



## DEVELOPMENT REVIEW

Property address or Location Parcel on 25th Street between Bible Baptist Church and Salem Church of God.

Parcel ID #(s) 2432-801-0010-000-5

Project description 2.1 acre site previously developed with site pads, parking, utilities, drainage, etc. to be utilized for a 7k church

GHO South 25th Street LLC - William Handler

**Property Owner(s)**  
590 NW MERCANTILE PL

Street Address  
Port St. Lucie FL

City State Zip  
772.201.2450 broker for property

Phone Number \_\_\_\_\_

Email Address \_\_\_\_\_

Redtail DG - Tod Mowery

**Applicant/Representative, Title, Company**  
1136 S. Ocean Dr

Street Address  
Fort Pierce FL 34949

City State Zip  
772.742.1555

Phone Number  
todm@redtaildg.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. The undersigned consents to inspection and photographing of the subject property by the Planning staff for purposes of consideration of this Application and/or presentation to the Planning Board and City Commission.

\_\_\_\_\_  
*Property Owner(s) Signature(s)*

STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_ who is personally known to me or has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Signature of Notary

(seal)

***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



# DEVELOPMENT REVIEW

### General Information

- Incomplete application packets cannot be accepted.
- Site Plan approval is valid for one (1) year following City Commission approval. In order to maintain site plan approval, vertical improvements, permitted by the Building Department must commence prior to the 12-month expiration date, and building permits must be maintained until site plan is completed, per plans, or approval shall lapse.

Choose Application Type:

Application Type	
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Conditional Use with New Const. <input checked="" type="checkbox"/> Major Amendment
<input type="checkbox"/> Conceptual Development Plan	<input type="checkbox"/> Minor Amendment

Site Information:

Non-Residential: Proposed Sq. Ft.: \_\_\_\_\_ Residential: Proposed Units: \_\_\_\_\_

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

North	South	East	West

### Application Outlook



### Site Plan submittal requirements:

Submit one (1) original & thirteen (13) hard copies and one (1) CD of the following. Additional copies will be required of subsequent submittals.

- Complete notarized application
- Warranty Deed
- SLC Property Record Card
- Statements of ownership & control of proposed development. Statement describing in detail: character & intended use.
- General location map (see Section 22-58.d.2)
- Survey (see Section 22-58.d.3)
- Site Plan (see Section 22-58.d.4)
- Landscaping Plan (see Section 22-187)
- Storm Drainage Plan (see Section 22-58.d.6)
- Environmental Impact Report
- Beach/Dune System protection plan, if applicable (see Section 22-58.d.7)
- Lighting Plan (see Section 22-58.d.8)
- Design Review submittals (see Design Review application)
- Traffic Impact Report
- Concurrency Review submittals (see Concurrency Review application)



## Design Review

Property address or Location 2.1 Ac parcel on 25th Street between Bible Baptist Church and Salem Church of God

Parcel ID #(s) 2432-801-0010-000-5

Project Description Development of a Religious Institution on a shovel ready site that has current improvements

GHO South 25th Street LLC - William Handler

Property Owner(s)

590 NW Mercantile Place

Street Address

Port St. Lucie FL 34986

City State Zip

772.201.2450 broker for property

Phone Number

Email Address

Redtail DG - Tod Mowery

Applicant/Representative, Title, Company

1136 S. Ocean Dr.

Street Address

Fort Pierce FL 34949

City State Zip

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Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this \_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by

\_\_\_\_\_ who is personally known to me or has produced

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

Signature of Notary

(seal)

### TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic Districts	Historic Designation

Pre-Application Meeting Date \_\_\_\_\_

Fees \_\_\_\_\_ Control # \_\_\_\_\_ B. Permit \_\_\_\_\_

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

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

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

Comments \_\_\_\_\_

Intake Date Stamp

# Design Review Application Checklist

## (City Code of Ordinances 22-59)

### Submittal for Administrative Approval

- a. A survey (1" = 30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of section 22-194, location of bordering streets and, if applicable, wetlands and beaches.
- b. A site analysis study to include a discussion of specimen trees and other natural vegetation, access, significant topography, wetlands, buffers, setbacks, views, orientation, the surrounding built environment and other site features that may influence design elements.
- c. A draft written narrative describing the design intent of the project, its goals and objectives and how it reflects the site analysis study results.
- d. Context photographs of neighboring uses and architectural styles.
- e. Photographs and/or drawings of architectural buildings or objects that serve as a precedent for the proposed building design. Models should be taken from local exemplary buildings, either existing or demolished. Documentation of such buildings is available in the city's planning department.
- f. Photographs of all existing structures located on the property. If existing structures on the property are more than fifty (50) years of age, documentation of these structures with data from the Florida Master Site File form is also required.
- g. Conceptual site plan (to scale) showing proposed location of all buildings, structures, parking areas, signs and landscaping.
- h. Landscape plan, at the same scale as the site plan. The planning director or designee may request enlarged plans of detailed planting areas. Planting schedule with sizes of proposed plantings must be included.
- i. Accurate color rendering of proposed signs showing dimensions, type of lettering, materials and actual color samples that demonstrates cohesiveness with the project design.
- j. Exterior elevations showing architectural character, external architectural features and streetscape of the proposed development, including materials, colors, shadow lines and landscaping. The street elevation shall encompass the entire proposed project and generally identify the major elements of the adjacent two (2) properties on either side of the site. If the adjacent properties are vacant or underutilized, a diagram shall be provided that identifies the mass and form that is allowable under current zoning. If the street elevation must be drawn at such a scale as to render architectural details of the building unreadable, drawings of individual buildings at a larger scale should be provided as well.
- k. Design review concurrent with conceptual development plan procedure according to subsection 22-58(e) is also available.

### Submittal for Board Approval

- a. A written narrative describing how the project conforms to administrative approval and design review guidelines of this section.
- b. A final site plan meeting the requirements of section 22-58
- c. A final site lighting plan that meets the requirements of subsection 22-58(d)(8).
- d. A final landscape plan that meets the requirements of Article XII, Landscaping and Trees.
- e. Final floor plans and elevation drawings (1/8" = 1'-0" minimum scale), as detailed under administrative approval, showing exterior building materials and colors with architectural sections and details to adequately describe the project.
- f. A color board (11"x17" maximum) containing actual color samples of all exterior finishes, keyed to the elevations, and indicating the manufacturer's name and color designation.



October 29, 2018

Planning Department  
City of Fort Pierce  
100 N US Highway 1,  
Fort Pierce, FL

Re: Discovery Church Ownership and Agent Authorization

To whom it may concern,

Please be advised that GHO South 25<sup>th</sup> Street, LLC is the owner of real property and further identified as 2432-801-0010-000-5, by St. Lucie County and being described as 2.1 acres. As owner, we authorize the inclusion of a "religious institution" as an approved use into the approved Planned Development previously approved by St. Lucie County and included with the annexation into the City of Fort Pierce. In addition, we authorize Redtail DG to act as agent for the approval of necessary rezoning (for a religious institution), PD modifications, site and construction plans related to the proposed Discovery Church.

Sincerely,

A handwritten signature in blue ink, appearing to read "William Handler", with a large, stylized flourish extending upwards and to the right.

William Handler

Notarized:

A handwritten signature in blue ink, appearing to read "Stacey L. Margrander", followed by the date "10/30/18".

Stacey L. Margrander 10/30/18



Stacey L. Margrander  
Commission # GG050340  
Expires: Nov. 27, 2020  
Bonded thru Aaron Notary



November 1, 2018

Planning Department  
City of Fort Pierce  
100 N U.S. Highway 1  
Fort Pierce, FL 34950

**RE: Discovery Church – 25<sup>th</sup> Street – modification to an existing PD and Development Review**

Dear Ms. Grohall,

On behalf of Discovery Church, we are pleased to present this request for a modification to the PD for Oak Alley. The previously approved PD included a variety of uses for the site, but neglected to include a religious institution. The site was developed with all driveways, parking, utilities, stormwater and building pads, but none of the 2 site plan approved buildings were established. These were to be medical/office buildings with 6,500 sf and 5,300 sf respectively. Discovery Church is excited to take their quickly growing local congregation from Savannah Ridge Elementary into their own facility. They desire to only build one of the two buildings, thus reducing the overall square footage and impervious surface on the site. They propose a 7,200 s.f. building versus the 11,800 s.f. previously approved.

