, Technical Review Comments**

B-Technical Review Comments, Engineering Department

-Comment 2

Signed and sealed boundary and topographic survey is enclosed.

-Comment 3

We have revised the street names to reflect Avenue C for Georgia Avenue and eliminated the platted right of way of Alabama Avenue.

-Comment 4

Please see revised survey regarding the exact width of existing sidewalk along 25th St.

-Comment 5

We have revised plans to show curbing area, section between driveway isle and retention area will be addressed to the satisfaction of the Planning Department.

-Comment 6


Proposed sidewalks that will access overflow parking have been revised to reflect perpendicular connection to N. 26th St.

-Comment 7

We are proposing 100% retention on site with zero discharge.

Please review the enclosed materials and let us know if we have resolved all outstanding comments. Should you have any questions or require additional information, please contact me at your convenience.

Sincerely



Abraham Chabab, P.E.

cc: Mike Menard

Pastor Arndrea Dampier



Abraham Chabab, P.E.

**5428 NW Edgewater Ave.
Port St. Lucie, FL 34983**



Mar. 3, 2014

Kori Benton, Planner
City of Fort Pierce, Planning Dept.
100 N. US#1
Fort Pierce, FL 34954

**RE : Traffic Statement for Fresh Wind Fresh Fire Church
Located at 400 N. 26th Street, Fort Pierce FL.**

Dear Mr. Benton :

Proposed project is to build a church facility that will occupy 1.95 acres with 5610 square feet building and 81 parking spaces. Church will provide services on Sundays and evenings during off peak hours thus creating no impact to current level of service for major streets. In this letter we have provided the following:

Existing Traffic Conditions :

Current level of service is "C" for most streets within 1 mile radius. Orange Avenue and 25th Street.

Traffic Distribution From Proposed Development:

Based on Concurrency Management Chapter 22-217, Average peak traffic conditions are conducted during weekday hours from 6am -9am for AM counts and 4pm-7pm for PM counts. Trips associated with the proposed development during these hours are minimal and will be generated only by the pastor and administrative staff for less than 12 trips per day during the above mentioned hours.

Traffic Statement Summary:

This facility will generate less than 1% of current trip volume .Affected streets should experience little or no impact to traffic entering and exiting the church and level of service will remain at its current LOS "C". Church services are conducted on Sundays and weeknights when traffic operations are above LOS "C". This project has **de minimis impacts** on roadway links within 1 mile radius and is in compliance with concurrency plan of the city of Fort Pierce.

*Abraham Chabab
Mr 3/14*

772-878-5079 772-475-6630 Fax 772-785-8291

Email: agchabab1@msn.com

COOK & MENARD ARCHITECTURE, INC.

806 Delaware Ave. Ft. Pierce, Florida 34950
Phone: (772) 460-7751, Fax: (772) 460-4244
Email Address: cookmenard@yahoo.com

Design Intent:

Careful consideration and thought have been given to the design presented herein, regarding orientation, access, landscaping, building design and budget.

Criteria as follows:

Auto access to the property is proposed to be from North 26th street, thus allowing safer entry and departure and better disbursement of traffic following services. Parking therefore will be to the rear of the building and the front will be as close as possible to North 25th street for pedestrian access and maximum visual exposure benefits. A drop off/turnaround drive is provided on the North side with a covered walk for ease of passenger access.

The two live oaks and one pine tree on the property are to be saved and integrated into the new landscaping.

North 25th street is zoned for commercial use and in the vicinity of this property there is a combination of vacant land, older residential and mom and pop small businesses. There is no consistent architectural style or theme along the North 25th street corridor.

The majority of the architectural details selected for the church do not exist on the nearby buildings. Articulation of the building façade is achieved by the use of three dimensional raised stucco banding around windows and doors, detailed in such a way as to promote vertical proportions. Other design elements include a bell tower, stained glass panels and stucco sills and quoins. The building exterior colors will complement the façade articulation with accent colors distinguishing the stucco banding from the body colors of the building.

The building, though tall, is a single story design with a variety of architectural story design with a variety of architectural details and architectural, dimensional, fiberglass shingle roofing, making it compatible with the existing, nearby structures.

COOK & MENARD ARCHITECTURE, INC.

806 Delaware Ave. Ft. Pierce, Florida 34950
Phone: (772) 460-7751, Fax: (772) 460-4244
Email Address: cookmenard@yahoo.com

Site Analysis

Surrounding Properties:

Older residential structures on the west side of North 26th street and to the North side of the site on North 25th street. To the South and East (across 25th street) is vacant land.

Specimen trees:

Two live oak trees and 1 slash pine are the only significant natural vegetation and are to be preserved.

Access:

This property is bordered by North 25th street on the East and North 26th street on the West. Access from North 25th street would be problematic due to the median island configuration.

Orientation:

There are no surrounding features worthy of preferred view orientation. North 25th street is by far the busiest of the two fronting streets and would be the logical front face of the building for maximum exposure benefits and pedestrian access.

Surrounding Built Environment:

There are no structures in the immediate vicinity that would influence the building design.

