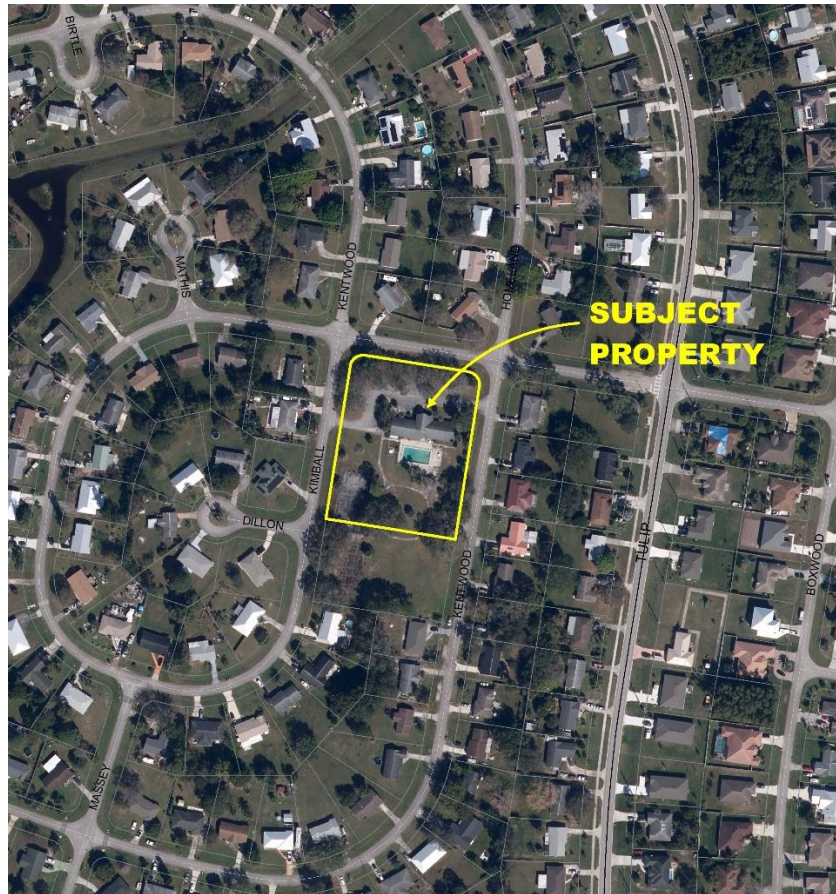




**Remade Church, Inc.
Special Exception Use
P26-052**



Project Location Map

SUMMARY

Applicant's Request:	The request is for approval of a Special Exception Use (SEU) to allow an enclosed assembly area without an alcoholic beverage license for on-premises consumption of alcoholic beverages, in the Open Space Recreation (OSR) zoning district per Section 158.100(C)(4) of the Code of Ordinances.
Applicant/Owner:	Robert Brown, Remade Church, Inc.
Location:	The property is generally located at the southwest corner of SW Kentwood Road and SW Kimball Circle.
Address:	490 SW Kentwood Road and 297 SW Kimball Circle
Project Planner:	Francis Forman, Planner III

Project Description

The City of Port St. Lucie has received a request from Robert Brown of Remade Church, Inc., the applicant and property owner. The applicant is seeking a Special Exception Use (SEU) to accommodate an enclosed assembly area without an alcoholic beverage license for on-premises consumption of alcoholic beverages, for church use within the Open Space Recreation (OSR) zoning district. The property is legally described as Port St. Lucie Section 41, Tract H and Port St. Lucie Section 41, Block 2926, Lots 7-10. The parcels' addresses are 490 SW Kentwood Road and 297 SW Kimball Circle, which are located within the eastern section of Whispering Pines. There currently is a 4,100 square-foot building and 30 parking spaces on the site. The proposed special exception seeks to facilitate the operation of a religious church, aligning with the zoning code's provisions necessitating review and approval by the City Council for enclosed assembly areas.

Previous Actions and Prior Reviews

P26-030 – Chapter 158 – Zoning Code, Section 158.100 – Open Space Recreational Zoning District

This application was a city-initiated text amendment to add the "Enclosed Assembly" uses, without alcoholic beverage sales, as a Special Exception within the OSR Zoning District. The text amendment application was approved by Ordinance 26-25 at the April 13, 2026, City Council meeting.

