



CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

TO: The Honorable Mayor and Members of the City Commission
THROUGH: Rebecca Grohall, AICP, Planning Manager
FROM: Clarissa Davis, Planner
SUBJECT: Conditional Use – Advanced Scholars Christian Academy – 720 Delaware Avenue
DATE: April 21st, 2016

STAFF REPORT

Owner: Julian Demora Revocable Trust
826 Polk Street, Hollywood, FL 33019

Applicant/Representative: Sherria Baptiste
1038 SW Barbarosa Ave, Port Saint Lucie, FL, 34953

Requested Action: Approval of a Conditional Use application to operate a private school

Location: 720 Delaware Avenue

Parcel IDs: 2410-705-0001-000-6

Current Zoning: C-1, Office Commercial

Current Future Land Use: OP, Office Commercial

Surrounding Zoning:

North	East	South	West
C-1	C-1	C-3/C-1	C-1

Parcel(s) Size: 0.83 acres

Staff Analysis:

The applicant, Sherria Baptise, is proposing to operate a private school named Advanced Scholars Christian Academy at 720 Delaware Avenue. This property is zoned C-1, Office Commercial with an underlying future land use of OP, Office Commercial. This plaza is mostly vacant, made up of 14 bays. Currently a barber shop, a small church and insurance agency utilize 3 of these bays.

The project entails approximately 3,480 sq. ft. of space to be allocated within the plaza to the private school. The academy will begin to service up to 50 students from Kindergarten to Third Grade with at least 12 students per classroom. Once the school expands to 60 - 80 students in the coming years, no more than 20 students will be in each classroom. In addition to the mandatory education curriculum, the academy will also provide an array of programs and activities such as a mentorship program, before and aftercare services, etiquette classes and more. The school will have a designated outdoor play area behind the school that is situated on lots that are owned by the property owner.

These students will be transported on and off the site by their guardians during the first year. Guardians will be required to walk their child into the facility and sign them in. The facility will operate between the hours of 7 a.m. and 6 p.m. while class will be in session from 8 a.m. to 3 p.m. In the morning, guardians will have an hour window to come to and from the site to transport their child. Because the school encompasses the entire east side of the plaza, cars will be able to utilize all parking spaces within this section without hindering traffic flow to the two other active businesses. Parents will have the opportunity to utilize on-street parking spaces as well. In its second year, the school will look to incorporate a bus system. These buses will also be able to utilize these parking spaces when delivering children. Staff that will be present on the property will be a principal, receptionist, a total of 4 teachers that are certified, and one miscellaneous staff member to handle food services. All meals will be catered. No meals will be prepared at this location.

To bring the site into compliance, the applicant is providing a pedestrian pathway from the sidewalk to the front of the building for safe passage. Additional shrubs along the front property line are also provided.

TRC Comments:

The application was transmitted to the reviewing departments. TRC comments are attached to this staff report.

Planning Board:

At their April 12th meeting the Planning Board meeting recommended approval of the application with the condition that site lighting be brought up to code with a 6-4 vote.

Staff Comments:

As this application is consistent with the Comprehensive Plan and adheres to all Conditional Use criteria within the Land Development Code, staff recommends that the City Commission approve the application with the following condition:

1. The applicants will provide a lighting assessment to determine the efficiency of the existing lighting. If the lighting does not meet the requirement of an average of at least 1 foot candle, the site lighting must be brought up to code prior to Certificate of Occupancy.