



TO: Nicholas Mimms, PE, City Manager

THROUGH: Rebecca Grohall, AICP, Planning Director

FROM: Brandon Creagan, LEED Green Associate, Planner

RE: **Application for Conditional Use with No New Construction**
Word of Faith Christian Academy
907 N. 13th Street

DATE: September 19, 2018

STAFF REPORT

Property Owner/Applicant: The Love Center Regeneration Ministries
 907 N. 13th Street
 Fort Pierce, FL 34950

Representative: Natalee Edwards
 Word of Faith Christian Academy
 907 N. 13th Street
 Fort Pierce, FL 34950

Requested Action: Approval with conditions for a Conditional Use with No New Construction to operate a private K-12 school with a proposed max enrollment of 120 students at the Love Center Regeneration Ministries

Site Location: 907 N. 13th Street

Parcel ID: 2404-813-0031-000-8

Parcel Size: 1.18 acres

Current Zoning: PUR, Planned Unit Redevelopment

Future Land Use: RM, Medium Density Residential

Surrounding Zoning:

North	East	South	West
C-2/R-4	C-2/R-4	C-2/R-4	R-4

Staff Analysis:

In accordance with Section 22-76 of the City Code, the applicant is requesting approval for a Conditional Use with No New Construction to operate a private school (Word of Faith Christian Academy) at the Love Center Regeneration Ministries.

The proposed private school will be located at 907 N. 13th Street. The proposed property that the private school will operate on is owned by the Love Center Regeneration Ministries & the applicant for the project Natalee Edwards. The subject property is zoned PUR, Planned Unit Redevelopment with a Future Land Use Designation of RM, Medium Density Residential. The properties to the north, south and east are zoned C-2, Neighborhood Commercial and R-4, Medium Density Residential. The properties to the west are all zoned R-4, Medium Density Residential.

The school will be incorporating both a traditional and virtual school component to the site. This will mean that not all students will be on site at the same time. All lessons and curriculum will be personally tailored to each student. The school is anticipated to open sometime during the 2018-2019 school year with grades kindergarten to twelfth (K-12), and an anticipated first year enrollment between thirty to fifty (30-50) students. During the first year there will be five (5) classrooms that will have at least eighteen (18) students in the large classrooms and six to 10 (6-10) students in the smaller classrooms. The final anticipated enrollment will be one hundred twenty (120) students.

The staff will consist of 5 Teachers, 1 Principal, 1 Vice Principal, 1 or 2 Administrative Staff, and 1 Janitor. No meals are proposed to be made onsite. The school will be in operation from 8:00 a.m. to 3:30 p.m. and classroom instruction hours will be from 8:30 a.m. to 3:00 p.m. There are no plans for any before or after school care as well as no plans for any after school activities. Besides parent drop off and pick up, there will be a 15 seat van that will be available to pick up any students that needs to be picked up from home. Students will also have the option to walk and ride their bikes to the school.

Technical Review Committee

All affected Departments have reviewed the submittals and provided comments regarding the proposed private K-12 school based on compliance with the requirements of the City Code. The comments generated by the Technical Review Committee are provided for your review.

Planning Board:

The Planning Board at their meeting on September 11, 2018 voted unanimously to recommend approval for the request as presented.

Public Notification:

131 letters were mailed to property owners within 500 feet of the subject property. 0 letters have been received in favor of the request and 0 letters have been received in opposition to the request. An update will be given at the City Commission meeting.

Staff Recommendation:

The requested Application for Conditional Use with New Construction is found to be consistent with the requirements of the city code and the comprehensive plan; therefor staff recommends that the City Commission approve the request with the following conditions:

1. A Change of Use permit must be filed and with the Building Department and approved before the school can begin operations.
2. A landscape plan that demonstrates compliance with City Code 22-187, General Landscaping requirements must be submitted with the Change of Use building permit.
3. A lighting plan or photometric survey must be submitted with the Change of Use building permit that verifies lighting in the parking lot is in accordance with City Code 22-60 (j).