



# CITY OF FORT PIERCE

## CITY COMMISSION

February 20<sup>th</sup> , 2024

Trinity Lutheran Church of Fort Pierce (Major Amendment)  
2011 S. 13<sup>th</sup> Street

## **APPLICANT**

Culpepper & Terpening, Inc.

## **PROPERTY OWNER(S)**

Trinity Lutheran Church of Fort Pierce

## **PARCEL ID #(S):**

2416-504-0750-000-2

Trinity Lutheran Church (Major Amendment)



## **SUMMARY/BACKGROUND**

Request for review of an application for a Major Amendment to add a 6,530 sq. ft. classroom building to be used in association with religious education and day care programs offered by the Church.

The proposed building addition, a prefabricated modular structure, will be located along the western side of the existing developed area of the property. The proposed use will require minor modifications to the existing parking lot and site stormwater systems.

Trinity Lutheran Church (Major Amendment)



# SITE LOCATION



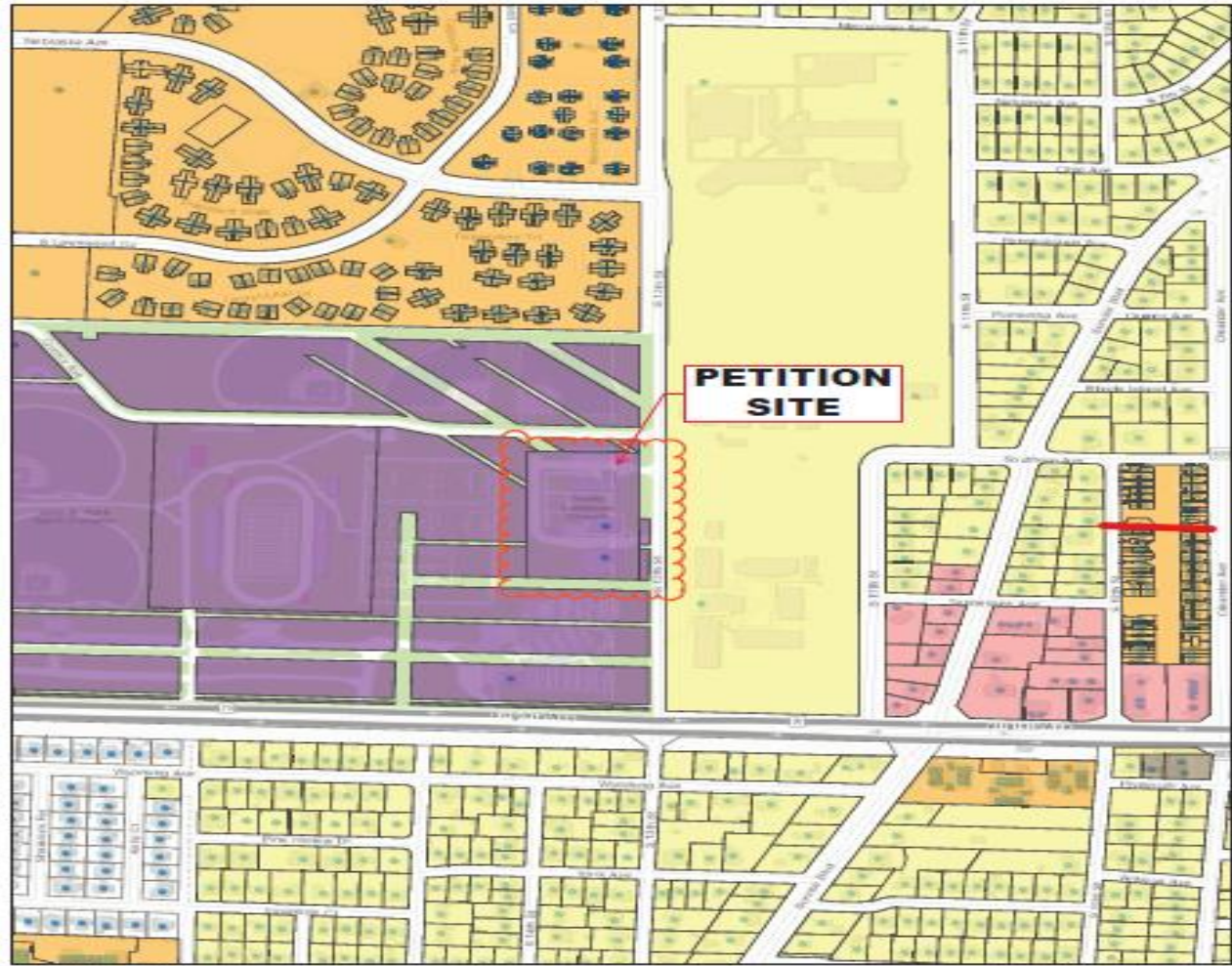
SITE AREA= 4.77+/- Acres

Trinity Lutheran Church (Major Amendment)



# EXISTING FUTURE LAND USE

Current FLU: INST  
Institutional



8/7/2023, 5:38:50 PM  
Future Land Use

- RL, Low Density Residential
- INST, Institutional
- OP, Offices - Professional & Business Services
- RH, High Density Residential
- Address Points
- Parcel Boundaries

1:4,514  
0 0.04 0.09 0.15 mi  
0 0.07 0.15 0.3 km  
SLC Property Appraiser's Office, East, HERE, Garmin, INCREMENT P, USGS, EPA, USGA

