



CITY OF FORT PIERCE

PLANNING DEPARTMENT

REBECCA GROHALL, AICP, PLANNING MANAGER
COMPREHENSIVE PLANNING ♦ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ♦ URBAN DESIGN ♦ URBAN FORESTRY ♦ ZONING

TO: Robert J. Bradshaw, City Manager

THROUGH: Rebecca Grohall, AICP, Planning Manager

FROM: Kori Benton, Historic Preservation Officer

SUBJECT: Abandonment of Right-of-way
Boston Avenue Extension – East of Indian River Drive

DATE: June 26, 2014

STAFF REPORT

Applicant: St. Andrews Episcopal Academy
210 S Indian River Dr
Fort Pierce FL 34950-4337

Representative: Trina Angelone, Head of School
210 S Indian River Dr
Fort Pierce FL 34950-4337

Requested Action:

Review and advancement of a recommendation to the City Commission regarding a proposed Ordinance amending City Code Section 22-22. Allowed uses; eliminating the differentiation of public and private elementary, middle or high schools,

Staff Analysis:

The City Commission, on November 4th, 2013, adopted Ordinance L-295, which relocated all of the permitted and conditional uses for all of the zoning districts into a single, combined Use Table. The Use Table is located in a newly created Section of the Code, offering a “one-stop-shop” for reviewing uses permitted within the City. The adopted table also provides several additional uses that were not previously listed within the City Code, further expanding some of the existing listed uses into additional zoning districts.

Prior to the adoption of Ordinance L-295, the City of Fort Pierce Code of Ordinances referred to both public and private educational facilities as schools and providing the same opportunity as semi-restricted and conditional use permission in select districts. The adoption of Ordinance L-295 effectively separated public and private educational facilities into separate use categories. The published table restricts application for private educational facilities in the E-1, C-1, C-2, C-4, C-5, C-6, and CP zoning districts, while public educational facilities were provided the capacity for conditional use consideration in these districts.

St. Andrew's Episcopal Academy, Inc. is seeking a Zoning Text Amendment to Section 22-22(e) of the City of Fort Pierce Code of Ordinances to eliminate the differentiation of allowable uses for public and private educational facilities created by the adoption of Ordinance L-295. The proposed amendment seeks to grant private educational facilities the same zoning privileges provided to public educational facilities.

The proposed amendment would enable the Planning Board and City Commission to consider private elementary, middle, and high schools as conditional use within the E-1, C-1, C-2, C-4, C-5, C-6, and CP zoning districts. This classification grants the ability to consider whether to allow, when desirable, this use, which would not be appropriate generally or without restriction throughout the listed zoning districts, 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.

Planning Board Recommendation:

The Planning Board, at their May 13th, 2014 meeting, voted unanimously to recommend approval of the request.

Staff Recommendation:

The proposed amendment to Chapter 22, Zoning, of the City of Fort Pierce Code of Ordinances is consistent with the City's Comprehensive Plan and does not adversely affect the health, safety, and welfare of the community, therefore Staff recommends approval Ordinance and forward a recommendation of approval of the requested amendment.