



**Conditional Use - No New Construction**

Property address or Location 2525 S. 25th St. Fort Pierce, FL 34981  
 Parcel ID #(s) 2420-141-0002-000-4  
 Project description Operation of a small private school

St. Nicholas Greek Orthodox Church Inc.

Nicholas Gieseler Attorney/Gieseler & Gieseler P.A.

Property Owner(s) 2525 S. 25th St.

Applicant/Representative, Title, Company 789 S. Federal Hwy Suite 301

Street Address Fort Pierce FL 34981

Street Address Stuart FL 34994

City 772-464-7194 State Zip

City 888-202-2402 State Zip

Phone Number stnick@aol.com

Phone Number nmg@gieselerlaw.com

Email Address

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.*

Dennis Starr Pres. PARISH COUNCIL ST NICHOLAS  
 Property Owner(s) Signature(s)

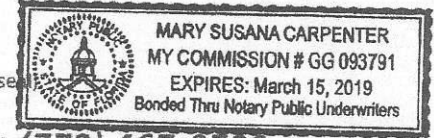
STATE OF FLORIDA -- COUNTY Indian River

The foregoing instrument was acknowledged before me this 30 day of March, 20 18, by

Dennis Starr who is personally known to me or has produced

\_\_\_\_\_ as identification.

[Signature]  
 Signature of Notary



**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 # \_\_\_\_\_

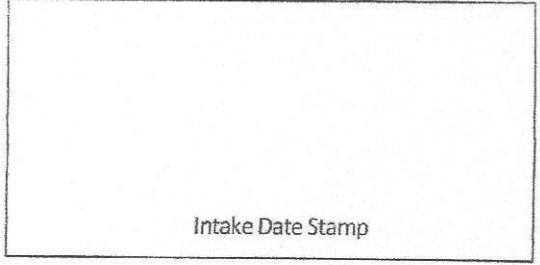
Intake Planner \_\_\_\_\_

Planner Assigned \_\_\_\_\_

Approved By \_\_\_\_\_ Date \_\_\_\_\_

Comments \_\_\_\_\_

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





# 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: 4,528 sq ft Parking Spaces: 68 + overflow + 16 behind Church

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

North	South	East	West
R4 - Vacant	RS-4 - Across Stanton	RS-4 - Across 25th St.	Vacant - Owned by Church

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

