



**SITE INFORMATION**

**OWNER**  
 JULIAN DEMORA REVOCABLE TRUST  
 828 POLK STREET  
 HOLLYWOOD, FLORIDA 33019-1311

**ZONING**  
 C-1

**LAND USE**  
 OP - OFFICE PROFESSIONAL

**SETBACKS**

FRONT	= 89.50 FEET
SIDE	= 4.00 FEET EAST, 5.79 FEET WEST
REAR	= 15.00 FEET
MAX. BLDG HT.	= 18.00 FEET +/-

**SITE DATA**

SITE AREA	= 37,000 SF	= 0.05 AC	= 100.0%
BUILDING AREA	= 9,983 SF	= 0.23 AC	= 26.9%
CONCRETE AREA	= 1,950 SF	= 0.04 AC	= 5.3%
PAVEMENT AREA	= 15,089 SF	= 0.35 AC	= 40.7%
TOTAL IMPERVIOUS AREA	= 27,022 SF	= 0.62 AC	= 72.9%
TOTAL OPEN AREA	= 10,068 SF	= 0.23 AC	= 27.1%

**BUILDING HEIGHT**  
 Height = 18'-0" +/-

**PARKING DATA**  
 TOTAL SQUARE FOOTAGE = 9,983 - 1,200 SF CREDIT = 8,783 SF TOTAL

**PARKING REQUIRED**

BARBER SHOP	= 1 SPACE/200 SF (609 SF)	= 3.1 SPACES
INSURANCE AGENCY	= 1 SPACE/300 SF (609 SF)	= 2.1 SPACES
ADVANCED SCHOLARS	= 2 SPACES PER CLASSROOM (4)	= 8.0 SPACES
VACANT UNITS	= 1 SPACE/300 SF (4622 SF)	= 15.4 SPACES
CHURCH	= 1 SPACE/40 SF (812 SF)	= 21.0 SPACES

PARKING REQUIRED (WITH CHURCH INCLUDED) = 50 SPACES  
 PARKING REQUIRED (WITHOUT CHURCH INCLUDED) = 29 SPACES  
 PARKING PROVIDED = 41 SPACES (39 STANDARD AND 2 HANDICAPPED)

**WATER AND WASTEWATER SOURCE**  
 FT. PIERCE UTILITY AUTHORITY

**TAX PARCEL I.D. NUMBER(S)**  
 2410-705-0001-000-8

**SITE ADDRESS**  
 720 DELAWARE AVENUE  
 FT. PIERCE, FLORIDA

**LEGAL DESCRIPTION**  
 LOT 1, LESS EAST 165.00 FEET, THEREOF, CANNING COMPANIES SUBDIVISION,  
 FLAT BOOK 1, PAGE 190, ST. LUCIE, FLORIDA

**LANDSCAPE LEGEND**

	EXISTING TREES (CARABAGE PALM, BOTTLE BRUSH OR SMALL OAK)
	EXISTING 30" OR LARGER OAK
	EXISTING AEBICOLA HEDGE
	PROPOSED RED TIP COCOPLUM HEDGE 24" HIGH
	PROPOSED SOUTHERN MAGNOLIA 2 1/2" @ 12" H

GRADE LEVEL: K 3-4 (FIRST YEAR)  
 (THIRD WILL MOVE TO 4<sup>TH</sup>, THEN 5<sup>TH</sup>) K-5 OVER THE NEXT TWO YEARS

PRIVATE ELEMENTARY CHRISTIAN SCHOOL

HOURS OF OPERATION:  
 7AM - 6:30 PM (BEFORE AND AFTER CARE)  
 7:30 AM - 3:30 PM  
 8:00 AM - 3:00 PM STUDENTS.

TOTAL NUMBER OF STUDENTS 60 - 80

**SITE PLAN**



1"=10'

3/2/16  
 CHRISTIAN ACADEMY  
 USE  
 3/21/16 PLANNING BOARD

**ADVANCED SCHOLARS  
 CHRISTIAN ACADEMY  
 FLORIDA**

PETER B. COOK

**COOK & MENARD  
 ARCHITECTURE INC.**  
 STATE OF FLORIDA REGISTRATION NO. LA0003494  
 FT. PIERCE, FLORIDA 34950  
 806 DELAWARE AVE.  
 PHONE: (772) 460-7551  
 FAX: (772) 460-0244

SHEET  
 S-1  
 OF ONE  
 CHRISTIAN ACADEMY