The request for this project is fairly simple and straightforward. Their request is to add the word “religious institution” to the list of allowable uses within the previously approved PD. The existing site is capable of easily handling the proposed site plan and is compatible with the site and is well situated away from any potential residential uses. The site is consistent with the neighborhood, realizing Bible Baptist church is the neighbor to the north and Salem Church of God is the neighbor to the south. First Baptist Church is diagonal across the street. Several years ago 25<sup>th</sup> Street was improved as a 4 lane divided roadway with sidewalks.

Please let us know if you have any questions.

Thank you,

Tod

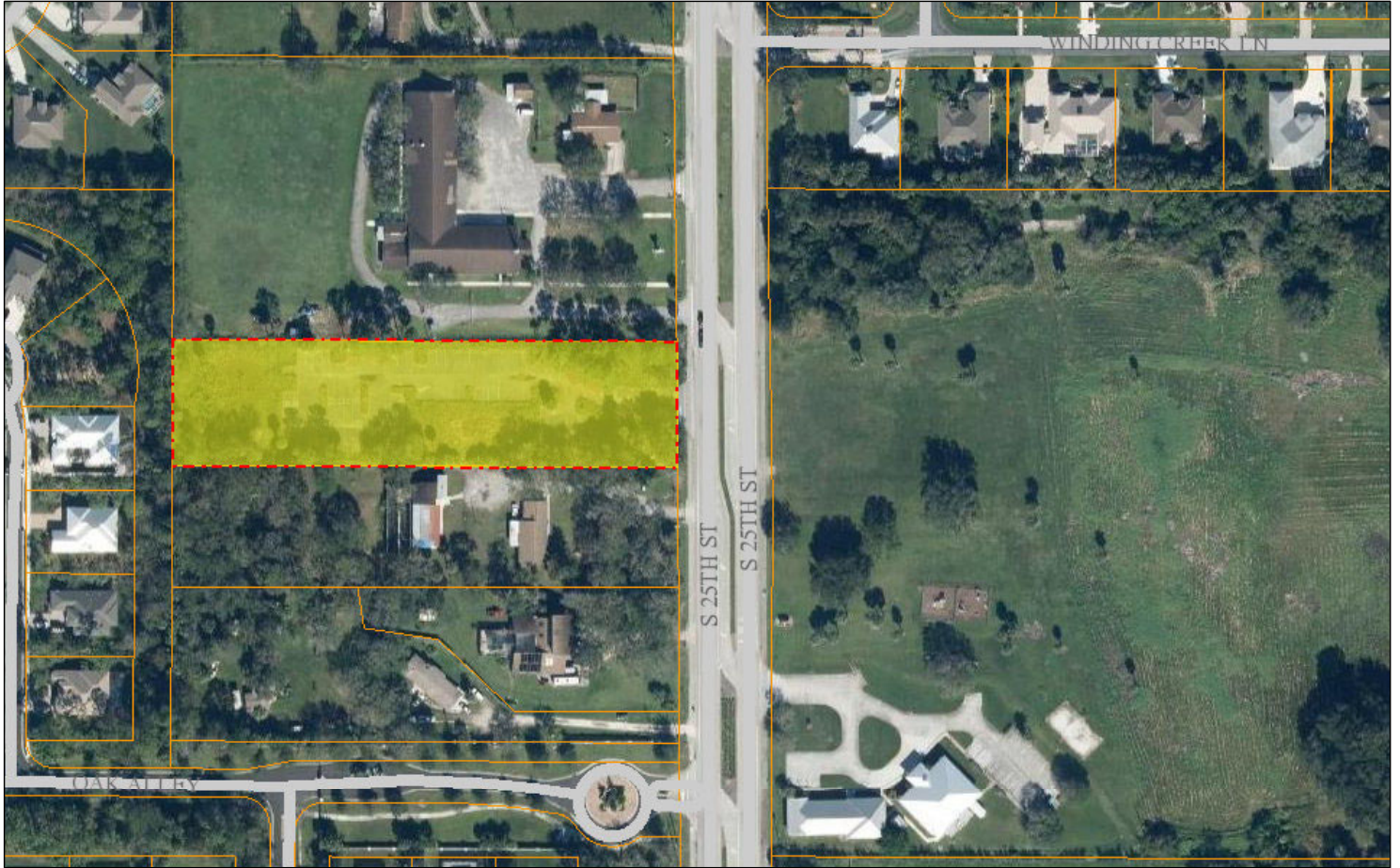
Tod Mowery, AICP  
President

C: GHO South 25<sup>th</sup> Street LLC  
Discovery Church  
EDC Engineering, Inc.

