



June 3, 2024

Kevin Freeman – Planning Director
City of Fort Pierce Planning Department
100 North US 1, Fort Pierce, FL 34950

Re: John Carroll High School
North of Delaware Ave, West of 33rd St.
S8, T35S, R 40E
Property ID # 2408-313-0002-000-3
Application for Minor Amendment to Site Plan

Dear Mr. Freeman,

This project proposes two (2) modular classrooms to be installed in line with one existing building. The location of the proposed modular classrooms is internal of the John Carroll High School campus with minimal visibility from the street. The following items are attached in support of subject application:

1. Application for Development Review
2. Warranty Deed
3. SLC Property Card
4. General Location Map
5. Boundary & Topographical Survey with Site Plan
6. Letter of Authorization
7. Missing Application Items Statement
8. Check in the amount of \$500.00 for application fees.

Should you have any questions, please do not hesitate to contact me at 772-879-0477.

Sincerely,

A handwritten signature in black ink, appearing to read 'D. Guettler', with a horizontal line extending to the right.

Darren C. Guettler, P.E.

Attachments

cc: File 23-1002 (w/ att)



DEVELOPMENT REVIEW

Property Information

Property address or Location 3402 Delaware Ave
 Parcel ID #(s) 2408-313-0002-000-3
 Project description Proposed two (2) modular classrooms

Application Type

- Site Plan
 Conditional Use w/New Construction
 Conceptual Development Plan
 Minor Amendment
 Major Amendment

Site Information

Non-Residential: Proposed Sq. Ft.: 2,016 Site Acreage: 0.95
Residential: Proposed Units: _____ Proposed Sq. Ft.: _____ Site Acreage: _____

Bishop of Diocese of Palm Beach

Property Owner(s)

995 N Military Trail

Street Address

Palm Beach Gardens FL 33410

City State Zip

561-775-9514

Phone Number

dgibbons@diocesepb.org

Email Address

Darren Guettler, Velcon Engineering and Surveying LLC

Applicant/Representative, Title, Company

1449 Commerce Centre Drive

Street Address

Port St Luice FL 34986

City State Zip

772-879-0477

Phone Number

darreng@velconfl.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)

APPOINTMENTS ARE REQUIRED FOR APPLICATION SUBMITTALS

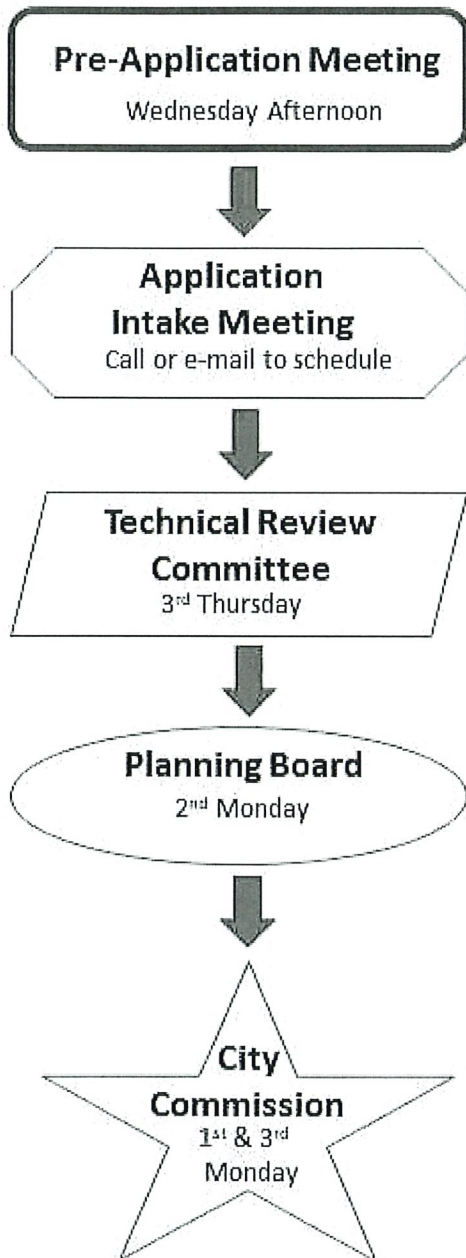
CALL 772.467.3737 OR E-MAIL PLANNING DL@CITYOFFORTPIERCE.COM

