

## **PROJECT: FLORIDA NEXUS PARK TECHNOARTS ACADEMY ST. LUCIE**

Contact: Dawn Hauptner | 561-818-8654 | [dawnhauptner@gmail.com](mailto:dawnhauptner@gmail.com)

Property owner: Harry Zukar | 772-465-2000 x102 | [hzukar@comnetrealty.com](mailto:hzukar@comnetrealty.com)

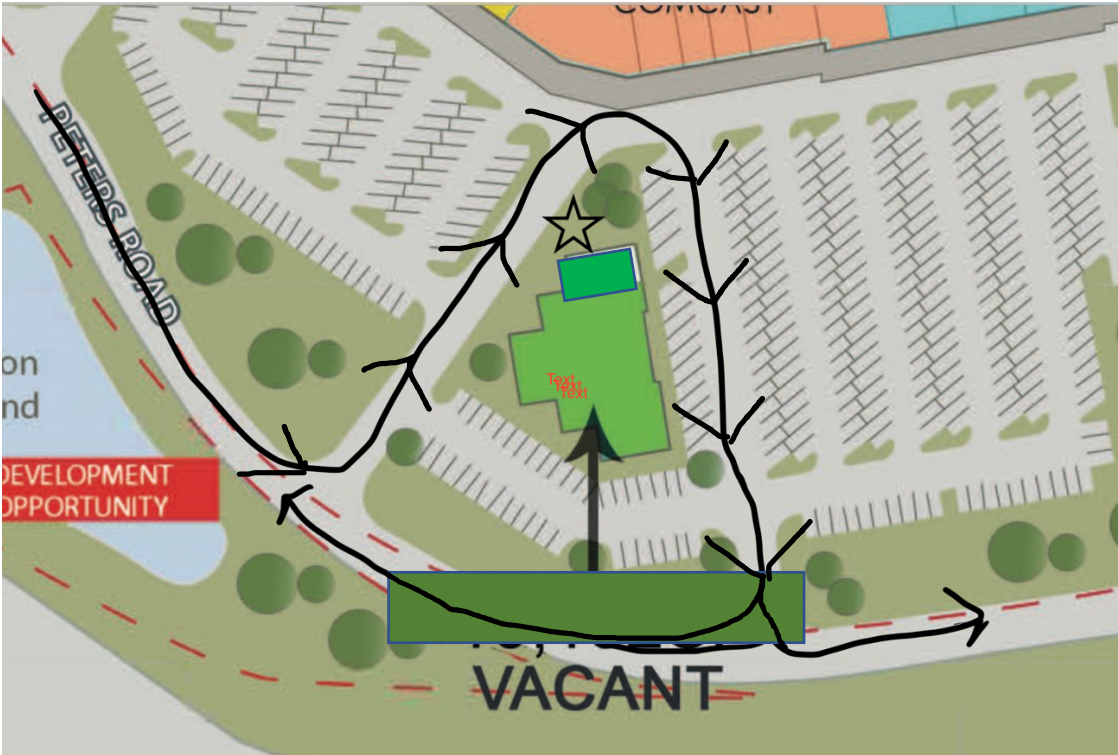
This application is for a charter elementary school with a proposed location of 2817 Peters Road, Fort Pierce, FL. The property is known as Florida Nexus Park and includes a retail shopping center consisting of one 146,954 sq. ft. multi-tenant building and one stand-alone 11,346 sq. ft. building. The existing tenants include: Goodwill, GB Tech, Comcast, Bee Electronics, Bravo Supermarket (coming soon), Upright Open MRI, uSave LED, Maximus (FL Children's Health), Justee Medical (Nursing College), Corradino Group, Amazon and the Management Office. Burger King is located adjacent to the property to the West and Cracker Barrel is located to the North of the property. The property is located on 18.61 acres in the city limits of Fort Pierce and currently zoned CG-Commercial General. The proposed location for the school is the stand-alone 11,346 sq. ft. building.

The applicant is iSTEAM Inc., a tax-exempt non-profit organization incorporated in Florida d/b/a TechnoArts Academy St. Lucie. Our website is [technoartscharter.org](http://technoartscharter.org). TechnoArts Academy St. Lucie is a proposed charter elementary school projected to open in August 2023 with approximately 126 students in grades K-2. Each year we will add a grade up until we are a kindergarten to grade 5 school with approximately 320 students. If the stand-alone building does not sufficiently accommodate our entire enrollment at capacity, the landlord will offer us additional space within the shopping center or add on to the existing building. TechnoArts was designed to increase Literacy proficiency by offering a 150-minute literacy block daily and systematically integrating literacy into every subject area. We are the only school in St. Lucie County that has this intensive of a literacy program. We have also created a specialized program for English Language Learners (ELL- students who speak limited to no English) called the TED. Transitional Program. This program was designed with an AI company (Timekettle) and will use artificial intelligence to aid and transition non-English speaking students into an all-English curriculum in 3 years while keeping them on grade level in all subject areas. Our other focus areas include Computer Science & Coding and an Arts program (Film, Theater, Acting, Visual, & Music).

