



ST. LUCIE COUNTY

Planning & Development Services Department
Planning Division

2300 Virginia Avenue, Ft. Pierce, FL 34982
Office: 772-462-2822 – Fax: 772-462-1581
http://www.stlucieco.org/planning/planning.htm

Planning & Development Services

JUN 12 2017

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DEVELOPMENT APPLICATION

A pre-application conference is recommended prior to main application submittal.
Please contact the Planning Division to schedule an appointment.

Submittal Type [check each that applies]

Site Plan

- Major Site Plan
Minor Site Plan
Major Adjustment to Major Site Plan
Major Adjustment to Minor Site Plan
Major Adjustment to PUD/PNRD/PMUD
Minor Adjustment to Major Site Plan
Minor Adjustment to Minor Site Plan
Minor Adjustment to PUD/PNRD/PMUD

Planned Development

- Planned Town or Village (PTV)
Planned Country Subdivision (PCS)
Planned Retail Workplace (PRW)
Prelim. Planned Unit Develop. (PUD)
Prelim. Planned Mixed Use Develop. (PMUD)
Prelim. Planned Non-Res. Develop. (PNRD)
Final Planned Unit Develop. (PUD)
Final Planned Mixed Use Develop. (PMUD)
Final Planned Non-Res. Develop. (PNRD)

Conditional Use 1

- Conditional Use
Major Adjustment to a Conditional Use
Minor Adjustment to a Conditional Use

Variance 2

- Administrative Variance
Variance
Variance to Coastal Setback Line

Rezoning 3

- Rezoning (straight rezoning)
Rezoning (includes PUD/PNRD/PMUD)
Rezoning with Plan Amendment

Comprehensive Plan Amendment 4

- Future Land Use Map Change
Comprehensive Plan Text Amendment

Other

- Administrative Relief
Class A Mobile Home 5
Developer Agreement (Submit per LDC 11.08.03)
Power Generation Plants
Extension to Development Order
Historical Designation/Change 6
Land Development Code Text Amendment 7
Plat
Post Development Order Change
Re-Submittal # 8
Shoreline Variance
Stewardships – Sending/Receiving
Telecom Tower (Submit per LDC 7.10.23)
Transfer of Development Rights
Waiver to LDC/Comp. Plan Requirements 9
Appeal of Decision by Administrative Official 10
Eminent Domain Waiver 11

Application Supplement Packages

- 1. Conditional Use
2. Variance
3. Rezoning / Zoning Atlas Amend.
4. Comp. Plan Amendments
5. Class A Mobile Home
6. Historical Designation/Change
7. LDC Text Amendment
8. Re- Submittal
9. Waiver to LDC/Comp. Plan Requirements
10. Appeal of Decision by Administrative Official
11. Eminent Domain Waiver

Refer to Fee Schedule for applicable fees.

All required materials must be included at the time of submittal along with the appropriate non-refundable fee(s).

FEE CALCULATION WORKSHEET  
SITE DEVELOPMENT PLANS – Planning Division

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Application Type: \_\_\_\_\_  
Supplemental Application Package No.: \_\_\_\_\_  
(Please provide separate fee calculation worksheet for each application type)

- BASE REVIEW FEE: \$ 1500 (A)
- CONCURRENCY FEE: \$ \_\_\_\_\_ (B)
- ERD REVIEW FEE: \$ 150 (C)
- UTILITIES \$ 50
- PER ACREAGE CHARGE: \$ \_\_\_\_\_ (D)
- RESUBMITTAL FEE: (if applicable) \$ \_\_\_\_\_ (E)
- OTHER \_\_\_\_\_ \$ \_\_\_\_\_

**SUBTOTAL OF BASIC FEES:** \$ \_\_\_\_\_

- PRE-APPLICATION MEETING FEE: (F) \$ (250) deduction

Receipt No. of Payment: \_\_\_\_\_

Date of Pre App: \_\_\_\_\_

**BALANCE OF FEES DUE:** \$ \_\_\_\_\_

SEPARATE CHECK FOR TRAFFIC IMPACT STUDY – Ordinance No. 06-047; amending Chapter 5.11.01 of the St. Lucie County Land Development Code

