

CITY PLANNING BOARD

BOARD AGENDA

Planning Board Regular Meeting - Tuesday, April 12, 2016 - 6:00 p.m.
City Hall - City Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **CONSIDERATION OF ABSENCES**
5. **CERTIFICATION OF ALTERNATE MEMBER VOTING STATUS**
6. **APPROVAL OF MINUTES**
 - a. Minutes from the March 8, 2016 meeting.
7. **NEW BUSINESS**
 - a. Conditional Use - Advanced Scholars Christian Academy - 720 Delaware Avenue
8. **BOARD COMMENTS**
9. **ADJOURNMENT**

Any person seeking to appeal any decision by the Planning Board with respect to any matter considered at this meeting is advised that a record of proceedings is required in any such appeal and that such person may need to insure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

Persons who require special accommodations under the Americans with Disabilities Act (ADA) should contact (772) 467-3729, at least five (5) days prior to the meeting. Persons who are hearing or speech impaired may use the Florida Relay System by dialing 711.

Planning Board

6. a.

Meeting Date: 04/12/2016

Information

REQUESTED ACTION

Minutes from the March 8, 2016 meeting.

LOCATION

RESPONSIBLE STAFF

RECOMMENDATION

Attachments

Planning Board Minutes 3/8/16

Form Review

Form Started By: Alicia Rosenthal

Started On: 03/10/2016 09:23 AM

Final Approval Date: 03/29/2016

DRAFT



CITY OF FORT PIERCE PLANNING BOARD

Planning Board Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE CITY PLANNING BOARD HELD ON TUESDAY, **MARCH 8, 2016**, IN FORT PIERCE CITY HALL, COMMISSION CHAMBERS, 100 NORTH US HIGHWAY 1, FORT PIERCE, FLORIDA.

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

Present: **Brian Paul; Charles Hayek; Frank Creyaufmiller; Marcia Baker; Robert Poitier; Mike Dahan; Eloise Cumings; Tim O'Connell; John George; Steve Weaver; Al Bernetti; Bob Burdge, Chairman**

Staff Present: **James Walker, Assistant City Attorney
Rebecca Grohall, AICP, Planning Manager
Kori Benton, Senior Planner
Clarissa Davis, Planner
Vennis Gilmore, Planning Analyst
Alicia Rosenthal, Administrative Assistant**

4. **CONSIDERATION OF ABSENCES**

All members were present.

5. **CERTIFICATION OF ALTERNATE MEMBER VOTING STATUS**

No alternates were needed due to a full Board.

6. **APPROVAL OF MINUTES**

- a. Minutes from the February 9, 2016 meeting.

Motion was made by Charles Hayek, and seconded by Tim O'Connell to approve the minutes from the February 9, 2016 meeting.

AYE: John George, Tim O'Connell, Eloise Cumings, Mike Dahan, Robert Poitier, Marcia Baker, Frank Creyaufmiller, Charles Hayek, Brian Paul, Chairman Bob Burdge

Passed

7. NEW BUSINESS

a. Conditional Use - St. Andrew's Early Learning Center - 317 S. 2nd Street

Mr. Benton gave an overview of the application and answered question from the Board regarding parking calculations and security.

Trina Angelone, Head of Schools, St. Andrew's Episcopal Academy, gave a quick overview of the school.

Abraham Chabab, Engineer, provided detailed information on the Learning Center.

Mike Menard, Cook and Menard Architecture, answered questions from the Board regarding ADA access, fire sprinkler requirements, restrooms and Historic Preservation Board approval.

Motion was made by John George, and seconded by Marcia Baker to forward a recommendation to the City Commission for approval of the request with consideration of an enrollment limit and designated staff parking plan.

AYE: **Charles Hayek, Frank Creyaufmiller, Marcia Baker, Robert Poitier, Mike Dahan, Eloise Cumings, Tim O'Connell, John George, Brian Paul, Chairman Bob Burdge**
Passed

b. Conditional Use - Indian River Biodiesel -1103 N. 2nd Street

Mr. Benton gave an overview of the application. Mr. Creyaufmiller disclosed that he visited the site twice and he had a brief discussion with the owners on his second visit. Mr. Benton answered questions from the Board regarding spill containment, weight loads, Genuine Biodiesel facility in Indiantown and the situation at a competitor, Viesel's, in Martin County.

Dennis Murphy, Applicant Representative from Culpepper and Terpening, answered questions that the Board had raised and provided additional information on paving and drainage.

Richard Pratt, Indian River Biodiesel, clarified information on biodiesel and answered questions from the Board.