SLC Property Appraiser's Office, East, HERE, Garmin, INCREMENT P, USGS, EPA, USGA | City of Ft. Pierce | City of Ft. Pierce Planning Department & St. Lucie County

## Trinity Lutheran Church (Major Amendment)



# EXISTING ZONING

Currently Zoned: OS-1  
General Recreational Open Space

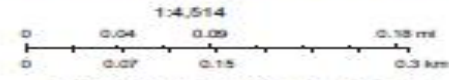


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Zoning

- C-1, Office Commercial
- C-3, General Commercial
- OS-1, General and Recreational Open Space
- PD, Planned Development
- R-1, Single Family Low Density

- R-2, Single Family Intermediate Density
- R-3, Single Family Moderate Density
- R-4, Medium Density Residential
- R-5, High Density Residential
- Address Points
- General Boundaries



SLC Property Appraiser's Office, 801 N. W. 1st St., Ft. Pierce, FL 34949

Trinity Lutheran Church (Major Amendment)







Trinity Lutheran Church (Major Amendment)



# DESIGN REVIEW

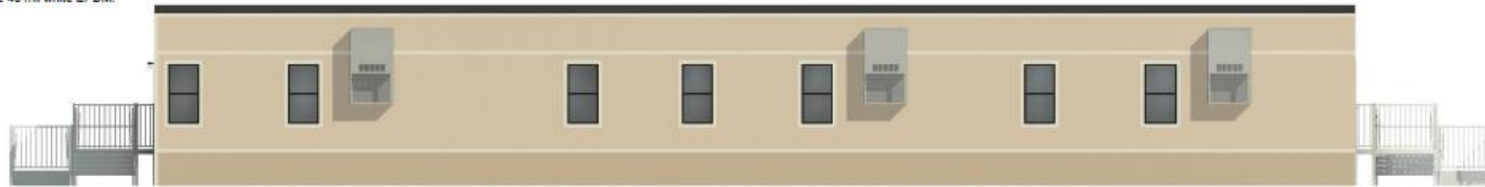
0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59

**A** 3.0 Wall Section  
 - Standard house wrap installed over exterior walls sheathing with LP smart siding  
 - False mansard of same siding material  
 - Matching skirting material with standard vents

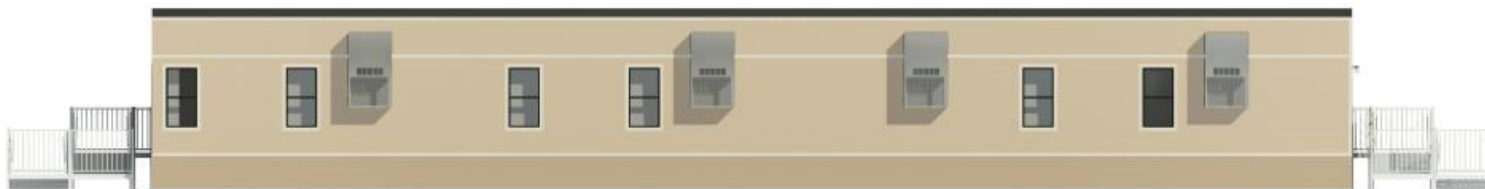
**B** 5.0 Windows Section  
 - (21) each, 36x60 VS windows, tinted and insulated, vinyl frame, rated as necessary