- \$950.00 – Methodology Meeting (H) (If Applicable)

- Additional fees will be due if a 3<sup>rd</sup> party traffic study review is needed. These services will be invoiced to applicant upon receipt of quote of services from 3<sup>rd</sup> party.
- Please note: For all projects requiring public notice, you will be invoiced by St. Lucie County Planning Division. Refer to "Public Procedures".
- Other fees may be applicable by other external reviewing agencies; i.e. Fire District and proof of payment will be required prior to project approval. Pre-Application Meeting Request

JOHN HEDDINGS  
Applicant Name (Printed)

[Signature]  
Signature of applicant

(For office use only)

INTAKE REVIEWER - SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

VERIFIED BY - SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

File #: \_\_\_\_\_ Receipt #: \_\_\_\_\_ Targeted Industry: \_\_\_\_\_

**Submittal Requirements**

The following checklist is provided as a reminder.

Please see applicable code sections for more detailed submittal requirements.

All Submittals MUST be in complete folded and collated sets.

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**All applications must include the following:**

- Application, completed in black ink, with property owner signature(s) and notary seal (1 original and 11 copies)
- Aerial Photograph – property outlined (available from Property Appraiser’s office)
- Property Deed
- Legal description, in MS Word format, of subject property \*
- Property Tax Map – property outlined (electronic copy not required)
- Survey (24x36)
- 2 CDs of all documents submitted - with files named according to the Required Naming List. (attached)
- Concurrency Deferral Affidavit; or
- Description and analysis of the impact of the development on public facilities in accordance with the methodologies acceptable to the County (LDC Section 5.08.02). This will require a Transportation Assessment or a full Traffic Impact Report, if applicable.

**Site Plan and Planned Development Applications must also include:**

- Site Plan 24"x36" at a scale of 1"=50' (12 copies- folded, not rolled)
- Boundary Survey (24x36) – Signed and Sealed (12 originals)
- Topographic Survey (24x36) – Signed and Sealed (12 originals)
- Landscape Plan – Signed and Sealed (12 originals)
- Traffic Impact Report (TIR) (4 copies) if:
  - o 50+ residential units
  - o Development on N. or S. Hutchinson Island
  - o Non-residential (see LDC Section 11.02.09(4))
- Environmental Impact Report (4 copies) if:(See LDC Section 11.02.09(5))
  - o The property is ten acres or greater
  - o The property, regardless of size, contains a wetland;
  - o The property is identified on the “Native Habitat Inventory for SLC”;
  - o The proposed development is located in whole, or part, within the One Hundred Year Flood Plain;
  - o Development on N. or S. Hutchinson Island

**Development Order Extension Applications only require the following:**

- Letter of justification – submitted at least 2 weeks prior to expiration. (LDC 11.02.06)
- Updated Traffic Analysis if applicable (4 copies)
- Approved Resolution or GM Order

**Final Plats only require 2 CDs (follow specifications above) & 4 copies of the following:**

- Main Application and back up material
- Approved Site Plan and copy of approved Development Order
- Plat - Include extra copies of Plat for applicable conditions of approval (**3 Original Mylars Needed for Recording**)

**\*Please note:** Only a surveyor, attorney, or title agent is authorized to provide a legal description. The legal description provided on the property appraiser’s website is not valid for our purposes. The legal description you provide us will be used in all future documentation. If it is incorrect, it may invalidate the results of any hearing(s).

JUN 1 2 2017

**Project Information**

Project Name: NORTHSIDE ~~LEARNING~~ CENTER  
Site address: 3100 ST. LUCIS BLVD, FORT PIERCE, FL 34946

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Parcel ID Number(s):  
1428-702-1420-000-9

Legal Description: (Attach additional sheets if necessary – **also must** be provided in MS Word format on CD)

SEE DEED

Property location – Section/Township/Range: \_\_\_\_\_  
Property size – acres: 5.75 Square footage: \_\_\_\_\_  
Future Land Use Designation: PF  
Zoning District: I

Description of project: (Attach additional sheets if necessary)