Motion was made by Marcia Baker, and seconded by John George to forward a recommendation to approve the presented request with the following conditions:

1) The applicant provides a safe and efficient sidewalk linkage between the building entrance and the future 2nd Street sidewalk, when said sidewalk is completed, pursuant to City Code Section 22-62 (d) (2).

2) The property owner provides the necessary Right-of-way dedications to facility the planned 2nd Street roadway and utility improvements.

AYE: **Robert Poitier, Mike Dahan, Eloise Cumings, Tim O'Connell, John George, Brian Paul, Charles Hayek, Frank Creyaufmiller, Marcia Baker, Chairman Bob Burdge**
Passed

c. **Conditional Use - Rico Farms Research & Wholesale Trade Facility - 5300 S. US Highway 1**

Mr. Gilmore gave an overview of the application. Mike McCarty, McCarty and Associates Land Planning and Design, provided additional information and answered questions from the Board.

Motion was made by Robert Poitier, and seconded by Charles Hayek to forward a recommendation to approve the presented request with the condition that the applicant installs a bike rack on-site.

AYE: Brian Paul, Charles Hayek, Frank Creyaufmiller, Marcia Baker, Robert Poitier, Mike Dahan, Eloise Cumings, Tim O'Connell, John George, Chairman Bob Burdge
Passed

d. **Minor Replat - RG Towers - 2551 Jenkins Road**

Ms. Davis gave an overview of the application and answered questions from the Board.

Holly Valdez, RG Towers, stated she has received the access agreement with the neighboring property owner.

Motion was made by Frank Creyaufmiller, and seconded by Robert Poitier to forward a recommendation to the City Commission to approve the Minor Replat application with the following conditions:

1. The way the property is to be split will render it landlocked. An access agreement with the neighboring property from the newly made parcel must be provided before the Minor Plat application is approved. If agreement has been made please provide documentation.

2. Adhere to any comments that may be rendered by NorthStar Geomatics, the City third-party surveyor.

AYE: Marcia Baker, Robert Poitier, Mike Dahan, Eloise Cumings, Tim O'Connell, John George, Brian Paul, Charles Hayek, Frank Creyaufmiller, Chairman Bob Burdge
Passed

e. **Zoning Text Amendment - Dwelling Rentals**

Chairman Burdge stated the Zoning Text Amendment for Dwelling Rentals was tabled at the last meeting and a motion is needed to lift the Zoning Text Amendment from the table.

Motion was made by Frank Creyaufmiller, and seconded by John George to lift the Zoning Text Amendment for Dwelling rentals from the table.

AYE: Tim O'Connell, John George, Brian Paul, Charles Hayek, Frank Creyaufmiller, Marcia Baker, Robert Poitier, Mike Dahan, Eloise Cumings, Chairman Bob Burdge
Passed

Ms. Grohall stated staff wishes to withdraw the Zoning Text Amendment for Dwelling Rentals matter at this time.

Mr. Walker amplified that Ms. Baker had expressed some concerns on the matter at last months Planning Board meeting so the City Attorney's office undertook an investigation.

Mr. Walker stated the subject of vacation rentals is a very complicated topic and he said the real concern arises from a statute that preempts to the state exclusively the ability to regulate the locations and times of vacation rental use. Mr. Walker said it does create an exception for ordinances that pre-date the grandfather date of June 1, 2011. He said the city's conditional use process pre-dates the grandfather cut off so the city is not subject to the statutory preemption and the city can continue to regulate vacation rentals as currently provided by the ordinance, however, if a governmental entity amends an otherwise protected ordinance then it loses the protection of the grandfather clause and if that happens it has no ability whatsoever to regulate the location or timing of vacation rentals.

Mr. Walker stated a number of jurisdictions are in litigation over these issues and jurisdictions are not amending their codes of potential fear of losing protection of their grandfathered provision.

Mr. Walker expressed that Senator Altman has introduced a bill that sets out an amendment which would expressly permit amendment without losing the grandfather protection. Mr. Walker suggested the Board retable the item for another month and by then the legislative session will have ended and the fate of the bill will be determined.

Chairman Burdge stated without a time certain for postponing the matter it could lay on the table until the investigation is done.

Motion was made by Robert Poitier and seconded by John George to postpone the item to a time certain.

Mr. Weaver stated if the applicant wants to withdraw then they should be able to withdraw. Mr. Walker stated they will continue investigating the matter as necessary and it can always be brought back at a later time.

The motion and second was withdrawn.

Mr. Walker explained that the city can withdraw a matter anytime it wants up until the meeting of the Board commences and the Board then has jurisdiction over the matter. Mr. Walker recommended a motion to relinquish jurisdiction and at that point it will return to staff.

Motion was made by Frank Creyaufmiller, and seconded by Robert Poitier to relinquish jurisdiction.