**C** 6.0 Exterior Doors Section  
 - (2) each, 72" x 80" Steel/steel exterior doors with 6" x 30" VB. Not Impact rated  
 - Standard closure, panic hardware and removable center tee astragal ST/ST. Both doors are active with mechanically fastened (removable) center tee astragal


**D** 4.0 Roof/Ceiling Section  
 - Transverse truss (Engineered truss), (UT14w) at 16" O.C.  
 - Roof sheathing to be 7/16"x4x8  
 - Roof covering to be 45 mil white EPDM.




**REAR ELEV.**



**HITCH ELEV.**

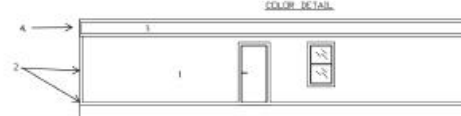


**FRONT ELEV.**



**BACK ELEV.**

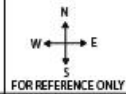
**COLOR DETAIL**



DESCRIPTION	COLOR SELECTION
1. Building Body	D2B79B - Warm Carmel
2. Building Trim	E3D9CB - Antique Beige
3. Mansard Body	
4. Skirting	B99E80 - Dapper Tan

**VESTA**  
 MODULAR  
 1000 Town Center, Suite 976  
 Southfield, MI 48076

THE INFORMATION CONTAINED HEREIN IS PROPRIETARY TO VESTA HOUSING SOLUTIONS, INC DBA VESTA MODULAR, LLC, AND MAY NOT BE SHARED WITH ANY THIRD PARTY WITHOUT THE EXPRESS WRITTEN CONSENT OF VESTA HOUSING SOLUTIONS, INC DBA VESTA MODULAR, LLC.



98'x 68' CLASSROOM BUILDING  
 COLOR ELEVATIONS

DRAWING DATE:

07/20/23

REVISION #/DATE:

1.  
2.  
3.

DRAWING NUMBER:

