

# St. Andrew's Episcopal School



## Site Plan & Conditional Use

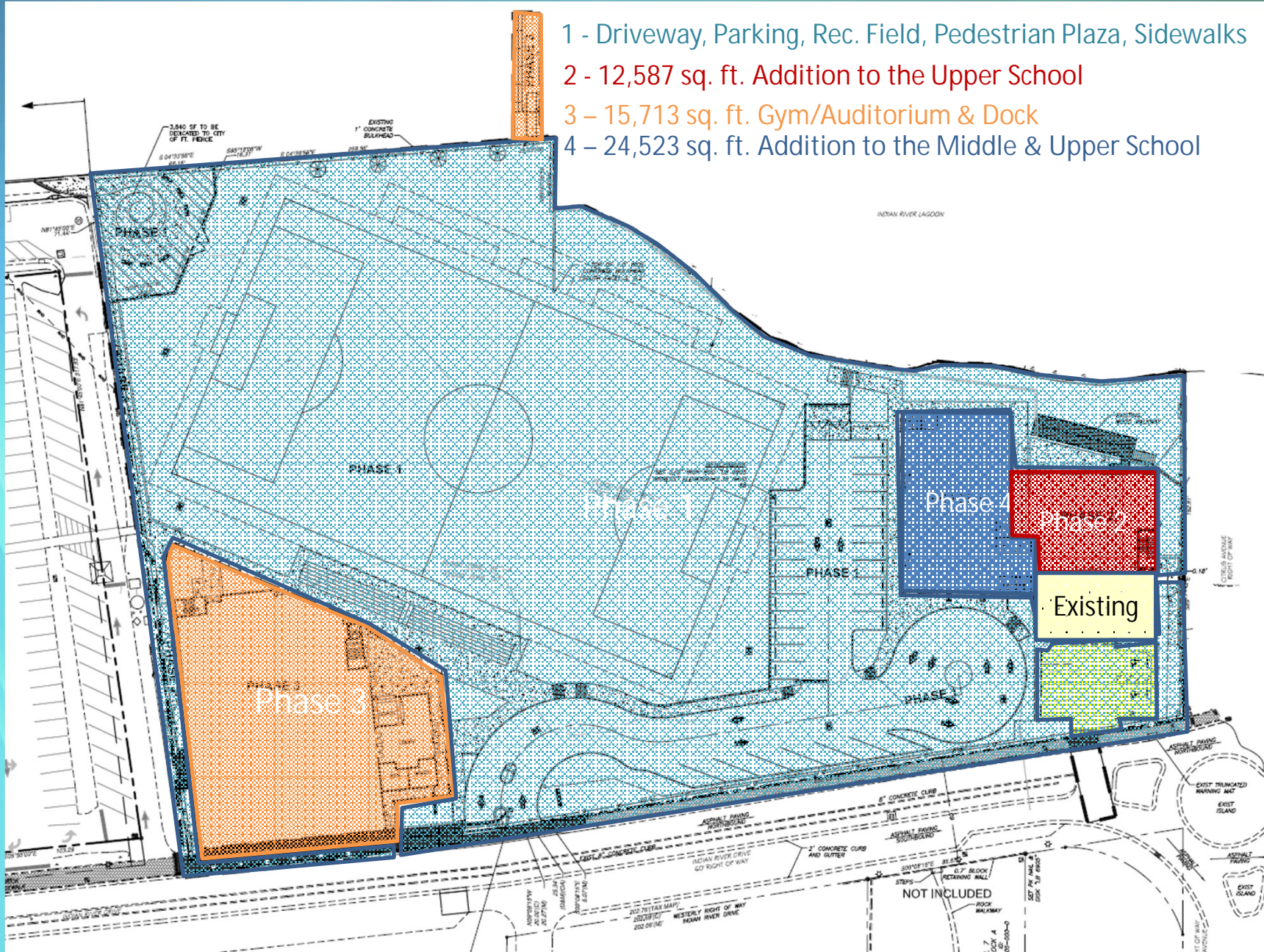
320 S. Indian River Drive

# General Project Layout - Aerial

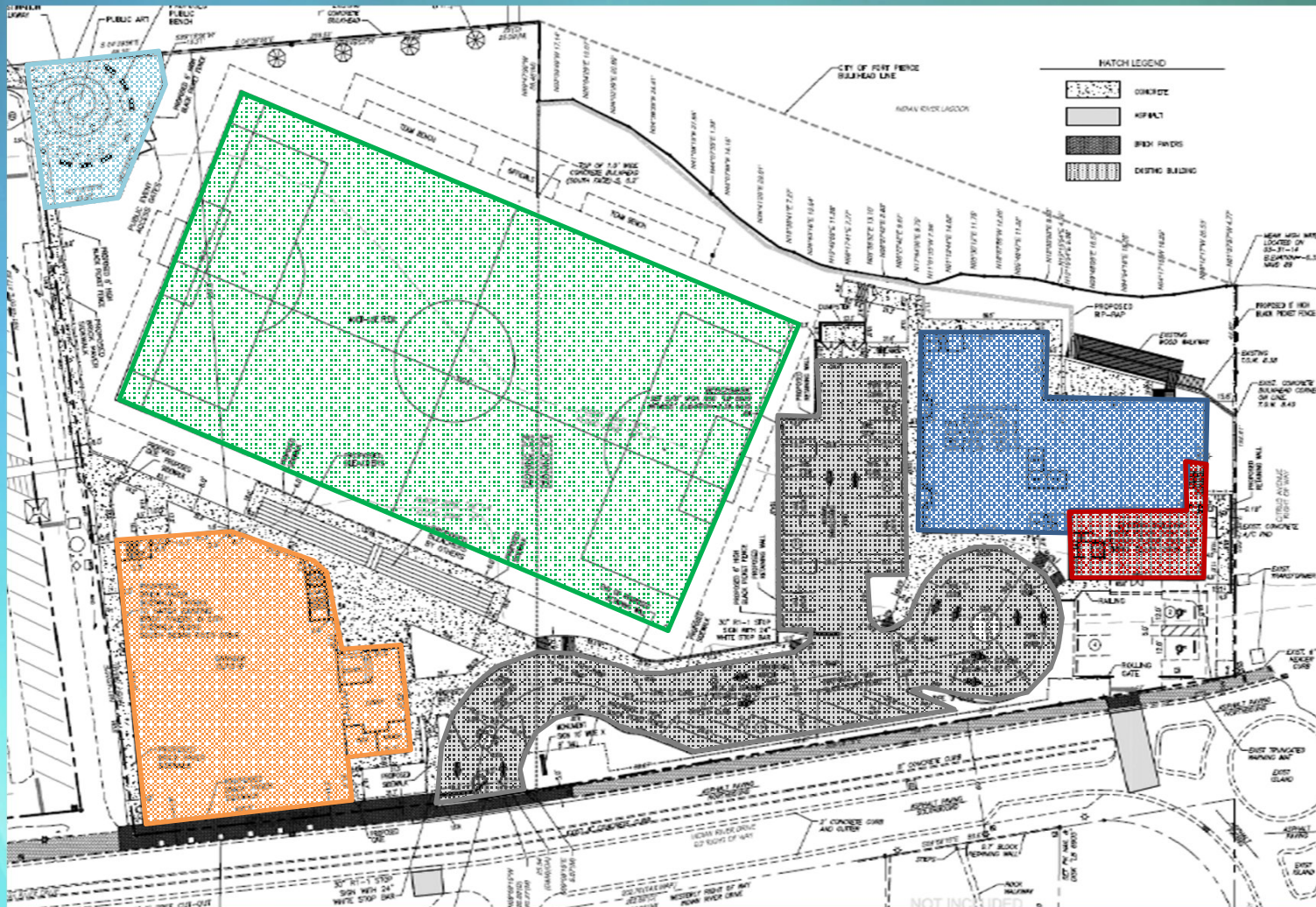


# Proposed Phasing Plan

- 1 - Driveway, Parking, Rec. Field, Pedestrian Plaza, Sidewalks
- 2 - 12,587 sq. ft. Addition to the Upper School
- 3 - 15,713 sq. ft. Gym/Auditorium & Dock
- 4 - 24,523 sq. ft. Addition to the Middle & Upper School



