



Remade Church, Inc.

Special Exception Use
Project No. P26-052

City Council Board Meeting
Francis Forman, Planner III
July 27, 2026



FRANCIS FORMAN

Planner III

10

PROFESSIONAL YEARS

10

GOVERNMENT YEARS

CERTIFICATIONS

DEGREES

- Bachelors Degree in Urban and Regional Planning

Request Summary

Owner:	Remade Church, Inc.
Applicant:	Robert Brown, Remade Church, Inc.
Location:	Southwest corner of SW Kimball Circle & SW Kentwood Road.
Request:	Special Exception Use (SEU) to allow an enclosed assembly 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.

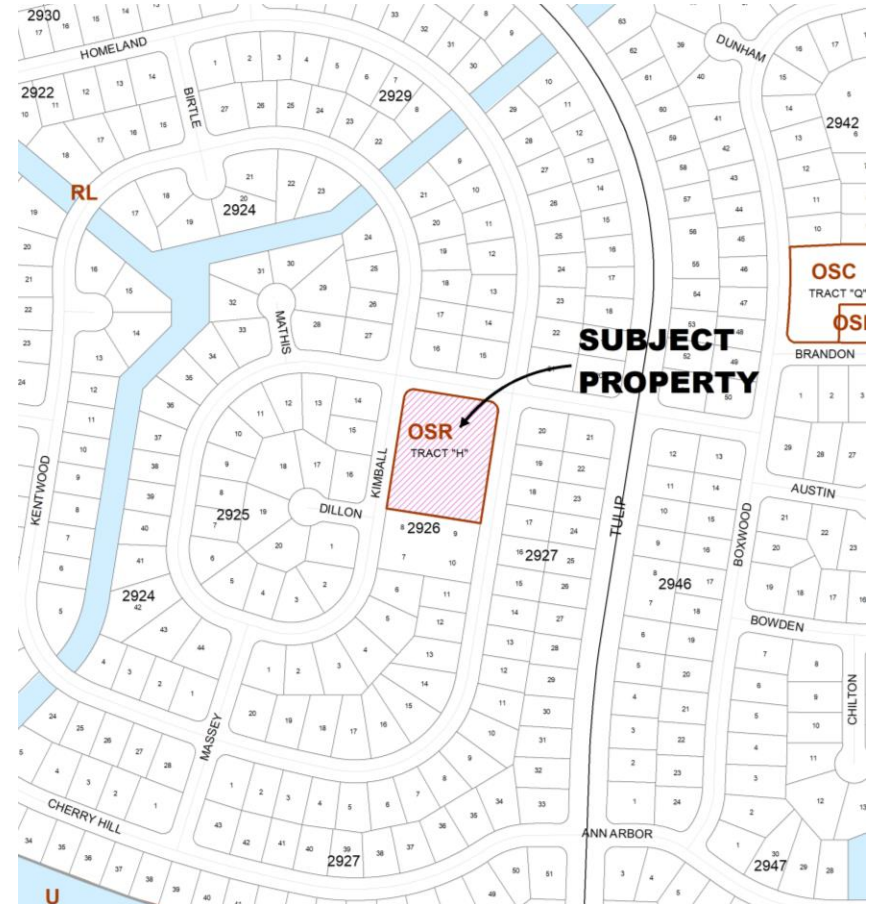
Surrounding Areas

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



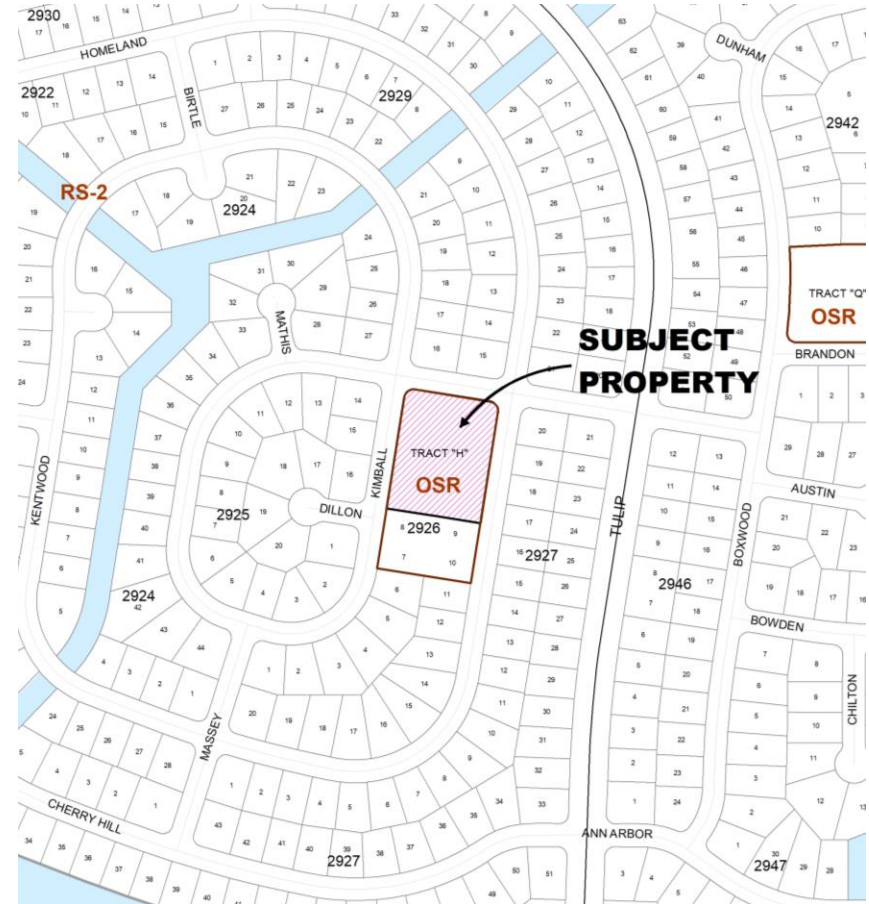
Future Land Use

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



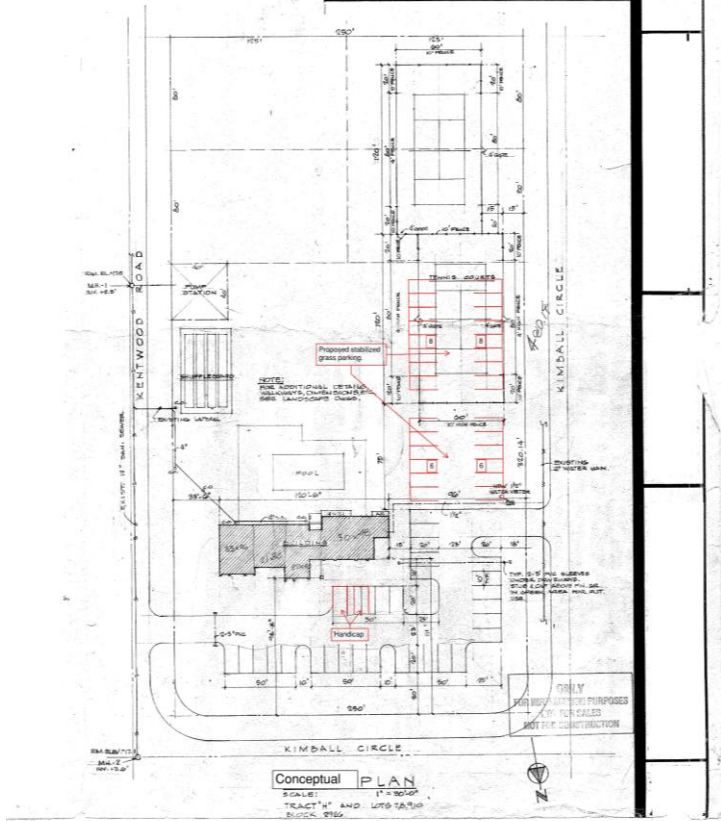
Zoning

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



Conceptual Site Plan

Parking Count		INDEX OF DRAWINGS	
Required Parking Spaces	58	SHT. NO.	CONTENT
Standard	58	1 ARCH	SITE PLAN-FOUNDATION-ROOF PLAN
Accessible Parking	3	2 ARCH	FLOOR PLAN & SCHEDULES
Proposed Parking Spaces		3 ARCH	EXTERIOR ELEVATIONS
Standard	31	4 ARCH	DETAILS
Stabilized Parking	28	5 PLEG	FLOOR PLAN
Accessible Parking	3	6 PLEG	DIAGRAMS & SCHEDULES
		7 ELEC	FLOOR PLAN
		8 ELEC	DIAGRAMS & SCHEDULES
		9 A/C	FLOOR PLAN, DETAILS & SCHEDULES



<u>Evaluation of SEU CRITERIA</u> <u>(Section 158.260)</u>	<u>Analysis</u>
