

## CONDITIONAL USE – NO NEW CONSTRUCTION

### Property Information

Property address or Location

5900 Tedder Road, Ft Pierce, FL 34947 (West of Jenkins Rd, North of Okeechobee Rd)

Parcel ID #(s)

2324-113-0002-000-2

Project description

Existing facility - educational - New 6-8th Grade Private School Occupant

### Site Information

Building Size: 18,576      Parking Spaces: +/- 120

IRSC- Michelle Humes - Special Counsel for IRSC (Akerman LLP)

Property Owner(s)

5900 Tedder Road

Street Address

Fort Pierce      FL      34947

City      State      Zip

407-419-8430

Phone Number

Michelle.Humes@akerman.com

Email Address

Bradley J. Currie, AICP (Agent for Applicant)

Applicant/Representative, Title, Company

10250 SW Village Parkway #201

Street Address

Port St Lucie      FL      34987

City      State      Zip

772-462-2455

Phone Number

bradcurrie@edc-inc.com

Email Address

*Property Owner(s) Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein. The undersigned consents to inspection and photographing of the subject property by the Planning staff for purposes of consideration of this Application and/or presentation to the Planning Board and City Commission.*

Property Owner(s) Signature(s)

**APPOINTMENTS ARE REQUIRED FOR APPLICATION SUBMITTALS**

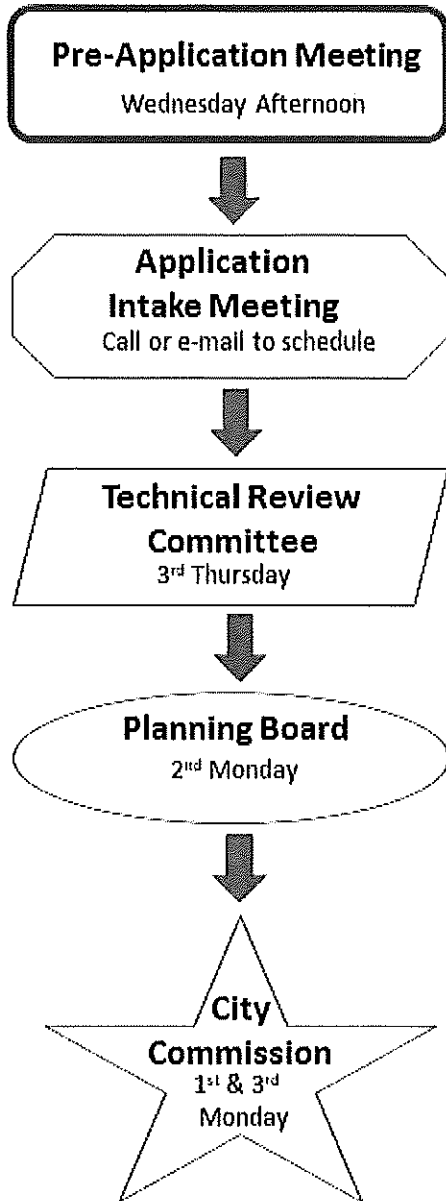
CALL 772.467.3737 OR E-MAIL [PLANNING\\_DL@CITYOFFORTPIERCE.COM](mailto:PLANNING_DL@CITYOFFORTPIERCE.COM)

For more information, please refer to the website:

<https://www.cityoffortpierce.com/971/Application-Submittal-for-Technical-Rev1>

## General Information

- Incomplete application packets will not be accepted.
- In-take meetings are required for application submittals.
- Conditional Use approval is valid for one (1) year following City Commission approval.
- Fee Schedule - <https://www.cityoffortpierce.com/DocumentCenter/View/2620/Fee-Schedule->
- Public Notice Fees - <https://www.cityoffortpierce.com/DocumentCenter/View/8818/Public-Notice-Fees->



### Submittal Requirements:

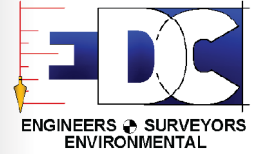
*Submit one (1) original & three (3) hard copies and one (1) CD or Flash Drive of the following. Additional copies will be required of subsequent submittals.*

- As-built Survey
- Floor Plan of Existing Buildings
- Site plan, to scale, including existing improvements and proposed parking, driveways, landscaping & storm drainage
- Lighting Plan
- Complete Application

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The application for conditional use with the application for site plan review, when not exempt in accordance with the requirements of section 125-236, shall be reviewed as a unit in accordance with the requirements of section 125-313 except that:

1. The City Commission shall hold a public hearing in accordance with the provisions of section 125-38 prior to acting on the application for conditional use.
2. In permitting a conditional use or the modification of an existing conditional use, the city commission may impose, in addition to those standards and requirements expressly specified in this chapter, any condition which it finds to be necessary to protect the best interest of the surrounding property of the city.