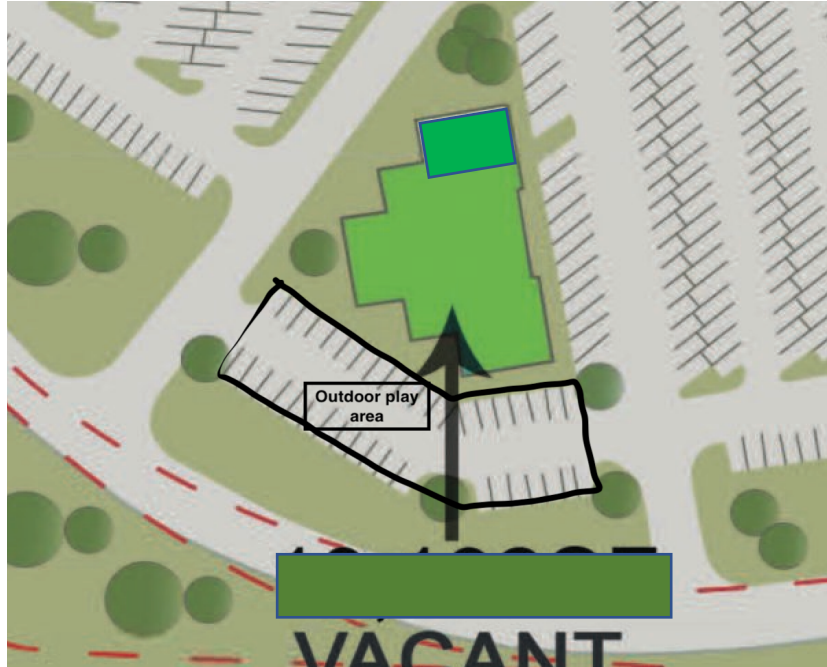
This proposed location would make us the western-most elementary school in St. Lucie County. There are three sizable housing developments about 1-3 miles west of the location along with open housing located on side roads beginning less than a mile west of the location and continuing to the western border of St. Lucie County. There are no other elementary schools out west to serve the students in that area. The closest school is Gaines Academy. Because of the continued growth west and on Jenkins Rd. going south, the need for an additional elementary school in this area is eminent. There is also a higher number of ELL students in that area that would benefit from our cutting-edge TED. Transitional Program.

The school would have a designated drop-off/pick-up route for parents and buses. Parents/buses would enter the property via Okeechobee Rd., turn on to Crossroads Parkway then on to Peters Rd. They would turn on the road on the west side of the building, drop students off at the main entrance (represented by the star), continue on the road to the east of the building bringing parents back out to Peters Rd. (See illustration 1 below). Drop-off in the morning would occur

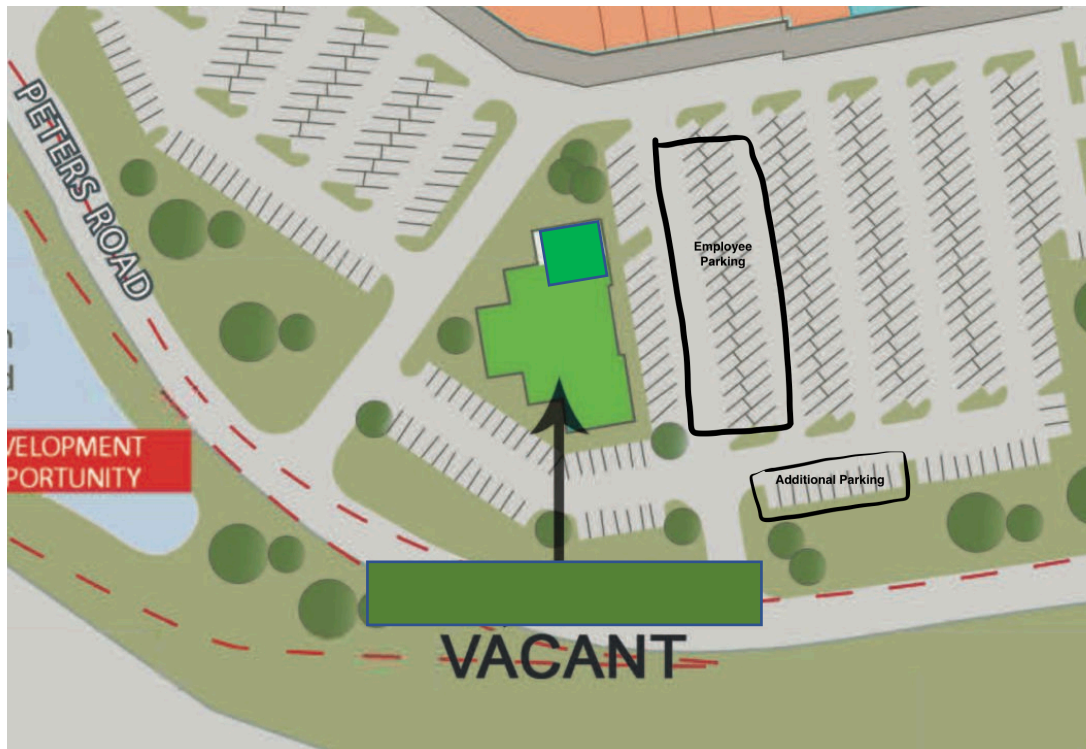
from about 7:30-7:50 am and pick-up would occur around 3:20-3:40 pm. The school would offer before and after school care along with after school clubs. Parents would park in designated parking spots to pick children up or drop off early because students would need to be signed in/out. Designated parking spots would be the first row of parking spaces immediately to the east of the building. The school would have one to two buses and would work with the landlord as to where to keep the buses parked.