For more information, please refer to the website:

<https://www.cityoffortpierce.com/971/Application-Submittal-for-Technical-Rev>

General Information

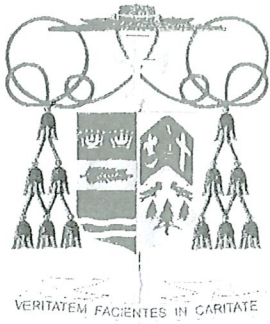
- **Incomplete application packets will not be accepted.**
- In-take meetings are required for application submittals.
- Site plan approval is valid for one (1) year following City Commission approval. To maintain site plan approval, vertical improvements, permitted by the Building Department must commence prior to the 12-month expiration date.
- Fee Schedule - <https://www.cityoffortpierce.com/DocumentCenter/View/2620/Fee-Schedule->
- Public Notice Fees - <https://www.cityoffortpierce.com/DocumentCenter/View/8818/Public-Notice-Fees->



Site Plan submittal requirements:

Submit one (1) original & three (3) hard copies and one (1) CD or Flash Drive of the following. Additional copies will be required of subsequent submittals.

- Complete application
- Warranty Deed
- SLC Property Record Card
- Detailed project description
- General location map (see Section 125-313)
- Survey (see Section 125-313)
- Site Plan (see Section 125-313)
- Landscaping Plan (see Section 123-37)
- Conceptual Drainage Plan (see Section 125-313)
- Environmental Impact Report
- Beach/Dune System protection plan, if applicable (see Section 125-313)
- Lighting Plan (see Section 125-313)
- Design Review submittals (see Design Review application)
- Traffic Impact Report
- Concurrency Review submittals (see Concurrency Review application)



DIOCESE OF PALM BEACH

9995 North Military Trail • P.O. Box 109650
Palm Beach Gardens, Florida 33410-9650

(561) 775-9595 Fax (561) 775-7035

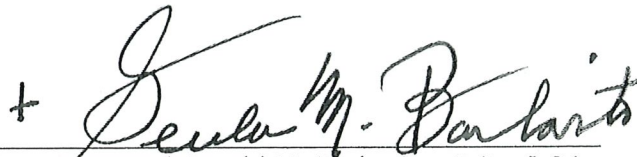
Office of
THE BISHOP

January 2, 2023

To Whom It May Concern:

This is to certify that effective January 1, 2023; I authorize Michael Lockwood, Director of Building & Construction of the Diocese of Palm Beach, to act as my agent in signing applications for building permits, notices of commencement and utility applications.

And so that it may be of record, I sign this document in Palm Beach, on this the Second day of January of the year of Our Lord 2023.

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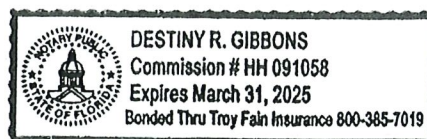
Most Reverend Gerald M. Barbarito, D.D., J.C.L.
Bishop of Palm Beach

STATE OF FLORIDA
PALM BEACH COUNTY

Sworn to and subscribed before me by The Most Reverend Gerald M. Barbarito, D.D., J.C.L. Bishop of Palm Beach, who is personally known to me on the 2nd day of January 2023.



NOTARY PUBLIC – STATE OF FLORIDA
Destiny R. Gibbons



This Instrument Prepared By

and Return to:

Harold G. Melville, Esquire
MELVILLE & SOWERBY, P.A.
2490 South 25th Street
Fort Pierce, Florida 34981
Courthouse Box #63

* DOC Assump: \$ 0.00
* DOC Tax : \$ 0.70
* Int Tax : \$ 0.00

PARCEL I.D. NO. 2408-324-0002-0007

[Space Above This Line For Recording Date]

SPECIAL WARRANTY DEED

This Special Warranty Deed made and executed this 23rd day of May, 2000, by and between NORBERT GUETTLER and PATRICIA GUETTLER, husband and wife, (hereinafter "Grantor"), and The Most Reverend Anthony J. O'Connell, BISHOP OF DIOCESE OF PALM BEACH, his successors in office and assigns, a corporation sole, whose post office address is 9995 North Military Trail, Palm Beach Gardens, of the County of Palm Beach, State of Florida, 33410-9650 (hereinafter "Grantee").