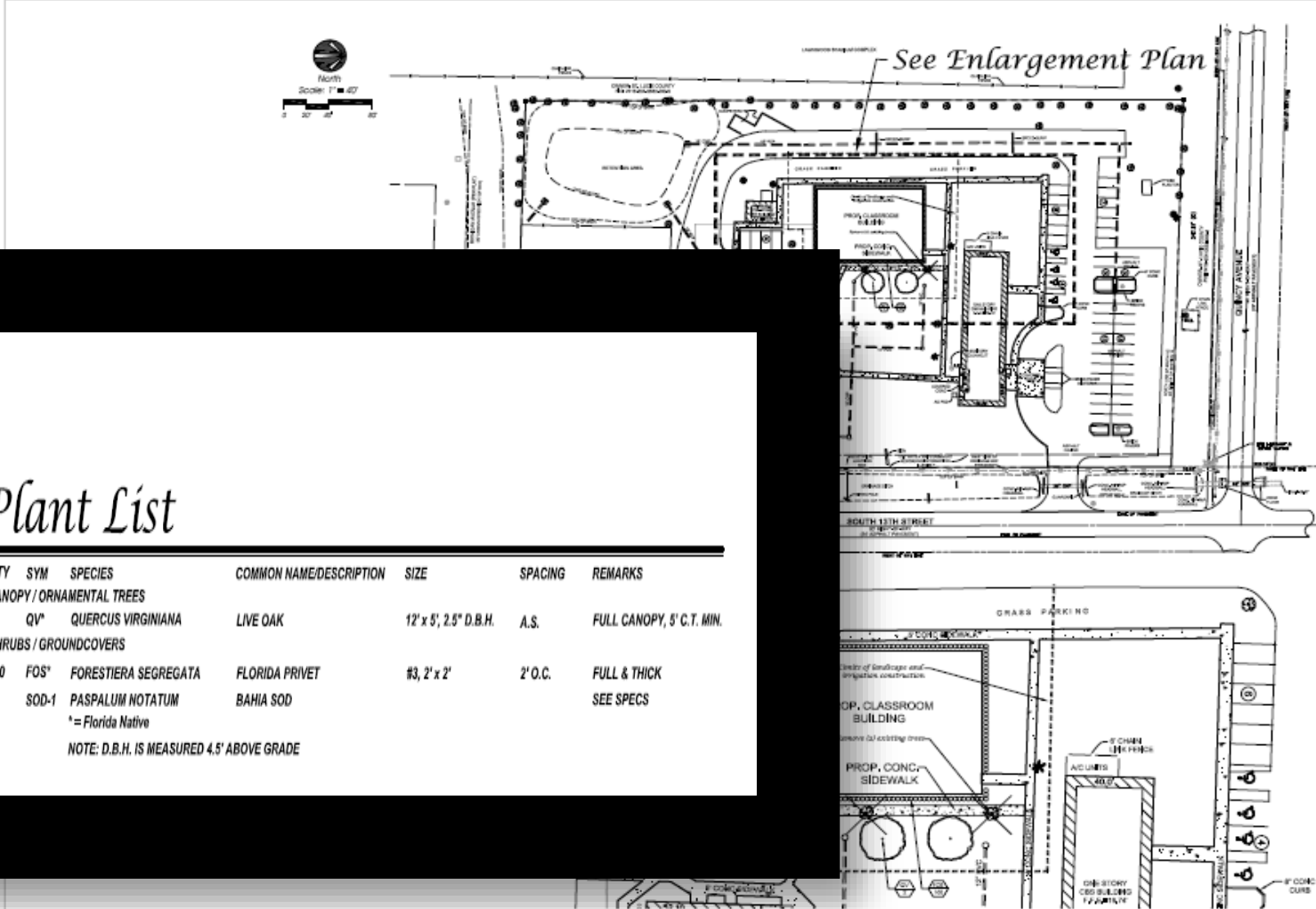
**1**

DRAWN BY: ERC



Trinity Lutheran Church (Major Amendment)

# LANDSCAPE PLAN



## Plant List

QTY	SYM	SPECIES	COMMON NAME/DESCRIPTION	SIZE	SPACING	REMARKS
<b>CANOPY / ORNAMENTAL TREES</b>						
2	QV*	QUERCUS VIRGINIANA	LIVE OAK	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
<b>SHRUBS / GROUNDCOVERS</b>						
160	FOS*	FORESTIERA SEGREGATA	FLORIDA PRIVET	#3, 2' x 2'	2' O.C.	FULL & THICK
	SOD-1	PASPALUM NOTATUM	BAHIA SOD			SEE SPECS
* = Florida Native						
NOTE: D.B.H. IS MEASURED 4.5' ABOVE GRADE						

**Conceptual Design Group, Inc.**  
 Landscape Architecture - Site Planning  
 800 West Green Street, Suite 100  
 Fort Pierce, FL 34949  
 (888) 344-2382

**Trinity Church Classroom Expansion**  
 South 13th Street  
 City of Fort Pierce, Florida

City Project Number: \_\_\_\_\_  
 Jeffrey W. Smith, RLA  
 Landscape Architect  
 Job No. 23-0304  
 Drawn By: JWS  
 Submitted Date: 8/4/2023  
 Revision Order: \_\_\_\_\_  
 These drawings are the property of the Architect and shall not be used for any other project without the written consent of the Architect. All drawings are subject to the final construction contract.  
 L-1 of 2  
 Sheet of 2

ELECTRONIC SIGNATURE AND SEAL  
 Jeffrey W. Smith, RLA  
 Landscape Architect  
 Prepared: Matthew S. Ruppelmann, RLA  
 Conceptual Design Group, Inc.  
 800 West Green Street, Suite 100  
 Fort Pierce, Florida 34949  
 (888) 344-2382

Jeffrey W. Smith, RLA  
 2023.08.04 11:56:14 -04'00'

## Landscape Plan



# Trinity Lutheran Church (Major Amendment)





## Planning Board

At the January 8<sup>th</sup>, 2024 meeting, the Planning Board voted unanimously to move the project to City Commission with a recommendation of approval.

