



**TO:** Members of the City of Fort Pierce Planning Board

**THROUGH:** Kevin Freeman, Planning Director

**FROM:** Ryan Altizer, Planner

**RE:** **Synergy School of Tomorrow- Conditional Use- 22-04000008  
5900 Tedder Road**

**BOARD DATE:** December 12, 2022

**STAFF REPORT**

**Owner:** IRSC – Michelle Humes – Special Counsel for IRSC (Akerman LLP)  
5900 Tedder Road  
Fort Pierce, FL 34947

**Representative:** Bradley J. Currie, AICP  
10250 SW Village Parkway #201  
Port St. Lucie, FL 34987

**Applicant’s Request:** Approval of a Conditional Use with No New Construction to operate a 36,540 square-foot Middle School

**Location(s):** 5900 Tedder Road

**Parcel ID:** 2324-113-0002-000-2

**Future Land Use:** Low Density Residential (RL)

**Current Zoning:** Low Density Residential (R-1)

**Surrounding FLU:**

North	East	South	West
RL (FP)	RL (FP)	GC (FP)	RU (SLC)

**Surrounding Zoning:**

North	East	South	West
PD (FP)	E-1/R-1 (FP)	C-3 (FP)	RS-2 (SLC)

**Utilities:** FPUA

## **Staff Analysis:**

### **Request**

In accordance with Sections 125-76 and 125-133 of the City Code, Article 5 of Chapter 125 of the City Code, the applicant is requesting the review and approval of a Conditional Use with No New Construction to allow a Middle School. The applicant is seeking to operate the school in an existing 36,540 square foot structure. The property has a Future Land Use designation of Low Density Residential (RL) with a compatible zoning classification of Low Density Residential (R-1).

The property is located West of Jenkins Road, East of I-95, and North of Okeechobee Road. The surrounding uses mostly consist of low density residential and commercial.

The proposed facility is approximately 36,540 square-feet (2 buildings). The applicant has submitted a floor plan that will consist of 19 classrooms, an existing gymnasium, 2 locker rooms, an administrative office and 2 restrooms. No meals will be provided for students and employees from onsite, meaning food must be provided by the students and employees themselves. The site contains 120 parking spaces as well as a proposed bus stop/pick-up area.

Operation of the facility will be from 9:00 am to 4:30 pm, Monday through Friday. There will be a total of 20-25 employees and the site will accommodate approximately 300 students. The school is geared to students in grades 6<sup>th</sup> through 8<sup>th</sup>.

### **Future Land Use and Zoning**

The Low Density Residential (RL) designation is intended for parcels that are best suited for lower density residential uses. The predominant development typology will consist of single family detached housing but can also contain duplexes and multifamily residences. Limited commercial uses intended to serve the neighborhood shall be allowed. Compatible public, quasi-public, and special uses including parks, churches, non-profit clubs, schools and daycare facilities shall also be allowed.

Regarding zoning, the subject site is located within the C-3 district, which intended to provide for areas of single-family dwellings with an average net density of less than four units per acre for conventional developments. Regulations for the district are designed to promote sound neighborhoods and accommodate compatible nonresidential uses. Water and sewer service should be available.

### **Conditional Use**

As stated in City Code Section 125-76, the purpose of the Conditional Use process is to allow, when desirable, uses that would not be appropriate generally or without restriction throughout a 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.

### ***Technical Review Committee***

All affected departments have reviewed the proposed Conditional Use with regards to the requirements of the City Code. Findings from the review by corresponding departments and the associated responses by the applicant are provided.

### ***Staff Recommendation***

The proposed use offers a provision of Elementary, Middle and High School representing a limited commercial use that is compatible with the surrounding neighborhood and is generally consistent with the City's Comprehensive Plan and Land Development Code with appropriate restrictions. Therefore, Staff recommends **APPROVAL**.

Bradley J Currie, AICP  
10250 SW Village Parkway, Suite 201  
Port St Lucie, FL 34987

**Subject: Conditional Use- 5900 Tedder Rd- Technical Review Committee Comments for November 17, 2022 TRC Meeting**

**City of Fort Pierce Planning Department**

1. What will the hours of operation be for the school?
2. A Lighting/Photometric Plan is required for a Conditional Use with No New Construction.
3. How many students are expected to attend the school?
4. How many employees/faculty members are expected to work at the school?

**Fort Pierce Engineering Department**

1. No impacts to exterior site

**Fort Pierce Building Department**

Comments may be forthcoming

**Fort Pierce Police Department**

No comments at this time

**St. Lucie County Planning Department**

Comments may be forthcoming

**St. Lucie County PW/Engineering**

1. A traffic statement is required for review. The statement shall include a comparison of proposed use trip generation with any vested trips from the previous use.

2. Tedder Road is a substandard roadway. The County requires a minimum Right-of-Way width of 70 feet for local roads with open swale drainage systems. A Right-of-Way dedication may be required along all Tedder Road frontage. Alternatively, since the road is a local roadway with 80 % of the parcels fronting the roadway being under City jurisdiction, the County recommends the City take ownership and maintenance responsibility. The City would then determine any right-of-way dedication or permitting requirements regarding Tedder Road.
3. For discussion regarding these comments and response, please contact me at 772-462-2741, chambersg@stlucieco.org or David Hays at 772-462-1491, haysd@stlucieco.org.

### **City Clerk Office**

Comments may be forthcoming

### **Code Enforcement**

Comments may be forthcoming

### **Fort Pierce Utilities Authority**

FPUA W/WW Engineering: Conditional use with no new construction request is approved.

