



CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

TO: Members of the City of Fort Pierce Planning Board

THROUGH: 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 1, 2014

STAFF REPORT

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

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: OP, Offices – Professional & Business

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 as their newly formed High-school. The property is zoned C-1, Office Commercial, and is located in the Downtown Business and Entertainment District. The Planning Board, at their May 13th, 2014 meeting, voted unanimously to recommend approval of proposed Ordinance No.14-017, which would amend 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 proposed Ordinance is scheduled for its first reading by the City Commission at their July 7th, 2014 meeting.

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 covered parking area. The applicants have received an approved Certificate of Appropriateness to enclose the covered parking area for use as a lobby and cyber café. Furthermore, the applicants are proposing to complete 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. The site is supported by the existing school facilities to the north, including recreational fields, cafeteria, etc. The school has expressed intentions of future development phases to provide additional recreational and educational facilities to complement the existing campus, and the proposed extension.

The anticipated maximum occupancy for this facility, following completion of the alterations, is 60 students plus faculty and staff. The gross 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.

Staff Recommendation:

Staff recommends that the Planning Board forward a recommendation of approval to the City Commission, contingent upon the final passage of Ordinance 14-017, with the following conditions:

- 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.
- 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.