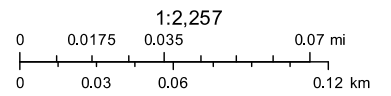


241 SW Fernleaf Trl  
Port St. Lucie, FL 34953  
c. - 561.262.6304  
todm@redtaildg.com

Michelle Franklin, CFA - Saint Lucie County Property Appraiser



November 1, 2018



This information is deemed to be correct at this time but it is subject to change and is not warranted.  
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Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

**Property Identification**

Site Address: TBD  
 Sec/Town/Range: 32/35S/40E  
 Map ID: 24/32S  
 Zoning: PUD - FP

Parcel ID: 2432-801-0010-000-5  
 Account #: 170323  
 Use Type: 1000  
 Jurisdiction: Fort Pierce

**Ownership**

GHO South 25th Street LLC  
 590 NW Mercantile PL  
 Port St Lucie, FL 34986

**Legal Description**

OAK ALLEY (PB 54-26) TRACT A (2.10 AC) (OR 3818-583)

**Current Values**

Just/Market Value: \$123,500  
 Assessed Value: \$123,500  
 Exemptions: \$0  
 Taxable Value: \$123,500

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): 2.1  
 Land Size (SF): 91,476

**Sale History**

Date	Book/Page	Sale Code	Deed	Grantor	Price
Dec 15, 2015	3818 / 0583	0002	WD	Spanish Gold Investments LLC	\$150,000
Feb 20, 2014	3608 / 0109	0002	SP	Oak Alley Builders LLC	\$50,000
Jun 14, 2012	3403 / 1798	0205	WD	Oak Alley Developers Inc	\$825,000
Apr 6, 2005	2207 / 1318	XX02	SP	South 25th Street LLC	\$5,500,000

**Building Information (1 of 1)**

Finished Area: 0 SF

Gross Total Area: 0 SF

**Exterior Data**

View:	Roof Cover:	Roof Structure:
Building Type:	Year Built: N/A	Frame:
Grade:	Effective Year: 2014	Primary Wall:
Story Height:	No. Units: 0	Secondary Wall:

**Interior Data**

Bedrooms: 0	Electric:	Primary Int Wall:
Full Baths: 0	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Heat Fuel:	Primary Floors:
A/C %: 0%	Heated %: N/A%	Sprinkled %: 0%



Image  
or  
Sketch  
unavailable  
for display

**Sketch Area Legend**

Sub Area	Description	Area	Fin. Area	Perimeter
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**Special Features and Yard Items**

Type	Qty	Units	Year Blt
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**Current Year Values**

Current Values Breakdown


Building:	\$0
Land:	\$123,500
Just/Market:	\$123,500
Ag Credit:	\$0
Save Our Homes or 10% Cap:	\$0
Assessed:	\$123,500
Exemption(s):	\$0
Taxable:	\$123,500

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Code	Description	Amount
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Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2013	0054	2.1	North St. Lucie Water Management District	\$34.65

This does not necessarily represent the total Special Assessments that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office .

**Historical Values**

Year	Just/Market	Assessed	Exemptions	Taxable
2018	\$123,500	\$123,500	\$0	\$123,500
2017	\$123,500	\$123,500	\$0	\$123,500
2016	\$123,500	\$123,500	\$0	\$123,500

**Permits**

Number	Issue Date	Description	Amount	Fee
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Notice: This does not necessarily represent all the permits for this property.

Click the following link to check for additional permit data in Fort Pierce

This information is believed to be correct at this time but it is subject to change and is not warranted.

