



# CITY OF FORT PIERCE

## PLANNING DEPARTMENT

Rebecca Grohall, AICP, Planning Manager  
COMPREHENSIVE PLANNING ♦ DEVELOPMENT REVIEW  
HISTORIC PRESERVATION ♦ URBAN DESIGN ♦ URBAN FORESTRY ♦ ZONING

### DEVELOPMENT REVIEW

Property address or Location 317 2<sup>nd</sup> St  
Parcel ID #(s) 241080800050000  
Project description \_\_\_\_\_

Property Owner(s) St. Andrew Episcopal Academy Applicant/Representative, Title, Company C. A. McGregor Board  
317 2<sup>nd</sup> St Street Address 210 South Indian River Dr  
Fort Pierce FL City FL State Zip  
772-332-2742 City 772-332-2742 State Zip  
alkn@camgroupllc.com Phone Number alkn@camgroupllc.com  
Email Address \_\_\_\_\_ Email Address \_\_\_\_\_

**Property Owner(s) Acknowledgements:** - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein. The undersigned consents to inspection and photographing of the subject property by the Planning staff for purposes of consideration of this Application and/or presentation to the Planning Board and City Commission.

C.A. McGregor  
Property Owner(s) Signature(s) \_\_\_\_\_

STATE OF FLORIDA -- COUNTY St. Lucie  
The foregoing instrument was acknowledged before me this 25 day of Jan., 2016, by  
Clarence McGregor who is personally known to me or has produced  
Marcia Talbert as identification.

Signature of Notary \_\_\_\_\_



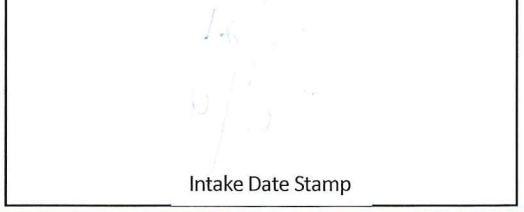
**INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3729**

#### TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic District	Historic Designation
		X		Contributing Individual Non-Contributing None

Pre-Application Meeting Date \_\_\_\_\_ Fees \_\_\_\_\_ Control # \_\_\_\_\_ B. Permit # \_\_\_\_\_

Intake Planner \_\_\_\_\_  
Planner Assigned \_\_\_\_\_  
Approved By \_\_\_\_\_ Date 1/25/16  
Comments \_\_\_\_\_  
\_\_\_\_\_



# DEVELOPMENT REVIEW

## General Information

- Incomplete application packets cannot be accepted.
- Site Plan approval is valid for one (1) year following City Commission approval. In order to maintain site plan approval, vertical improvements, permitted by the Building Department must commence prior to the 12-month expiration date, and building permits must be maintained until site plan is completed, per plans, or approval shall lapse.

Choose Application Type:

Application Type		
<input type="checkbox"/> Site Plan	<input checked="" type="checkbox"/> Conditional Use with New Const.	<input type="checkbox"/> Major Amendment
<input type="checkbox"/> Conceptual Development Plan	<input type="checkbox"/> Minor Amendment	

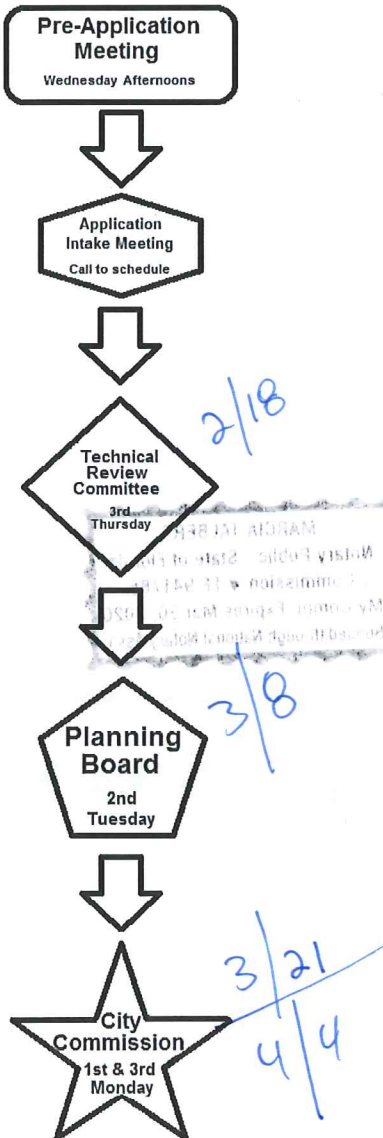
## Site Information:

Non-Residential: Proposed Sq. Ft.: \_\_\_\_\_ Residential: Proposed Units: \_\_\_\_\_

Surrounding Uses: (i.e. single family home, retail, industrial, etc.)

North	South	East	West

## Application Outlook



## Site Plan submittal requirements:

Submit one (1) original & thirteen (13) hard copies and one (1) CD of the following. Additional copies will be required of subsequent submittals.

- Complete notarized application ✓
- Warranty Deed ✓
- SLC Property Record Card ✓
- Statements of ownership & control of proposed development. Statement describing in detail: character & intended use. ✓
- General location map (see Section 22-58.d.2) X
- Survey (see Section 22-58.d.3) - if available
- Site Plan (see Section 22-58.d.4) ✓ *combined*
- Landscaping Plan (see Section 22-187) ✓
- Storm Drainage Plan (see Section 22-58.d.6) X
- Environmental Impact Report X
- Beach/Dune System protection plan, if applicable (see Section 22-58.d.7) X
- Lighting Plan (see Section 22-58.d.8) X
- Design Review submittals (see Design Review application)
- Traffic Impact Report - statement
- Concurrency Review submittals (see Concurrency Review application) X









St. Andrew's Early Learning Center with limited enrollment will be a high quality educational extension of our educational program in historical downtown Fort Pierce. A focus on science, creative play, and reading preparation, our current children already enjoy a model, accredited program. The children are those families who either already have older siblings at St. Andrew's or who work downtown in the courts, offices, or businesses. This means there will not be increased traffic in the down town area as these vehicles are already traveling to and from or impacting the parking so this center will not generate additional trips.

In addition to the traditional reading, math and literacy centers, the new center will have a science sun room, a porch with planters, an indoor arts and crafts wet room, a butterfly garden, and an outdoor nature trail with balance beams, etc., around the fence designed as a natural playground, eliminating the impact of large exterior play structures and in keeping with our theme. Students will be rotating throughout the facility centers, reducing the number of children in outdoor areas at any one time.

