



TO: Nicholas Mimms, PE, City Manager

THROUGH: Rebecca Grohall, AICP, Planning Director

FROM: Vennis Gilmore, Planning Analyst

RE: **Application for Conditional Use with No New Construction**
St. Nicholas Greek Church Private School
2525 S. 25th Street

DATE: June 20, 2018

STAFF REPORT

Owner(s): St. Nicholas Greek Orthodox Church Inc.
2525 S. 25th Street
Fort Pierce, FL. 34981

Applicant: Nicholas Gieseler, Attorney/Gieseler & Gieseler P.A.
789 S. Federal Highway, Suite 301
Stuart, FL. 34994

Applicant's Request: Approval of a Conditional Use with No New Construction for the operation of a Private School.

Location: 2525 S. 25th Street

Parcel ID: 2420-141-0002-000-4

Current Zoning: R-4, Medium Density Residential

Future Land Use: RM, Medium Density Residential

Surrounding Zoning:

North	East	South	West
R-4	RS-4 (SLC)	RS-4 (SLC)	R-4

Site Size: 4.41 acres

Utilities: FPUA

Staff Analysis:

Request

In accordance with Sections 22-22, and 22-76 of the City Code, the applicant is requesting the review and approval of a Conditional Use with No New Construction to allow for a Private School. The applicant is seeking to operate a Private School in an existing four (4) classroom building on a church campus. The property is zoned R-4, Medium Density Residential Zone with a future land use of Medium Density Residential.

The City Commission adopted Ordinance No. L-11 in 2008, amending Section 22-22 Allowed Uses; of the City Code to permit Day Care Centers and Schools other than education service establishments as a conditional use in the R-4, Medium Density Residential.

The property is located at the northwest corner of S. 25th Street and Stanton Avenue. The subject property is surrounded by single-family residences to the south and east, vacant property to the south, and vacant property to the west with the same ownership of the subject site. The site currently has sixty-eight (68) existing parking spaces, that will need to be re-stripped. There is additional overflow parking in the parking lot that serves the church. Per City Code Section 22-60 Off-Street Parking and Loading; elementary schools, junior high schools and day-care centers are required 2 parking spaces for each classroom.

The present facility is approximately 4,628 square-feet, consisting of four (4) classrooms. The applicant has submitted a new floor plan that will consist of four (4) connected classrooms, four (4) restrooms, and two (2) closet areas. There is no commercial kitchen; therefore no food will be cooked on site. Lunch for the students will be prepared off-site and delivered to the school daily. The proposed facility will be adequately parked, with the addition of short-term bicycle parking for students and faculty. Staff asks that the applicant consider the installation of a bicycle rack (two (2) – space minimum) for students/visitors. The facility can only be accessed from two (2) development entrances located on S. 25th Street and Stanton Avenue.

The property owner is seeking conditional use approval to allow the operation of a private school in Building #3 of its church campus. The school, Faith United School of Excellence, will operate from 8:00a.m. to 4:00p.m., Monday through Friday. The building will house approximately 50 people during these days, including school staff. The school will contain grades 2-9, with three separate classes operating multiple grade levels. The students are picked up and dropped off by a school van. There will be no students dropped off or picked up by their parents; therefore there will be no additional traffic in connection with this operation.

Zoning & Land Use

The subject site is located within the General Commercial Zone (C-3) district which is designed to accommodate a variety of housing types, including conventional single-family dwellings, duplexes and, where desirable, townhome dwellings, mobile homes or multifamily housing with three (3) or more dwelling units. Maximum gross densities should generally not exceed ten (10) units per acre for conventional developments and twelve (12) units per acre for innovative residential developments. This intensity of residential use is envisioned for locations which have public water and sewer service and which have adequate access to arterial or collector streets. Certain nonresidential uses are permitted under the parameters and safeguards set forth in this section.

The Medium Density Residential (RM) designation is intended for parcels that are best suited for multifamily residential uses ranging in density from 6.5 to 12 dwelling units per acre. This category allows small-lot single family units and multifamily dwellings including duplexes, condominiums and townhomes. Limited commercial uses intended to serve the residential uses shall be allowed. Compatible public, quasi-public, and special uses including parks, churches, non-profit clubs, schools and daycare facilities shall also be allowed. This category combines the previously allowed Medium Density Residential (Rme) and Moderate Density Residential (Rmo) categories.

Conditional Use

The purpose of the conditional use process is to allow, when desirable, uses that would not be appropriate generally or without restriction throughout the particular zoning district, but which, if controlled as to number, area, location or relation to the neighborhood, would not adversely affect the public health, safety, comfort, good order, appearance, convenience and the general welfare. The use as presented features commercial aspects that are generally appropriate for commercial environments.

The authorization of a Conditional Use with No New Construction for a Private School at 2525 S. 25th Street will provide an opportunity for consistency with current surrounding property uses as the use does not adversely affect the public health, safety, comfort, good order, appearance, convenience and the general welfare of the surrounding residential neighborhood. The Planning Board is encouraged to consider City Code Section 22-22. – Allowed Uses. City Code Section 22-22 *Allowed Uses subsections (c) and (e)* states that the use of Educational Facilities may be permitted as a conditional use if approved in a public hearing by the city commission.

Technical Review Committee

All affected departments have reviewed the proposed Conditional Use with No New Construction with regards requirements of the City Code. Findings from the review by corresponding departments and any associated responses by the applicant are provided for viewing by the City Commission.

Property Owner Response Summary:

A total of 27 notifications of the proposal were mailed to the owners of property located within 500 feet of the subject property. An update will be provided to the City Commission at the public hearing.

Planning Board Recommendation:

The Planning Board, at their June 12th, 2018 meeting, voted unanimously to recommend **approval** of the request.

Staff Recommendation

The requested Conditional Use with No New Construction is consistent with City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience and general welfare; Staff recommends the City Commission **approve** the request with the following conditions:

- 1) Comply with City Code Section 22-60. Off-street Parking and Loading (c) Design Standards, d) Commercial Uses & (j) Lighting. **Please provide the lighting plan with a minimum average of two (2) footcandles.**

2) Per City Code Sec. 22-62. - Sidewalks. (b)*Applicability* - **Please install a sidewalk along the Stanton Avenue corridor or submit payment in lieu off to St. Lucie County. Please install sidewalk linkages that connect to the sidewalks and between buildings.**

3) Per City Code Sec. 22-60. Required off-street parking spaces for the handicapped shall be located near the front entrance of the main building for the use or if the use has no buildings, as close as practical to the center of the area where the principal activity associated with the use takes place.