



# CITY OF FORT PIERCE

## PLANNING DEPARTMENT

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

February 17<sup>th</sup>, 2016

Alan McGregor  
210 S Indian River Drive  
Fort Pierce FL, 34950

**Re: Technical Review – St. Andrew's Early Learning Center  
Conditional Use with New Construction  
317 S 2<sup>nd</sup> Street**

Dear Mr. McGregor

The following are technical review comments from the Planning Department's review of the application for **Conditional Use with New Construction for St. Andrew's Early Learning Center**:


- 1) Please provide guidance on the maximum enrolment sought for operation of the proposed facility.
- 2) Please detail the proposed hours of operation for the learning center.
- 3) Please provide a formal traffic statement with regards to the previous office use, and the proposed early learning center, based upon ITE standards.
- 4) Please provide turn analysis for the proposed parking area to ensure safe and efficient flow for parent pick-up/drop-off, further indicating detail of the stacking area for this function of the site. It's noted that a "right turn" out scenario may improve the efficiency of the facility and minimize stacking on-site. Additionally, a limitation on use of the parallel parking spaces during the peak delivery hours may improve functionality of the constricted turnaround space on-site.
- 5) Pursuant to City Code Section 22-16. - Designation of overlay districts. b. (3). (c). 1. All parcels within the Downtown Business & Entertainment district are exempt from off-street parking requirements, as referenced in section 22-60 and from landscaping requirements, as referenced in section 22-187. It is requested however to identify any proposed landscaping sought for incorporation with the site and expanded parking area.
- 6) Pursuant to City Code Section 22-61. - Access control. (b)2. b. Distance between driveways (driveway spacing): Two way driveways on the same side of the street will conform to the minimum distance requirements for driveway spacing by roadway class as follows: Local – 50ft.\* (reduced to 25ft. based upon the one-way configuration). A variance for the proposed driveway separation (~12ft.) should be considered by the Historic Preservation Board based upon the proposed reuse of the facility, expansion of the parking area, and intensification of the traffic demands related to the proposed use.
- 7) The parking area should be striped and accompanied with signs accordingly.
- 8) Please identify whether the existing driveway aprons in the right-of-way require amendment to accommodate an increase in traffic.
- 9) Please detail any potential "internal capture", of students from parents that may walk students to the facility from the adjacent campus.



# CITY OF FORT PIERCE DEPARTMENT OF ENGINEERING

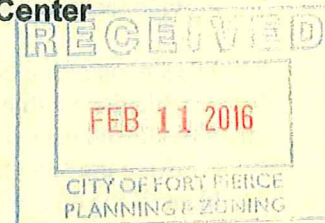
Roadway Design, Engineering Reviews, Stormwater Utility Management,  
Project Management, Traffic Control and Maintenance

## INTEROFFICE MEMORANDUM

**TO:** Kori Benton, Senior Planner  
**FROM:** John R. Andrews, P.E., City Engineer   
**DATE:** February 11, 2016  
**PROJECT:** St. Andrew's Episcopal Early Learning Center  
Conditional Use Application  
TRC Project No. 16-0400003

**cc:**

**Attachment(s):** None



This is to advise you that we have completed the review of the following documents as received by this office on February 5, 2016:

- |   |  |
|---|--|
| <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

- |   |  |                              |
|---|--|------------------------------|
| <input checked="" type="checkbox"/> Approval of Application | <input type="checkbox"/> Building Permit | <input type="checkbox"/> 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



**TRC**  
**DKnupp** to: Kori Benton

02/16/2016 11:00 AM

History: This message has been replied to.

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Hey Kori,

I will be unable to attend the technical review committee on Thursday 2/18. I have no comments on the conditional use of Treasure Coast Bio Fuel. As for the conditional use w/New Construction at St. Andrew's Early Learning Center - it does need a monitored fire alarm if not already there.

Thanks

Captain Debbie Knupp  
Fire Prevention Bureau  
St. Lucie County Fire District  
772-621-3380  
dknupp@slcfd.org

*Disclaimer: According to Florida Public Records Law, all emails to and from St. Lucie County Fire District are considered public records and must be made available to the public and media upon request, unless specifically exempted. The comments and opinions expressed herein are those of the author and may not reflect the policies of the St. Lucie County Fire District.*

St. Andrews Early Learning Center  
317 South 2<sup>nd</sup> Street  
Conditional Use  
February 9, 2016

St. Lucie County Public Works/Engineering Comments

1. No objections to the proposed conditional use.
2. Road right of ways abutting the subject parcel are under the jurisdiction of the City of Ft. Pierce and or St. Lucie County.

Ron Harris  
County Surveyor  
772 462-1721