AYE: Eloise Cumings, Frank Creyaufmiller, John George, Marcia Baker, Mike Dahan, Robert Poitier, Tim O'Connell, Brian Paul, Charles Hayek, Chairman Bob Burdge
Passed

9. **ELECTION OF CHAIR, VICE-CHAIR AND SECRETARY**

Motion was made by Charles Hayek, and seconded by Marcia Baker to nominate Mr. Burdge as Chairman.

AYE: John George, Tim O'Connell, Eloise Cumings, Mike Dahan, Robert Poitier, Marcia Baker, Frank Creyaufmiller, Charles Hayek, Brian Paul, Chairman Bob Burdge
Passed

Motion was made by Eloise Cumings, and seconded by Marcia Baker to nominate Mr. Hayek as Vice-Chair.

AYE: **Mike Dahan, Eloise Cumings, Tim O'Connell, John George, Brian Paul, Charles Hayek, Frank Creyaufmiller, Marcia Baker, Robert Poitier, Chairman Bob Burdge**
Passed

Motion was made by Charles Hayek, and seconded by Eloise Cumings to nominate Ms. Baker as Secretary.

AYE: **Eloise Cumings, Tim O'Connell, John George, Brian Paul, Charles Hayek, Frank Creyaufmiller, Marcia Baker, Robert Poitier, Mike Dahan, Chairman Bob Burdge**
Passed

10. BOARD COMMENTS

Mr. Weaver pointed out that the "No New Construction" loophole in the requirements for the Conditional Use process are potentially being abused and he feels staff should take a look at the loophole being a little too wide.

Chairman Burdge was happy to report the Interlocal Agreement for the Dan McCarty track was approved by the City Commission and at the St. Lucie County School Board.

Mr. Weaver thanked Ms. Baker for uncovering the information regarding the vacation rentals before the wrong switch was flipped.

11. ADJOURNMENT

Planning Board

7. a.

Meeting Date: 04/12/2016

Information

REQUESTED ACTION

Conditional Use - Advanced Scholars Christian Academy - 720 Delaware Avenue

LOCATION

720 Delaware Avenue

RESPONSIBLE STAFF

Clarissa Davis, Planner

RECOMMENDATION

Staff recommends that the Planning Board forward a recommendation of **approval** to the City Commission to approve the application.

Attachments

Staff Report

Application

Project Narrative

Site Plan

Floor Plan

TRC Comments

Form Review

Form Started By: Clarissa Davis

Started On: 04/05/2016 01:26 PM

Final Approval Date: 04/06/2016



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-4

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:

Staff recommends that the Planning Board forward a recommendation of approval to the City Commission to approve the application.



CITY OF FORT PIERCE
PLANNING DEPARTMENT

Rebecca Grohok, AICP, Planning Manager
COMPREHENSIVE PLANNING & DEVELOPMENT REVIEW
HISTORIC PRESERVATION & URBAN DESIGN & URBAN FORESTRY & ZONING

Conditional Use - No New Construction

Property address or Location 720 Delaware Ave

Parcel ID #(s) 2410 - 705 - 0001 - 000 - 6

Project description _____

* Julian Demora
(Property Owner(s))

826 POLK ST

HOPE WOOD FL 33019

City 954-9273092 State Zip

Phone Number _____

Email Address _____

Sherria Baptiste

Applicant/Representative, Title, Company

1038 SW Barbours Ave

Port. St. Lucie FL 34953

City 172-634-6906 State Zip

Phone Number Sherriabaptiste82@gmail.com

Email Address _____

Property Owner(s) Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein.

Julian Demora
Property Owner(s) Signature(s)

STATE OF FLORIDA - COUNTY Broward
The foregoing instrument was acknowledged before me this 1 day of March, 2016, by

_____ who is personally known to me or has produced _____ as identification.

Yunely Alfonso
Signature of Notary



YUNELY ALFONSO
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF161102
Expires 9/18/2018

INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3729

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic District	Historic Designation	
				Contributing	Individual
				Non-Contributing	None

Pre-Application Meeting Date _____ Fees _____ Control # _____ B. Permit # _____

Intake Planner _____

Planner Assigned _____

Approved By _____ Date _____

Comments _____

Intake Date Stamp _____

Property Identification

Site Address: 720 DELAWARE AVE
 Sec/Town/Range: 10/35S/40E
 Map ID: 24/10S
 Zoning: C1

Parcel ID: 2410-705-0001-000-6
 Account #: 23552
 Use Type: 1700
 Jurisdiction: Fort Pierce