The school is required to have an outdoor play area. We have worked it out with the landlord to block off the 40 parking spaces to the south of the building, fence it in and use it for outdoor play and PE. (See Illustration 2 below).



In year one, we will hire about 7 teachers and have 3 additional staff members. At full capacity we will have around 25+ employees. Parking for our employees will be the first double row of parking spaces to the east of the building. (See Illustration 3 below).



TechnoArts plans on contracting with the St. Lucie County School District to become a District Sponsored Site for the Satellite Food Service Program. Our school may consist of a lunchroom/common area that meets state nutritional and sanitation standards with the necessary equipment for holding, freezing, cooling, and warming the food at the required temperatures. We will adhere to two annual health inspections by the State Department of Health, County Department at which the school will pass with satisfactory ratings as required to maintain our Permit for Food Service. As required by Florida Statute §1013.12(2)b, the results of our semiannual sanitation certificate and a copy of its most recent sanitation inspection will be posted in a visible location in the school's cafeteria and a copy of it will be located on the school's website.

TechnoArts Academy will make sure our school's environment is both safe and secure for our students, staff, and visitors. We will be installing a security software program to track visitors, staff and students and secure our school and property. Staff and students will be required to wear an ID badge at all times when on the property. The school will have only one entrance for entering the building/s with a camera and all visitors will be required to check in at the main office and will be electronically scanned by an armed security officer. All school staff assigned to check in visitors will follow the guidelines and procedures set forth in the Charter's Schools Visitor Management System Guidelines and Procedures. The visitor access management system will allow our personnel to produce visitor badges and electronically check all visitors against registered sex offender databases using the visitor's state/military issued picture ID.

To further ensure the safety of our students and staff on our property, we will keep all classroom doors locked at all times when students and staff are present on campus with the ONLY exception being if students are transitioning between classes.

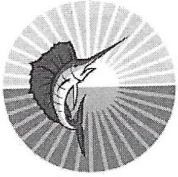
To fully protect our students, we will be keeping in compliance with the Jessica Lunsford Act and will not hire any employees, consultants or vendors who have been convicted of certain qualifying offenses. In accordance with s. 1006.07(4), F.S., we will implement a mobile panic alert system (Alyssa's Alert) capable of connecting emergency services technologies to ensure real-time coordination between multiple first responder agencies and local public safety answering point infrastructure to transmit 911 calls.

The school will perform safety/security sweeps of the campus to maximize the security of our students and staff. This additional measure will prevent accidents, unnecessary emergencies, or crisis situations through early detection and response. The safety/security sweeps will be conducted by our administration and our School Safety Specialist at random times during the day to ensure all doors are locked and secure. A sweep will also be conducted prior to the beginning of the school day. Should there be an emergency, staff will be instructed to dial 911 to report any accidents, fire, serious injury, medical emergency, crime, or other events that require an immediate response.

The school will regularly perform fire and active assailant drills as required by law. The drills will be coordinated with the school's security officer and documentation will be provided to the School District's School Safety Specialist noting the method and time of the drill.

The school's Governing Board will adopt an active assailant response plan as provided in s. 1006.07(6)(c), F.S. Our active assailant response plan will include, at a minimum, plans and expectations for responding to an active assailant situation using the following three strategies: evading or evacuating, taking cover, or hiding, and responding to or fighting back. Our staff will be trained before the school opens and annually on the procedures in the school's active assailant response plan. Documentation of the completion of this training will take place by October 1 of each year in the FSSAT. Armed assailant procedures will be posted in every classroom and student occupied space.

In conclusion, our school will ingrain itself into the Fort Pierce community as an upstanding high-quality business and school. We will actively take part in community events and look forward to future partnerships with local businesses and proudly serve the families and students of Fort Pierce and St. Lucie County.



**CONDITIONAL USE – NO NEW CONSTRUCTION**

**Property Information**

Property address or Location

2817 Peters Road, Fort Pierce FL

Parcel ID #(s)

2324-311-0005-000-1

Project description

Charter School

**Site Information**

Building Size: 11,442 Parking Spaces: 40

Crossroads Plaza FP/LLC iSTEAM, Inc d/b/a Techno Arts Academy st. Lx

Property Owner(s)

2735 Peters Rd.

Street Address

Fort Pierce FL 34945

City

State

Zip

772-465-2000

Phone Number

hzuker@comnetrealty.com

Email Address

Applicant/Representative, Title, Company

Dawn Hauptner, CEO, 12870 Briarlake Dr. #204'

Street Address

Palm Bch Gardens FL 33418

City

State

Zip

561-818-8654

Phone Number

dawnhauptner@gmail.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)