Witnesseth: That the Grantor, for and in consideration of the sum of \$10.00 and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee and Grantee's heirs and assigns forever, the following described land, situate, lying and being in the County of St. Lucie, State of Florida, to wit:

The West 165 feet of the North 316 feet of the South 346 feet of the Southeast one-quarter of the Northwest one-quarter of the Southwest one-quarter of Section 8, Township 35 South, Range 40 East of the Public Records of St. Lucie County, Florida. LESS AND EXCEPT the West 30 feet thereof, as described in O.R. Book 685, Page 610, Public Records of St. Lucie County, Florida.

Subject To restrictions, reservations and easements of record, if any, which are not reimposed hereby, and real estate taxes subsequent to December 31, 1999.

TOGETHER with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantor warrants the title to said land and will defend the same against the lawful claims of all persons claiming by or through grantor.

In Witness Whereof, the Grantor has hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered
in the presence of:

Rebecca Ward Rogers
Print Name: Rebecca Ward Rogers

Norbert J. Guettler
NORBERT GUETTLER
7912 Fisher Field Road, Blairsville, GA 30512-5858

Ms. Charlotte Rochell
Print Name: MS CHARLOTTE ROCHOLL

Patricia R. Guettler
PATRICIA GUETTLER
7912 Fisher Field Road, Blairsville, GA 30512-5858

STATE OF GEORGIA
COUNTY OF Town 3

The foregoing instrument was acknowledged before me, this 23 day of May, 2000, by NORBERT GUETTLER and PATRICIA GUETTLER, husband and wife, [] who are personally known to me, or [] who produced their driver's licenses as identification.



Leota Hamilton
Notary Public
Print Name: Leota Hamilton
STATE OF GEORGIA
My Commission Expires: 7-12-2001

Property Identification

Site Address: 3402 DELAWARE AVE
 Sec/Town/Range: 08/35S/40E
 Parcel ID: 2408-313-0002-000-3
 Jurisdiction: Fort Pierce

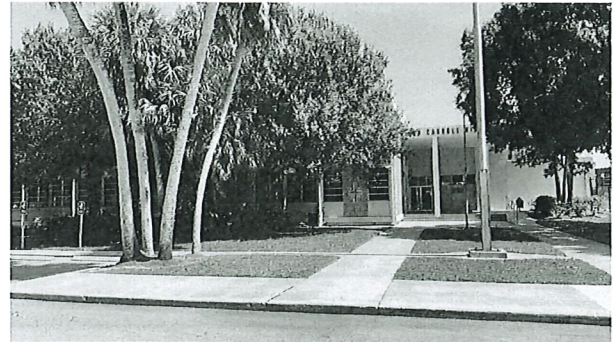
Use Type: 7200
 Account #: 20080
 Map ID: 24/08S
 Zoning: Medium Den

Ownership

Bishop Of Diocese Palm Beach
 PO Box 109650
 Palm Beach Gardens, FL 33410

Legal Description

8 35 40 N 150 FT OF S 180 FT OF W 274.6 FT OF E 1060.2 FT OF S 1/2 OF NE 1/4 OF SW 1/4 (74) (0.95 AC) (OR 460-2625: 703-2220)



Current Values

Just/Market Value: \$2,324,600
 Assessed Value: \$1,859,407
 Exemptions: \$1,859,407
 Taxable Value: \$0

Total Areas

Finished/Under Air (SF): 53,859
 Gross Sketched Area (SF): 59,056
 Land Size (acres): 0.95
 Land Size (SF): 41,382

Property taxes are subject to change upon change of ownership.