Public Notice Requirements

Public notice was mailed to owners within 750 feet of the property, and the item was included in the ad for the **July 7, 2026**, Planning & Zoning Board meeting.

Location and Site Information

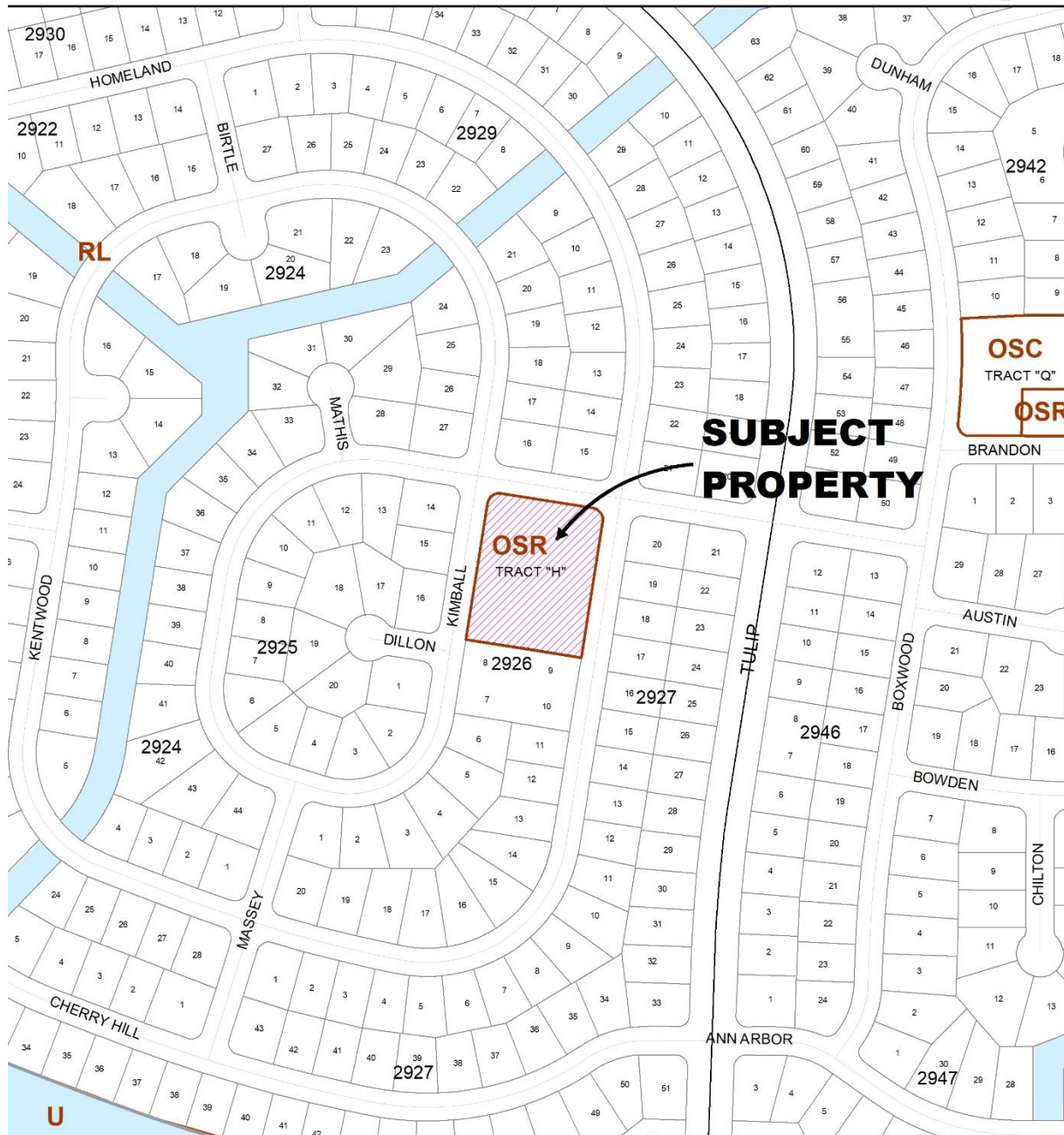
Parcel Number:	3420-705-0008-000-9 3420-705-1162-000-3
Property Size:	+/- 2.75 acres
Legal Description:	Port St. Lucie Section 41, Tract H Port St. Lucie Section 41, Block 2926, Lots 7-10
Future Land Use:	Open Space Recreational (OSR)
Existing Zoning:	Open Space Recreational (OSR)
Existing Use:	Recreational use per Existing Site Plan

Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	RL	RS-2	Single Family Residential
South	RL	RS-2	Single Family Residential
East	RL	RS-2	Single Family Residential
West	RL	RS-2	Single Family Residential

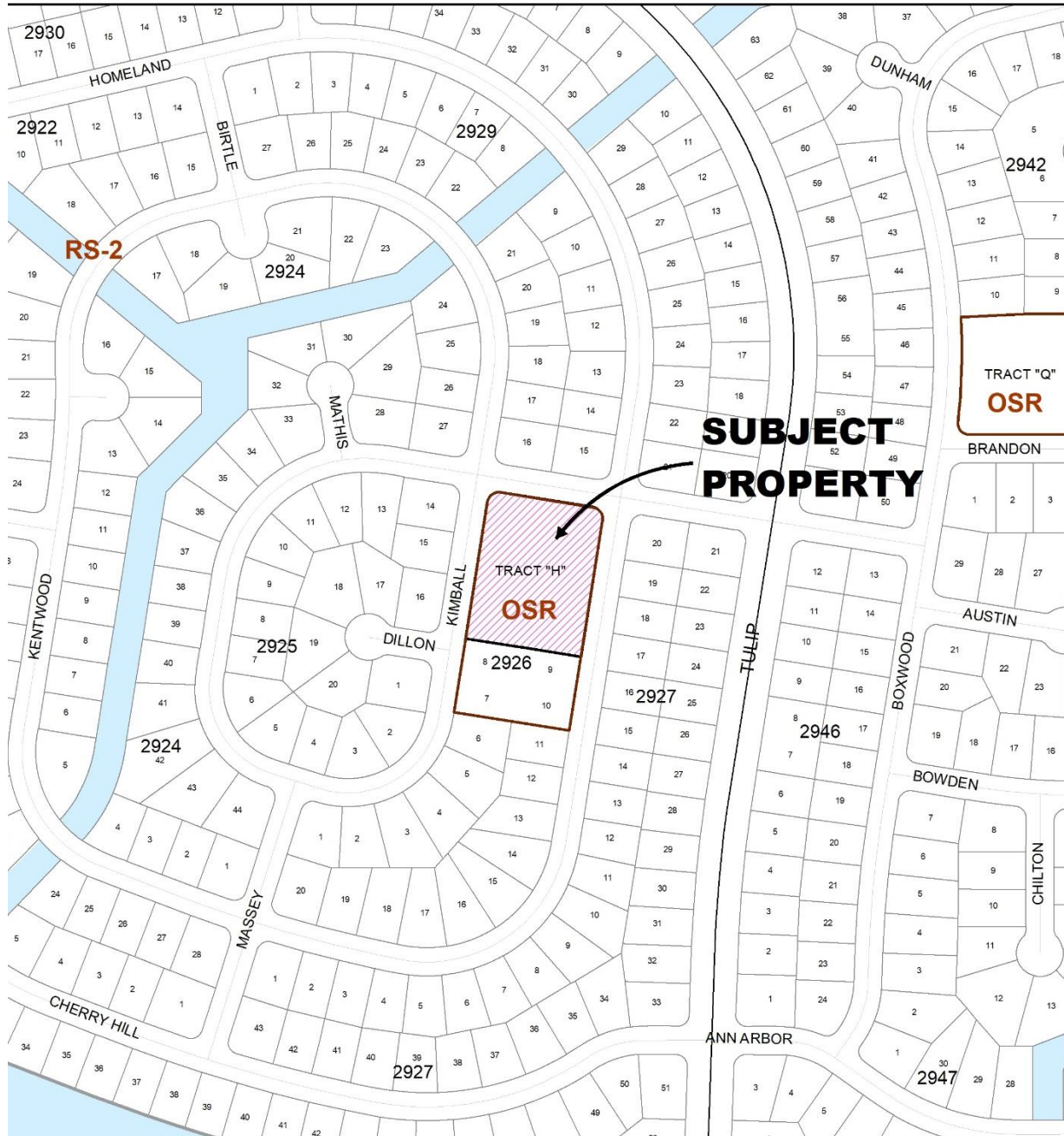
RL-Low Density Residential, RS-2-Single Family Residential,