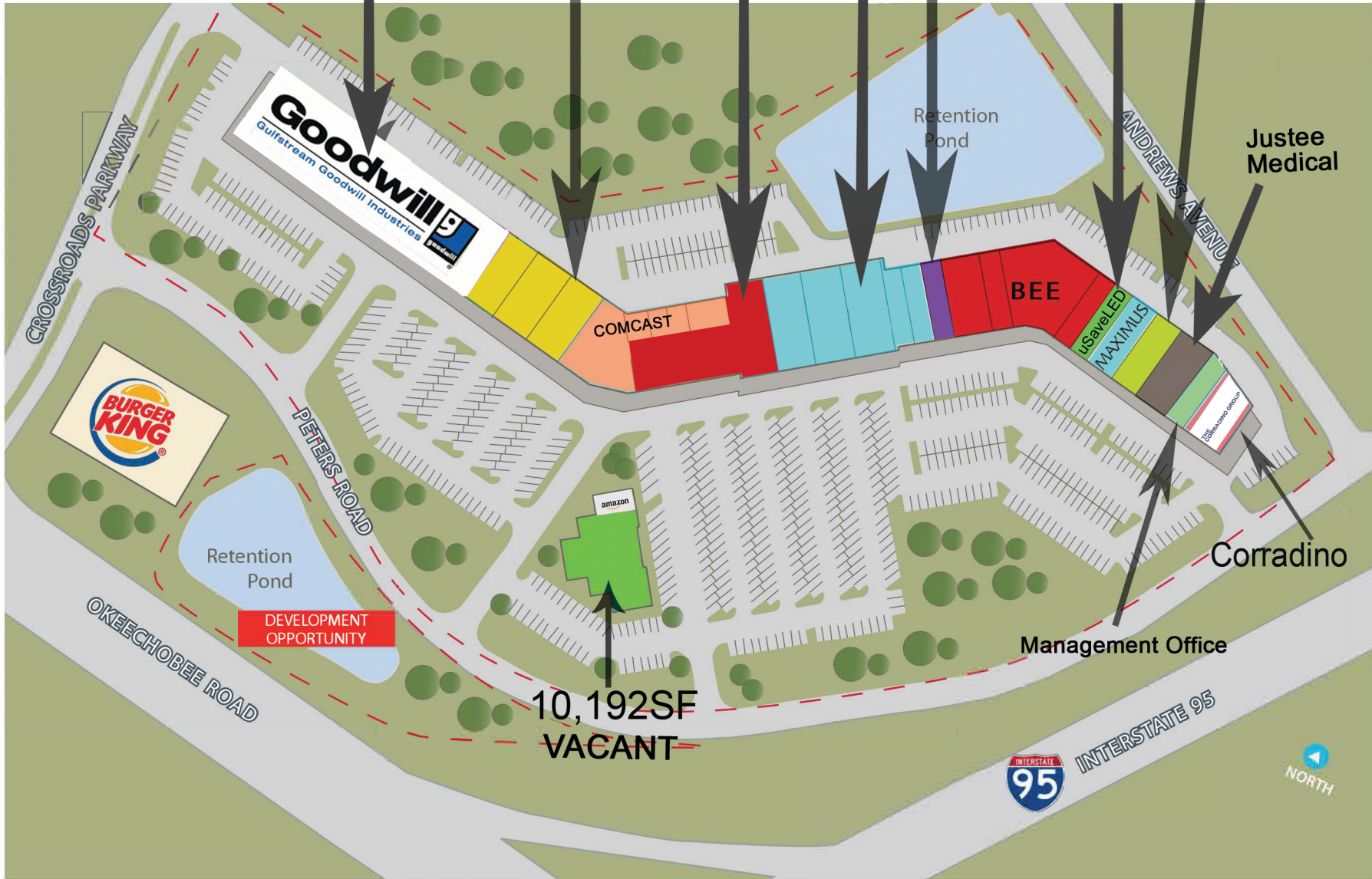
**APPOINTMENTS ARE REQUIRED FOR APPLICATION SUBMITTALS**

