



TO: Nick C. Mimms, P.E., ICMA-CM, City Manager

THROUGH: Kevin Freeman, Planning Director

FROM: Kerry C. Driver, Planner

RE: Trinity Lutheran Church of FP
Application for Major Amendment at
2011 S. 13th Street

BOARD DATE: February 20, 2024

STAFF REPORT

Property Owner(s): Trinity Lutheran Church of Fort Pierce
2011 S. 13th Street
Fort Pierce, FL
34982

Representative: Tom DeGrace, PE
Culpepper & Terpening, Inc.
2980 S. 25th Street
Fort Pierce, FL 34981

Requested Action: Approval of a Major Amendment

Site Location: 2011 S. 13th Street

Parcel ID: 2416-504-0750-000-2

Parcel Area: 4.77 acres

Existing Use: Religious Facilities

Current
Future Land Use: Institutional (INST)

Current Zoning: General Recreational Open Space (OS-1)

Surrounding FLU:

Surrounding Zoning:

	North	East	South	West
Surrounding FLU:	INST.	Low Density	INST.	INST.
Surrounding Zoning:	OS-1	R-2	OS-1	OS-1

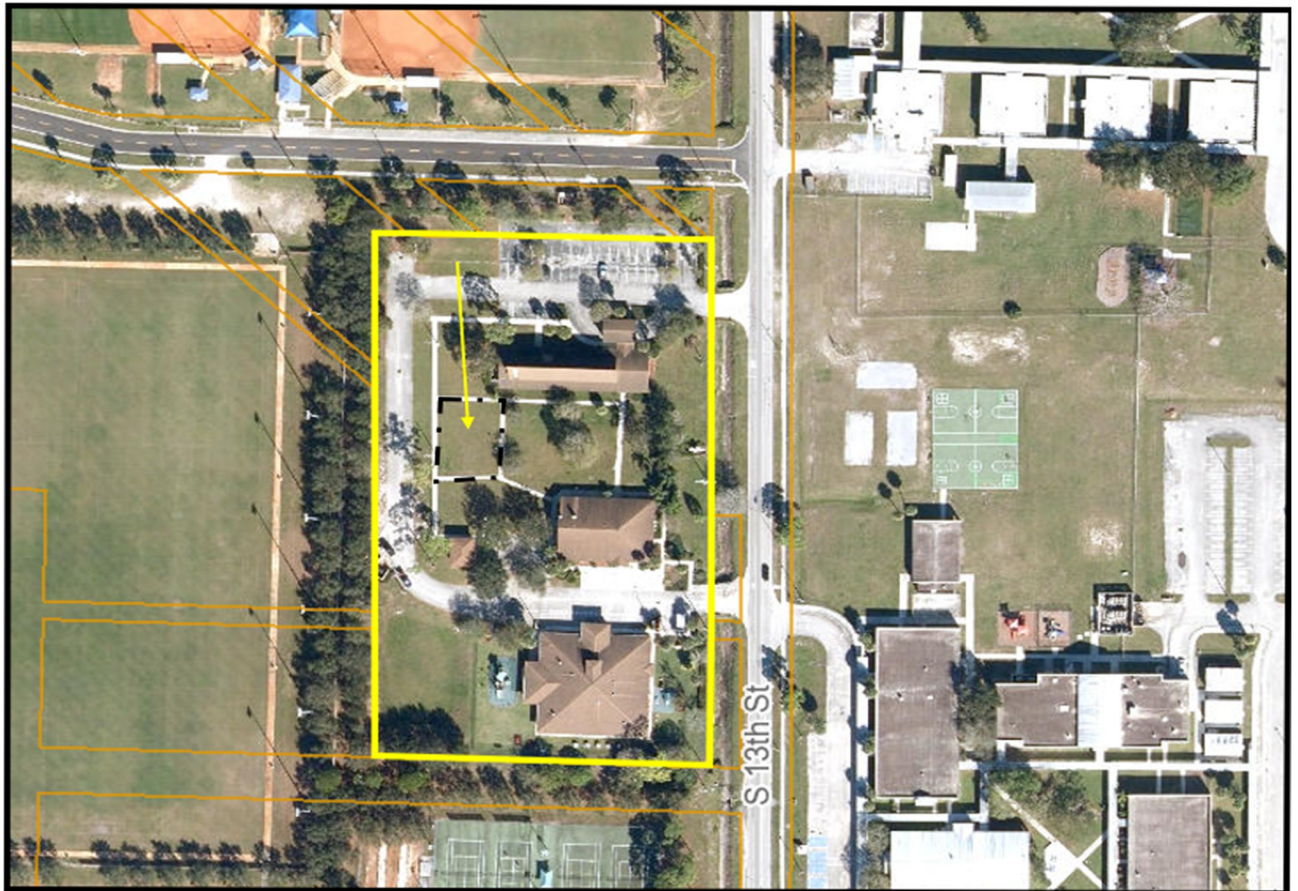
Staff Analysis:

