



TO: Nicholas Mimms, PE, City Manager

FROM: Rebecca Grohall, AICP, Planning Director

SUBJECT: Administrative Approval of Minor Amendment to Site Plan
 St. Andrews Episcopal Academy

DATE: February 14, 2019

STAFF REPORT

Owner: St. Andrews Episcopal Academy and St. Andrew’s Episcopal Church
 210 S. Indian River Drive
 Fort Pierce, FL 34950

Applicant/Representative: Dr. William Stoddard, Ph D, PE
 Schulke, Bittle & Stoddard, LLC
 1717 Indian River Blvd., Suite 201
 Vero Beach, FL 32960

Requested Action: Notification of Approval of a Minor Amendment to the Site Plan

Location: 210 S. Indian River Drive

Current Zoning: C-4,

Current Future Land Use: CBD

Surrounding

North	East	South	West
C-4	C-4	PD	C-4

Zoning:

Parcel(s) Size: .828 acres

Staff Analysis:

In accordance with Section 22-58 (i), the applicant has requested approval of a minor amendment to an approved site plan. These changes include:

1. Elimination of the multi purpose sports field and addition of a swimming pool (shown on the plan as being open, uncovered. Please be advised that ANY covering over the pool requires review and approval from Historic Preservation and MAY impact the site data numbers for pervious and impervious surfaces.
2. Eliminate 4-story upper school expansion immediately north of existing upper school building. The maximum capacity of students is reduced from 698 to 450. This area has been reconfigured to include additional parking. On site parking increases from 35 to 52.

3. The second floor observation deck on the east side of the gymnasium will be enclosed to include additional classroom spaces. Applicant has been advised that changes to the elevation will require review and approval from the Historic Preservation Board.

These revisions qualify for a minor amendment since it meets the criteria of 22-58(i).

1. No change in use or charterer of the development

Use will remain school facility for middle and high school students.

2. No increase in the overall coverage or height of structures by more than 10%

The four-story upper school addition has been eliminated resulting in a decrease in overall building height.

3. No reduction in open space by more than 10%

The previously approved site plan had 59.7% open space, the proposed plan has 54.4% open space a difference of 5.3%,

4. No increase in the density or intensity of development

The maximum enrollment for SAEA was originally approved at 698 students including lower, middle and upper school. The proposed site plan has a maximum capacity of 450 students.

The review was routed through the Technical Review Committee, giving City and County departments to review and comment on the proposed amendment.

The Planning Director has determined the proposed amendment meets the qualifications of the Minor Amendment Site Plan, and the proposed site plan is approved and is consistent with the intent and purpose of the comprehensive plan, and the Land Development Code Section 22-58 – Site Plan.

Changes to exterior elevations for the Gym or Pool will require review by the Historic Preservation Board. Changes to the pool utilizing a hard canopy or enclosure may affect your site data and require an update to the site plan regarding the calculations to pervious and impervious surfaces. The previously approved landscape plan and phasing is still in effect.

Conclusion:

As the amendment does not exceed any of the outlined requirements, the Planning Department has administratively approved a minor amendment. As with any minor amendment, the Land Development Code requires that Staff notify the City Commission at the earliest practical opportunity.