

November 24, 2015

14-249

Kori Benton
Senior Planner
City of Fort Pierce, Planning Department
PO Box 1480
Fort Pierce, FL 34954

**Subject: Mount Bethel Baptist Church, 25th Street Property –
Major* Amendment to Site Plan**

Dear Mr. Benton,

On behalf of Mount Bethel Baptist Church, please accept this as a formal request for a Minor Amendment to an existing Site Plan. On January 22, 2013 the City Commission originally approved a Site Plan and Conditional Use to construct a 12,000 S.F. church with five (5) conditions. The original approval was extended on January 21, 2014 and January 21, 2015. The development was granted Site Plan approval through January 21, 2017. The applicant requests minor amendment approval to include the following features that were depicted as future development on the original Site Plan:

- Approximately 8,000 S.F. of additional building area. The original assembly area within the church building will increase by 2,200 S.F.
- The proposed 690 seats within the church remain the same with that of the approved Site Plan. All design parameters based on the 690 seats and building expansion shown on the approved Site plan will also remain the same.
- 59 additional parking spaces (23 paved parking, 36 stabilized grass parking)
- Expansion of the proposed dry detention system and associated drainage infrastructure to provide treatment and attenuation of stormwater runoff.

As requested, please find enclosed the following items for the review and approval for the above-referenced project:

- Five (5) copies, Originally Approved Site Plan, Lighting Plan, and Landscape Plan
- Five (5) copies, signed and sealed, Amended Site Plan (w/ Traffic Statement), Lighting Plan, and Landscape Plan

ENGINEERING DESIGN & CONSTRUCTION, INC
CIVIL ENGINEERS & SURVEYORS SPECIALIZING IN LAND DEVELOPMENT

FORT PIERCE OFFICE
1934 Tucker Court, Fort Pierce, FL 34950
ph:(772) 462-2455 fx: (772) 462-2454

PORT ST. LUCIE OFFICE
469 NW Prima Vista Blvd, Port St. Lucie, FL 34983
ph:(772) 340-4990 fx:(772) 340-7996

- Five (5) copies, signed and sealed, Topographic & Boundary Survey
- Five (5) copies, Letter of Agent Authorization
- \$500.00 check for the application processing fee

Per our pre-application meeting on October 27, 2015, we are submitting Building and Sitework permit applications concurrently with this minor amendment request. All other permits, approvals, agreements, and modifications will be obtained to reflect the proposed improvements.

Should you have any questions or require additional information, please feel free to contact me at 772-462-2455 or by e-mail at davidbaggett@edc-inc.com at your convenience.

Sincerely,



David C. Baggett, E.I.
Project Manager

DCB/nls

w/enclosures

cc: Terry Hardmon, Stiles
project file #14-249

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CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

APPLICATION FOR Major AMENDMENT

Project Name: Mount Bethel Baptist Church

1. Description of minor amendment for which approval is requested. _____

8,000-square feet of additional administration area, expansion of the lake.

2. Reason for Minor Amendment: More administrative space.

3. Property Tax I.D. # 2433-233-0001-000-9 / 2433-312-0001-000-1

4. Property address: 4150 South 25 Street, Fort Pierce, FL

5. Zoning district: R1 / RS-2 6. Future Land Use: _____

7. Name of Owner(s): Mount Bethel Baptist Church, Inc. Attn: Dr. C.E. Glover

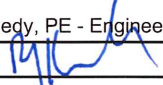
Signature of Owner(s): _____

Mailing Address: (street) 901 NW 11th Avenue

(City) Fort Lauderdale (State) FL (zip) 33311

Phone # 954-763-5644

8. Name of Applicant: R.J. Kennedy, PE - Engineering Design & Construction, Inc. (EDC)

Signature of Applicant: 

Mailing Address: (street) 1934 Tucker Court

(City) Fort Pierce (State) FL (zip) 34950

Phone # 772-462-2455

9. Name of Representative: R.J. Kennedy, PE - Engineering Design & Construction, Inc. (EDC)

Signature of Representative: 