Ownership

Julian Demora Revocable Trust
 826 Polk St
 Hollywood, FL 33019


Legal Description

CANNING CO'S S/D LOT 1-LESS E 165 FT- (MAP 24/10E) (OR 297-2810: 725-2770)

Current Values

Just/Market Value: \$508,100
 Assessed Value: \$508,100
 Exemptions: \$0
 Taxable Value: \$508,100

Taxes for this parcel: SLC Tax Collector's Office 

Download TRIM for this parcel: [Download PDF](#) 



Total Areas

Finished/Under Air (SF): 10,004
 Gross Area (SF): 11,468
 Land Size (acres): 0.83
 Land Size (SF): 36,250

This information is believed to be correct at this time but it is subject to change and is not warranted.
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Advance Scholars Christian Academy was initiated to provide Fort Pierce and its environs an opportunity to expose our students to a quality of education that is above the rest. Particular emphasis will be centered on Intensive Phonics, Reading and, Math skills. One of our objectives will be focused on teaching 4-year-olds how to read.

The school plans on opening with four classes (Kindergarten through Third). To achieve our ultimate vision of excellent student performance and academic excellence city wide, we plan to grow significantly in the next three years into a full functioning Elementary School. We will do so by moving up with our highest grade level (third)

Our growth will occur in two phases. In the first phase, we will strengthen and build the organization in anticipation of further growth. In the second phase, the organization will refine the strategy and implement it to reach the school's full potential.

We are anticipating an enrollment of 50 students this school year; at least 12 students per classroom. Next school year (2017-2018) we are hoping to have no more than 20 students per class.

Our staff for 2016-2017 will consist of 4 certified Teachers, 1 Principal, 1 receptionist and 1 Floater for lunchroom duties and extended day services.

Hours of Operation: 7 a.m. - 6 p.m. Before care starts at 7 a.m. and after care ends at 6 p.m. School Hours: 8 -3 p.m.

We will not be providing busing during the first year. Students will be dropped off by their parents.

At Advanced Scholars Christian Academy, our academics are aimed at maximizing the potential of each and every child. From the time our students join our community, they will experience a nurturing atmosphere of learning and discovery in all areas of academics. We seek to partner with parents to prepare students for a level of education that exceeds all of St. Lucie County and a life of service to our Lord through excellence in Bible-centered instruction and through Godly example. To fulfill this partnership, we are committed to providing:

Extra activities including but not limited to Art, Music, Physical Education and Computer