FUTURE LAND USE



Future Land Use Map

EXISTING ZONING



Zoning Map

PROJECT ANALYSIS

Special exceptions are uses that would only be allowed under certain conditions and are reviewed for compatibility with the existing neighborhood. Approval of a special exception application shall only be granted by the City Council if it meets the criteria established under Section 158.260 (A) through (L) as noted below. The applicant's response to the criteria and Staff's review is below.

Evaluation of Special Exception Criteria (Section 158.260)

(A) Adequate ingress and egress may be obtained to and from the property, with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or other emergency.

- Applicant's Response: *Remade Church has been strategically designed to utilize two-directional access points on **SW Kentwood Road** and **SW Kimball Circle**. By utilizing these side-street entrances rather than the main through-way, we significantly reduce traffic friction and potential 'turn-in' hazards on the primary road. This dual-access configuration ensures that automotive traffic can be distributed evenly, preventing any single point of congestion during arrival or dismissal times. Although municipal sidewalks are not currently present at these driveway locations, the church will maintain clear sightlines at both exits to ensure the safety of any pedestrians in the neighborhood. Internally, the site is designed with ample space to allow for safe pedestrian movement from parked vehicles to the facility entrance. Furthermore, the two-directional design on both side streets ensures that emergency vehicles (Fire/EMS) have multiple, unobstructed points of entry to the property at all times.*
- Staff Findings: This application does not propose any modifications to the site's existing ingress or egress. During the original site plan, it was demonstrated that the property provides sufficient vehicular and pedestrian access. The site fronts SW Kentwood Road and SW Kimball Circle with an access point on each road, respectively.

(B) Adequate off-street parking and loading areas may be provided, without creating undue noise, glare, odor, or other detrimental effects upon adjoining properties.

- Applicant's Response: *Remade Church provides ample off-street parking to accommodate our congregation without impacting the surrounding neighborhood. The site currently features **36 paved parking spaces**, including **2 dedicated ADA-compliant spaces** located nearest to the facility entrance for maximum accessibility. To accommodate peak attendance during primary services, the property features a large, permeable open space adjacent to the basketball court capable of providing approximately **30 additional grass parking spots**. This total capacity of **66 vehicles** ensures that all attendees can park on-site, eliminating the need for street parking on SW Kentwood Rd or SW Kimball Cir. Furthermore, the parking areas are situated such that vehicle noise and headlight glare are naturally mitigated by the existing mature tree canopy and the building's orientation, ensuring no detrimental effects on the adjoining residential properties.*

- Staff findings: Per Section 158.135(C)(9) of the City Code, enclosed assembly areas require parking at a ratio of one space per 40 square feet of gross floor area. The existing 4,100 square foot building contains 2,298 square feet of enclosed assembly area with the remaining 1,802 square feet being utilized as offices and common area. This would require a total of 58 spaces for the enclosed assembly area. The site contains a total of 30 parking spaces including 2 handicap spaces. Per section 158.221(B)(1) of the City Code, church facilities are able to provide 75 percent of the required parking as stabilized areas, sodded with grass. With the existing 30 paved spaces, the use would need an additional 28 spaces of stabilized grass area in order to comply with the City Code. The conceptual site plan illustrates the location where the additional required parking may be provided while also utilizing the existing ingress/egress driveways. With the combination of paved and stabilized parking, the proposed use would provide sufficient parking capacity to support this special exception use.

(C) Adequate and properly located utilities are available or may be reasonably provided to serve the proposed development.

- Applicant's Response: *The property is already fully integrated into the City of Port St. Lucie's utility infrastructure. As a former clubhouse and recreational facility, the site is equipped with adequate water, sewer, and electrical services to support a place of worship. No significant upgrades to the existing utility lines are anticipated, as the proposed use aligns with the facility's historical demand and capacity.*
- Staff findings: Adequate utilities are available to service the proposed use. The utility company providing service is the City of Port St. Lucie Utility Systems Department.