RELIGIOUS LEARNING CENTER UP TO 40 STUDENTS,  
WITH NO NEW CONSTRUCTION

Type of construction (check all applicable boxes):

- Commercial Total Square Footage: Existing \_\_\_\_\_ Proposed: \_\_\_\_\_
- Industrial Total Square Footage: Existing \_\_\_\_\_ Proposed: \_\_\_\_\_
- Residential No. of residential units: Existing \_\_\_\_\_ Proposed: \_\_\_\_\_  
No. of subdivided lots: Existing \_\_\_\_\_ Proposed: \_\_\_\_\_
- Other Please specify: \_\_\_\_\_

Number and size of out parcels (if applicable): \_\_\_\_\_

04-2207515

**SPECIAL NOTICE**

**(PLEASE READ BEFORE SIGNING ACKNOWLEDGMENTS BELOW)**

Submission of this application does not constitute the granting of approval. All appropriate requirements must be met prior to this project being presented for approval to the appropriate authority. St. Lucie County reserves the right to request additional information to ensure a complete review of this project.

Planning Department  
St. Lucie County

**ACKNOWLEDGMENTS**

**Applicant Information (Property Developer):**  
 Business Name: NORTHSIDE WORSHIP CENTER, INC.  
 Name: \_\_\_\_\_  
 Address: 3100 SAINT LUCIE BLVD  
FORT PIERCE, FL 34946  
 (Please use an address that can accept overnight packages)  
 Phone: 772-321-9115  
 Fax: 772-461-6351  
 Email: ncf3100@gmail.com

**Agent Information:** JUN 12 2017  
 Business Name: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 (Please use an address that can accept overnight packages)  
 Phone: \_\_\_\_\_  
 Fax: \_\_\_\_\_  
 Email: \_\_\_\_\_

Please note: both applicant and agent will receive all official correspondence on this project.

**Property Owner Information**

This application and any application supplement will not be considered complete without the notarized signature of all property owners of record, which shall serve as an acknowledgment of the submittal of this application for approval. The property owner's signature below shall also serve as authorization for the above applicant or agent to act on behalf of said property owner.

[Signature]  
 Property Owner Signature  
 Mailing Address: 3100 St. Lucie Blvd  
Fort Pierce, FL 34946

JOHN HOLDINGS  
 Property Owner Name (Printed)  
 Phone: \_\_\_\_\_  
 If more than one owner, please submit additional pages

STATE OF Florida, COUNTY OF St Lucie

The foregoing instrument was acknowledged before me this 5th day of June, 2017  
 by John Holdings who is personally known to me or who has produced  
 \_\_\_\_\_ as identification.

[Signature]  
 Signature of Notary

Kristine Hopkins  
 Type or Print Name of Notary



Commission Number (Seal)



FLORIDA DEPARTMENT OF STATE  
Division of Corporations

Filing & Amendment  
Office

August 1, 2013

JUN 12 2017

JOHN HEDDINGS  
3100 ST LUCIE BLVD.  
FT. PIERCE, FL 34946

RECEIVED

Re: Document Number 703664

The Articles of Amendment to the Articles of Incorporation for NORTHSIDE CHRISTIAN FELLOWSHIP, INC. which changed its name to NORTHSIDE WORSHIP CENTER, INC., a Florida corporation, were filed on June 6, 2013.

The certification requested is enclosed.

Should you have any question regarding this matter, please telephone (850) 245-6050, the Amendment Filing Section.

Carol Mustain  
Regulatory Specialist II  
Division of Corporations

Letter Number: 313A00014752

**Conditional Use Application Supplement**

Refer to St Lucie County Land Development Code (LDC) Section 11.07.00 for details

Planning & Development Services

Desired Conditional Use Adjustment: \_\_\_\_\_

Minor Adjustment     Major Adjustment

JUN 12 2017

Existing use of property: \_\_\_\_\_

Is a change in Zoning sought with the petition for Conditional Use?

YES     NO

Is a change in Future Land Use sought with the petition for Conditional Use?

