



CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

TO: Members of the City of Fort Pierce Planning Board

THROUGH: Rebecca Grohall, AICP, Planning Director

FROM: Clarissa Davis, Planner

SUBJECT: Conditional Use – Advanced Scholars Christian Academy – 720 Delaware Avenue

DATE: April 4th, 2016

STAFF REPORT

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

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

Representative(s): Mike Menard
Cook & Menard Architecture
806 Delaware Avenue,
Ft. Pierce, Florida 34950

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

Location: 720 Delaware Avenue

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

Zoning: Office Commercial, C-1

Surrounding Zoning:

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

Future Land Use: Offices - Professional & Business Services (OP)

Site Size: .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, Offices - Professional & Business Services.

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 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 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. These students will be transported on and off the site by their guardians. The private school will operate between the hours of 7 a.m. and 6 p.m.

Staff that will be present on the property will be a principal, receptionist, a total of 4 teachers that are certified, and miscellaneous staff to handle food services. All meals will be catered; therefore no meals will be prepared at this location.

The applicant is proposing various improvements to enhance the site, and ensure compliance with City Code. A pedestrian pathway is planned from the sidewalk to the front of the building for safe passage. Furthermore, additional landscaping and shrubs will be provided along the front property line.

Technical Review Committee Comments:

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

Staff Comments:

As this application does not conflict with the Comprehensive Plan and adheres to all Conditional Use criteria, staff recommends that the Planning Board forward a recommendation of **approval** to the City Commission to approve the application.