(D) Adequate screening or buffering. Additional buffering beyond that which is required by the code may be required in order to protect and provide compatibility with adjoining properties.

- Applicant's Response: *Remade Church intends to preserve the site's existing mature landscaping to serve as a natural aesthetic and acoustic buffer. The property features a significant canopy of established trees and vegetation along the western and southern boundaries, providing a high degree of privacy for the adjacent residential properties. We believe this 'green buffer' is superior to artificial fencing as it maintains the open space character of the neighborhood while effectively screening the parking and recreational areas from view. We are committed to maintaining this natural screening in accordance with the city's landscaping standards.*
- Staff findings: There are existing trees and shrubs on the site. The applicant will need to be provide a landscape plan along with a site plan for the property that's meets the City's Landscaping Code requirements for the perimeter buffers and parking lot islands. A perimeter buffer wall that separates residential from non-residential properties is not required since the property has an Open Space Recreation (OSR) future land use designation.

(E) Signs, if any, and proposed exterior lighting will be so designed and arranged so as to promote traffic safety and to eliminate or minimize any undue glare, incompatibility, or disharmony with adjoining properties. Light shields or other screening devices may be required.

- Applicant's Response: *Remade Church will utilize the existing light poles in the parking and basketball court areas, ensuring all fixtures are fitted with shielded, downward-facing LED lighting. This 'dark-sky' approach provides maximum safety for our congregants while strictly eliminating light trespass onto neighboring residential lots. Regarding signage, we plan to install a professional monument sign and building-mounted signage that strictly adheres to the City's code.*

Our design philosophy favors a minimalist aesthetic that complements the neighborhood's open-space character, ensuring that all signage is informative without becoming a visual distraction to traffic or residents.

- Staff Findings:

At the time of site plan approval, outdoor lighting shall comply with the requirements of the City Zoning Code Section 158.221. Outdoor signage shall comply with Chapter 155, Sign Code.

(F) Yards and open spaces will be adequate to properly serve the proposed development and to ensure compatibility with adjoining properties to eliminate or minimize any undue glare.

- Applicant's Response: *The property offers expansive open space that far exceeds the minimum requirements for the district. By removing the existing swimming pool and its surrounding enclosure, we are actively increasing the amount of permeable 'green' area on the site. This repurposed space will serve as a landscaped open yard that enhances the visual appeal of the property and ensures the development remains compatible with the surrounding residential fabric. The generous setbacks and preservation of the lawn areas near the basketball court provide a spacious, park-like atmosphere that prevents the site from feeling over-developed.*
- Staff findings: Yard setbacks and open space were previously are adequate. No changes to the existing yards and open space are being requested but will be reevaluated at the time of site plan review.

(G) The use as proposed will be in conformance with all stated provisions and requirements of this chapter.

- Applicant's Response: *Remade Church is committed to full compliance with Chapter 158 of the City Code. The site plan and proposed operations have been reviewed against the specific requirements for places of worship within this district, and the development will meet or exceed all stated provisions regarding setbacks, parking, and land use.*
- Staff findings: The proposed Special Exception Use is permitted as defined in Section 158.100(C)(4) – Open Space Recreational (OSR) Zoning District and shall conform to all provisions of the Zoning Code.

(H) Establishment and operation of the proposed use upon the particular property involved will not impair the health, safety, welfare, or convenience of residents and workers in the City.

- Applicant's Response: *The establishment of Remade Church will enhance the welfare of the Port St. Lucie community by repurposing an existing recreational facility into a center for spiritual growth and community support. By maintaining a well-manicured property and providing a safe, family-oriented environment, the church will contribute to the social and emotional well-being of local residents. Our presence will provide a 'eyes on the street' benefit for neighborhood safety while offering a venue for positive community engagement.*
- Staff findings: By adhering to the City Code and regulations, the establishment and operation of the proposed uses are not anticipated to impair the health, safety, or convenience of residents and workers in the City.

