

Responses to Development Review Committee Comments

The following responses are intended to address the comments supplied by members of the Development Review Committee regarding the Conditional Use Application for the property located at 2525 S. 25th Street. (Copies of all written comments to which this document responds are attached for reference.)

Grant Chambers, SLC Engineering Division

1. Applicant has contacted Mr. Chambers, who will coordinate the right-of-way dedication with the City's Acquisition Department. The applicant has no objection to the dedication.
2. The attached map illustrates the expected traffic pattern for anticipated student drop-off on school days. On a school day, it is anticipated that two vans will be used to drop-off students at 8:00 a.m. One of the two vans will make a second drop-off shortly thereafter. The only other morning impact will be from 5-8 teacher/staff cars who will arrive each school day. At approximately noon, one van will arrive on the property to deliver lunch for the students. At the close of each school day the two vans will pick up the students for dismissal. It is not anticipated that the operation of the school will have any discernible impact on traffic in the surrounding areas.
3. As discussed with the City and County staff, an examination of the property and Stanton Ave. makes it clear that the fee-in-lieu payment is the most beneficial option to satisfy Chapter 7.05.04 of the LDC. Applicant will submit a good faith estimate of the cost of construction of the sidewalk, and coordinate payment with the appropriate department.
4. Because no work will be done in the County right-of-way, a ROW permit will not be required.
5. Because no ROW permit will be required, there will be no requirement for an RIA Agreement.

Rod Reed, SLC Engineering

An updated survey has been submitted addressing each of Mr. Reed's comments.

Kori Benton, Senior Planner

1. Student enrollment will be approximately 50 children, with four classes of 12-13 students each. There will be two teachers/staff for each classroom, for a total of approximately 58 people.
2. The attached map illustrates the expected traffic pattern for anticipated student drop-off on school days. On a school day, it is anticipated that two vans will be used to drop-off students at 8:00 a.m. One of the two vans will make a second drop-off shortly thereafter. The only other

morning impact will be from 5-8 teacher/staff cars who will arrive each school day. At approximately noon, one van will arrive on the property to deliver lunch for the students. At the close of each school day the two vans will pick up the students for dismissal. It is not anticipated that the operation of the school will have any discernible impact on traffic in the surrounding areas.

3. The applicant will comply with the recommended landscaping comments.
4. The applicant will coordinate with the County to ensure compliance with the sidewalk requirement.

DATED: June 5, 2018

Nicholas M. Gieseler, Esq.
Gieseler & Gieseler P.A.

Google Maps 2525 S 25th St



Imagery ©2018 Google, Map data ©2018 Google 50 ft



PUBLIC WORKS
ENGINEERING DIVISION
DEVELOPMENT REVIEW
COMMITTEE

May 17, 2018

Project: ST. NICHOLAS GREEK CHURCH PRIVATE SCHOOL
Subject: CONDITIONAL USE
To: Vennis Gilmore
From: Grant Chambers
SLC-Engineering Division

1. Stanton Avenue is an existing substandard 50-ft County Right-of-Way. A Right-of-Way dedication of 10 feet will be required along Stanton Avenue.
2. A traffic Statement may be required.
3. A 6' sidewalk will be required within the Right-of-Way along Stanton Avenue that abuts the property line of the proposed development site. The Board of County Commissioners may authorize total or partial relief from the requirements of sidewalk construction and may require the applicant to pay a fee-in-lieu to the County for sidewalk and/or greenways and trails construction. Please refer to Chapter 7.05.04 of the LDC for more details.
4. The applicant is advised that prior to executing any work within the County's road right-of-way, a Right-Of-Way (ROW) Permit is required. Please contact Ms. Joanne Mitchell at 772-462-2824 for more information.
5. The applicant is advised that prior to the issuance of a ROW Permit a Roadway Improvement Agreement (RIA) and the appropriate surety will be required. Please contact Grant Chambers, P.E. at 772-462-2741 for more information.



PUBLIC WORKS
ENGINEERING DIVISION
DEVELOPMENT REVIEW
COMMITTEE

May 8, 2018

Project: ST. NICHOLAS GREEK CHURCH
Subject: SURVEY REVIEW
To: Vennis Gilmore
From: Rod Reed, PLS
SLC-Engineering Division

BACKGROUND:

The request seeks to operate a small private school at the subject site. The subject property has a zoning of R-4, Medium Density Residential Zone and a Future Land Use of RM, Medium Density Residential. The subject site has a total of 4.41 acres.

All comments are based on the Standards of Practice per 5J-17.050 thru 5J-17.052

SURVEY:

- 1) Please add to the survey. "The expected use of the survey and map" and "All measurements are in accordance with the United States standard, in feet."
- 2) Please add to the survey "Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties."
- 3) Please add to the survey that this is a Boundary Survey.
- 4) All survey maps and reports must bear the name, certificate of authorization number. Please add the LB number to the survey.
- 5) In your bearing reference note you have misidentified the Township. The Township is not 65, it is 35. Also are the bearings assumed, actual, etc. Label the line you have used as your bearing base and add (Bearing Base) above or next to the bearing. Finally, if I am looking at this correctly I think you have erred in the degrees in the bearing base. You call for 8 degrees, I think you intended it to be 3 degrees. Please correct.
- 6) Please show on the drawing the sectionalized breakdown per the description. Please include the POC and POB and all directions and distances called for in the description.
- 7) Please depict the existing lots adjacent to the west property line and the name of the subdivision. Also please add the parcel identification number on the land located adjacent to the north property line.
- 8) Please dimension the distances from the NE and SE corners to the centerline of South 25th Street.

