



CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

TO: Nicholas Mimms, PE, City Manager
THROUGH: Rebecca Grohall, AICP, Planning Director
FROM: Kori Benton, Senior Planner
SUBJECT: Application for Conditional Use with New Construction
St. Andrew's Early Learning Center
317 S. 2nd Street
DATE: March 24, 2016

STAFF REPORT

Owner(s): St. Andrew's Episcopal Academy
320 S. Indian River Drive
Fort Pierce, FL 34950
Applicant: Trina Angelone, Head of School
210 S Indian River Dr
Fort Pierce FL 34950-4337
Representative(s): Mike Menard
Cook & Menard Architecture
806 Delaware Avenue,
Ft. Pierce, Florida 34950
Abraham Chabab, PE
5428 NW Edgewater Ave.
Port St. Lucie, FL 34983
Requested Action: Approval of an application for Conditional Use, with new construction, to operate an early learning center for children ages 2-5 (Pre-K).
Location: 317 S. 2nd Street
Parcel ID: 2410-808-0005-000-0
Zoning: Office Commercial, C-1
Surrounding Zoning:

North	East	South	West
C-1	C-1	C-1	C-4

Future Land Use: CBD, Central Business District
Site Size: .31 acres
Utilities: Located within the FPUA Retail Service Area

Staff Analysis:

Request

In accordance with Sections 22-22 and 22-76 of the City Code, the applicant is requesting approval of a Conditional Use with new construction to operate an early learning center for St. Andrew's Academy children ages 2-5 (Pre-K). The subject property is zoned Office Commercial, C-1 and is located within the Downtown Business and Entertainment District. The subject site is approximately .31 acres.

The subject site is a historic structure which was converted from a single-family home to a professional office over a decade ago. St. Andrew's Early Learning Center seeks to repurpose the structure to offer an educational extension of St. Andrew's existing educational program in downtown Fort Pierce to children ages 2-5. The facility is presented to serve a maximum enrollment of forty-nine (49) children, centered on providing a curriculum of science, creative play, and reading preparation. The proposed hours of operations for the center are 7 AM to 6 PM.

The existing one and half story structure is approximately 2,645 sq. ft. in overall area. The upstairs will be designated for a private office, providing a foundation of 1,545 sq. ft. of functional space for the learning center. The addition of a 150 sq. ft. science classroom and 120 sq. ft. garden center are proposed at the rear of the structure. The renovated floor plan provides two (2) classrooms, a science room, craft area, reception area, restrooms, and covered porches. The Historic Preservation Board has reviewed and approved the requested additions.

In addition to traditional indoor reading, math, arts, and literacy instruction, the proposed encompasses a science-oriented sunroom, rear porch with garden planters, a butterfly garden, and an outdoor nature trail. The outdoor amenities and a semi-natural playground are secured via fencing and landscaping in the open space area at the rear of the structure, which overlooks Indian River Drive. The operational plan seeks to rotate students throughout the various learning centers, limiting the quantity of children in outdoor areas at one time.

Access & Parking

Vehicular access to the property is provided via two existing one-way driveways on 2nd Street. Pursuant to City Code Section 22-16 (b) (2) & (3) (c), the subject site is exempt from City of Fort Pierce requirements based upon its location within the Downtown Business and Entertainment District, however the conditional use improvement plan incorporates the provision of five (5) parking spaces, one of which is handicap accessible. The applicant is encouraged to install a bicycle rack on-site to augment the parking options provided with the redevelopment plan.

Several on-street parking spaces are available to the east, along South Indian River Drive, offering rear access of the site. These spaces feature a two hour parking limit, providing parents an adequate window for an accompanied drop-off of their student or parent meetings. The build-out of the main campus will place additional parking facilities further to the east to support overall St. Andrew's campus operations.

Traffic & Loading

The proposed reuse of the property generates trips, which are concentrated during AM and PM peak hours. A functional total of approximately 72 PM & AM peak hour trips per day are projected based upon the level of classrooms and students. The preparing engineer of the traffic statement has deemed 50% of these trips to be recapture, of scheduled trips, from parents that work in the downtown area. Trips associated with the proposed development during these hours encompass staff, teachers, and parent drop-off and pick-up of students. It's suggested that the elevated traffic impacts from the proposed reuse will not have a significant impact to the current level of services, however the analysis does not appear to take into account the planned impacts from the expansion of St. Andrew's Episcopal Academy's main campus to the east, and the two proposed projects, Indian

River Villas and Indian River Commerce, to the south east from this site. Further analysis of the collective impacts to the level of service for Citrus Avenue should be considered.

The proposed parking area expansion features a loading zone for student drop-off and pick-up. The designed stacking capacity is not presented, however the parking and loading configuration should accommodate 3-4 vehicles queuing on-site. The anticipated traffic impacts, and limited stacking capacity on-site present a need to consider functional solutions to ensure efficient and safe loading and unloading of students, and the exiting of vehicles from the site. A right-turn only departure from the site may assist in facilitating the timely departure of vehicles after drop-off. The utilization of the on-street parking to the east of the facility by teachers and staff may further improve capacity of the principal parking area to accommodate parent activities. Additionally, the consideration of an enrollment ceiling, at this location, may ensure that traffic impacts do not elevate due to demand pressure in the future.

Sidewalks & Landscaping

Pedestrian access will be enhanced with the implementation of sidewalk access from 2nd Street to the facility, and reconstruction of the rear access sidewalk.

Pursuant to City Code Section 22-16 (b) (2) & (3) (c), the subject site is exempt from City of Fort Pierce landscaping requirements based upon its location within the Downtown Business and Entertainment District, however the improvement plan seeks to retain and supplement the landscaping on-site for enhancement of the parking area and rear outdoor areas. Additional landscaping to complement the building façade and entry are encouraged for overall enhancement of design.

Technical Review Committee

All affected departments have reviewed and conditionally approved the Conditional Use with new construction based on compliance with the requirements of the City Code.

Planning Board Recommendation:

The Planning Board, at their March 8th, 2016 meeting, voted unanimously to recommend approval of the request with staff recommended conditions.

Property Owner Response Summary:

A total of 20 notifications of the proposed Conditional Use were mailed to the owners of property located within 500 feet of the subject property. As of March 24th, 0 responses have been received. An update will be provided to the City Commission at the public hearing.

Staff Recommendation:

The proposed Conditional Use with new construction meets the requirements of the City Code and is found to be consistent with the City's Comprehensive Plan; therefore Staff recommends approval of the request with consideration of an enrollment limit and designated staff parking plan.