



**Advanced Scholars Christian Academy**  
**TRC Comments**  
**616 Orange Ave**

- 1. City of Fort Pierce Planning Department**
- 2. City of Fort Pierce Building Department**
- 3. City of Fort Pierce Police Department**
- 4. FPUA Water/Wastewater**
- 5. St. Lucie County Fire District**



January 18, 2017

Sherria Baptist  
1038 SW Barbarosa Avenue  
Port St. Lucie, FL 34953

**SUBJECT: Advanced Scholars Christian Academy – 616 Orange Ave**  
**TECHNICAL REVIEW PROJECT: # 17-04000001**  
**CONDITIONAL USE WITH NO NEW CONSTRUCTION**

The following are comments from the Planning Department's review of the application for Conditional Use with New Construction, based upon the plans provided:

- 1) **Updated Narrative:** The narrative that was provided is missing an explanation regarding the busses that will come to and from the site. Please provide an update to the narrative that includes an explanation of how many busses will be in operation, where they will be stored when not in use, what the bus route may be, and where the busses will be stacked with picking up and dropping off students at the First United Methodist Church located at 616 Orange Avenue.
- 2) **Traffic Flow:** For ease of traffic flow there should be one dedicated entrance and one delineated exit from the property during morning drop-off and evening pick-up of students. The eastern driveway should be the dedicated entrance and the western driveway (very narrow) should be the dedicated exit since Avenue A is a one way street by the Church.
- 3) **Lighting:** Please provide a lighting plan or lighting survey verifying that there are lights in the parking lot. This will be needed to show that the parking lot has adequate lighting in the event the school wants to have activities after school hours when it is dark.
- 4) **Signs:** Please remove all signage on the First United Methodist Church property that pertains to the former preschool and consider replacing with new directional signage that references Advanced Scholars Christian Academy. Also put signs along the Avenue A roadway to let drivers know that there is an active school zone and they need to watch out and slow down. Consider installing crosswalk signs along the Avenue A corridor (by the church) and the Orange Avenue corridor. Additionally place a sign at the designated exit only area of the parking lot that lets drivers know this is not an entrance. (Upon Conditional Use Approval)

**5) Landscaping:** A landscape strip will need to be placed along the Avenue A corridor between the entry and exit locations of the parking lot on the First United Methodist Church property. 4 trees and one hedge will need to be planted. Pursuant to City Code 22-187 (4) Landscape strips. Between street rights-of-way and vehicular use, building and retention/detention areas, there shall be a landscaped strip of land, except where driveways are located, meeting these requirements:

a. The strip shall be at least six (6) feet wide for lots under ten thousand (10,000) square feet in size and at least ten (10) feet wide for lots ten thousand (10,000) square feet or larger;

b. The landscape strip shall include an average of at least one tree for each three hundred (300) square feet of required landscaped area. The remainder of the required landscaped area shall be completely covered with grass, ground cover or other landscaped treatment and shall additionally contain a screen of landscaping which shall be installed and maintained so as to form a thirty-six-inch or higher continuous, unbroken, solid, visual screen within a maximum of one year after the landscaping takes place, except in clear vision areas required in section 22-53.

### **Advisory Notes**

**1) Schedule:** Please provide a detailed schedule of what the students will be doing during the school day. What time is recess, what time is lunch, etc. Will there be future plans for after school activities? What will the structure of each class room be like?

**2) Walking Path:** It is encouraged that a walking path is striped from the parking lot entrance to the pedestrian gateway entry that is along Avenue A.

**3) Bike Rack:** If a bike rack is not on the property then one should be installed to allow for bike storage of anyone who wants to rid their bike to the First United Methodist Church.

The presented review is specific to the proposed facility. Please contact me should you have any questions regarding the project at (772) 467-3742 or by e-mail: [bcreagan@city-ftpierce.com](mailto:bcreagan@city-ftpierce.com).

Sincerely,



Brandon Creagan, LEED Green Associate  
Planner



# CITY OF FORT PIERCE TECHNICAL REVIEW COMMITTEE

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## Comments from the City of Fort Pierce Building Department

We will require signed and sealed drawings. We need to accommodate the following issues:

1. Change on use to an "E" occupancy.
2. Signage will need to be permitted.
3. Whether or not fire alarms and sprinklers will be required will need to be addressed.
4. Adequate restroom facilities for the age groups
5. Vertical accessibility
6. Handicap parking, accessibility and ADA issues
7. There are requirements since this is a historic building.



# CITY OF FORT PIERCE TECHNICAL REVIEW COMMITTEE

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## Comments from the City of Fort Pierce Police Department

1. There needs to be adequate signage on the property on the exit stating Avenue A is one way to the west in that area.



# CITY OF FORT PIERCE TECHNICAL REVIEW COMMITTEE

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## Comments from FPUA Water/Wastewater

1. Approved. Please contact FPUA water and wastewater engineering if this change in use requires the building to add fire suppression. This location is a present domestic water/wastewater user and also has a grease trap. The kitchen is in good standing. If any additional services are required, contact us.



# CITY OF FORT PIERCE TECHNICAL REVIEW COMMITTEE

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## Comments from the Saint Lucie County Fire District

SLC Fire District:

1. Will need to see plans for the change in use.
2. Currently you do have an alarm and suppression system.
3. Unable to read square footage. Depending on square footage, it may need a sprinkler system.