Planning Board advised for applicant/representative to meet with the Planning Department to discuss building design and adding additional landscape.

Trinity Lutheran Church (Major Amendment)



# DESIGN REVIEW

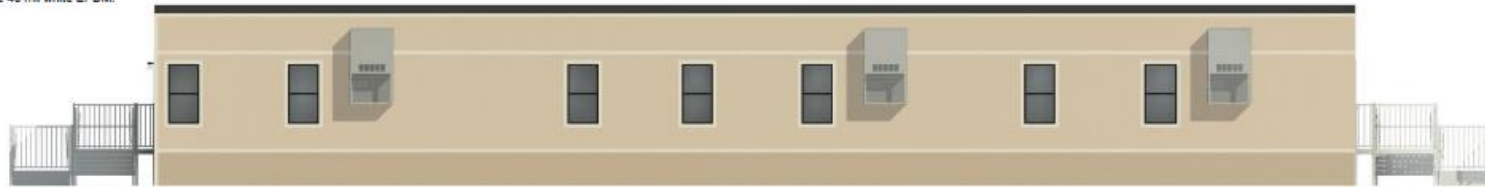
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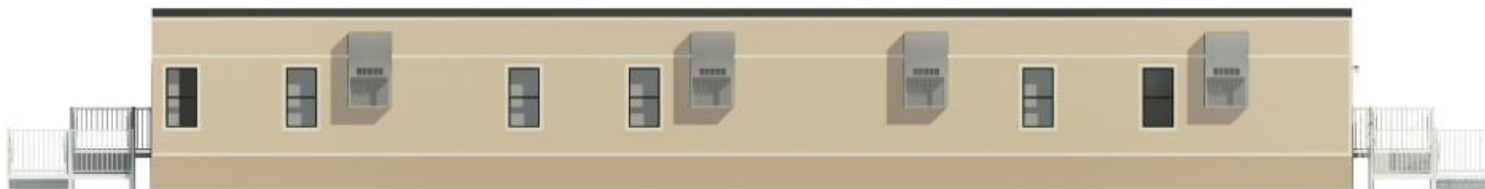
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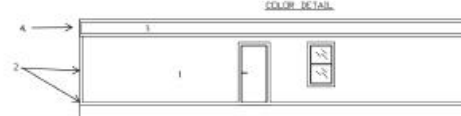


**FRONT ELEV.**



**BACK ELEV.**

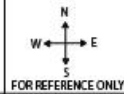
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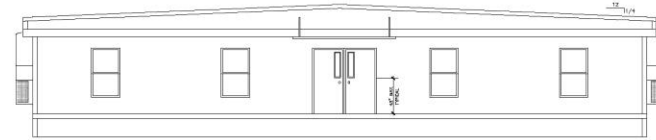
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DRAWN BY: ERC

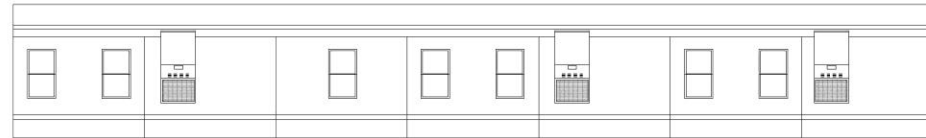


Trinity Lutheran Church (Major Amendment)