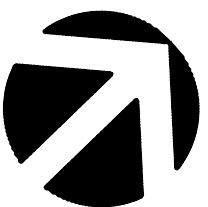
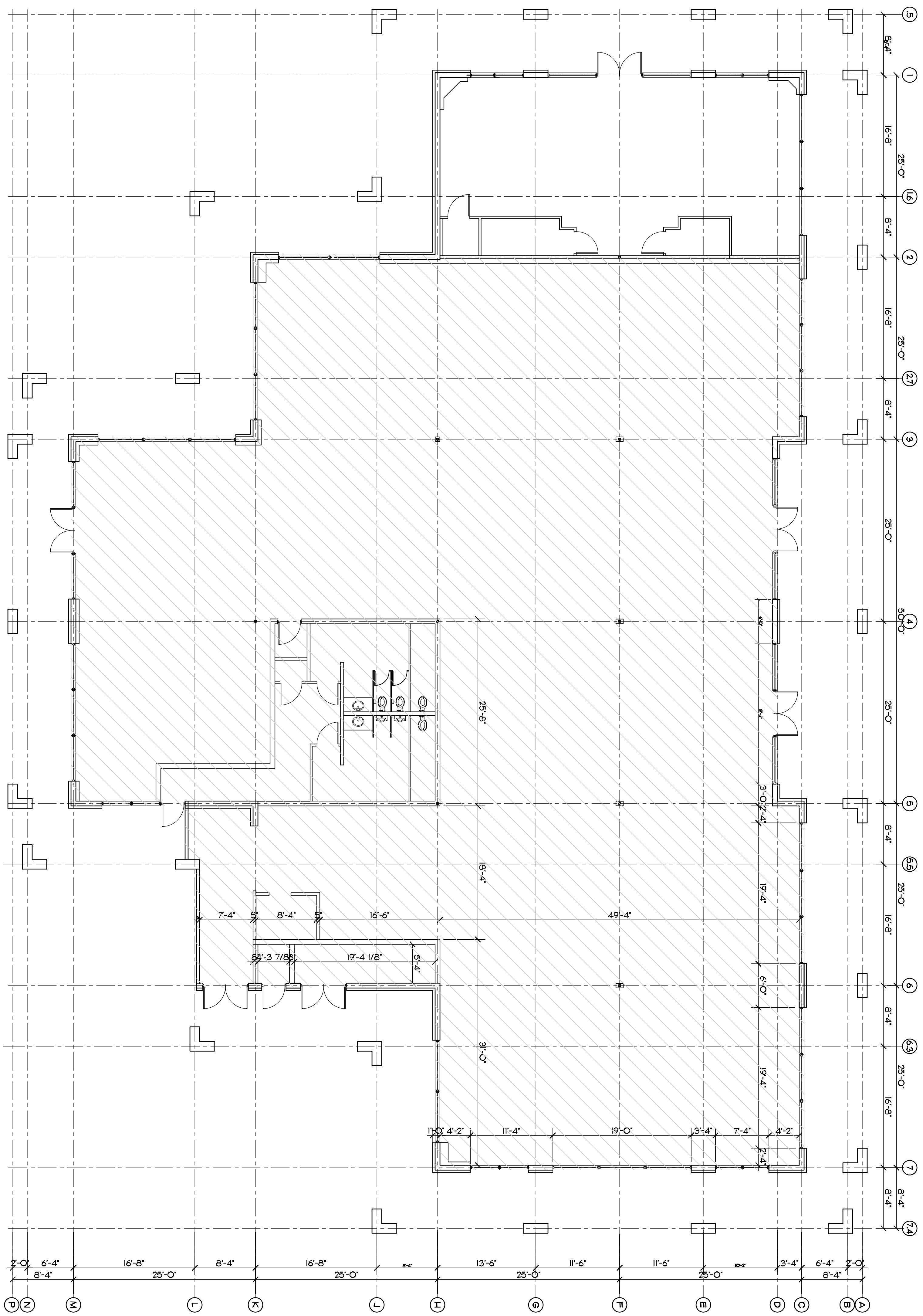
CALL 772.467.3737 OR E-MAIL [PLANNING\\_DL@CITYOFFORTPIERCE.COM](mailto:PLANNING_DL@CITYOFFORTPIERCE.COM)

For more information, please refer to the website:

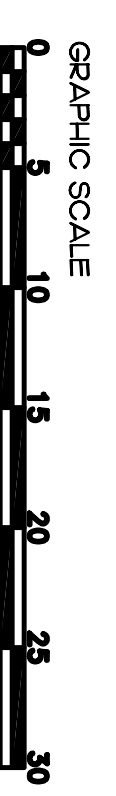
<https://www.cityoffortpierce.com/971/Application-Submittal-for-Technical-Rev>

# LEASING SITE PLAN





**EXISTING FLOOR PLAN**  
SCALE: 1/8"=1'-0"

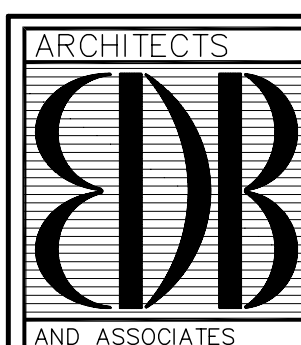


© M.A.R. 11.2. THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF EDLUND, DRITENBAS, BINKLEY ARCHITECTS AND ASSOCIATES, P.A. NO PART OF THESE PLANS OR SPECIFICATIONS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT WRITTEN PERMISSION.

NO.	DATE	REVISIONS

**PROJECT: NEXUS PARK WELCOME CENTER**  
**FOR: COMNET REALTY, INC**  
4800 NORTH FEDERAL HIGHWAY SUITE 205B  
BOCA RATON, FLORIDA 33431

SEAL:



**EDLUND · DRITENBAS · BINKLEY**  
ARCHITECTS AND ASSOCIATES, P.A.  
AR-AA C000886  
65 ROYAL PALM POINTE, SUITE "D"  
VERO BEACH, FLORIDA 32960  
PHONE: (772) 569-4320

