



# CITY OF FORT PIERCE

## PLANNING DEPARTMENT

Rebecca Grohall, AICP, Planning Manager  
COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW  
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING

### Conditional Use – No New Construction

Property address or Location 4300 NORTH OVEECHOBEE ROAD (ORANGE BLOSSOM BUSINESS CENTER)  
Parcel ID #(s) 2418-431-0001-000-0  
Project description CLASSROOM ADDITIONS

ORANGE BLOSSOM INVESTMENT LLC

Property Owner(s)  
4146 OVEECHOBEE RD.

Street Address  
FORT PIERCE, FL 34947-5412

City State Zip  
772-429-1200

Phone Number  
ADMIN@ORANGETBLOSSOMBC.COM

Email Address

ST. JAMES CHRISTIAN ACADEMY

Applicant/Representative, Title, Company  
4300 OVEECHOBEE ROAD

Street Address  
FORT PIERCE, FL 34947

City State Zip  
772-466-2000

Phone Number  
SJCA.INFO@GMAIL.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.*

Al Brown property manager - owner representative  
Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this 23 day of September 2015, by

Alfred Brown who is personally known to me or has produced

Celerina Flores-Alvarez as identification.

Signature of Notary



CELERINA FLORES-ALVAREZ  
MY COMMISSION # FF 136385  
EXPIRES: August 14, 2016  
Bonded Thru Budget Notary Services

**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 \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Intake Date Stamp

# CONDITIONAL USE: NO NEW CONSTRUCTION

Submit one original, seven (7) hard copies and one (1) CD of the following for initial submittal, subsequent submittals will be required:

- If no site improvements are required:
  - As-built survey
  - Floor plan of existing building(s)
- If parking and drainage improvements are required:
  - As-built survey;
  - Site plan, to scale, including existing improvements and proposed parking, driveways, landscaping & storm drainage;
  - Lighting plan
- Complete, notarized application

**Application Type:**

- Conditional Use: No new construction with no site improvements
- Conditional Use: No new construction with parking and drainage improvements

**Site Information:**

Building Size \_\_\_\_\_ Parking Spaces: \_\_\_\_\_

Surrounding Uses: (i.e. single family home, retail, industrial, etc.)

North	South	East	West
RESIDENTIAL	COMMERCIAL	COMMERCIAL	COMMERCIAL

The application for conditional use with the application for site plan review, when not exempt in accordance with the requirements of section 22-75, shall be reviewed as a unit in accordance with the requirements of section 22-58 except that:

- (1) The city commission shall hold a public hearing in accordance with the provisions of section 22-143 prior to acting on the application for conditional use.
- (2) In the event the city planning board disapproved the application for conditional use or in case of a protest against said application signed by twenty (20) per cent of the owners within five hundred (500) feet of the area included in said application, such application shall not be approved except by a four-fifths vote by the city commission.
- (3) In permitting a conditional use or the modification of an existing conditional use, the city commission may impose, in addition to those standards and requirements expressly specified in this chapter, any condition which it finds to be necessary to protect the best interest of the surrounding property of the city.

Application Outlook