Highly qualified Christian teachers

Low student to teacher ratio

Most affordable tuition in all of St. Lucie County

Mentorship Program

Adopt a Kid Program

Tutoring Service

Before and Aftercare Service

Summer Camp and Summer School

Plenty of individual attention

Unbeatable instruction via the ABEKA curriculum

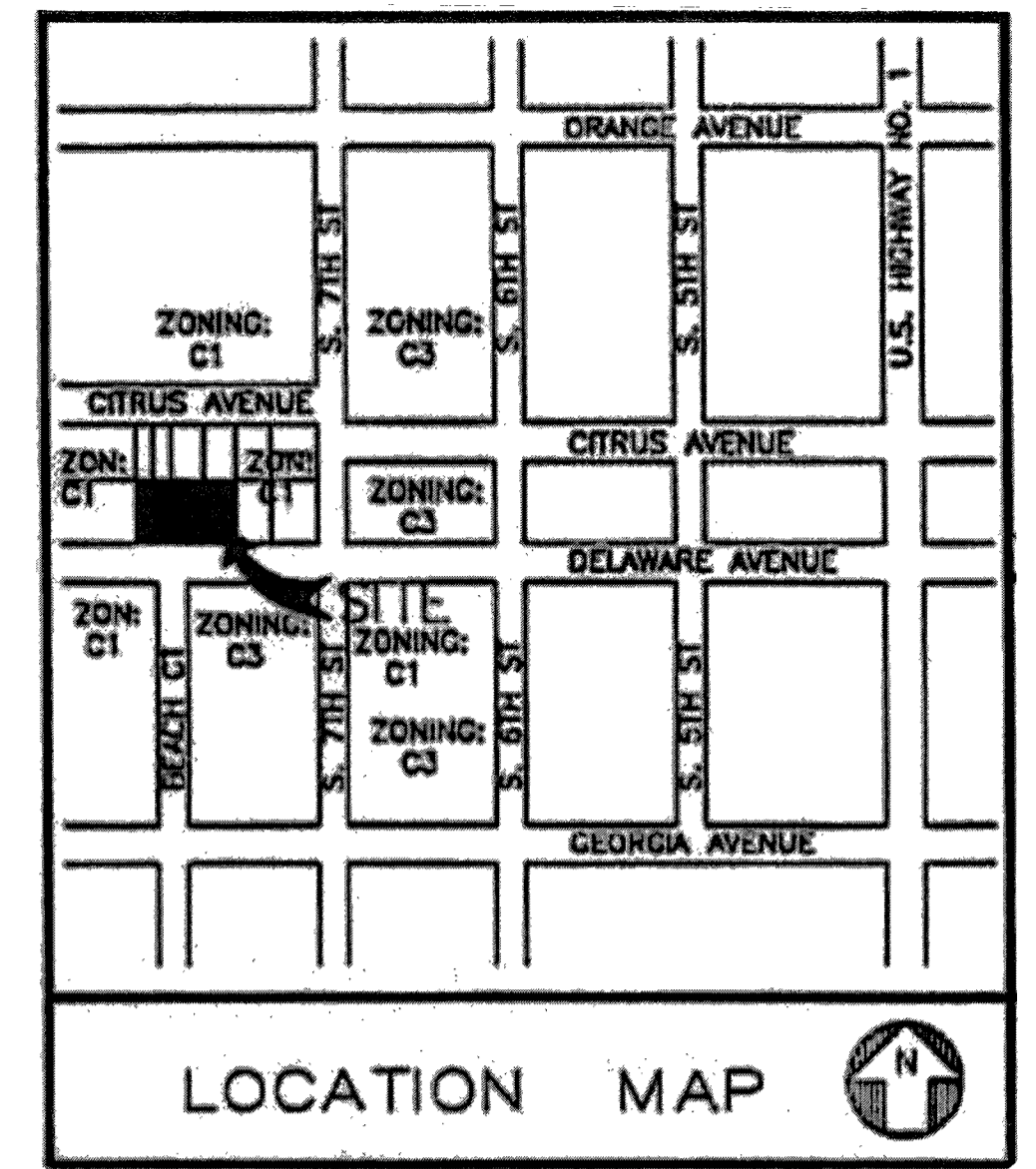
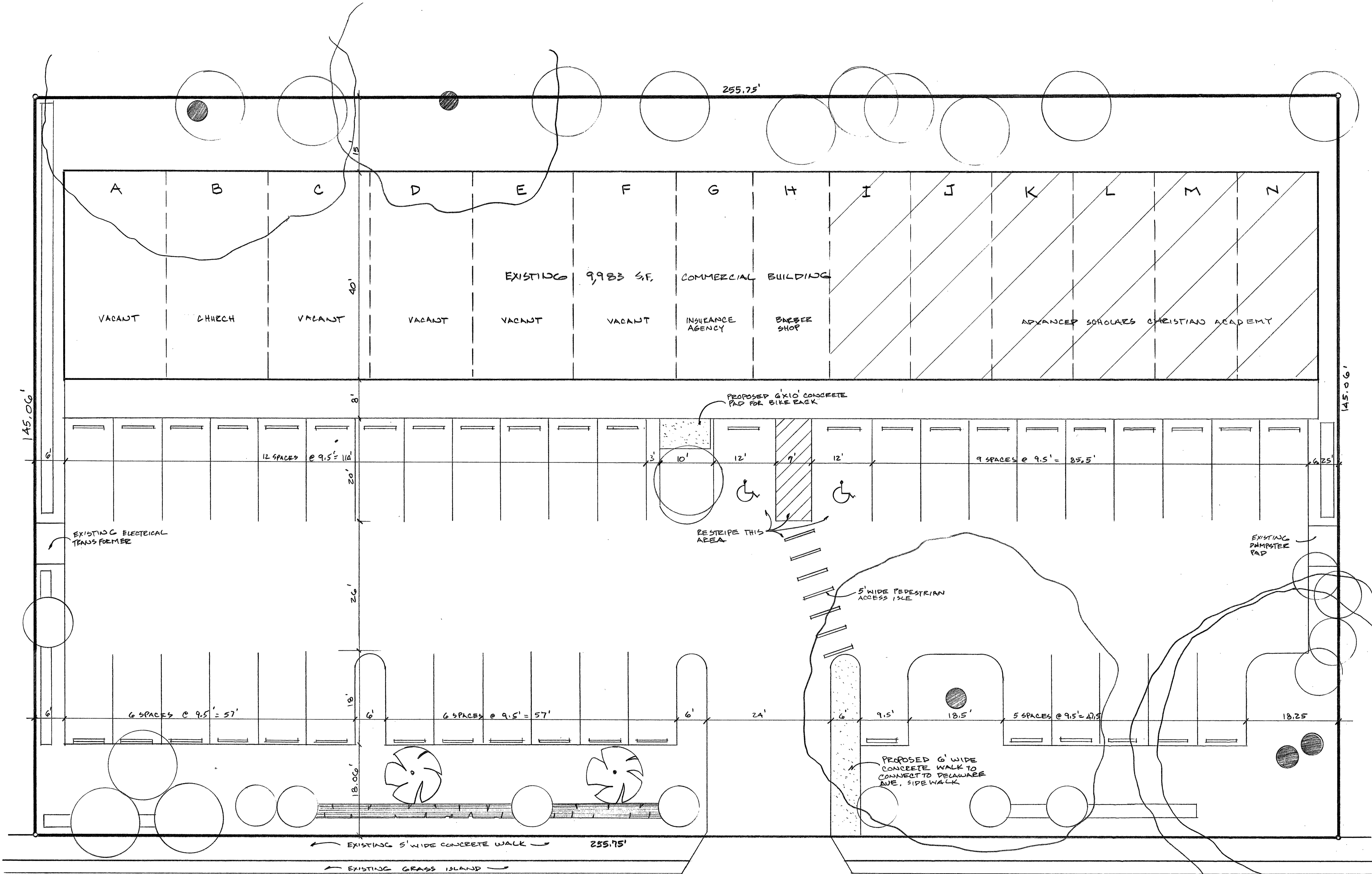
Weekly chapel