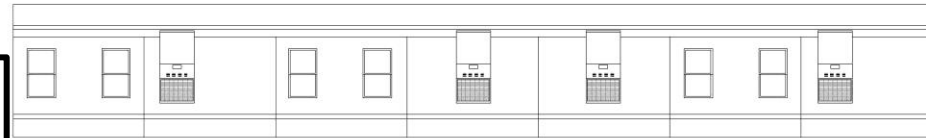
# Canopy Added



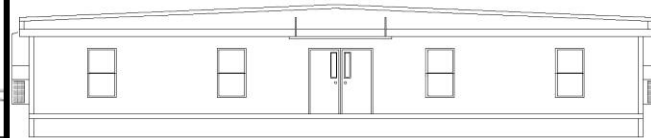
FRONT ELEVATION



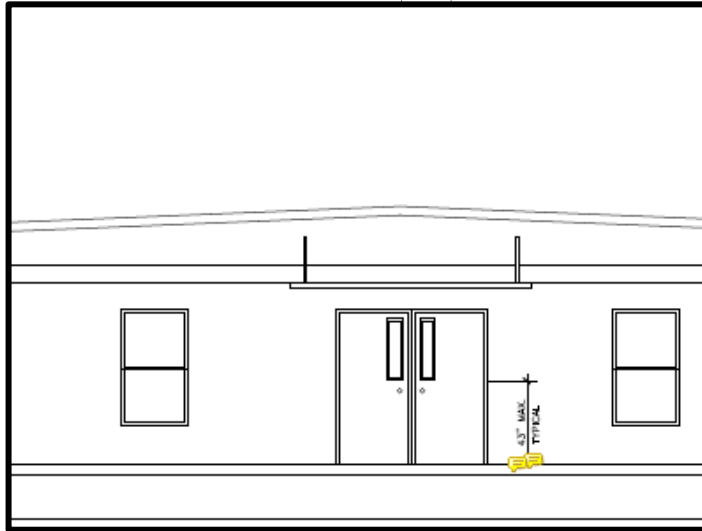
LEFT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



ELEVATION NOTES: FINISH  
 SET-SCREW BEZEL FOR  
 METHOD OF ROOF VENTILATION  
 ACCESSIBLE HANDED STAIRS,  
 AND HANDRAILS ARE TO BE  
 INSTALLED IN ACCORDANCE WITH  
 AND SUBJECT TO LOCAL JURISDICTION.  
 FOUNDATION REQUIREMENTS  
 SHALL BE PROVIDED BY THE OWNER.  
 FOR VENTILATION OF THE ROOF, SEE  
 AND 1/2\"/>

OVERHANG:  
 ENDWALLS: 12"  
 SIDEWALLS: 1.5"

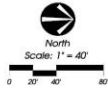
CONSULTING ENGINEER: KENNETH EARL OLUMOH -- 180 TOMMY HOOKS RD -- ANDERDUL, GEORGIA 31708 -- 228-842-2550

		<b>APOLLO MODULAR SYSTEMS, INC.</b> 2ND FLOOR, SUITE 201 6806 S.W. 27TH ST.    (912) 832-2844	
		DATE: 8-13-23 SCALE: AS SHOWN CODES: SEE NOTES STATE: FL.    REVISIONS:	PROJECT: AMS 8364 A-G 95'-8" x 68'-0" PRIVATE EDUCATION ELEVATIONS

## Trinity Lutheran Church (Major Amendment)



# Updated Landscape Plan 1 of 2



## Plant List

QTY	SYM	SPECIES	COMMON NAME/DESCRIPTION
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15	IXO	IXORA 'NORA GRANT'	PINK IXORA
15	SAT	SCHEFFLERA ARBORICOLA 'TRINETTE'	SCHEFFLERA TRINETTE
SOD-1 PASPALUM NOTATUM			BAHIA SOD

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<b>SHRUBS / GROUNDCOVERS</b>						
160	FOS*	FORESTIERA SEGREGATA	FLORIDA PRIVET	6L 2" F.F.	F.O.C.	FIELD & TRUCK
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SOD-1 PASPALUM NOTATUM						
BAHIA SOD						