YES     NO

Is a Site Plan Approval application being filed concurrent with the Conditional Use Application?  YES     NO

If the Conditional Use applied for requires site plan approval, the applicant shall submit a site plan that meets the requirements of LDC Section 11.02.00.

The following information you provide is very important in determining the outcome of your conditional use request. It is required by Section 11.07.00, LDC that appropriate findings are made to justify a Conditional Use approval. Please use additional pages, if necessary to justify your request.

1. Describe the reason for the proposed Conditional Use or Adjustment:

*Church Learning Center*

2. Is the proposed Conditional Use or Adjustment in conflict with any portion of the LDC or the St. Lucie County Comprehensive Plan?

*No*

3. What are the existing uses in the immediate area and how is the proposed Conditional Use or Adjustment compatible with the existing uses in the area?

*Existing use is Institutional and it is compatible*

4. What conditions have changed in the immediate area that warrants consideration of this Conditional Use or Adjustment application?

NONE WE ARE AWARE OF

5. What are the anticipated impacts of the proposed Conditional Use or Adjustment on the existing and future public facilities in this area, such as roads, transit, water, sewer, drainage, parks, etc.?

NONE TO MINIMAL

6. What are the anticipated environmental impacts of the proposed Conditional Use or Adjustment? If no adverse impacts are anticipated, please explain why.

NONE. WE WILL ~~BE~~ CONTINUE TO USE EXISTING BUILDINGS (NO NEW CONSTRUCTION) IN THE SAME CAPACITY THEY ARE CURRENTLY USED.

7. Please provide any additional information about size, hours, and seasons of operation; number of employees; number of car or truck trips; equipment utilized; anticipated duration of use; impacts of noise and light; access improvements; hazardous substances utilized; and any other issue that would assist in the evaluation of this application.

HOURS 8:30 TO 3:30, UP TO 40 CHILDREN,  
1 ADDITIONAL FULL TIME STAFF, SEVERAL VOLUNTEERS



Applicant or Agent Name (printed)

JOHN HEDDINGS

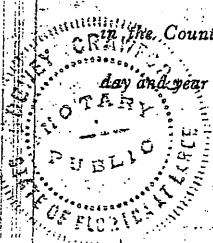
Signature



State of Florida ST. LUCIE COUNTY, FLA.  
County of St. Lucie

I hereby Certify, That on this 6th day of March, A. D. 1962  
before me personally appeared Fayette L. Hall  
and Charles Wm. Stone  
respectively President and Secretary of  
FIRST BAPTIST CHURCH OF FORT PIERCE,  
not for profit  
a corporation under the laws of the State of Florida, to me known to  
be the persons described in and who executed the foregoing deed  
and severally acknowledged the execution thereof to be their free act and deed as such officers, for the uses  
and purposes therein mentioned; and that they affixed thereto the official seal of said corporation, and  
the said deed is the act and deed of said corporation.

Witness my hand and official seal at Fort Pierce  
St. Lucie County of Florida, the  
day and year last aforesaid.



Henry Crawford  
NOTARY PUBLIC  
State of Florida at Large  
My Commission Expires April 22, 1964



The H. & W. B. Drew Company, Jacksonville, Florida - 753208

ABSTRACT OF DESCRIPTION  
Lots 1 to 9, Inc. and Lots 28  
to 36, Inc. Bk. 62  
SAN LUCIE PLAZA S/D  
Date March 6, 1962  
FIRST BAPTIST CHURCH OF FORT PIERCE  
NORTHSIDE BAPTIST CHURCH, INC.

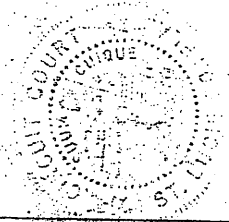
Warranty Deed  
FROM CORPORATION TO CORPORATION

DREW'S FORM No. F. 337  
Henry Crawford

(Continued from page One hereof):

of this deed, the grantee, NORTHSIDE BAPTIST CHURCH, INC., is not  
affiliated with each and all of the following groups and organizations,  
to-wit:  
a) The Southern Baptist Convention,  
b) The Florida Baptist Convention, and  
c) The Indian River Baptist Association

103422  
FILED AND RECORDED  
IN Official Record BOOK  
1962 MAR -7 PM 4:06  
ROGER POITRAS, CLERK  
ST. LUCIE COUNTY, FLORIDA



Planning Department  
JUN 12 2017  
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Howell

BOOK 31 PAGE 277

ST. LUCIE COUNTY, FLA.