Mailing Address: (street) 1934 Tucker Court

(City) Fort Pierce (State) FL (zip) 34950

Phone # 772-462-2455 Fax # 772-462-2454

E-mail: rodkenedy@edc-inc.com

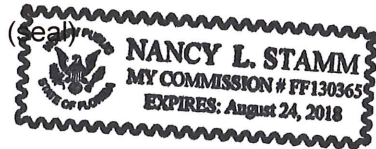
10. **Property Owners Acknowledgements:** - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval of the minor amendment as described herein.

<u>Dr. C.E. Glover</u>	954-763-5644
Property Owner's Name (Please Print)	Phone
901 NW 11th Avenue, Fort Lauderdale,	FL 33311
Address	State Zip
<u>[Signature]</u>	9/28/15
Property Owner's Signature	Date

STATE OF FLORIDA)
ST LUCIE COUNTY)

The foregoing instrument was acknowledged before me this 28th day of Sept, 2015, by Dr. C.E. Glover who is personally known to me or has produced _____ as identification.

[Signature]
Signature of Notary



APPLICATION REQUIREMENTS:

- a. **Application fee**
 - b. **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.
 - 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
1. Application,
 2. Narrative of proposed changes
 3. Approved Site Plan, and
 4. Amended Site Plan

An Intake meeting is required before any submittals are accepted.

For City Use Only	
Date Received: _____	By: _____
Fee Paid: _____	Receipt Number: _____

City of Fort Pierce Code of Ordinance, Section 22-58.i: Any change or modification in an approved site plan which is not exempt from the requirements of this section shall require approval of the city commission and shall follow the same procedure required for original approval, except that the director of development may authorize minor amendments to an approved site plan which are not otherwise exempt from site plan review pursuant to this section. Such minor amendments shall be consistent with the intent and purpose of the comprehensive plan and this ordinance and shall be the minimum necessary to overcome the particular difficulty which necessitated such amendment. Such minor amendment shall not:

- (1) Change the use or character of the development;
- (2) Increase the overall coverage or height of structures by more than ten (10) per cent;
- (3) Reduce the approved open space or increase the impervious surface by more than ten (10) per cent;
- (4) Increase density or the total number of dwelling units or the intensity of the development.

All such minor amendments shall not become effective until a completed application form and filing fee have been received by the director of development and the director shall have advised the city commission of his administrative approval at the earliest practical opportunity; and such determination shall then become effective, unless the city commission thereupon finds that the proposed amendment is substantial, not minor, in nature, whereupon the amendment shall then be reviewed by the same procedure required for original approval as set forth in this section.



- Basic Info
- Buildings
- Features/Yard Items
- Values
- Sales
- Permits
- Tools
- Property Card
- Summary

Property Identification

Site Address: 4150 S 25th ST
 Sec/Town/Range: 33/35S/40E
 Map ID: 24/33N
 Zoning: R1

Parcel ID: 2433-233-0001-000-9
 Account #: 33073
 Use Type: 9900
 Jurisdiction: Fort Pierce

Ownership

Mount Bethel Baptist Church Inc
 901 NW 11th Ave
 Fort Lauderdale, FL 33311

Legal Description

33 35 40 S 765 FT OF THAT PART OF W 1/2 OF NW 1/4 LYG W OF CANAL 71-LESS S 48 FT FOR CANAL R/W AND LESS W 75 FT FOR RD R/W- (15.98 AC) (OR 3471-1791)



Current Values

Just/Market Value: \$267,600
 Assessed Value: \$267,600
 Exemptions: **\$267,600**
 Taxable Value: \$0

Taxes for this parcel: [SLC Tax Collector's Office](#)

Download TRIM for this parcel: [Download PDF](#)

Total Areas

Finished/Under Air (SF): 0
 Gross Area (SF): 0
 Land Size (acres): 15.98
 Land Size (SF): 696,088