- Past taxes are not a reliable projection of future taxes.
- The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	150	160

Sources/links:

Taxes for this parcel: SLC Tax Collector's Office

Download TRIM for this parcel: Download PDF

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Dec 1, 1984	0460 / 2625	XX01	CV		\$0

Building Information (1 of 2)

Finished Area: 48,656 SF

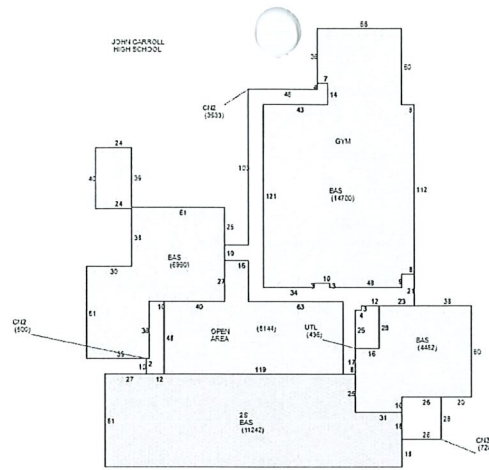
Gross Sketched Area: 53,853 SF

Exterior Data

View:	Roof Cover: Mod Bitimun	Roof Structure: BarJst/Rigid
Building Type: SCHL	Year Built: 1966	Frame:
Grade: Y_D	Effective Year: 1979	Primary Wall: Brk/Masonry
Story Height: 2 Story	No. Units: N/A1	Secondary Wall:

Interior Data

Bedrooms: 0	Electric: AVERAGE	Primary Int Wall:
Full Baths: 0	Heat Type: FrcdHotAir	Avg Hgt/Floor: 0
Half Baths: 0	Heat Fuel: ELEC	Primary Floors: Vinyl Tiles
A/C %: 100%	Heated %: 100%	Sprinkled %: 100%



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
2S	ONE FULL STORY OVER BASE (TOTAL 2 FLOORS)	11242	11242	516
BAS	BASE AREA	37414	37414	1880
CN2	CANOPY	4033	0	866
CN3	CANOPY	728	0	108
UTL	UTILITY ROOM	436	0	88

Building Information (2 of 2)

Finished Area: 5,203 SF

Gross Sketched Area: 5,203 SF

Exterior Data

View:
 Building Type: UT4
 Grade: Y_D
 Story Height: 1 Story

Roof Cover: Roll Comp
 Year Built: 1979
 Effective Year: 1979
 No. Units: 0

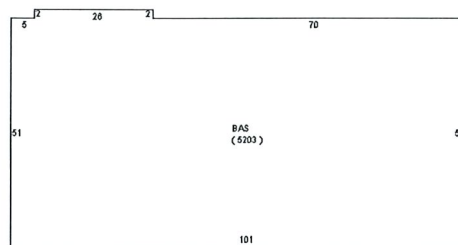
Roof Structure: BarJst/Rigid
 Frame:
 Primary Wall: Conc Block
 Secondary Wall:

Interior Data

Bedrooms: 0
 Full Baths: 0
 Half Baths: 0
 A/C %: 0%

Electric: AVERAGE
 Heat Type:
 Heat Fuel:
 Heated %: 0%

Primary Int Wall:
 Avg Hgt/Floor: 0
 Primary Floors: CONC GRD
 Sprinkled %: 100%



Sketch Area Legend

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


Type	Qty	Units	Year Blt
ASP2 LOW	1	9200	1979

Current Year Values

Current Values Breakdown		Current Year Exemption Value Breakdown				
		Tax Year	Grant Year	Code	Description	Amount
Building:	\$2,275,900					
Land:	\$48,700	2023		3600	Church	\$1,859,407
Just/Market:	\$2,324,600					
Ag Credit:	\$0					
Save Our Homes or 10% Cap:	\$465,193					
Assessed:	\$1,859,407					
Exemption(s):	\$1,859,407					
Taxable:	\$0					

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2013	0054	0.95	North St. Lucie Water Management District	\$25.00