This Indenture, Made this 6th day of March, A. D. 1962, BETWEEN FIRST BAPTIST CHURCH OF FORT PIERCE

not for profit a corporation existing under the laws of the State of Florida its principal place of business in the County of St. Lucie

Florida, and lawfully authorized to transact business in the State of Florida, party of the first part, and NORTHSIDE BAPTIST CHURCH, INC.

Route # 2, Box 1068 N, Fort Pierce, Florida address is St. Lucie, County of St. Lucie, State of Florida

not for profit a corporation existing under the laws of the State of Florida its principal place of business in the County of St. Lucie

Florida, and lawfully authorized to transact business in the State of Florida, party of the second part,

Witnesseth, That the said party of the first part, for and in consideration of the sum of Ten Dollars and other valuable considerations

to it in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part, its successors and assigns forever, the following described land, situate, lying and being in the County of St. Lucie and State of

Florida, to-wit:

Lots 1 to 9, both inclusive, and Lots 28 to 36, both inclusive, all in Block 62, of SAN LUCIE PLAZA Subdivision as per plat of said Subdivision recorded in Plat Book 5, at page 57, of the Public Records of St. Lucie County, Florida.

This deed is given under the condition and reservation that title to above real estate shall revert to the grantor, FIRST BAPTIST CHURCH OF FORT PIERCE, if, within 3 years next after date (Continued on Page Two hereof)

And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said party of the first part has caused these presents to be signed in its name by its proper officers, and its corporate seal to be affixed, attested by its Secretary, the day and year above written.

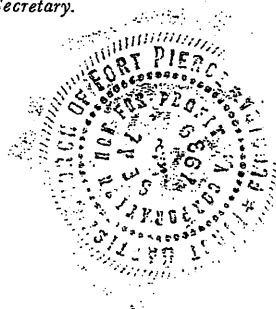
FIRST BAPTIST CHURCH OF FORT PIERCE

By J. Lyette L. Hall, Pastor President.

Attest: Kellie Ann Stone Secretary.

Signed, sealed and delivered in the presence of:

J. H. Chesler Dewey Crawford



208 32

JUN 12 2017

RECORDED

This Indenture, Made this 6th day of March, A. D. 1962, BETWEEN FIRST BAPTIST CHURCH OF FOOT BRIDGE

not for profit a corporation existing under the laws of the State of Florida, having its principal place of business in the County of St. Lucie, Florida

and lawfully authorized to transact business in the State of Florida, party of the first part, and whose permanent address is 200 N. Fort Pierce, St. Lucie, Florida

not for profit a corporation existing under the laws of the State of Florida, having its principal place of business in the County of St. Lucie, Florida

Florida, party of the second part,

Witnesseth, That the said party of the first part, for and in consideration of the sum of ten dollars and other valuable considerations

to it in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part, its successors and assigns forever, the following described land, situate, lying and being in the County of St. Lucie and State of Florida, to-wit:

Lots 1 to 9, both inclusive, and Lots 23 to 36, both inclusive, all in Block 61, of Subdivision 5, as per plat of said Subdivision recorded in Plat Book 5, at page 57, of the Public Records of St. Lucie County, Florida.

This deed is given under the condition and reservation that title to above real estate shall revert to the grantor, FIRST BAPTIST CHURCH OF FOOT BRIDGE, if, within 3 years next after date (Continued on Page Two hereof)

And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said party of the first part has caused these presents to be signed in its name by its proper officers, and its corporate seal to be affixed, attested by its Secretary, the day and year above written.

FIRST BAPTIST CHURCH OF FOOT BRIDGE

By /S/ Fayette L. Hall, Pastor President.

/S/ Charlie Wm. Stone Secretary.

