



CONDITIONAL USE - NO NEW CONSTRUCTION

Property Information

Property address or Location

403 Hayes Road Fort Pierce

Parcel ID #(s)

2415-601-0056-000-2; 2415-601-0055-000-5

Project description

Existing educational facility - New K-12 Private Christian school occupant

Site Information

Building Size: 15,098 Parking Spaces: 89-/+

Parkview Baptist Church

Property Owner(s)

403 Haynes Road

Street Address

Fort Pierce FL 34950

City State Zip

772-461-4245

Phone Number

pastordoug@parkviewfortpierce.com

Email Address

Word of Faith Christian Academy

Applicant/Representative, Title, Company

907 N. 13th Street

Street Address

Fort Pierce FL 34950

City State Zip

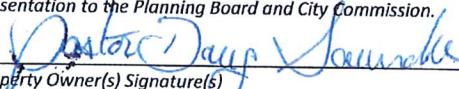
772-626-5582

Phone Number

info@wfcacademy.org

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

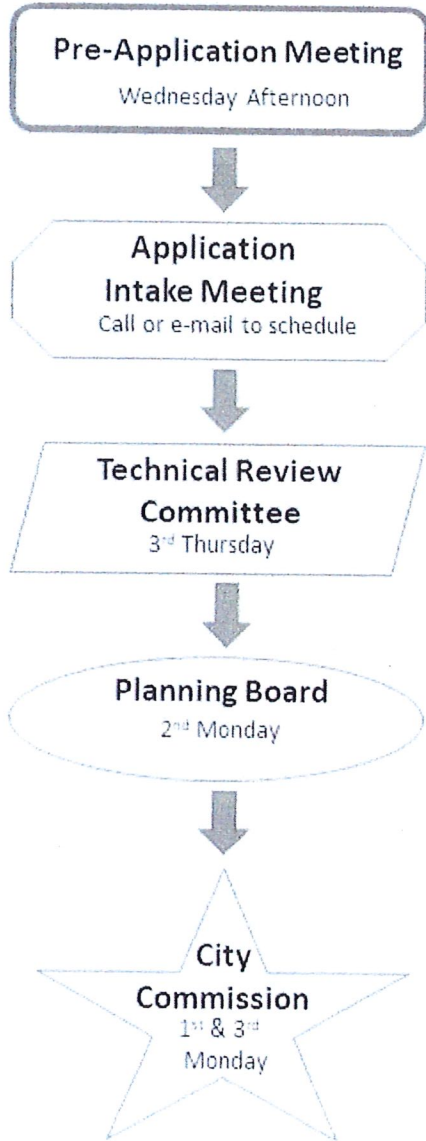
CALL 772.467.3737 OR E-MAIL PLANNING_DL@CITYOFFORTPIERCE.COM

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->



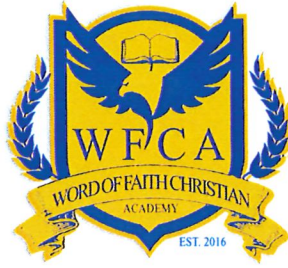
Submittal Requirements:

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

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

Word of Faith Christian Academy
Conditional Use Application
July 14th, 2023

Request

Word of Faith Christian Academy, is requesting approval of a Conditional Use Application for the following subject property Parkview Baptist Church located within the City of Fort Pierce, FL. The Applicant, Word of Faith Christian Academy, is a nonprofit organization which previously located and operated at 907 N 13th St, Fort Pierce, FL 34950. Applicant is proposing to occupy and utilize a pre-existing series of structures on site, currently owned and occupied by Parkview Baptist Church located on **403 Hayes Rd Fort Pierce, FL 34950**.

The location previously utilized as an educational facility for several decades, is now proposed for use as a Kindergarten through 12th Grade private educational facility by Word of Faith Christian Academy. For the past five (5) years, the Academy served students in elementary and middle school grades in the Lincoln Park community, and is now seeking to 1) expand its reach into neighboring communities from its original location, 2) widen and diversify the emerging culture residing in this unique City, 3) to extend its academic reach into high school to accommodate family households with children within a wider age range and 4) to broaden the high school option available in this part of Fort Pierce. Within this facility, students will be met with a well-rounded and established curriculum, that is project based and technologically advanced. Our partnership and established working relationships with various agencies within the County are one of our objectives we hope to maintain in creating a “Village” that will be mutually beneficial to students, families and the community. We currently partner with the St. Lucie County School District using the Title I programs to ensure continuous uninterrupted services for ESE students. We have also secured grant funding for our summer camps through The Children Services Council of St. Lucie County (CSCSLC) serving all community children regardless of school enrollment. Our focus will continue to prioritize student academic needs and social development in a safe environment. The facility is secured with cameras throughout the property and is fenced in as added security for the family’s peace-of-mind. This proposed educational facility boasts of multiple classrooms, parking spaces, a sanctuary, kitchen and lunchrooms, and outdoor areas for students to play. There will be NO changes to the existing structure of facilities on-site. NO changes to the landscape or parking facilities, and NO new construction will take place. There may be some updating and remodeling within the facilities to accommodate advanced technology.