**PROJECT NARRATIVE & COVER LETTER**  
**Synergy School of Tomorrow – 5900 Tedder Road**  
Conditional Use Application  
October 14, 2022

**REQUEST**

On behalf of the Petitioner, Engineering Design & Construction, Inc. (EDC, Inc.) is requesting approval of a Conditional Use Application for the following subject property to be known further as Synergy School of Tomorrow, located within the City of Fort Pierce, FL. The Applicant is the owner and operator of multiple thriving, previously improved locations for Synergy School of Tomorrow, in Fort Pierce, FL. Applicant is proposing to occupy and utilize a pre-existing series of structures on site, currently owned and formerly occupied by Indian River State College, located at 5900 Tedder Road.

The location, previously utilized as an educational facility for a number of decades, is now proposed for use as a 6-8<sup>th</sup> grade private educational facility by Synergy School of Tomorrow. Within this facility, young people would take part in a well-established curriculum, technologically advanced and state-of-the-art educational programs, while receiving optimal instructional guidance from local educators in broad fields of study.

This proposed educational facility boasts an indoor gym, multiple classrooms, +/- 120 parking spaces, and a number of other amenities. There will be NO changes to the existing structures or facilities on-site, NO changes to the landscape or parking facilities, and NO new construction will take place.

*As per a conversation dated October 12, 2022 at 10:13am, a series of items listed on the application for Conditional Use have been omitted by authorization of Mr. Kevin (Kev) Freeman, Director of Planning, City of Fort Pierce. Items omitted may be provided upon request should they be a requirement at a later date. Mr. Freeman has asked that he be consulted for discussion should there be reason for concern regarding this matter.*

**SITE CHARACTERISTICS & PROJECT HISTORY**

Subject parcel acreage is identified in the table below:

Parcel ID	Parcel Address	Acreage	Current FLU	Current Zoning
2324-113-0002-000-2	5900 TEDDER ROAD	9.42	RL	R-1
<b>TOTAL ACRES:</b>		<b>9.42</b>		

The parcel in question, 2324-113-0002-000-2 is generally located at the western-most end of the northeast corner of Tedder Rd and has an underlying Future Land Use designation of Low Density Residential (RL) and is within the Single-Family, Low Density Residential (R-1) Zoning District.

The parcels immediately to the northeast of the parcel in question have an underlying Future Land Use designation of Low Density Residential (RL) and are within the Residential, single-family – two units per acre (E-2) Zoning District. The parcels immediately to the east of the parcel in question have a Future Land Use designation of Low Density Residential (RL) and are within the Single-Family, Low Density Residential (R-1) Zoning District.

Two properties to the southwest of the parcel in question are zoned within St Lucie County's jurisdiction and have an underlying Future Land Use designation of Residential Urban (RU) and are zoned Residential, Sing-Family (RS-2). The property immediately to the northwest is within the jurisdiction of the City of Ft Pierce and has an underlying Future Land Use of Low Density Residential (RL) and is currently within the Planned Development (PD) Zoning District.

The parcel to the immediate south of Tedder Road is within the City of Fort Pierce's jurisdiction, has a Future Land Use designation of General Commercial (GC) and is currently within the Commercial (C-3) Zoning District.