ADEQUATE INGRESS AND EGRESS (§ 158.260 (A))	This application does not propose any modifications to the site’s existing ingress or egress. During the original site plan approval, it was demonstrated that the property provides sufficient vehicular and pedestrian access. The site fronts SW Kentwood Road and SW Kimball Circle and is served by an access point on each frontage.
ADEQUATE OFF-STREET PARKING AND LOADING AREAS (§ 158.260 (B))	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 required for the enclosed assembly area. The site contains an existing 30 paved spaces. An additional 28 stabilized grass parking spaces would be required to accommodate the proposed use.
ADEQUATE AND PROPERLY LOCATED UTILITIES (§ 158.260 (C))	Adequate utilities are available to service the proposed use. The utility company providing service is the City of Port St. Lucie Utility Systems Department.
ADEQUATE SCREENING OR BUFFERING (§§ 158.260 (D) (F))	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 is required.
SIGNAGE AND EXTERIOR LIGHTING (§158.260 (E))	At the time of site plan approval, outdoor lighting shall comply with the requirements of City Zoning Code Section 158.221. Outdoor signage shall comply with Chapter 155’s sign code.
COMPATIBILITY WITH SURROUNDING USES (§§ 158.260 (H) (I) (J))	The site 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

Planning and Zoning Board Recommendation:

The Planning & Zoning Board recommend approval of the Special Exception Use at the July 7, 2026, Planning & Zoning Board meeting with the following condition as recommended by staff.

1. 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.