



# CITY OF FORT PIERCE

## PLANNING DEPARTMENT

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

TO: Nicholas Mimms, PE, City Manager

THROUGH: Rebecca Grohall, AICP, Planning Manager

FROM: Kori Benton, Senior Planner

RE: Major Amendment to Site Plan & Conditional Use  
Mount Bethel Baptist Church  
4150 South 25th Street

DATE: January 8, 2016

### STAFF REPORT

Owner/Applicant: Mount Bethel Baptist Church Inc.  
901 NW 11th Ave  
Fort Lauderdale, FL 33311

Representative: Engineering, Design & Construction, Inc.  
David Baggett, E.I.  
1934 Tucker Court  
Fort Pierce, Florida 34950

Requested Action: Approval of a Major Amendment to an approved Site Plan and Conditional Use

Location: 4150 South 25th Street

Parcel ID: 2433-233-0001-000/9

Current Zoning: R-1, Single-Family Low Density Residential

Future Land Use: RL, Low Density Residential

Surrounding Zoning:

North	East	South	West
CPUB (SLC)	CPUB (SLC)	R-1	R-2

Parcel Size: 16.03 acres

Utilities: Within the FPUA Retail Service Area

## Staff Analysis:

In accordance with Sections 22-143, 22-76, and 22-58 of the City Code, the applicant is requesting the review and approval of a Major Amendment to an approved Site Plan and Conditional Use to expand the previously approved 12,000 sq. ft. church facility by 8,000 sq. ft., and complete additional support parking and drainage.

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 applicant has been completing the conditions of approval in an effort to permit the construction of the facility. The development approval was extended by the Commission through January 21, 2017, and is nearing commencement. The applicant is requesting the major amendment in order to complete construction of a future addition, previously planned, upfront during initial construction.

The complete request encompasses an 8,000 S.F. of additional building area to the rear of the approved structure, 59 additional parking spaces (23 paved parking, 36 stabilized grass parking), and expansion of the proposed dry detention system and associated drainage infrastructure to provide treatment and attenuation of stormwater runoff.

The expansion of the church building represents an increase in the sanctuary, assembly area, by 2,200 sq. ft., however maintenance of the approved level of seating. The overall design and functional parameters of the approved facility will remain.

Vehicular access to the site is provided via a two-way divided driveway on South 25<sup>th</sup> Street. Said driveway is in direct alignment with the driveway access to Fort Pierce Central High School (Cobra Way). The Site Plan includes a designated left turn lane on the southbound side of South 25<sup>th</sup> Street in order to facilitate turning movements into the site. The Site Plan also includes a two-lane outbound driveway with a combined left-through lane and right turn only lane in order to facilitate turning movements out of the site. The intersection is already signalized and additional traffic signals will be added to an existing mast arm for the proposed project. A total of one-hundred eight-three (183) parking spaces will be provided for the site. Per Section 22-60(b)(6) of the City Code, the applicant is electing to provide approximately fifty (50) percent of the required parking area as stabilized turf (grass). A roadway improvement agreement, including the dedication of right-of-way, has been established with St. Lucie County accordingly.

Pedestrian connectivity is provided via a sidewalk connection to the existing South 25<sup>th</sup> Street sidewalk and internal sidewalks throughout the proposed site. The revised plans present the addition of a bicycle rack system to meet City Code requirements.

Stormwater pretreatment has been expanded to accommodate the increased building size, and additional parking, in the form of a 55,643 square foot dry detention area located at the rear of the project limits.

Perimeter landscaping and required vegetation for screening and buffering will be placed in accordance with Section 22-187 of the City Code. It should be noted that there is a significant amount of existing vegetation on the site. As such, the existing vegetation will remain as the required buffer for the northern, eastern and southern property boundaries. It is also noted; per Section 22-187(1)e. of the City Code, all listed exotic species will be required to be removed as a condition of the final development order. A total of fifty-one (51) new trees will be planted on-site in order to meet the landscaping requirements of the City Code.

Traffic impacts from the project remain constant due to the nature of the expansion; representing a total of one-hundred fifteen (115) additional daily trips. Of these trips, seven (7) will occur during AM peak hour and nine (9) will occur during the PM peak hour. All of the surrounding roadway segments are expected to operate at their adopted level of service (LOS).

An environmental assessment and gopher tortoise survey have been completed by the applicant, offering satisfactory findings for development in the subject segment of the property.

**Technical Review Committee:**

All affected departments have reviewed and approved the proposed Major Amendment to the Site Plan and Conditional Use based on it meeting the requirements of the City Code.

**Property Owner Response Summary:**

A total of 30 notifications of the proposed Conditional Use were mailed to the owners of property located within 500 feet of the subject property. As of January 8, 2016, 0 responses have been received. An update will be provided to the City Commission at the public hearing.

**Planning Board Recommendation:**

The Planning Board will consider the subject request at their January 12<sup>th</sup>, 2016 meeting, The City Commission will be provided an update of the recommendation of the Board at the public hearing.

**Staff Recommendation**

The proposed Major Amendment to the Approved Site Plan and Conditional Use meets the requirements of the City Code and is found to be consistent with the City's Comprehensive Plan; Staff recommends approval with the following conditions:

- 1.) The applicant shall complete all of the required off-site improvements, prior to the issuance of a Certificate of Occupancy (C.O.).
- 2.) The applicant shall remove all listed exotic plant species from the project limits, in accordance with Section 22-187(1)e. of the City Code, prior to the issuance of a Certificate of Occupancy (C.O.).