



CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

TO: Rebecca Grohall, AICP, Planning Manager

FROM: Kori Benton, Historic Preservation Officer

SUBJECT: Conditional Use
St. Andrew's Episcopal Academy Upper School Expansion
320 S. Indian River Drive

DATE: July 24, 2014

STAFF REPORT

Owner(s): Fort Pierce FL 34950-4337
St. Andrews Episcopal Academy
210 S Indian River Dr

Applicant: St. Andrews Episcopal Church & School c/o John Liebler
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: Conditional Use approval to operate a Middle and High-school extension of their existing Private School at the subject location.

Location: 320 S. Indian River Drive

Parcel ID: 2410-808-0006-010-0

Zoning: C-1, Office Commercial

Surrounding Zoning:

North	East	South	West
C-1	A-2	C-1	C-1

Future Land Use: CBD, Central Business District

Parcel Size: .36 acres

Staff Analysis:

The applicant is requesting Conditional Use approval to expand its private school operations, St. Andrew's Episcopal Academy into the subject facility. The proposed expansion will provide classrooms for the existing Middle school operation as well at their newly formed High-school. The property is zoned C-1, Office Commercial, and is located in the Downtown Business and Entertainment District. The City Commission, at their July 21st, 2014 meeting, voted unanimously to approve Ordinance No.14-017, amending Section 22-22(e) of the City Code to permit Private Schools as a conditional use in the C-1, Office Commercial Zoning District.

The structure is the former home of the Law Offices of Gary, Williams, Finney, Lewis, Watson, & Sperando. The site is bordered by the Indian River to the east, vacant properties to the north, offices to the west, and Citrus Avenue to the south.

The structure currently features a finished area of 4,614 square-feet, consisting of numerous offices and a supplemental covered parking area. The applicant has received an approved Certificate of Appropriateness from the Historic Preservation Board to enclose the covered parking area for use as a lobby and cyber café. Furthermore, the applicant is engaged in interior renovations to configure new classrooms and restrooms. The plans also include the construction of a rear staircase to provide additional means of access between levels and exterior. The site is supported by the existing school facilities to the north, including established recreational fields, cafeteria, etc. The school has expressed intentions of future development phases to provide additional educational and recreational facilities to complement the existing campus, and the proposed extension; however these are not encompassed within the existing application.

The anticipated maximum occupancy for this facility, following completion of the alterations, is 60 students plus faculty and staff. The total floor area will be increased to approximately 7,800 sq. ft. with the completion of the renovations.

Access to the site is provided by a driveway entrance on the east side of South Indian River Drive, and a proposed pedestrian sidewalk will connect the structure to the established pedestrian way. The proposed change of use and expansion is proposed to render a PM Peak hour trip generation of 10.2 trips, representing an increase of approximately 6.3%, based upon middle and high school land use classifications over existing general office trip generation. In order to minimize the impact on traffic flow in Downtown during peak travel times, St. Andrew's plans to stagger operation times, and divided pick-up and drop off locations for the lower and upper schools, to reduce traffic congestion and back-up.

Students and faculty will be directed to utilize existing parking facilities such as the City's Parking Garage on Orange Avenue, St. Lucie County Parking Garage on S. 2nd Street, and the St. Lucie County Parking lot at Melody Lane. The remaining six spaces on site will be retained for visitors.

The proposed plans also include the infill of landscaping, the upgrade of site lighting, a refuse collection enclosure, as well as a stop bar and sign to improve traffic safety upon exiting the facility.

All affected departments and coordinating agencies have reviewed the submittals and have approved the proposed Conditional Use based on it meeting the requirements of the City Code, established criteria, and the City's Comprehensive Plan.

Planning Board Recommendation:

At their July 8th, 2014 meeting, the Planning Board voted unanimously to recommend approval of the Site Plan and Conditional Use with Staff recommended conditions as follows:

- 1) The applicants obtain formal authorization from St. Lucie County for the continued use of the St. Lucie County Riverside Parking Lot (Parcel# 2410-801-0003-000-5) for the delivery and pick up of students;
- 2) A bicycle rack is provided on site prior to the beginning of the 2014/2015 school year; and
- 3) Directional signs are installed as needed to adequately delineate drive aisles for student delivery and pick-up prior to the beginning of the 2014/2015 school year.

The Planning Department received a letter from the St. Lucie County, on July 10th, authorizing the continued use of the St. Lucie County Riverside Parking Lot (Parcel# 2410-801-0003-000-5) for the delivery and pick up of students, eliminating the need for the first condition presented.

Property Owner Response Summary:

A total of 27 notifications of the proposed Site Plan and Conditional Use were mailed to the owners of the properties located within 500 feet of the subject property. As of July 24th, 2014, 0 responses have been received; 0 approving of the application and 0 disapproving of the application. An update will be provided to the City Commission at the meeting.

Staff Recommendation:

Staff recommends that the City Commission approve the Conditional Use request, with the following conditions:

- 1) A bicycle rack is provided on site prior to the beginning of the 2014/2015 school year.
- 2) Directional signs are installed as needed to adequately delineate drive aisles for student delivery and pick-up prior to the beginning of the 2014/2015 school year.