Faith-Based educational institution

Monthly Heritage Assembly

Etiquette classes

Monthly Science Projects and Book Reports (all grade levels)



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 4TH, THEN 5TH) 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'

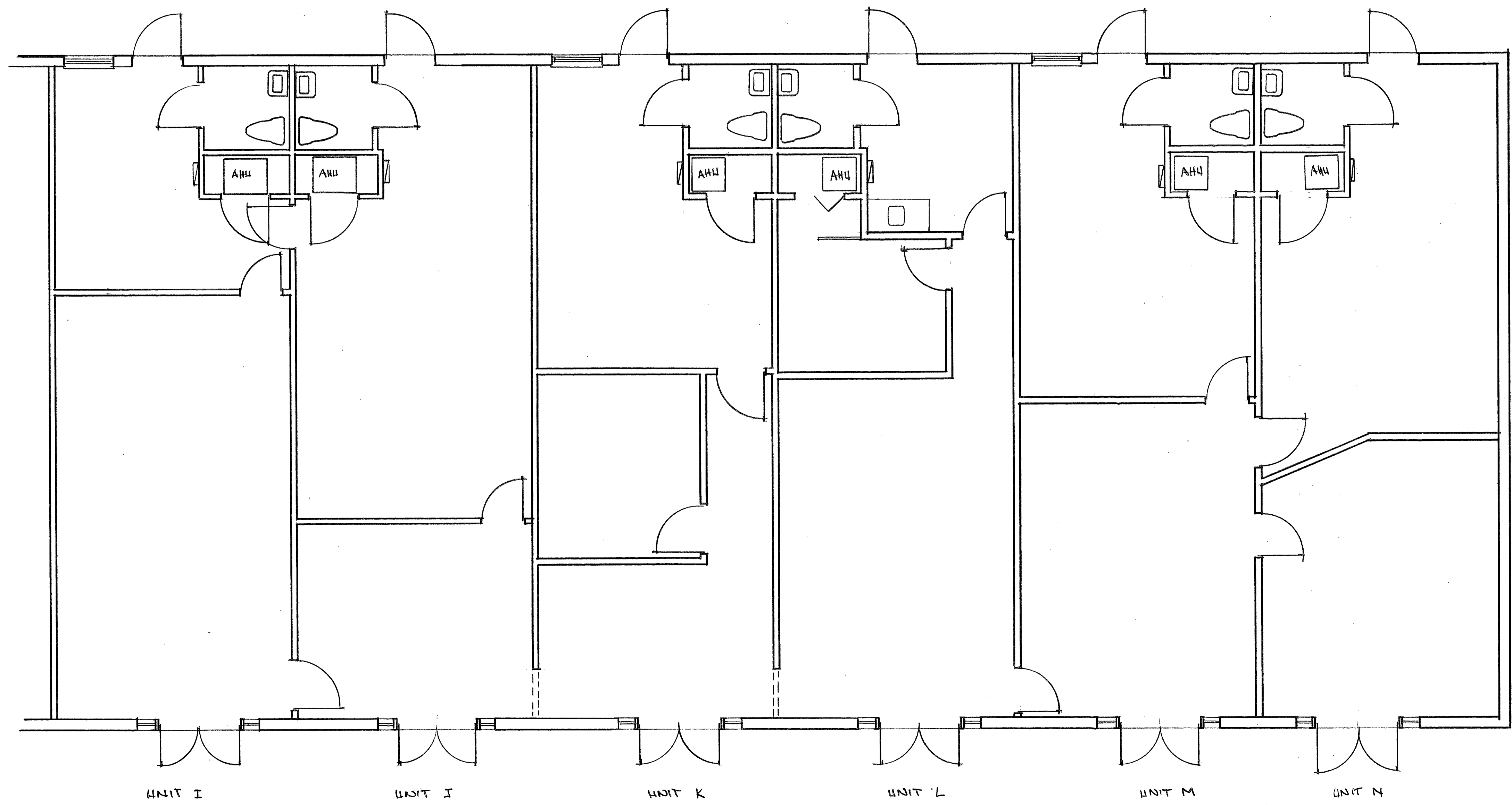
3/2/16
 CHRISTIAN L
 USE
 3/21/16 PLANNING Bd