Please provide a written response to all comments

Rod Reed, County Surveyor

St. Lucie County, Fl.
2300 Virginia Avenue
Ft. Pierce, Fl. 34982-5652
www.stlucieco.org
Ph. (772) 462-1721
E-mail reedr@stlucieco.org

At this time the School District does not have any comments.

Marty E. Sanders, P.E.

Growth Management, Land Acquisition & Inter-Governmental Relations

School Board of St. Lucie County

Temporary office

582 NW University Blvd., Ste 500

Port St. Lucie, FL 34986

cell 772.216.5755



PUBLIC WORKS
ENGINEERING DIVISION
DEVELOPMENT REVIEW
COMMITTEE

May 17, 2018

Project: ST. NICHOLAS GREEK CHURCH PRIVATE SCHOOL
Subject: CONDITIONAL USE
To: Vennis Gilmore
From: Grant Chambers
SLC-Engineering Division

1. Stanton Avenue is an existing substandard 50-ft County Right-of-Way. A Right-of-Way dedication of 10 feet will be required along Stanton Avenue.
2. A traffic Statement may be required.
3. A 6' sidewalk will be required within the Right-of-Way along Stanton Avenue that abuts the property line of the proposed development site. The Board of County Commissioners may authorize total or partial relief from the requirements of sidewalk construction and may require the applicant to pay a fee-in-lieu to the County for sidewalk and/or greenways and trails construction. Please refer to Chapter 7.05.04 of the LDC for more details.
4. The applicant is advised that prior to executing any work within the County's road right-of-way, a Right-Of-Way (ROW) Permit is required. Please contact Ms. Joanne Mitchell at 772-462-2824 for more information.
5. The applicant is advised that prior to the issuance of a ROW Permit a Roadway Improvement Agreement (RIA) and the appropriate surety will be required. Please contact Grant Chambers, P.E. at 772-462-2741 for more information.



ST. LUCIE COUNTY
PLANNING & DEVELOPMENT SERVICES
TECHNICAL REVIEW LETTER

TO: Vennis Gilmore, Planning Analyst

THROUGH: Mayte Santamaria, Assistant Director

FROM: Kori Benton, Senior Planner

DATE: May 15, 2018

**SUBJECT: St. Nicholas Greek Church Private School
Conditional Use w/ No New Construction – 515 S. Indian River Drive**

The St. Lucie County Planning & Development Services Department has completed a review of the May 7, 2018 distribution of TECHNICAL REVIEW PROJECT#18-4000008.

Background

The applicant is seeking approval of a Conditional Use, with no intended new construction, to operate a private school (Grades 2-9) within an existing modular structure located at the rear of the subject church campus.

The subject property has a City zoning of R-4, Medium Density Residential Zone and a Future Land Use of RM, Medium Density Residential. The subject site has a total of 4.41 acres. The development was approved in St. Lucie County, with a notable expansion in 1987, and subsequently annexed.

Review Comments

1. The use description notes the intended classroom structure will accommodate approximately 50 people, however there's no delineation of the specific range of *student* enrollment.
2. The applicant suggests "there will not be any additional traffic in connection with this operation", while also stating students will be transported via a school van and meals will be delivered to the site. The applicant should provide a traffic statement, and intended traffic flow pattern to provide review as to whether traffic will be oriented primarily to the 25th or Stanton Avenue driveways, and any associated impacts.
3. The subject church facility was approved in St. Lucie County, with a notable expansion in 1987. A copy of this approved site plan is attached for review by staff. The applicant is encouraged to infill landscaping where necessary in accordance with the approved plan, or minimum standards or City Code. The areas of reference are primarily the landscape buffers which screen the vehicular use area from Stanton Avenue and 25th Street.
4. The applicant is encouraged to provide a sidewalk connection along the southern property boundary. The adjacent right-of-way, Stanton Avenue, is under St. Lucie County control therefore the applicant should coordinate with St. Lucie County Engineering regarding any proposed improvements in this area.

Please contact me at 772-462-2518 if you have any questions or would like to discuss the presented comments.



THE SUNRISE CITY

FORT PIERCE
PLANNING DEPARTMENT
Florida

Nicholas Gieseler
789 S. Federal Hwy
Stuart, FL. 34994

Re: Conditional Use – Private School – 2525 S. 25th Street

Dear Coldwell Banker Paradise,

The following are comments from the Planning Department's review of the application for a Private School in the R-4, Medium Density Residential Zone (**Please Provide a Written Response to all responsible Departments**):

1) Per City Code Sec. 22-62. - Sidewalks. b)

Applicability: In order to provide continual access for pedestrians, sidewalks and sidewalk linkages shall be required to be provided by the property owner or permit applicant when one of the following events occur:

Plans submitted for site plan, conditional use, PUD/PUR, and subdivision review. Plans shall reflect all proposed sidewalk improvements.

Safe and efficient sidewalk linkages shall be provided between building entrances and parking areas, and adjacent portions of the development, and adjacent rights-of-way. At least one accessible route in accordance with the Florida Accessibility Code shall connect buildings to parking areas and adjacent rights-of-way.

Please install a sidewalk along the Stanton Avenue corridor or submit payment in lie off to St. Lucie County.

2) 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.

If deemed necessary, please provide a written response to each comment in order to expedite the review of any subsequent submittals. Please contact me should you have any questions regarding the project at (772) 467-3741 or by e-mail: vgilmore@city-ftpierce.com.

Sincerely,

A handwritten signature in black ink, appearing to read "Vennis Gilmore", with a long horizontal flourish extending to the right.

Vennis Gilmore
Planning Analyst