Request

In accordance with Sections, 125-37, 125-133, 125-136, and 125-208 of the City Code, the applicant is requesting the review and approval of a Major Amendment. Trinity Lutheran Church is proposing to add a 6,530 sq. ft. prefabricated modular structure that will be used for religious education and day care programs offered by the Church.

The structure will be located along the western side of the existing developed area of the property. Minor modifications are required to the existing parking lot and stie stormwater systems. The modification does not include any demolition nor will it eliminate existing recreational facilities or part of a larger project.

Figure 1



Standards for Review

The following standards must be satisfied per Section 125-136 of the City Code prior to the approval of the requested amendment:

- (1) The amendment is consistent with the comprehensive plan;
- (2) The amendment will not have an adverse effect on the ability of the City to:
 - a. Satisfy land and water use needs; and
 - b. Meet transportation demands and provide community facilities and services; and
- (3) The amendment will promote and protect the public health, safety and general welfare.

The proposed amendment is consistent with the Goals, Objectives, and Policies of the City's Comprehensive Plan. Furthermore, the amendment does not appear to have an adverse effect on the ability of the City to satisfy land and water use needs, meet transportation demands, and provide community facilities and services. The presented amendment promotes and protects the public health, safety and general welfare through the increased variety and access to neighborhood goods and services while ensuring minimal impacts to neighboring residential districts.

Development Review (Site Plan)

The project is proposed on the approximately 4.77 acres of land in Fort Pierce, located one (1) parcel of land located at 2011 S. 13th Street. Encompassing the entire Trinity Lutheran Church property, it is located east of and adjacent to the Lawnwood Sports Complex, west of South 13th Street, south of Quincy Avenue and north of Virginia Avenue within the City of Fort Pierce, Florida. (Figure 2, Location Map)