The school anticipates operating small class sizes with an enrollment of approximately 85 -110 students for the 2023/24 school year. Normal business operations are Mondays - Fridays 7:30AM – 4:00PM. Instructional time runs from 8:30AM – 3:10PM with staggered lunch times. As a
www.wfcacademy.org | Email: info@wfcacademy.org | Phone: 772-245-3105 | Fort Pierce, FL | Pg 1



sponsor of the National School Lunch Program (NSLP), we will continue to offer meals to all students (free breakfast and lunch).

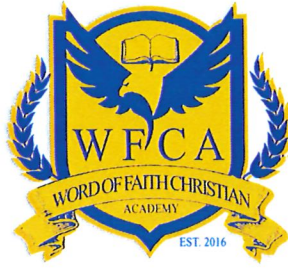
The school will have separate designated drop off & pickup areas for parents and for bus riders. The school currently uses 15-seater vans.

The parcel in question, 2415-601-0056-000-2, is located at the northwest corner of US HWY 1 and Hayes Rd with a designation of Medium Density Residential (RL) and is within the Single-Family, Low Density Residential (R-1) Zoning District.

Property Identification			
Site Address: 403 HAYES RD Map ID: 24/15N	Parcel ID: 2415-601-0056-000-2 Zoning: Medium Den	Account #: 24579 Use Type: 7100	Sec/Town/Range: 15/35S/40E Jurisdiction: Fort Pierce
Ownership	Legal Description		
Parkview Baptist Church 403 Hayes RD Fort Pierce, FL 34950	PINWOOD S/D BLK 6 LOTS 6, 7, 8, 9, 10, 11, 19 AND 20 AND LOT 21-LESS E 6 FT-		

There are 367 +/- parcels immediately surrounding the subject property with a designation of SF Low Density or SF Intermediate.

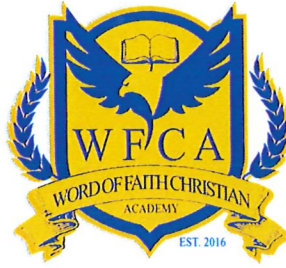
Based on the above narrative and attachments, Applicant is respectfully requesting APPROVAL of this application.



PROPOSED SCHOOL LOCATION: 403 Hayes Rd Fort Pierce, FL 34950



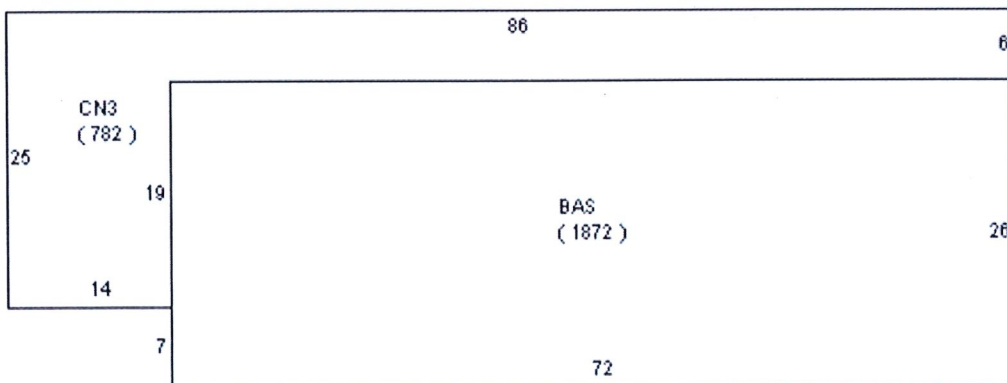
Frontal View of the subject property. The site sits on 1.48 acres with sufficient ingress and egress within the internal grounds. The proposed school site is directly centered in a residential and commercial community with working class citizens and thriving businesses. Directly across the street is Pinewood Park (entrances from Sunrise Blvd., Hayes Rd. & US Hwy 1). The Police Department is within walking distance of the school, just on the east side of US Hwy 1.



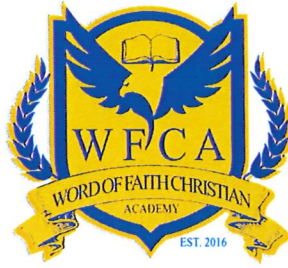
Administrative Building (1st Floor)



Front Office – The administrative and front office is the central hub where families and visitors will enter the school during operating hours. All guests will sign in manually or via an electronic device. This is the area for early pickups and late drop-offs. The school plans to use a buzz-in entry system for all guests.