(I) The proposed use will not constitute a nuisance or hazard because of the number of persons who will attend or use the facility, or because of the hours of operation, or because of vehicular movement, noise, fume generation, or type of physical activity.

- Applicant's Response: *Remade Church will operate as a low-impact neighbor. Our primary facility use occurs on **Sunday mornings from 8:00 AM to 1:00 PM**, a time when local traffic volume is historically at its lowest, ensuring no disruption to the morning commute. Weekday activities will involve significantly smaller traffic loads, typical of a standard office or small community center. Regarding the basketball court, this will be used for organized church and community events. Because all musical worship is contained within the building and there are no industrial processes or 'fume-generating' activities, the church constitutes a quiet, harmonious use of the land.*
-
- Staff findings: The facility is not expected to constitute a nuisance due to noise, the number of people who will attend the facility, the hours of operation or vehicular movement. Please see the attached Public Works traffic memo.

(J) The use as proposed for development will be compatible with the existing or permitted uses of adjacent property. The proximity or separation and potential impact of the proposed use (including size and height of buildings, access location, light and noise) on nearby property will be considered in the submittal and analysis of the request. The City may request project design changes or changes to the proposed use to mitigate the impacts upon adjacent properties and the neighborhood.

- Applicant's Response: *The proposed use is inherently compatible with the neighborhood as it utilizes an existing single-story structure that matches the residential scale and height of the surrounding homes. By maintaining the current building footprint and focusing on interior renovations—such as low-profile flooring and staging—we are ensuring that the physical presence of the church remains harmonious with the skyline. Furthermore, by directing the 'active' entrances toward the internal parking lot and away from the nearest residential property lines, we have successfully mitigated potential noise and light impacts on our neighbors.*
- Staff findings: The proposed use is not expected to adversely impact surrounding properties. The site was developed back in 1978 and was previously home to the Whispering Pines POA and utilized as the clubhouse for the neighborhood. Since the previous use of a neighborhood clubhouse and the proposed use of a religious church are both classified as an enclosed assembly area, the use would remain compatible with the surrounding uses.

(K) As an alternative to reducing the scale and/or magnitude of the project as stipulated in criteria (J) above, the City may deny the request for the proposed use if the use is considered incompatible, too intensive or intrusive upon the nearby area and would result in excessive disturbance or nuisance from the use altering the character of the neighborhood.

- Applicant's Response: *Remade Church is being designed from the ground up to be a seamless and low-intensity addition to the neighborhood. By utilizing the existing single-story structure, maintaining the low 8-foot ceiling profile, and preserving the mature natural tree buffers, we are ensuring that the **scale and magnitude (J)** of the project are perfectly compatible with the surrounding residential character. We have actively mitigated potential impacts by removing the high-activity swimming pool and directing traffic to side-street access on SW Kentwood Rd and SW Kimball Cir. Because our primary activities are concentrated into a five-hour window on Sunday mornings, the use is neither **intensive nor intrusive (K)**; rather, it offers a quieter alternative to many commercial or high-turnover recreational uses. We fully commit to the **development and***

operation (L) of the facility in strict compliance with all City Council safeguards and time limits, ensuring that Remade Church remains a well-maintained and harmonious community asset for years to come.

- Staff findings: Acknowledged.

(L) Development and operation of the proposed use will be in full compliance with any additional conditions and safeguards which the City Council may prescribe, including but not limited to reasonable time limit within which the action for which special approval is requested shall be begun or completed or both.

- Applicant's Response: Acknowledged.
- Staff findings: Acknowledged.

PLANNING AND ZONING BOARD ACTION OPTIONS

If consistent with Section 158.260 (A) through (L) of the City code, then the Board may:

- Motion to recommend approval to the City Council with the following condition presented by staff:
 - A site plan application, with landscape and construction plans, shall be submitted and approved prior to issuance of any permits. The improvements shall be completed prior to proposed church use initiating within the building.
- Motion to recommend approval to the City Council

If the board finds that the special exception use application is inconsistent with the criteria as listed in Section 158.260 (A) through (L) of the City code, then the Board may:

- Motion to recommend denial to the City Council

Should the Board need further clarification or information from either the applicant and/or staff, it may exercise the right to table or continue the hearing or review to a future meeting.