SHEET NO. **A-1**  
OF ONE

COMM. NO. VB  
DATE: 29 MAR 2012  
BY: DLD  
CHKD: PD

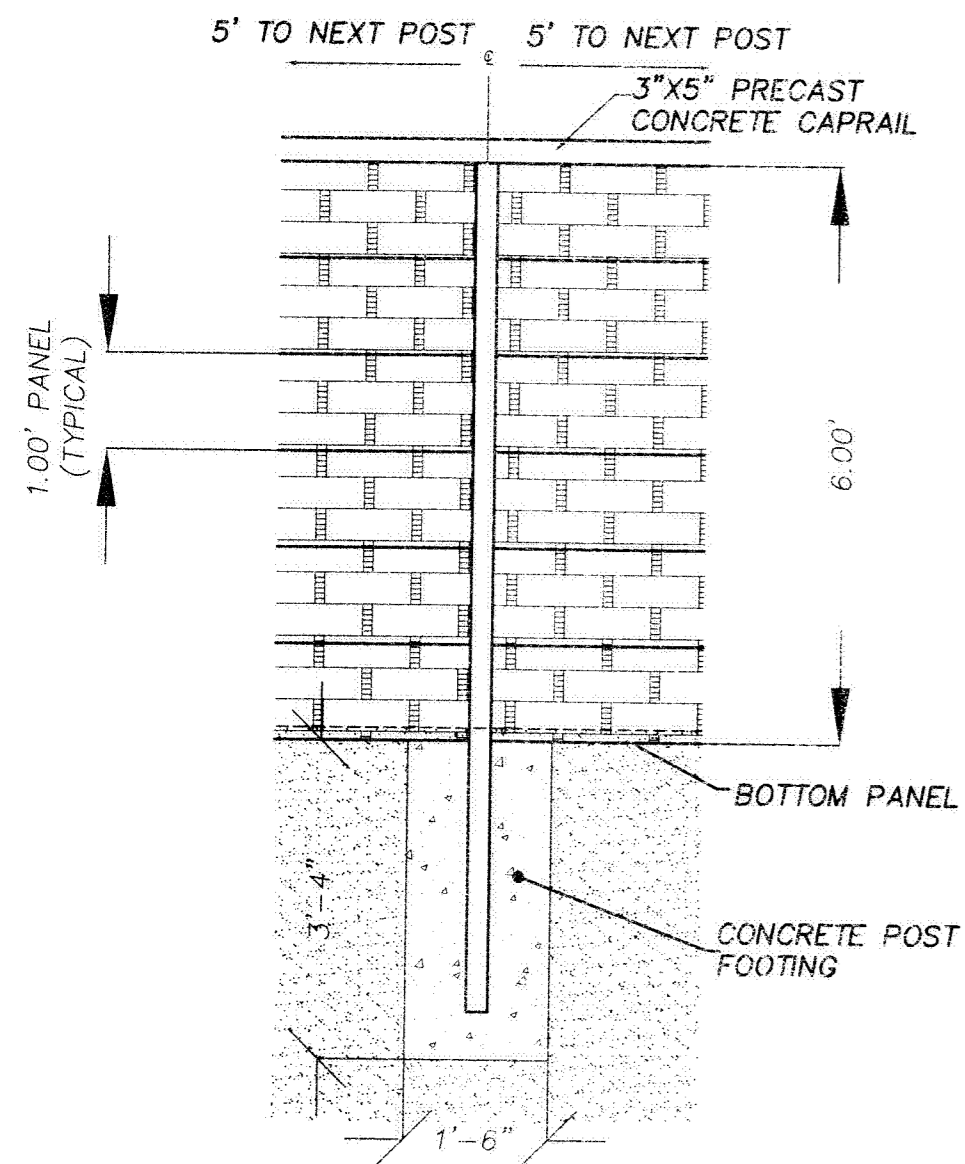
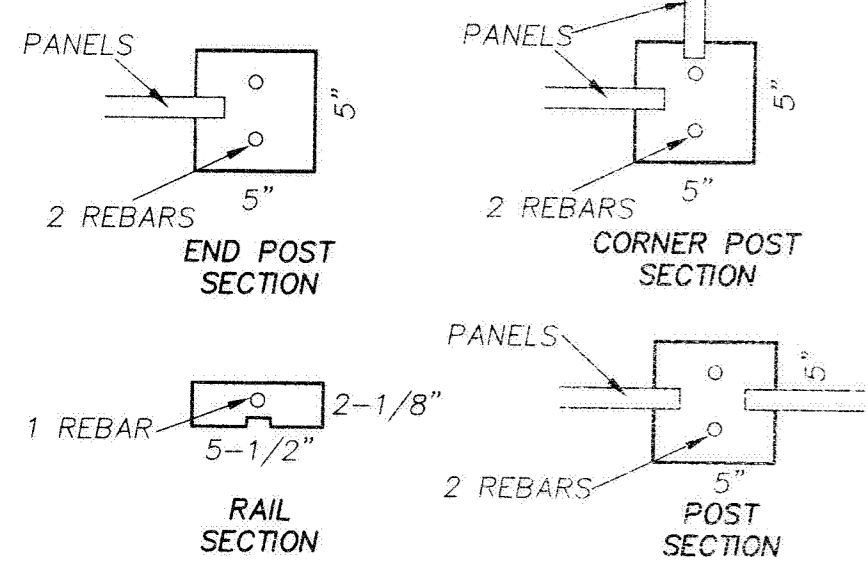
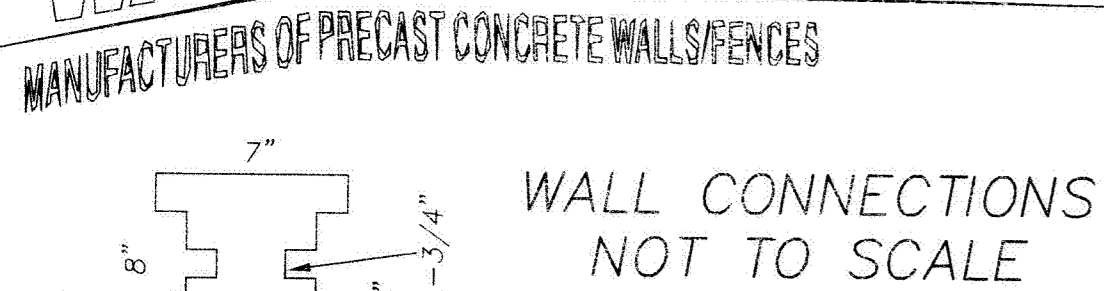
# Specific Purpose Survey & Site Plan Performed for ComNet Realty