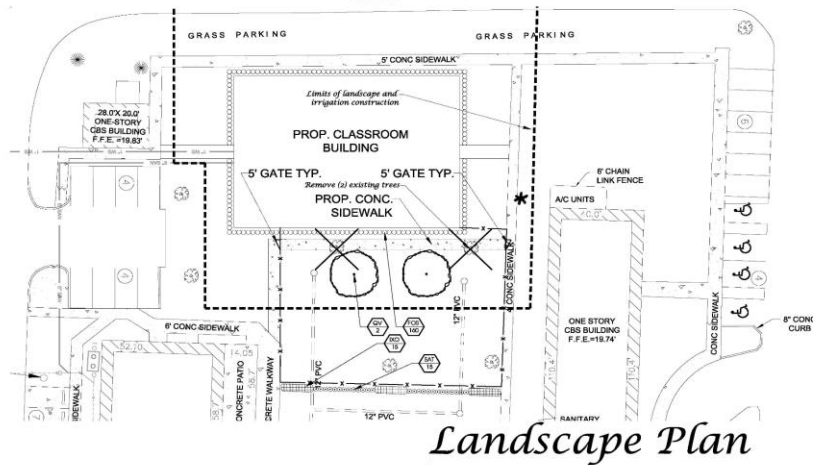
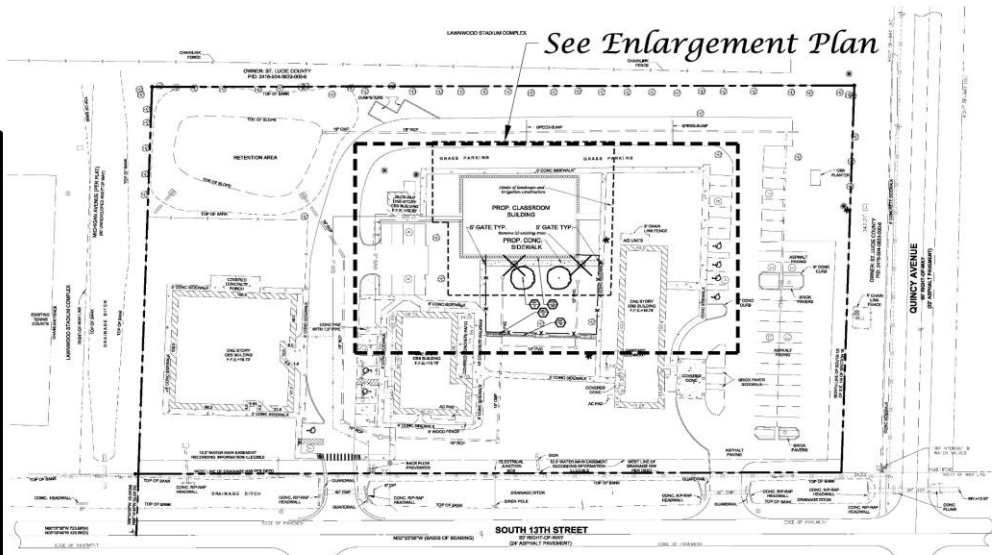
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### General Notes

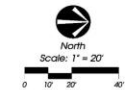
- No other substitutions are to be made without the City of Fort Pierce approval.
- All proposed landscape construction shall be completed and approved by the City prior to the issuance of a Certificate of Occupancy.
- The existing landscape shall be protected and maintained throughout the construction and shall be replaced with the same or better.
- Plantings shall be made in accordance with the City of Fort Pierce specifications for landscape construction.
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ILLUSTRATED/DESIGNED BY: JEFFREY W. SMITH, RLA  
 JEFFREY W. SMITH, RLA  
 2024.01.17 12:16:49 -05'00'

Jeffrey W. Smith, RLA  
 2024.01.17 12:16:49 -05'00'



## Landscape Plan



**Conceptual Design Group, Inc.**  
 Landscape Architecture - Site Planning  
 900 East Coast Boulevard, Suite 1304  
 Fort Pierce, Florida 34949  
 (888) 344-3344  
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**Trinity Church Classroom Expansion**  
 South 13th Street  
 City of Fort Pierce, Florida

City Project Number:

Jeffrey W. Smith, RLA  
 Florida Registration Number:  
 LA 00049323  
 Job No. 23-0724  
 Drawn By JMS  
 Submitted Date 8-3-2023  
 1-17-2024

Revision Dates:  
 City Comments #1 1-17-2024

Please always use the project title as the landscape contract number for all the work and for all the work. Do not use the contract number for the landscape contract. Do not use the contract number for the landscape contract.  
 L-1 2  
 Sheet of

# Trinity Lutheran Church (Major Amendment)





## RECOMMENDATION

Staff recommendation is for the City Commission to **Approve** the application for Major Amendment.

## ALTERNATIVE RECOMMENDATION

1. Recommend Approval with additional conditions
2. Recommend Disapproval.

Trinity Lutheran Church (Major Amendment)





# CITY OF FORT PIERCE

## CITY COMMISSION

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