# Proposed Plan



- 15,713 sq. ft. Gymnasium and Auditorium
- 45,098 sq. ft. addition to the Upper School
- Multi-use Recreation Field
- Dock for Sailing & Crew Program

- Two-way Driveway Access via Indian River Drive
- Student Drop-off & Pick-up Lanes
- (29) vehicular parking spaces
- Underground & Minor Surface Retention

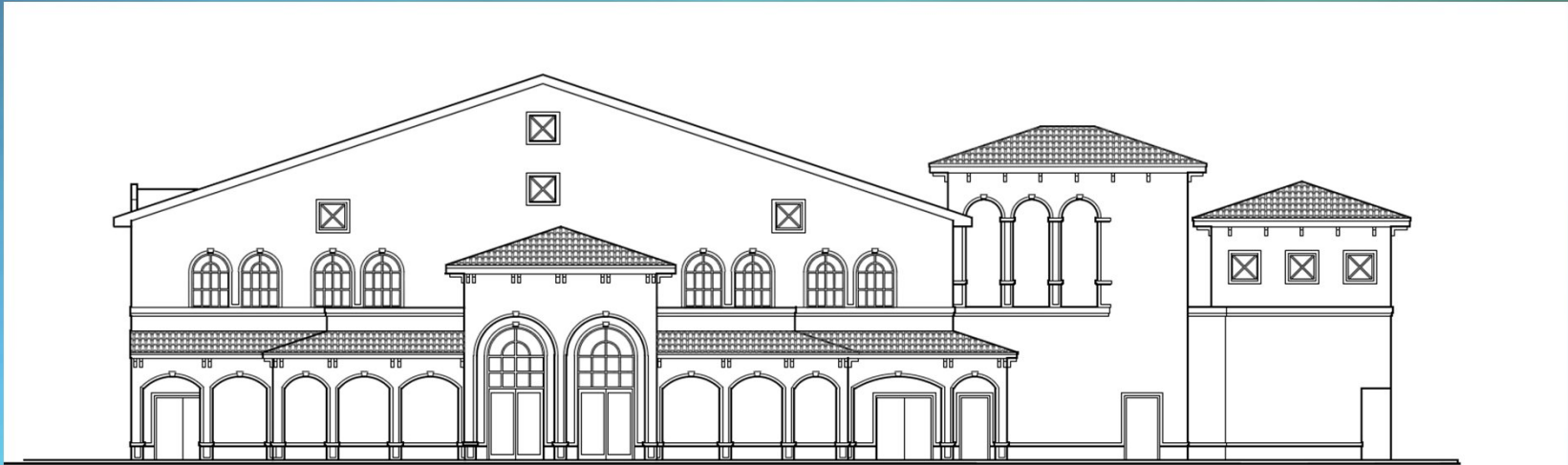
# St. Andrew's Growth Plan

<u>St. Andrew's 2014/2015</u> Present	<u>St. Andrew's w/ Phase 2</u> 2017/2018	<u>St. Andrew's w/ Phase 4</u> 2023/2024
Pre-K to 12	Pre-K to 12	Pre-K to 12
<u>29 – Classrooms</u> 24 – Pre-K to 8th 5 – 9 <sup>th</sup> to 12th	<u>30 – Classrooms</u> 24 – Pre-K to 8th 6 – 9 <sup>th</sup> to 12th	<u>38 – Classrooms</u> 30 – Pre-K to 8th 8 – 9 <sup>th</sup> to 12th
<u>310 Students</u> Pre-K: 70 students K to 12th: 240 students	<u>390 Students</u> Pre-K: 70 students K to 12th: 320 students	<u>698 Students</u> Pre-K: 70 students K to 12th: 628 students