Signed, sealed and delivered in the presence of:

/S/ J. M. Chesser

/S/ Dewey Crawford

Planning & Development Services

JUN 12 2017

Orig. filed for record March 7, 1962 Off. Record Book Orig. recorded Deed to Grantee On pages

State of Florida  
County of St. Lucie

I hereby Certify, That on this 6th day of March, A. D. 1962

before me personally appeared Payette L. Hall

and Charles D. Stone

respectively President and SECRETARY of  
FIRST BAPTIST CHURCH OF FORT PIERCE,

not for profit  
a corporation under the laws of the State of Florida, to me known to  
be the persons described in and who executed the foregoing deed

and severally acknowledged the execution thereof to be their free act and deed as such officers, for the uses  
and purposes therein mentioned; and that they affixed thereto the official seal of said corporation, and  
the said deed is the act and deed of said corporation.

Witness my hand and official seal at Fort Pierce

in the County of St. Lucie and State of Florida, the

day and year last aforesaid.

/S/ Dewey Crawford

NOTARY PUBLIC  
State of Florida at Large

My Commission Expires April 22, 1964

The H. & W. B. Drew Company, Jacksonville, Florida 753208

Date

ABSTRACT OF DESCRIPTION

TO

Warranty Deed  
FROM CORPORATION TO CORPORATION

DREW'S FORM R. E. 3376

(Continued from page One hereof):

of this deed, the grantee, NORTHSIDE BAPTIST CHURCH, INC., is not  
affiliated with each and all of the following groups and organizations,  
to-wit:

- a) The Southern Baptist Convention,
- b) The Florida Baptist Convention, and
- c) The Indian River Baptist Association

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RAMCO FORM 01

# Warranty Deed

To

(CA)

Planning & Development  
Services

JUN 12 2017

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RETURN TO STEWART TITLE OF ST. LUCIE COUNTY

This Warranty Deed Made the 14<sup>th</sup> day of July, A. D. 1986 by  
BARBARA DOAK now known as BARBARA GANGEMI

hereinafter called the grantor, to

NORTHSIDE BAPTIST CHURCH, INC.

whose postoffice address is 3100 St. Lucie Blvd., Ft. Pierce, Florida 33450  
hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

**Witnesseth:** That the grantor, for and in consideration of the sum of \$ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, releases, conveys and confirms unto the grantee, all that certain land situate in St. Lucie County, Florida, viz:

LOTS 10 through 27, BLOCK 62, SAN LUCIE PLAZA UNIT ONE, according to the Plat thereof recorded in Plat Book 5, Page 57, Public Records of St. Lucie County, Florida.

SUBJECT TO TAXES-- Subsequent to December 31, 1985 and restrictions, reservations, easements and covenants of record.

GRANTOR HEREIN certifies that subject property is vacant, unimproved property and is not her homestead.

ST. LUCIE COUNTY



**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in any-wise appertaining.

**To Have and to Hold,** the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1985

770966

'86 JUL 16 110:43

**In Witness Whereof,** the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

*Justin Banks*  
*Stewart Melore*

*Barbara Gangemi*  
Barbara Gangemi L.S.

STATE OF Florida  
COUNTY OF Broward

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared

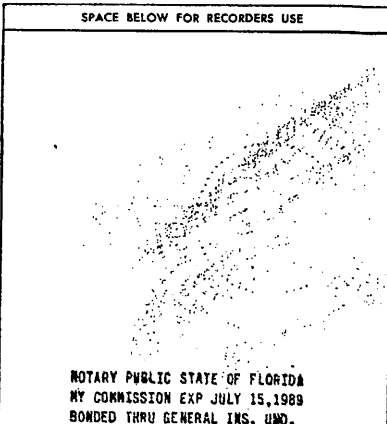
Barbara Doak now known as Barbara Gangemi

to me known to be the person described in and who executed the foregoing instrument and she acknowledged before me that she executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 14<sup>th</sup> day of July, A. D. 19 86

*Lisa Hollins*  
Notary Public My Commission Expires:

This Instrument prepared by: Stewart Title of St. Lucie County  
Address #23, 805 Virginia Ave., Ft. Pierce, Florida 33482



Planning & Development Services  
JUN 12 2017  
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325.00  
A