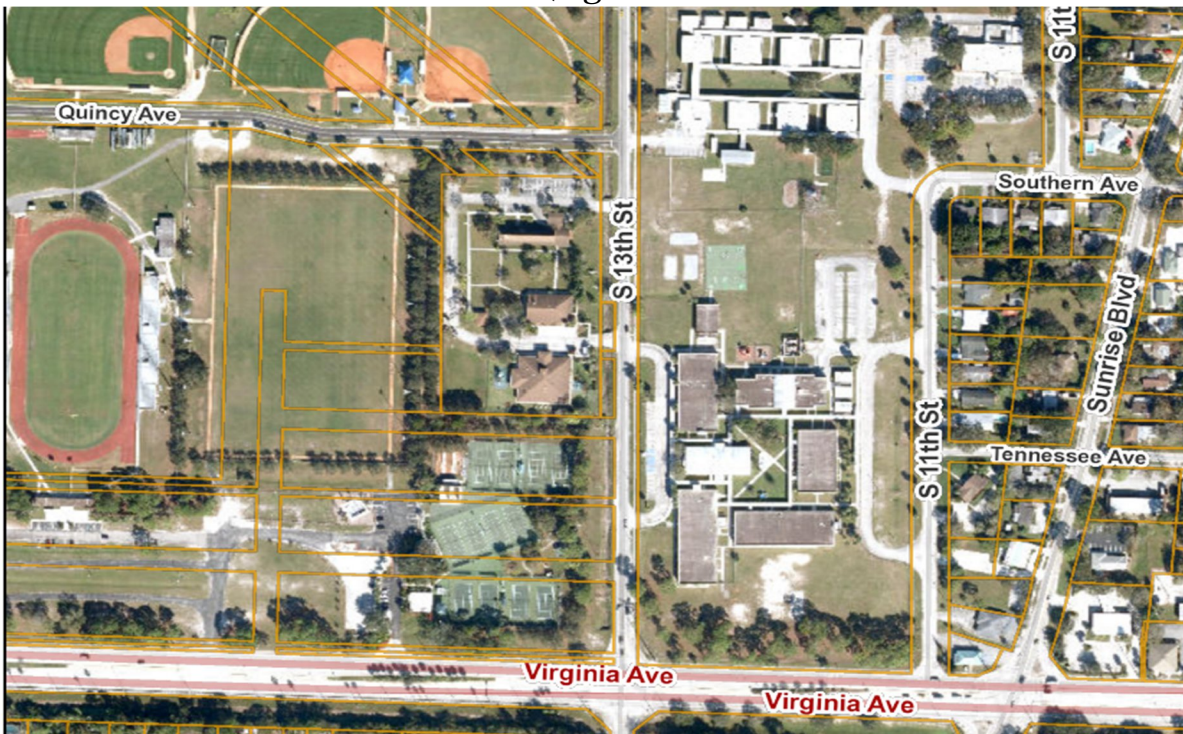


Figure 2

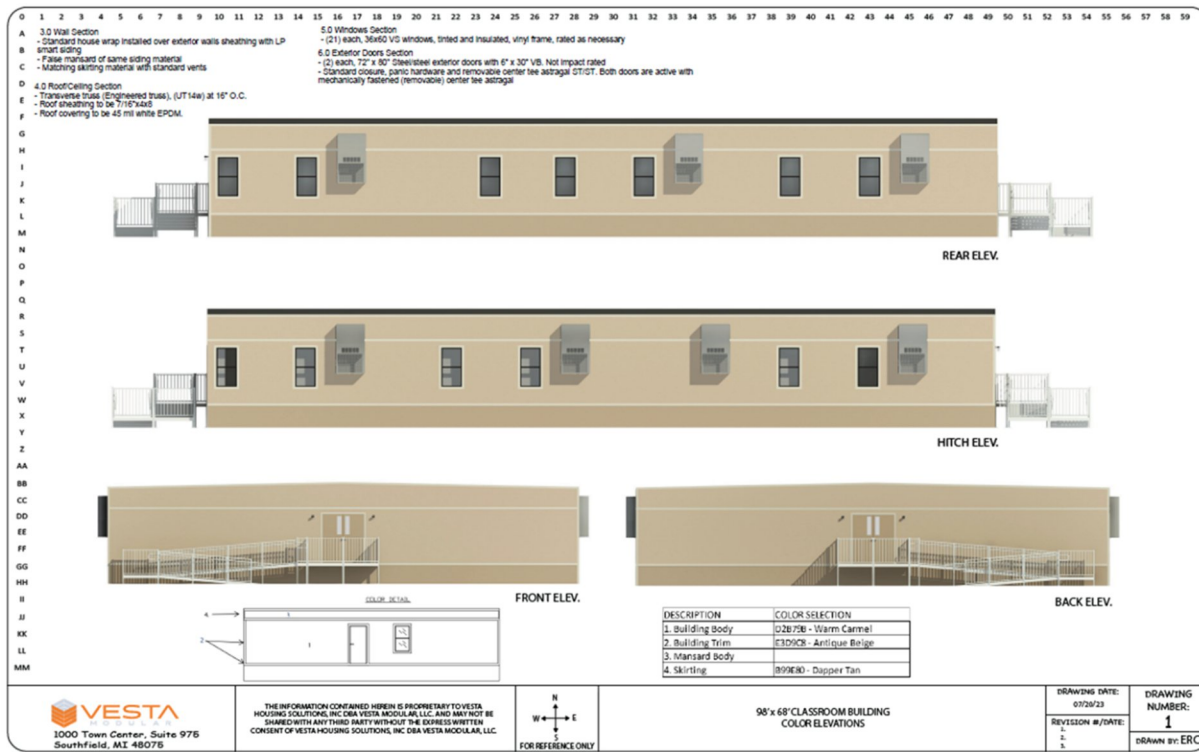


Figure 4



Figure 5