- ABBREVIATIONS AND SYMBOLS**
- LB NO. LICENSED BUSINESS NUMBER
  - R/W RIGHT OF WAY
  - CM 4X4 CONCRETE MONUMENT
  - P.U.D.E. PUBLIC UTILITY AND DRAINAGE EASEMENT
  - FO. FOUND.
  - O.R.B. OPTICAL RECORD BOOK
  - P.R.M. PERMANENT REFERENCE MONUMENT
  - P.C.P. PERMANENT CONTROL POINT
  - BM BENCHMARK
  - F.F. FINISH FLOOR
  - ELEV. ELEVATION
  - R. RADIUS
  - Δ DELTA
  - L. LENGTH
  - I.D. IDENTIFICATION
  - SEC. SECTION
  - TWP. TOWNSHIP
  - RGE. RANGE
  - CH. CHORD
  - CH.B. CHORD BEARING
  - (C) CALCULATED
  - (M) MEASURED
  - (P) PLAT
  - (D) DEED
  - IR. 1/2" IRON ROD
  - IRC. 1/2" IRON ROD AND CAP
  - N.O. NAIL & DISK
  - EP. EDGE OF PAVEMENT
  - P.R.D. PLANNED RESIDENTIAL DEVELOPMENT
  - A/C. AIR CONDITIONING PAD
  - P/E. SWIMMING POOL EQUIPMENT PAD
  - P.L.S. PROFESSIONAL LICENSED SURVEYOR
  - P.S.M. PROFESSIONAL SURVEYOR & MAPPER
  - R.L.S. REGISTERED LAND SURVEYOR

**ABBREVIATIONS AND SYMBOLS**

- OAK
- PINE
- PALM
- SHRUB
- MAPLE
- CITRUS
- ELM
- MISC. TREE
- BLOW-OFF
- PULL BOX
- GAS VALVE
- SEPTIC TANK
- SANITARY MANHOLE
- DRAINAGE MANHOLE
- WELL
- HYDRANT
- WATER VALVE
- WATER METER
- CLEANOUT
- CATCH BASIN
- REUSE WATER VALVE
- IRRIGATION VALVE
- YARD DRAIN
- PROPOSED DRAINAGE
- FIRE DEPARTMENT CONNECTION
- STOP LIGHT
- REUSE WATER METER
- TILE SURFACE
- PARKING SPACES
- SIGN
- LIGHT POLE
- MAIL OR PAPER BOX
- SOUTHERN BELL BOX
- CABLE TV BOX
- POWER POLE
- ELECTRIC BOX
- UNDERGROUND UTILITIES SIGN
- MONITORING WELL
- SANITARY VALVE
- TELEPHONE MANHOLE
- POST WOOD OR STEEL
- CONCRETE POWER POLE
- TRANSFORMER PAD
- BACK FLOW PREVENTER
- SPRINKLER HEAD
- CONCRETE SURFACE
- BRICK PAVER SURFACE