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

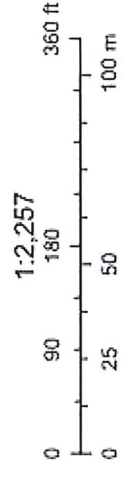
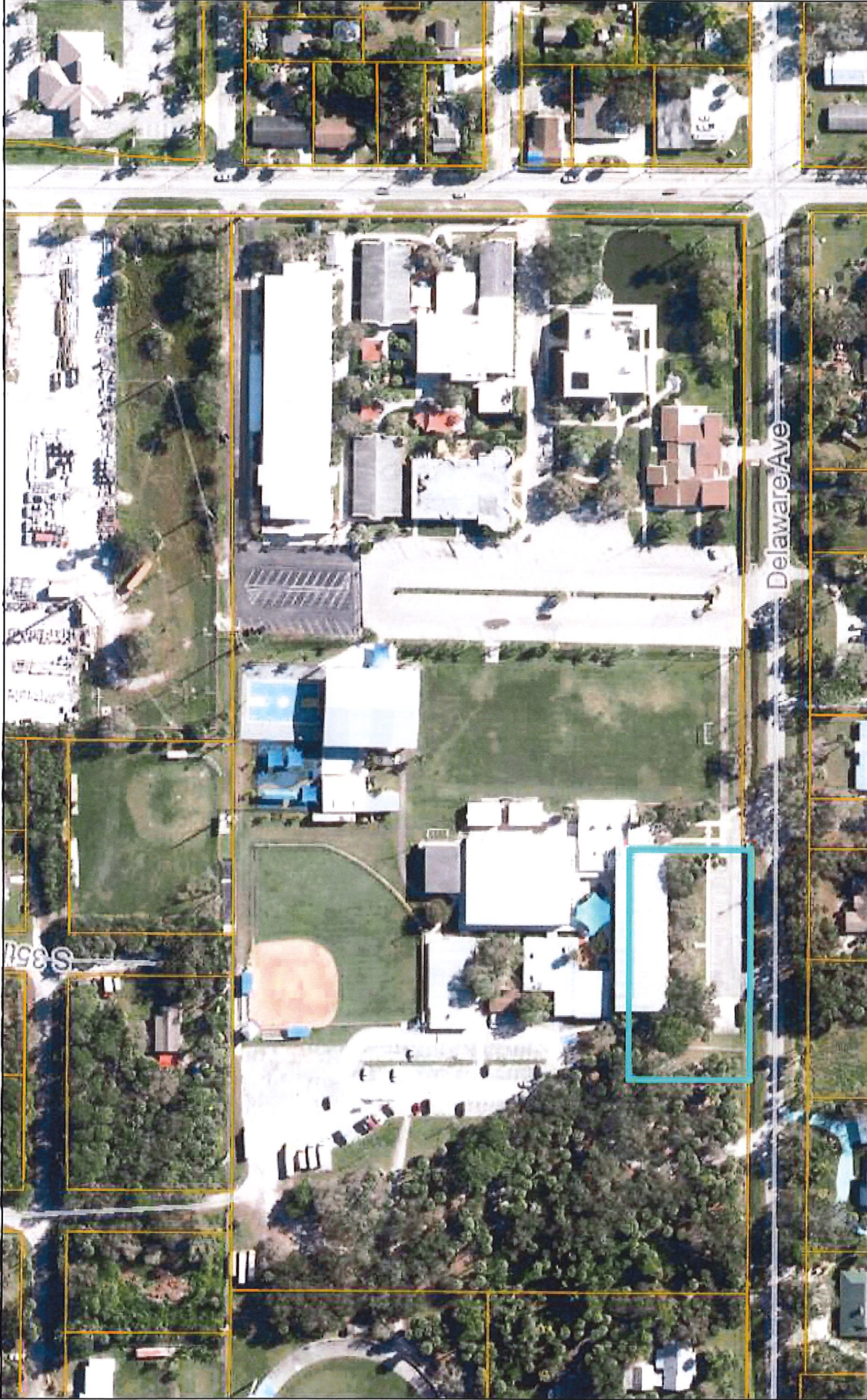
Year	Just/Market	Assessed	Exemptions	Taxable
2023	\$2,324,600	\$1,859,407	\$1,859,407	\$0
2022	\$2,524,100	\$1,690,370	\$1,690,370	\$0
2021	\$2,413,500	\$1,536,700	\$1,536,700	\$0
2020	\$2,489,800	\$1,397,000	\$1,397,000	\$0