ADVANCED SCHOLARS
CHRISTIAN ACADEMY
 FLORIDA
 FT. PIERCE,

PETER B. COOK

COOK & MENARD
 ARCHITECTURE INC.
 STATE OF FLORIDA REGISTRATION NO. LA0003494
 FT. PIERCE, FLORIDA 34950
 806 DELAWARE AVE.
 PHONE: (772) 460-7751
 FAX: (772) 460-0244

SHEET
 S-1
 OF ONE
 CHRISTIAN
 ACADEMY



UNIT I

UNIT J

UNIT K

UNIT L

UNIT M

UNIT N

AS-BUILT FLOOR PLAN

1/4"

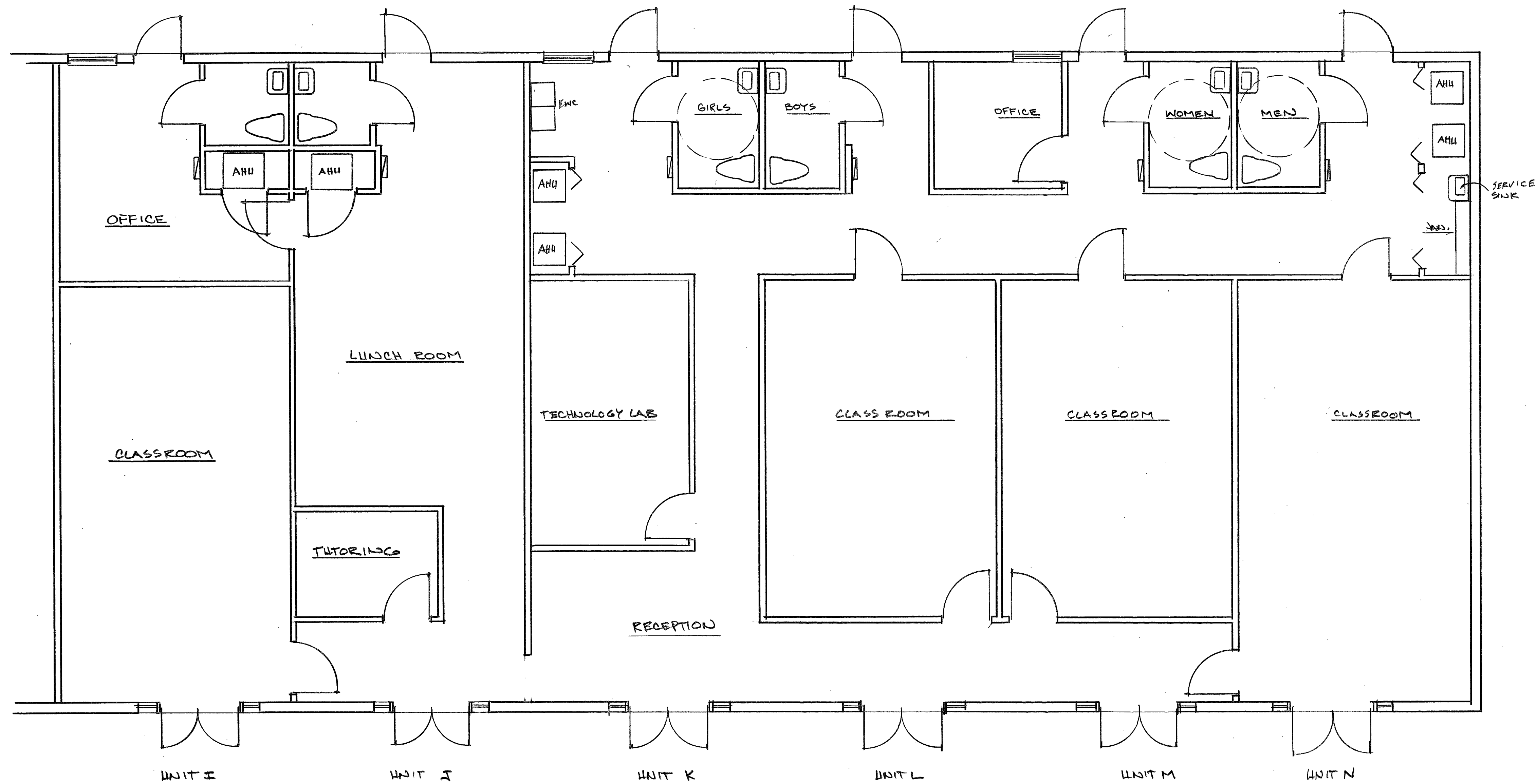
3/2/16
CONDITIONAL
USE
3/21/16 RANNING BC.

