



CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

Technical Review Comments

St. Andrew's Upper School

Conditional Use

1. Planning Department
2. Engineering Department
3. St. Lucie County TPO
4. Fort Pierce Police Department
5. Code Enforcement (Verbal Approval Provided at TRC Meeting)
6. FPUA (Verbal Approval Provided at TRC Meeting)



CITY OF FORT PIERCE

PLANNING DEPARTMENT

COMPREHENSIVE PLANNING ♦ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ♦ URBAN DESIGN ♦ URBAN FORESTRY ♦ ZONING

June 18th, 2014

St. Andrews Episcopal Academy
210 S Indian River Drive
Fort Pierce FL 34950

**Re: Technical Review – Conditional Use
St. Andrew's High school**

Dear St. Andrew's,

The following are advisory comments from the Planning Department's review of the application for Conditional Use:

- 1) Per Section 22-62 (b) & (d), the installation of a sidewalk connection from the right-of-way (S. Indian River Drive) to the front entrance shall be completed.
- 2) Per City Code Section 22-60 (j) Parking lot lighting is required as follows:
 - (1) Off-street parking shall be proved with lighting as follows:
 - b. For multistructure residential complexes, educational facilities, churches or other uses other than as set forth in the other immediately preceding subsection, a minimum average of one footcandle;
 - (2) The uniformity ration for all lighting classifications is to have an average/minimum ratio of four (4) to one (1).
 - (3) The lighting provided for by this section shall have a footcandle intensity as set forth above from dusk until thirty (30) minutes after the termination of use of, or business at, the premises, but thereafter such lighting intensity may be reduced to fifty (60) per cent of the required minimum.
 - (4) Outdoor lighting required by this section shall be designed so that any over spill of lighting onto adjacent properties shall not exceed five-tenths (.5) footcandle illumination, vertically and horizontally.

- Existing light fixtures are present, please noted operational standards.
- 3) Per City Code Section 22-16 (b)(3)(c)1. All parcels within the district are exempt from off-street parking requirements, as referenced in section 22-60, however the site presents the provision of six (6) parking spaces, an overall reduction of twelve (12) spaces from the site. Due to the nature of the project, and proposed use, please submit a preliminary plan for student parking. It is noted that student drop off for the high-school merge with the existing school operation. If any deviation is proposed, please coordinate with Planning Staff.
- 4) Per City Code Section 22-16 (b)(3)(c)2. All parcels within the district are exempt from landscaping requirements, as referenced in section 22-187, however as on-site parking spaces are present, staff recommends

replacement of dead shrubs on site, and the infill of two trees along the north side of the parking area and structure consistent with City Code Section 22-187(6).


- 5) Please provide a stop bar and stop sign to delineate the north drive aisle exit.
- 6) Please provide a plan for refuse collection for the facility.
- 7) Please provide a diagram of the current traffic flow plan for parent drop-off/pick-up for the school.
- 8) Please provide a traffic statement for the proposed reuse of the structure.

Advisory Comments:

The conceptual plan submitted as an exhibit offers the insight to the long range plan for development of the overall campus. It is noted that the review of the proposed Conditional Use application, and subsequent approval is specific to use of 320 S. Indian River Drive. Any further expansion and/or construction will necessitate an independent application for Conditional Use. Staff will coordinate with the representatives of St. Andrew's to strategize a plan for traffic flow, if a revision is necessary to the existing parking area.

If deemed necessary, please provide a written response to each comment in order to expedite the review of any subsequent submittals. Please contact me should you have any questions regarding the project at (772) 467-3739 or by e-mail: kbenton@city-ftpierce.com.

Sincerely,



Kori Benton
Historic Preservation Officer



CITY OF FORT PIERCE DEPARTMENT OF ENGINEERING

Roadway Design, Engineering Reviews, Stormwater Utility Management,
Project Management, Traffic Control and Maintenance

INTEROFFICE MEMORANDUM

TO: Kori Benton, Historic Preservation Officer

FROM: John R. Andrews, P.E., City Engineer

DATE: May 23, 2014

PROJECT: St. Andrew's Episcopal Academy
Conditional Use Application
TRC Project No. 14-0400002



cc:

Attachment(s): None

This is to advise you that we have completed the review of the following documents:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Conditional Use Application | <input type="checkbox"/> P/D Drawings & Approved Site Plan |
| <input type="checkbox"/> Test Reports & Related Documents | <input type="checkbox"/> Certificate of Completion |
| <input type="checkbox"/> Record Drawings | <input type="checkbox"/> Permits from applicable Local, State & Federal Agencies |
| <input type="checkbox"/> Clearances from all applicable Local, State and Federal Agencies | |

Based on our reviews and appropriate site final inspection, we Recommend; Do Not Recommend

- Approval of Application Building Permit C/O

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

- See attached comments

ENGINEERING COMMENTS:

1. The proposed improvements include reversing the traffic flow for Andrews Avenue, currently a one-way eastbound roadway, and the driveway situated on the north side of the K-6 school building also an existing eastbound driveway. While we do not object to the modification of the private driveway we do have objections of the alteration to current traffic flow pattern of Andrews Avenue. Should this change go into effect the three southerly on-street parking spaces on Melody Lane would be inaccessible to vehicles and vehicles wishing to occupy these spaces would be forced to back in or park illegally against the traffic flow.

ADVISORY COMMENTS:

1. From the information contained in the submittal packet it appears that only six (6) new parking spaces will be added to the school's overall parking. This department has concerns that insufficient parking currently exists for the addition of the upper school. The applicant stated that the facility does not anticipate additional students over what has previously been accommodated. However, we would like to point out that many of the high schooled students may be driving to and from school and will need parking spaces.
2. Prior to enclosing the existing ground floor, please provide verification that the first floor elevation will meet all local, state and federal minimum floor requirements.

JRA/tst



Project# 14-42800007 - Temporary Use for St. Andrews - 320 S Indian River Drive

<Watchdog: Virus checked>

Peter Buchwald

to:

'Alicia Rosenthal'

06/18/2014 05:16 PM

Hide Details

From: Peter Buchwald <BuchwaldP@stlucieco.org>

To: 'Alicia Rosenthal' <AliciaRosenthal@City-FtPierce.Com>,

History: This message has been forwarded.

Dear Ms. Rosenthal:

The St. Lucie Transportation Planning Organization (St. Lucie TPO) has reviewed the above-referenced project with regard to the potential impacts of the temporary use on the transportation network of the St. Lucie TPO area.

Based on the review, no additional comments are provided by the St. Lucie TPO pertaining to the above-referenced project.

Please contact me should you require any additional information or clarification pertaining to the St. Lucie TPO's review of the above-referenced project.

Sincerely,

Peter Buchwald, AICP
Executive Director



Coco Vista Centre
466 SW Port St. Lucie Blvd, Suite 111
Port St. Lucie, FL 34953

www.stlucietpo.org

Tel: (772) 462-1593

Fax: (772) 785-5839

Email: buchwaldp@stlucieco.org

Please Note: Florida has very broad public records laws. Most written communications to or from County officials regarding County business are public records available to the public and media upon request. It is the policy of St. Lucie County that all County records shall be open for personal inspection, examination and / or copying. Your e-mail communications will be subject to public disclosure unless an exemption applies to the communication. If you received this email in error, please notify the sender by reply e-mail and delete all materials from all computers.

Memo

To: Lt. Robert Curry

From: Officer Cheryl Glenn-Reed 

Date: 6/16/2014

Re: Conditional Use- St. Andrews Episcopal Academy 320 S. (Indian River Drive)

Approved

I see no security or safety concerns with the Conditional Use. It is approved.