Permits

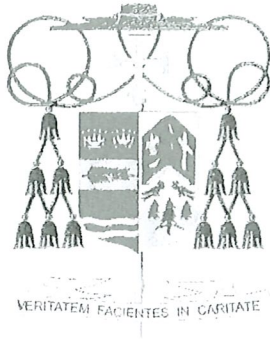
Number	Issue Date	Description	Amount	Fee
BP2006-497	Jul 13, 2006	Roof	\$76,900	\$769
F92-000900	Aug 11, 1992	Alterations/Remodeling	\$32,000	\$32,000
CA20067	Jul 13, 2006	Additions to existing construction	\$3,000	\$100
CR200690	Jul 11, 2006	Alterations/Remodeling	\$2,100	\$100
BP09-1234	Jul 27, 2009	Alterations/Remodeling	\$400	\$50
BP14-2969	Dec 22, 2014	Wall	\$4,000	\$80
BP16-2617	Sep 28, 2016	Electric	\$500	\$0
BP22-2657	Aug 25, 2022	Repairs	\$588,600	\$0

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

John Carroll



6/3/2024
Comparable Search



DIOCESE OF PALM BEACH

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Palm Beach Gardens, Florida 33410-9650

(561) 775-9595 Fax (561) 775-7035

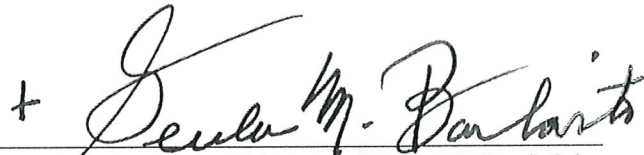
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January 2, 2023

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This is to certify that effective January 1, 2023; I authorize Michael Lockwood, Director of Building & Construction of the Diocese of Palm Beach, to act as my agent in signing applications for building permits, notices of commencement and utility applications.

And so that it may be of record, I sign this document in Palm Beach, on this the Second day of January of the year of Our Lord 2023.

+ 

Most Reverend Gerald M. Barbarito, D.D., J.C.L.
Bishop of Palm Beach

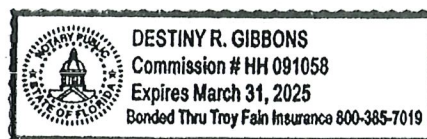
STATE OF FLORIDA
PALM BEACH COUNTY

Sworn to and subscribed before me by The Most Reverend Gerald M. Barbarito, D.D., J.C.L. Bishop of Palm Beach, who is personally known to me on the 2nd day of January 2023.



NOTARY PUBLIC – STATE OF FLORIDA

Destiny R. Gibbons





June 3, 2024

Kevin Freeman – Planning Director
City of Fort Pierce Planning Department
100 North US 1, Fort Pierce, FL 34950

Re: John Carroll High School
North of Delaware Ave, West of 33rd St.
S8, T35S, R 40E
Property ID # 2408-313-0002-000-3
Missing Application Items Statement

Dear Mr. Freeman,

I have reviewed the items on the second page of the application and selected those relevant to this minor amendment submission. The unchecked items were omitted because no additional students are being added, and the proposed additions are so minor that they have no significant impact on the existing landscaping, drainage, environmental impact report, lighting, design, or traffic impact report.

I've attached a revised application in accordance with this statement.

Should you have any questions, please do not hesitate to contact me at 772-879-0477.

Sincerely,

A handwritten signature in black ink, appearing to read 'D. Guettler', with a horizontal line extending to the right.

Darren C. Guettler, P.E.

Attachments

cc: File 23-1002 (w/ att)