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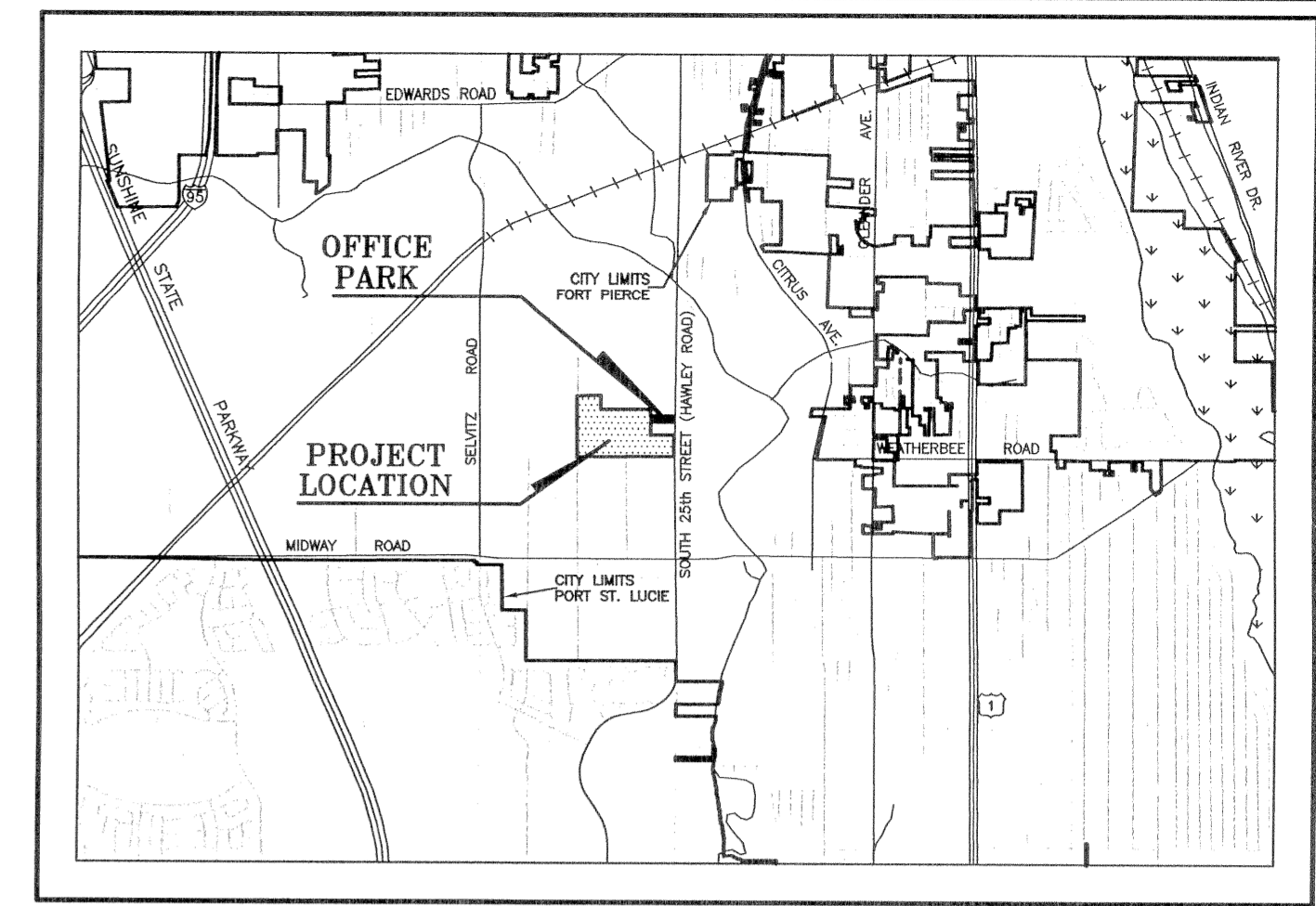
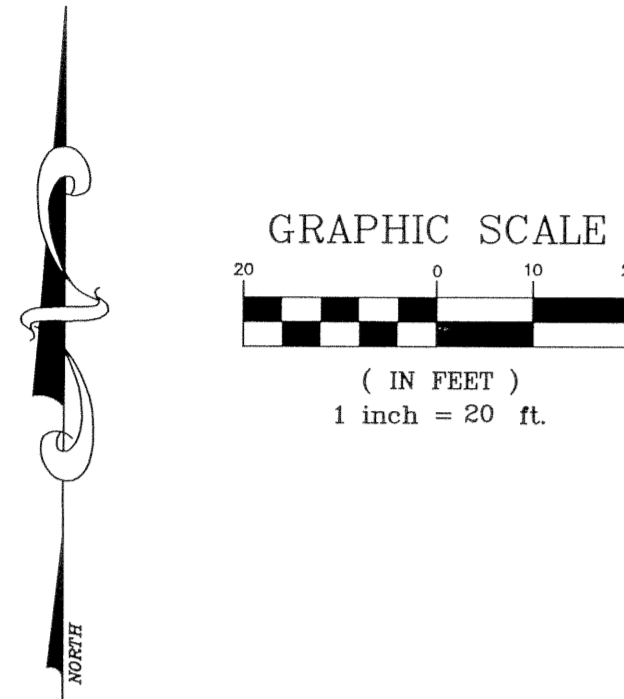
**SITE DATA:**

