



THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT *Florida*

TO: Richard Chess, MBA, City Manager

THROUGH: Kevin Freeman, Planning Director

FROM: Kerry C. Driver, Senior Planner

RE: **Minor Site Plan: Conditional Use with New Construction**
Iglesia Biblica Church
3240 S. 25th Street

BOARD DATE: August 17, 2026

STAFF REPORT

Owner: Iglesia Biblica de Fort Pierce, Inc.
5309 San Diego Ave.
Fort Pierce, FL 34946

Applicant: Redtail DG
100 S. 2nd Street
Fort Pierce, FL 34950

Applicant's Request: Approval of Minor Site Plan: Conditional Use with New Construction

Location(s): 3240 S. 25th Street

Parcel IDs: 2428-232-0001-000-0

Future Land Use: Residential Low (RL)

Current Zoning: Single-family Low Density (R-1)

Surrounding FLU:

North	East	South	West
RL	INST	RL	RU (County)

Surrounding Zoning:

North	East	South	West
R-1	OS-1	R-1	RM-5 (County)

Utilities: FPUA



Site Location: 3240 S. 25th St.

Site Area: 4.75 acres

Staff Analysis:

Request

In accordance with Article V Sections 125-235 of the City Code, the applicant is requesting the review and approval of a minor site plan: conditional use with new construction to develop a 5,520-sf religious institution.

Future Land Use & Zoning

The Low Density Residential (RL) designation is intended for parcels that are best suited for lower density residential uses. The predominant development typology will consist of single family detached housing but can also contain duplexes and multifamily residences. Limited commercial uses intended to serve the neighborhood shall be allowed. Compatible public, quasi-public, and special uses including parks, churches, non-profit clubs, schools and daycare facilities shall also be allowed. This land use category ranges in density from one to six and one-half dwelling units per acre. This category combines the previously allowed Residential Suburban (RS), Residential Urban (RU) and Low Density Residential (RI) categories.

The subject site has a zoning district classification for areas of single-family dwellings with an average net density of less than four units per acre for conventional developments. Regulations for the district are designed to promote sound neighborhoods and accommodate compatible nonresidential uses. Water and sewer service should be available.

Conditional Use

According to Article V, Sec. 125-235, the purpose of the conditional use process is to allow, when desirable, uses that would not be appropriate generally or without restriction throughout the particular zoning district, but which, if controlled as to number, area, location or relation to the neighborhood, would not adversely affect the public health, safety, comfort, good order, appearance, convenience and the general welfare. Educational facilities require approval under the conditional use code.

Design Review

The proposed development involves the construction of a 5,520 square foot religious institution. Iglesia Biblica de Fort Pierce is designed to be a beacon of support and unity for residents, fostering a welcoming environment where individuals and families can gather for worship, community outreach, and educational programs.

The exterior of the proposed building is to be reinforced masonry exterior walls on slab on grade with monolithic perimeter footings. The building, though tall, is a single-story design with a variety of architectural details. The colors are complimentary orange and blue, with white accents and stone bands which are designed in harmony and add to the aesthetics of the area. False windows are designed to maintain the rhythm of the façade elements as can be seen on the elevations below.

Parking

Per city code Sec. 125-315, Off-Street Parking, one parking stall is required per three “fixed” seats. The occupancy will not exceed 300 fixed seating. Per the occupancy, a total of 100 parking spaces is required.

The applicant proposes a total of 111 parking spaces. These spaces are identified as such: five ADA parking stalls on asphalt and 48 asphalt parking stalls. 58 additional stalls will be provided on stabilized turf.

Landscaping

Section 123-37 provides general landscape details and requirements. The proposed landscape plan highlights trees and vegetation being planted around the parameters of the property. The interior landscape area will be designed with 2,725 sq. ft. of vegetation. 28 interior trees are required, however, the applicant proposed to exceed the requirements by planting a variety of 30 trees. Page ten of the complete applicant file lists the species and dimensions of the proposed trees. The west (front), north (side), and south (side) of the property parameter will be designed with 10' wide landscape strips. The east (rear) of the building will have a 3' height landscape screen and hedge, with an allowance of 6' height capabilities. The irrigation system will be designed, installed and maintained in such a manner as not to be a problem or nuisance to adjacent properties and to the general public. In addition to the interior tree placement, a total of 45 trees will be planted within the landscape strips.

Traffic Impact Statement

A traffic statement was provided by applicant, Redtail DG. The statement proposes that the impact will be significantly lower than the allowed impact per the zoning, when calculated for the maximum allowed capacity. 31 AM peak hour trips and 37 PM peak hour trips are expected, using the ITE Trip Generation Data Form. An updated traffic impact analysis is required by St. Lucie County during the permitting phase.

Lighting

The provided luminaire schedule for the development proposes a total of 5 single foot candles to be placed throughout the property. Foot candles will be placed within the designated parking area and along the front property line.

Technical Review Committee

All affected departments have reviewed the proposed Minor Site Plan: Conditional Use with New Construction application with regard to the requirements of the City Code. Findings from the review by corresponding departments and the associated responses by the applicant are provided with the staff's supporting documents.

Neighbor Property Owner Response Summary

A total of 27 notifications of the proposal were mailed to the owners of property located within 500 feet of the subject property. As of August 6, 2026, there has been zero (0) response by adjacent property owners regarding the request. An update will be provided to the City Commissioners at the public hearing.

Staff Recommendation:

The proposed application meets the minimum standards of the City's Code Section 125-235. Therefore, Staff recommends that the City Commission **APPROVE** the subject: Minor Site Plan: Conditional Use with New Construction with the following nine (9) noted conditions:

1. A land clearing permit must be approved prior to the submission of the development permit with

COFP

2. Tree removal permit with mitigation is required with approval prior to the development permit
3. All sign permits shall be filed separately from the development permit
4. Prior to the issuance of a certificate of occupancy, the City-approved Landscape Maintenance Agreement must be notarized and submitted
5. A Traffic Impact Analysis shall be coordinated and approved with St. Lucie County
6. Permit required with South Florida Water Management District (SFWMD)
7. Any work with the road right-of-way shall require coordination with St. Lucie County for drainage connections
8. Weeping yaupon hollies along the west property line should be relocated or modified for a less intrusive species
9. A 100% gopher tortoise survey is required within 90-days of a land disturbing activity