



SPECIAL EXCEPTION USE APPLICATION

City of Port St. Lucie - Planning & Zoning Department

121 SW Port St Lucie Blvd. Bldg. B. Port St. Lucie, Florida 34984

772-871-5213

FOR OFFICE USE ONLY

Non-Refundable Fee:\$ _____

Receipt No.: _____

PRIMARY CONTACT EMAIL ADDRESS: _____

PROPERTY OWNER:

Name: _____

Address: _____

Telephone No.: _____ Email: _____

APPLICANT (IF OTHER THAN OWNER, ATTACH AUTHORIZATION TO ACT AS AGENT):

Name: _____

Address: _____

Telephone No.: _____ Email: _____

SUBJECT PROPERTY: PORT ST LUCIE-SECTION 41- TRACT H (ASSD AS COMMON PROPERTY AS PER FS 193.023(5) AND 718.120(1)) (1.83 AC) (MAP 44/17S)/ PORT ST LUCIE-SECTION 41- BLK 2926 LOTS 7, 8, 9 AND 10 (ASSD AS COMMON PROPERTY AS PER FS 193.023(5) AND 718.120(1)) (MAP 44/17S)

Legal Description: _____

Parcel I.D Number: _____

Address: _____ Bays: _____

Development Name: _____ (Attach Sketch and/or Survey)

Gross Leasable Area (sq. ft.): _____ Assembly Area (sq. ft.): _____

Current Zoning Classification: _____ SEU Requested: _____

Please state, as detailed as possible, reasons for requesting proposed SEU (continue on separate sheet, if necessary):

Robert Brown Remade Church _____
Signature of Applicant Print Name Date

NOTE: Signature on this application acknowledges that a certificate of concurrency for adequate public facilities as needed to service this project has not yet been determined. Adequacy of public facility services is not guaranteed at this stage in the development review process. Adequacy for public facilities is determined through certification of concurrency and the issuance of final local development orders as may be necessary for this project to be determined based on the application material submitted.

01/26/26

SPECIAL EXCEPTION USE

The Planning and Zoning Board, and Zoning Administrator, may authorize the special exception use from the provisions of § 158.260. In order to authorize any special exception use from the terms of this chapter, the Planning and Zoning Board, or Zoning Administrator, will consider the special exception criteria in § 158.260 and consider your responses to the following when making a determination.

(A) Please explain how adequate ingress and egress will 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.

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."

(B) Please explain how adequate off-street parking and loading areas will be provided, without creating undue noise, glare, odor or other detrimental effects upon adjoining properties.

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."

(C) Please explain how adequate and properly located utilities will be available or will be reasonably provided to serve the proposed development.

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.

(D) Please explain how additional buffering and screening, beyond that which is required by the code, will be required in order to protect and provide compatibility with adjoining properties.

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."

(E) Please explain how 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.

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."

(F) Please explain how yards and open spaces will be adequate to properly serve the proposed development and to ensure compatibility with adjoining properties.

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.

(G) Please explain how the use, as proposed, will be in conformance with all stated provisions and requirements of the City's Land Development Regulation.

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.

(H) Please explain how 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.

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.

(I) Please explain how 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.

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.

(J) Please explain how 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

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."

(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 neighborhood. (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.

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.