- PROJECT NAME: OAK ALLEY OFFICE PARK
- TAX ID NUMBER: 2432-441-0001-000/5
- LOCATION: 4511 South 25th Street Fort Pierce, FL 34981 Section 32, Township 35 South, Range 40 East, In St. Lucie County, Florida.
- APPLICANT: South 25th Street, L.L.C. 2980 South 25th Street Fort Pierce, FL 34981 Phone: (772) 464-3537 Fax: (772) 464-9497
- AGENT: Bobby Kilen, P.L. 805 Virginia Avenue, Suite 25 Fort Pierce, FL 34982 Phone: (772) 409-1133 Fax: (772) 409-1134
- ENGINEER/SURVEYOR: Culpepper & Terpening, Inc. 2980 South 25th Street Fort Pierce, FL 34981 Phone: (772) 464-3537 Fax: (772) 464-9497 F.L. P.E. Reg. No. 24276 F.L. P.S.M. Cert. No. 5556
- ENVIRONMENTAL CONSULTANT: E.W. Consultants, Inc. 735 Colorado Avenue, Suite One Stuart, FL 34994 Phone: (772) 287-8771 Fax: (772) 287-2988
- PLANNER: Houston Cuzzo Group, Inc. 735 South Colorado Avenue, Suite 1 Stuart, FL 34994 Phone: (772) 221-2128 Fax: (772) 221-0788
- TYPE OF PROJECT: Commercial = P.N.R.D.
- ZONING: Existing: P.N.R.D. = Planned Non-Residential Development
- LAND USE: Proposed & Existing: RS = Residential Suburban (2 Units per Acre)
- FLOOD ZONE: ZONE "X" F.I.R.M. Map# 1211C0188 F Panel# 120285 Dated August 19th, 1991
- MAX. BUILDING ENVELOPE: 6,000sf Commercial
- MAX. BUILDING HEIGHT: 40' Above the finished floor elevation (F.F.E.) as established by the SFWMD.
- PROJECT SIZE: 2.10 AC. 91,278 SF