*Included in this submittal, please find the required Conditional Use Application and approved material necessary to pass the Sufficiency Review process for the City of Ft Pierce Planning Division.*

***Based on the above and attached, Applicant and EDC, Inc. respectfully request approval of this application.***

Z:\EDC-2022\22-396 - Synergy School - 5900 Tedder Road\ENGINEERING\Documents\Submittal Documents\Applications\2022-10-14\_5900\_Tedder\_Rd\_Conditional\_Use\1- Narrative.docx



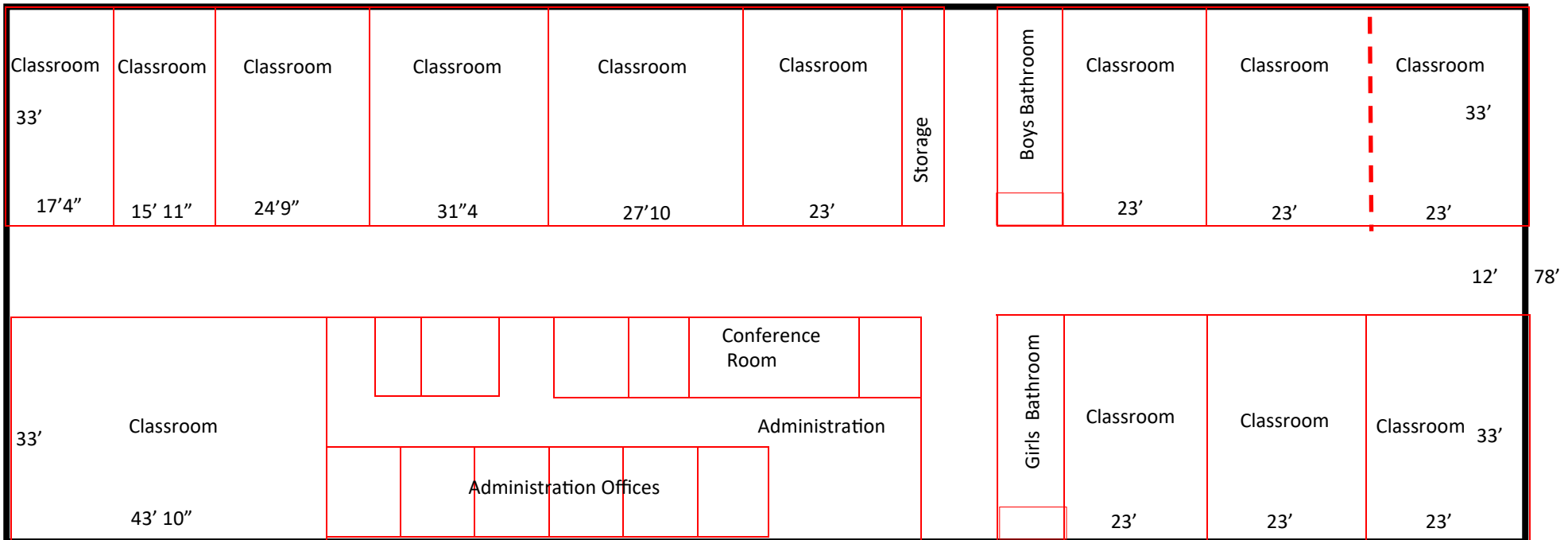
# Proposed High School Location



**SYNERGY**  
VOCATIONAL ACADEMY K-12

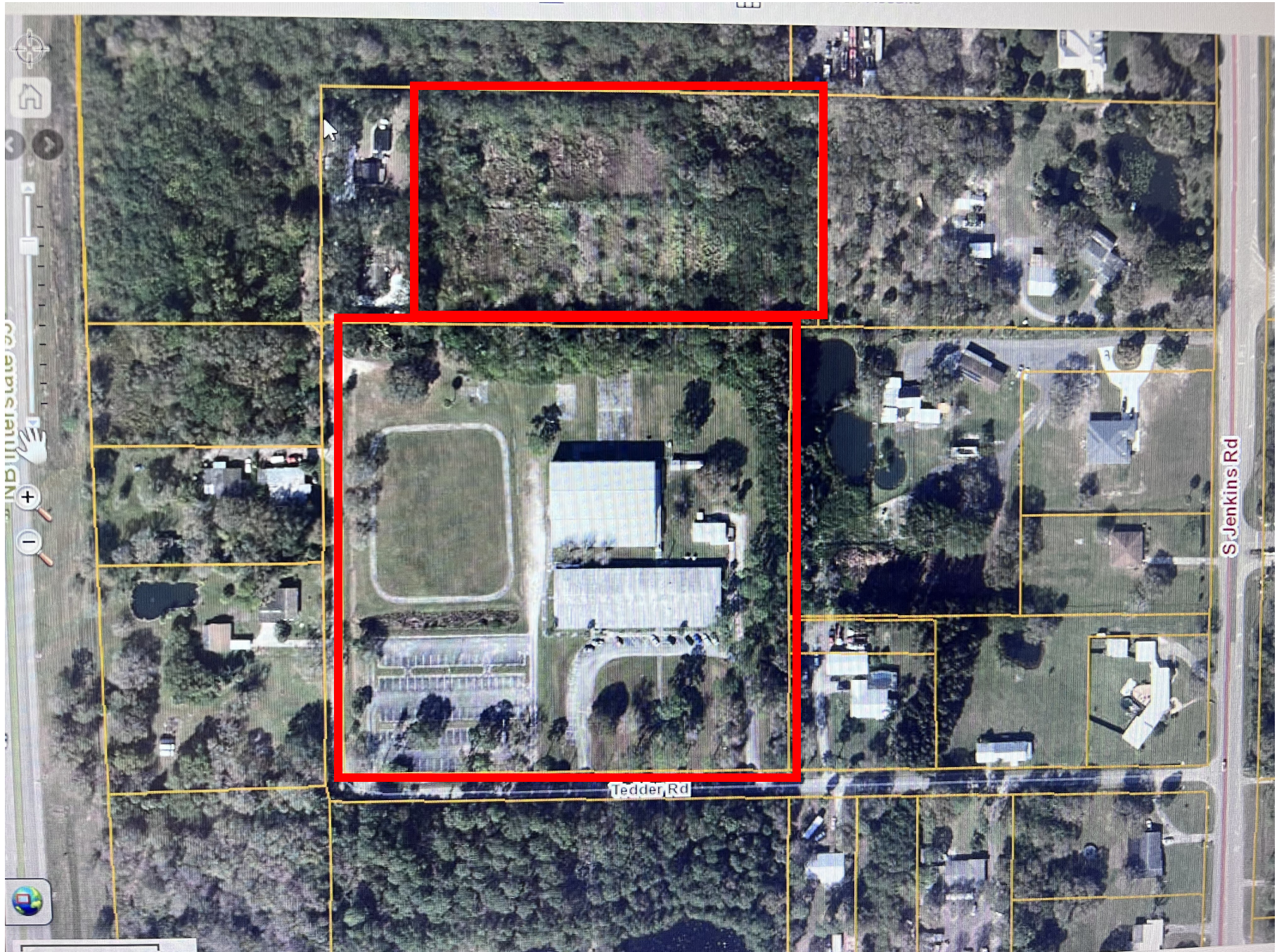
5900 Tedder Road, Fort Pierce, FL 34945

240'





# Site Location 5900 Tedder Road, Fort Pierce



120 Existing Parking Spaces for Vehicle Parking



Proposed Bus Pickup Area



Proposed Bus  
Pickup Area



**SYNERGY**  
VOCATIONAL ACADEMY K-12





Project Location:  
5900 Tedder Road  
Fort Pierce, FL 34947  
**AGENT CONSENT FORM**

Project Name: Synergy School of Tomorrow

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

BEFORE ME THIS DAY PERSONALLY APPEARED Michael Hageloh, WHO BEING DULY SWORN, DEPOSES AND SAYS THE FOLLOWING:

I hereby give CONSENT to Engineering Design & Construction, Inc. to act on my behalf, to submit or have submitted applications for Conditional Use Application only to the City of Fort Pierce and all required material and documents as it relates to this application process, and to attend and represent me at all meetings and public hearings pertaining all City, County and State permits for completion of the project and application indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this Conditional Use application for the proposed use of the commercial development at 5900 Tedder Road only.

FURTHER AFFIANT SAYETH NOT.

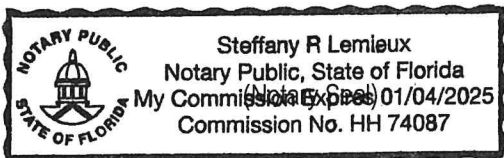
The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of October, 2022, by Michael Hageloh (Name of Person Acknowledging) who is personally known to me or who has produced \_\_\_\_\_ (type of identification) as identification and who did (did not) take an oath.

Steffany R. Lemieux  
Notary Signature

[Signature]  
Owner's Signature

Steffany R. Lemieux  
Printed Name of Notary

Michael Hageloh  
Owner's Name



3209 Virginia Ave.  
Street Address

01/04/2025  
My commission expires

Fort Pierce, FL. 34981  
City, State, Zip

(772) 462-7072  
Telephone / Email