ADVANCED SCHOLARS
CHRISTIAN ACADEMY
FT. PIERCE,
FLORIDA

PETER B. COOK

COOK & MENARD
ARCHITECTURE INC.
STATE OF FLORIDA REGISTRATION NO. A40005494
806 DELAWARE AVE.
FT. PIERCE, FLORIDA 34950
PHONE: (872) 460-7751
FAX: (872) 460-4244

SHEET
1
OF TWO
CHRISTIAN
ACADEMY



PROPOSED FLOOR PLAN

1/4"

3/20/16
 COORDINATION
 USE
 3/31/16 PLANNING Bd.

ADVANCED SCHOLARS
CHRISTIAN ACADEMY
 FT. PIERCE, FLORIDA

PETER B. COOK

COOK & MENARD
 ARCHITECTURE INC.
 STATE OF FLORIDA REGISTRATION NO. A0003494
 FT. PIERCE, FLORIDA 34950
 806 DELAWARE AVE.
 PHONE: (772) 460-7751
 FAX: (772) 460-4244

SHEET
 2
 OF 10
 CHRISTIAN
 ACADEMY



CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

TO: Mike Menard; Cook & Menard Architecture
FROM: Clarissa Davis, Planner
RE: Conditional Use w/ No New Construction - Advanced Scholars Christian Academy
DATE: March 14th, 2016

Mr. Menard,

I have reviewed the proposed Advanced Scholars Christian Academy project located at 720 Delaware Avenue and have produced the following comments:

1. Narrative for project is needed to detail project description, the number of students the school will teach, the grade of these students etc.
2. Original Application is needed.
3. Final determination of how many bays will be utilized is needed.

This review is merely preliminary. If you have any questions about the review above please feel free to contact me.

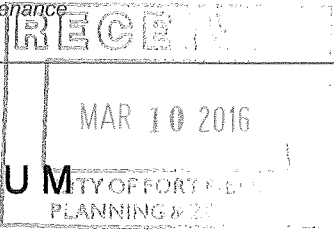
Sincerely,

Clarissa Davis, Planner
(772) 467-3742
CDavis@City-FortPerice.com



CITY OF FORT PIERCE DEPARTMENT OF ENGINEERING

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



INTEROFFICE MEMORANDUM

TO: Clarissa Davis, Planner

FROM: John R. Andrews, P.E., City Engineer *JRA*

DATE: March 9, 2016

PROJECT: **Christian Academy Conditional Use Application
720 Delaware – TRC #16-04000005**

cc:

Attachment(s):

This is to advise you that we have completed the review of the following documents as received by this office on March 3, 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.

- Approval of Conditional Use Building Permit 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 for engineering comments.

JRA/tst

Q:\ENGINEERING\SITE DEVELOPMENT PROJECTS\C\CHRISTIAN ACADEMY\APPROVAL 030916.DOC

Christian Academy
720 Delaware Avenue
Conditional Use
March 8, 2016

St. Lucie County Engineering/Public Works Comment

1. No objections to the proposed conditional use.
2. How many children will be in each designated grade level?
3. What is the estimated total number of students present during the school year?
4. How will the students be transported to the school?
5. How many instructors will be on staff? Are they certified?
6. Will there be medical staff on the premises during the hours of operation?
7. Abutting street are under the jurisdiction of St. Lucie County and the City of Ft. Pierce.

Ron Harris
County Surveyor

From the Desk of

**Marc Meyers, C.B.O.
Building Official
City of Fort Pierce
100 North U.S. 1
Post Office Box 1480
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TO: Clarissa Davis, Planner
DATE: March 15, 2016
RE: TRC Comments for 3-17-16 Meeting

1. Advanced Scholars Christian Academy, 720 Delaware Avenue
 - This is a change of use and occupancy per the Florida Building Code.
A life safety plan and interior changes will/shall be required.