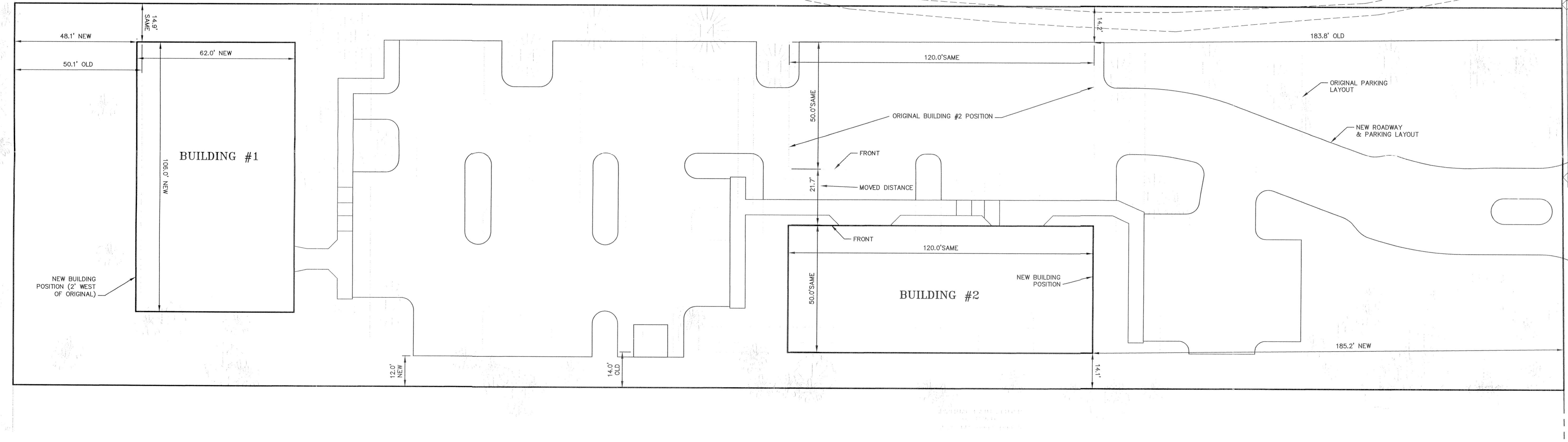
16. PARKING:	APPROVED			MODIFIED		
	Non-Residential parking shall be in accordance with SCLDC section 7.08.02, as described in table 7-20. (Formula is 1 space per 1000sf of Building Area)	Required (12,000sf/1,000) x 5 spaces Provided (10' x 18' Min.)	Handicapped Spaces Required (51-75 Total) Handicapped Spaces Provided (12' x 18' Min.)	60 spaces 66 spaces 3 spaces 4 spaces	60 spaces 70 spaces 3 spaces 4 spaces	
17. SITE COVERAGE:	Acres	Square Footage	Percentage of Site			
NON-RESIDENTIAL (Basin=91,278 SF)						
IMPERVIOUS BUILDINGS (6,000 SF each)	0.28 AC.	12,000 SF	13.15%	0.28 AC.	12,572 SF	13.77%
Pavement & misc.	0.82 AC.	35,875 SF	39.30%	0.82 AC.	35,774 SF	39.19%
PERVIOUS:	1.00 AC.	43,403 SF	47.55%	1.00 AC.	43,504 SF	47.04%
TOTAL:	2.10 AC.	91,278 SF	100.00%	2.10 AC.	91,278 SF	100.00%

18. TREE PRESERVATION:	Trees to be removed	Quantity	Inches	Total	Quantity			Inches			Total
					Oaks	Pines	Trees	Oaks	Pines	Trees	
Trees to be removed	Oaks	10	131"	10 Trees/131"	Oaks	13	178"	13 Trees/178"			
	Pines	31	409"	31 Trees/409"	Pines	27	362"	27 Trees/362"			
Trees to be preserved	Oaks	23	331"	23 Trees/331"	Oaks	20	284"	20 Trees/284"			
	Pines	10	142"	10 Trees/142"	Pines	14	189"	14 Trees/189"			



**LOCATION MAP**  
N.T.S.



**TREE KEY**

- = OAK TREE TO BE PRESERVED
- = PALM TREE TO BE PRESERVED
- = PINE TREE TO BE PRESERVED

SITE PLAN  
MINOR REVISION (S)  
APPROVED  
DATE: 5/9/06  
SPTIC RER: XAP

The purpose of this adjustment is to indicate the relocation of Building #2 to the south property line and the increase square footage of Building #1 from 6,000 square feet to 6,572 square feet.

AUG 11 2005

JAMES P. TERPENING, JR. P.E. FL. REG. NO. 24276

COMPUTER FILE REF.	FIELD BK./PG.
04-193-REVISION	
REV	

COMPUTER FILE REF.	FIELD BK./PG.
04-193-REVISION	
REV	

**CULPEPPER & TERPENING, INC.**  
CONSULTING ENGINEERS & LAND SURVEYORS  
2980 SOUTH 25th STREET  
FORT PIERCE, FLORIDA 34981  
(772) 464-3537  
STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286

- REVISIONS -			BY	DATE

BY	DATE
DESIGNED JPT	08/31/04
DRAWN CSM	08/08/05
CHECKED JPT	08/11/05
APPROVED	

**OAK ALLEY OFFICE PARK**  
**MINOR REVISION**

DATE: 08/11/05  
HORIZ. SCALE: 1"=20'  
VERT. SCALE: N/A  
JOB No. 04-193  
SHEET 1 of 1