FPUA Electric & Gas Engineering: Electric and Gas Engineering Department have reviewed the application – TRC Synergy School – 5900 Tedder Road. Approved.

Existing FPUA electric service on site.

### **St. Lucie County Fire District**

1. Please submit a completed application for Development/Site Plan Review (St. Lucie County Fire District Development & Site Plan Review Application). This form is available on-line at <https://www.slcfcd.com>
2. Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.
3. Please send the Fire District electronic plans for the site and buildings.
4. Be advised, although there is no new construction planned for this project it will be subject to a New Business Inspection and possibly a Change of Occupancy Review. The project will have to meet all of the Occupancy requirements at that time to be in compliance with the currently adopted version of the Florida Fire Prevention Codes.

### **Florida Department of Transportation**

Comments may be forthcoming

**St. Lucie County School Board**

1. What is the proposed maximum number of students? That is necessary to determine potential impacts including traffic.
2. The plan did not address parent ingress and egress. What is the anticipated parent traffic and associated queue?
3. The area does not have sidewalks, what is the anticipated service area? Will students in proximity be bused or expected to walk? If they are expected to walk to school, is it a safe condition for them to walk?



Fort Pierce Utilities Authority  
Water/Wastewater Engineering  
1701 South 37<sup>th</sup> Street  
Fort Pierce, FL 34947  
772.466.1600 x3402

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## Technical Review Committee Meeting

TECHNICAL REVIEW PROJECT # 22-04000008

**Conditional Use - Synergy School of Tomorrow – 5900 Tedder Road**

### Comments

FPUA W/WW Engineering: Conditional use with no new construction request is approved.

FPUA Electric & Gas Engineering: Electric and Gas Engineering Department have reviewed the application – TRC Synergy School – 5900 Tedder Road. Approved.

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Our mission is to provide our customers with economical, reliable, and friendly service in a continuous effort to enhance the quality of life in our community.

[www.fpua.com](http://www.fpua.com)





**BUREAU OF FIRE PREVENTION**

**SITE PLAN REVIEW**

**TO: Site Plan Applicant**

**SITE PLAN: Synergy School of Tomorrow**

**REVIEW DATE: 11/14/2022**

**PLANNER: RYAN ALTIZER**

**REVIEWED BY: Lieutenant Andres Elizondo**

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**Site Plan Approved: \_\_\_\_\_**

**Site Plan Approved with conditions: \_\_\_\_\_**

**Site Plan Approval pending written acknowledgement of conditions:   X**

**Site Plan Rejected: \_\_\_\_\_**

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**The Following Revisions Are Necessary:**

- 1. Please submit a completed application for Development/Site Plan Review (St. Lucie County Fire District Development & Site Plan Review Application). This form is available on-line at <https://www.slcfcd.com>**
- 2. Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.**
- 3. Please send the Fire District electronic plans for the site and buildings.**
- 4. Be advised, although there is no new construction planned for this project it will be subject to a New Business Inspection and possibly a Change of Occupancy Review. The project will have to meet all of the Occupancy requirements at that time to be in compliance with the currently adopted version of the Florida Fire Prevention Codes.**

*“Our Family Serving Yours”*

5160 N.W. Milner Drive, Port St. Lucie, Florida 34983-3392

Telephone: (772) 621-3400 Fax: (772) 621-3500

[www.slcfcd.com](http://www.slcfcd.com)

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November 15, 2022

**PROJECT:** Synergy School of Tomorrow  
**REF:** TRC App. # 22-04000008  
**TO:** Ryan Altizer  
**FROM:** Grant Chambers

The following comments are offered by SLC PW - Engineering:

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3. For discussion regarding these comments and response, please contact me at 772-462-2741, [chambersg@stlucieco.org](mailto:chambersg@stlucieco.org) or David Hays at 772-462-1491, [haysd@stlucieco.org](mailto:haysd@stlucieco.org).

Cc: Alicia Rosenthal



THE SUNRISE CITY  
**FORT PIERCE**  
ENGINEERING  
DEPARTMENT

Florida

**To : Ryan Altizer, Planner**

**FROM : Selena Griffett, P.E.** *SG*

**THRU : Tracy Telle – Assistant City Engineer** *TST*

**RE : Conditional Use # 22-04000008**  
**Synergy School of Tomorrow**  
**5900 Tedder Road**

**DATE : November 15, 2022**

This is to advise you that we have completed the review of the following documents as received by this office on November 3, 2022:

- |   |   |
|---|---|
| <input type="checkbox"/> Development Permit Compliance Review | <input type="checkbox"/> Construction Drawings            |
| <input type="checkbox"/> Site Plan                            | <input type="checkbox"/> Test Reports & Related Documents |
| <input checked="" type="checkbox"/> Conditional Use           | <input type="checkbox"/> Record Drawings                  |
| <input type="checkbox"/> Permits                              | <input type="checkbox"/> Other _____                      |

Based on our reviews and appropriate site final inspection, we

- |   |  |                              |
|---|--|------------------------------|
| <input checked="" type="checkbox"/> Recommend | <input type="checkbox"/> Do Not Recommend  |                              |
| <input checked="" type="checkbox"/> Approval  | <input type="checkbox"/> Variance Approval | <input type="checkbox"/> C/O |

Developer, Owner, Engineer, Contractor, and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

See Attached for Comments

No impacts to exterior site.