# St. Andrew's Parking Plan

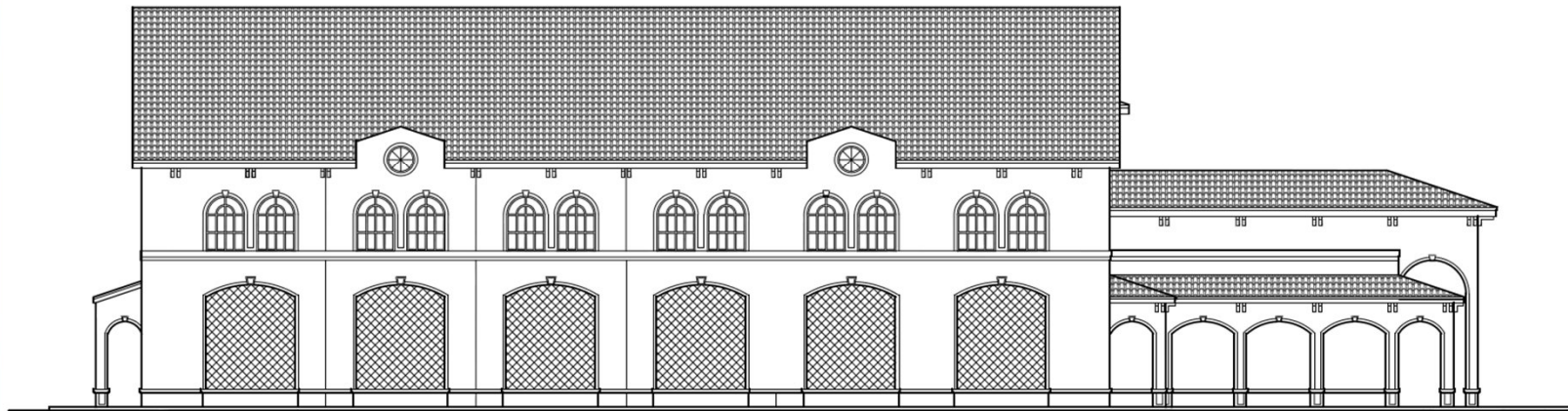
1. Provide a total of (35) thirty five off street parking spaces as part of the proposed site plan
2. Lease parking spaces from the City of Fort Pierce at the public parking garage at City Hall at a mutually agreeable rate. The procedure for this leasing agreement will include the following:
  - a. The St. Andrew's Episcopal Academy handbook will contain a parking policy that requires any students, faculty or staff driving to school to register with the Academy and be issued a parking sticker. The students, faculty, and staff will be permitted to park on campus if there is available capacity or in a leased parking space at the City parking garage. The Academy agrees to enforce this parking policy.
  - b. Annually the Head of Schools for St. Andrew's Episcopal Academy will meet with the City of Fort Pierce Assistant City Manager to review enrollment, number of faculty, staff and students driving to campus and parking, parking policy compliance, and the number of offsite parking spaces at the City parking garage required for the school year.

# Proposed Gymnasium



01 SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



01 WEST ELEVATION

SCALE: 1/8" = 1'-0"

# Proposed Upper School Expansion



## Site Plan & Conditional Use

The Planning Board, at their July 14th, 2015 meeting, voted unanimously to recommend approval of the requested Site Plan and Conditional Use with conditions.

The Historic Preservation Board, at their July 27th, 2015 meeting, conditionally approved a Certificate of Appropriateness

### *Property Owner Response Summary*

*28 Letter Sent to Adjacent Property Owners*

*9 – In Favor*

*0 – In Opposition*



# Staff Recommendation

The proposed Site Plan and Conditional Use meets the requirements of the City Code and are found to be consistent with the City's Comprehensive Plan; therefore Staff recommends that the City Commission approve the requests with the following conditions:

1. The applicant shall record and provide a recorded copy of a Unity of Title combining the subject parcels prior to issuance of a building permit;
2. The City Commission accept the proposal from St. Andrew's to utilize the City's parking garage; and
3. The City Commission approve the final Developer's Agreement presented by St. Andrew's Episcopal Academy and Church.

# St. Andrew's Episcopal School



Site Plan & Conditional Use

320 S. Indian River Drive

# Site Aerial



3.98 acres

# Indian River Drive – Facing Northeast



# Indian River Drive – Facing Southeast



# Zoning Map

Zoning: C-1 & C-4

Future Land Use Designation:  
Central Business District

