



TO: Nicholas Mimms, P.E., City Manager

FROM: Brandon Creagan, LEED Green Associate, Planner

THROUGH: Rebeca A. Guerra, AICP, LEED-AP, CPD, Interim Planning Director

RE: **Application for Conditional Use with No New Construction
 Synergy School of Tomorrow (St. James Christian Academy)
 2810 & 2838 South US Highway 1**

BOARD DATE: July 1, 2019

STAFF REPORT

Property Owner/Applicant: Thomas P. Gallagher & Thomas D. Gordon
 11300 West Olympic Boulevard
 Los Angeles, CA 90064

Representative: Saint James Christian Academy
 10799 Southwest Civic Lane
 Port Saint Lucie, FL 34987

Requested Action: Approval of a Conditional Use with No New Construction to operate a private 6-12 school

Site Location: 2810 & 2838 South US Highway 1

Parcel ID: 2422-314-0004-000-4 & 2422-314-0003-000-7

Parcel Size: 5.337 acres

Current Zoning: C-3, General Commercial

Future Land Use: GC, General Commercial

Surrounding Zoning:

North	East	South	West
R-4 / C-3	C-3	C-3	C-3

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 (Synergy School of Tomorrow / St. James Christian Academy) at the former site of Virginia College on South US Highway 1. Section 22-22 of the City Code requires that properties zoned C-3 that wish to have Elementary, Middle, or High Schools must first obtain a Conditional Use approval from City Commission. The previous school, Virginia College, was granted a Conditional Use for a College or University. Because this proposed private 6-12 grade school is not considered a College or University, a new Conditional Use approval is needed.

The proposed private school will be specifically located in a 2-story building at 2810 & 2838 South US Highway 1. The subject property is zoned C-3, General Commercial with a Land Use Designation of GC, General Commercial. The properties to the north, south, east, and west are all zoned C-3, General Commercial, with the exception of the multi-family development immediately to the northeast which is zoned R-4, Medium Density Residential.

The school will open for the 2019-2020 school year serving grades six through twelve with a maximum number of 500 students. The operational hours are anticipated to be from 7:00 AM until 6:00 PM, Monday through Friday. The student dismissal time will be 3:00 PM. There will opportunities for both parent and bus drop-offs and pick-ups in two separate areas of the campus. Given the spectrum of school grades accommodated, a parking area for both staff and junior/senior students is being provided. Ingress and egress to and from the site will be limited to three curb cuts connecting to South US Highway 1. Students and staff will also have an opportunity to bicycle to the campus with racks provided for this purpose.

The building is not designated as a historic structure. Planning staff notes that the landscaping and lighting on the site is sufficient and no additional improvements will be required. Any signs that will be placed on the building or onsite will only require a permit to be granted through the Building Department.

Technical Review Committee:

All affected Departments have reviewed the submittals and have recommended conditional approval and provided comments regarding the proposed private 6-12 school based on compliance with the requirements of the City Code.

Planning Board:

The Planning Board at their meeting on June 11, 2019 voted 6-0 to recommend approval of the request as presented by staff.

Public Notification:

16 letters were sent out to property owners within 500 feet of the subject property. As of June 19, 2019 no letters have been returned. An update will be given at the City Commission meeting.

Staff Recommendation:

In finding of consistency with the Land Development Code and compatibility with the City's Comprehensive Plan, Staff recommends that the City Commission **APPROVE** the Application for Conditional Use with No New Construction to operate a private 6-12 school that will accommodate a maximum of five hundred (500) students.