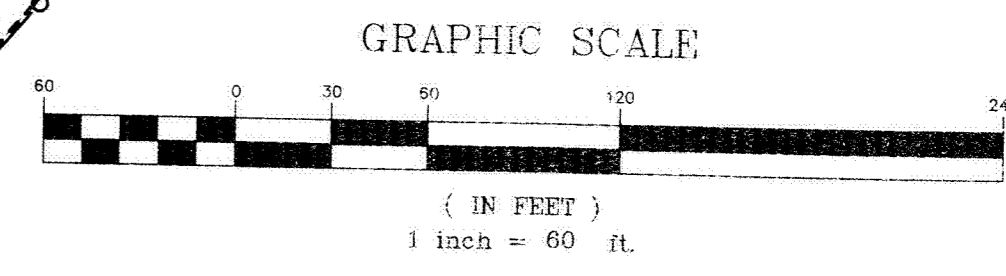
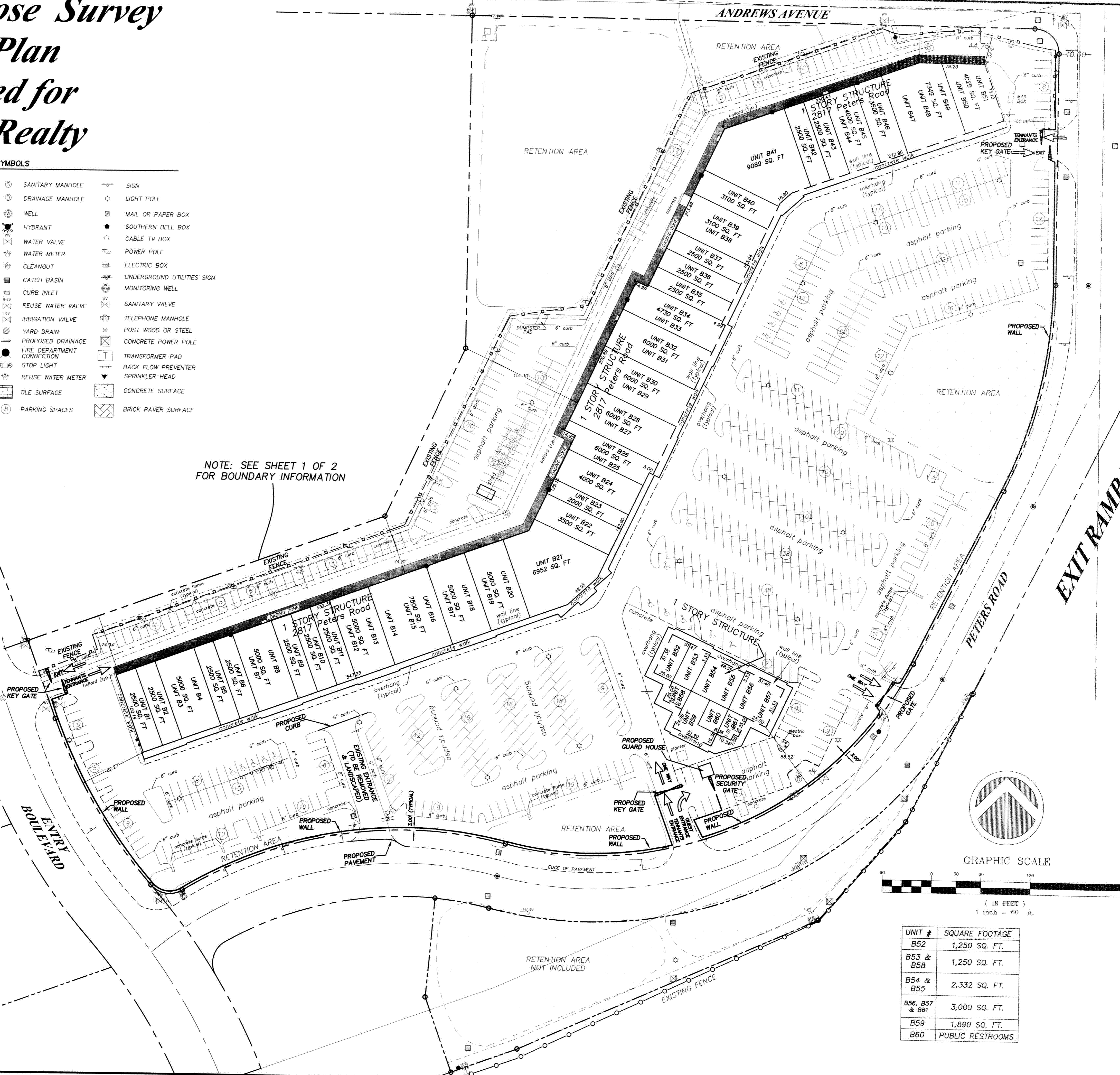
**WALL WAY USA**  
MANUFACTURERS OF PRECAST CONCRETE WALLS/FENCES



**CROSSWAY PARKWAY**

**BOULEVARD**

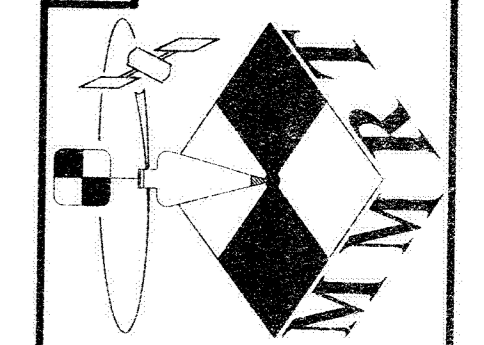
NOTE: SEE SHEET 1 OF 2 FOR BOUNDARY INFORMATION



UNIT #	SQUARE FOOTAGE
B52	1,250 SQ. FT.
B53 & B58	1,250 SQ. FT.
B54 & B55	2,332 SQ. FT.
B56, B57 & B61	3,000 SQ. FT.
B59	1,890 SQ. FT.
B60	PUBLIC RESTROOMS

DATE	12/30/08
SCALE	AS NOTED
SHEET	2 OF 2
DRAWING NAME	SZ16SP.DWG

**Masteller, Moler, Reed & Taylor, Inc.**  
Professional Surveyors and Mappers  
Land Surveying Business lb 4644  
1655 27th Street, Suite 2, Vero Beach, Florida 32960  
Phone: (772) 254-9880 Fax: (772) 704-0447



MAP OF SURVEY FOR  
**ComNet Realty**

NO.	DATE	DESCRIPTION	BY
6			
5			
4			
3			
2			
1			