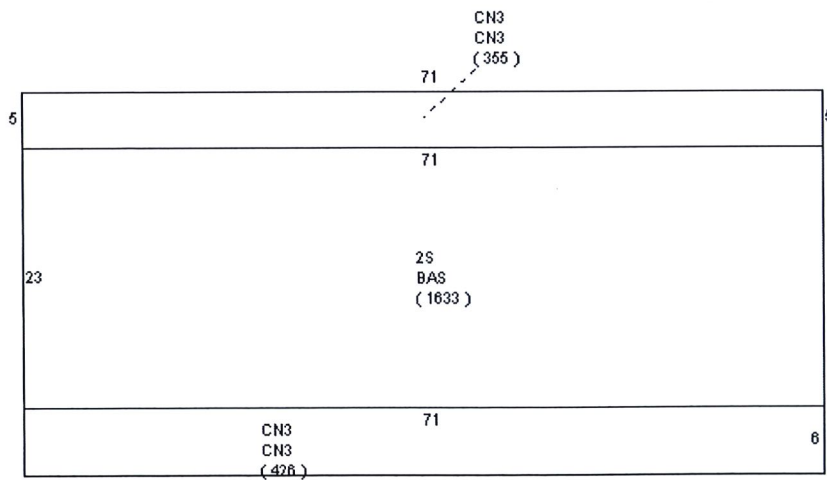


1st Floor Level



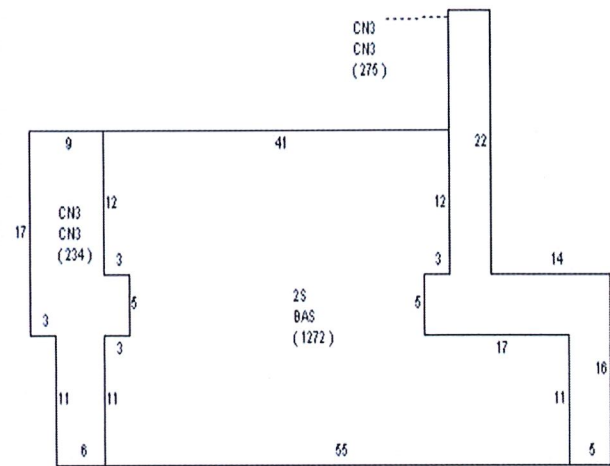
Northwest Building:

- 1st Floor – Kindergarten and First Grade area with bathroom | West Stairwell
- 2nd Floor – High School Division with separate office and Boys and Girls bathroom



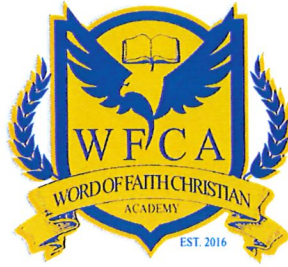


Classrooms & Bathrooms | First & Second Floor

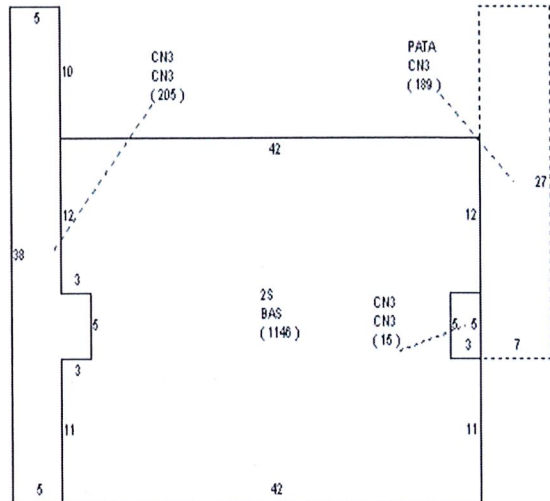


Southwest and Southeast Building: (Part A)

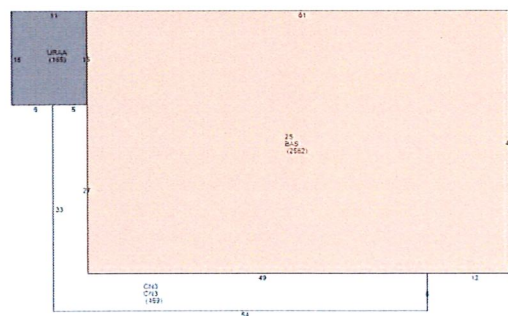
- 1st Floor – 2nd and 3rd grade classrooms with boy and girl bathrooms with handicap capabilities
- 2nd Floor – 4th and 5th grade classrooms with boy and girl bathrooms



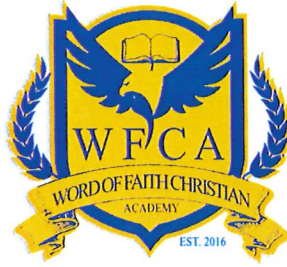
Southwest and Southeast Building: (Part B)



- Canopy and middle stairwell



- Classrooms & Bathrooms | First & Second Floor
- Inside garden area
- Lunchroom and kitchen on 1st floor

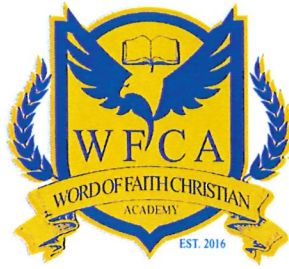


- Water Fountains

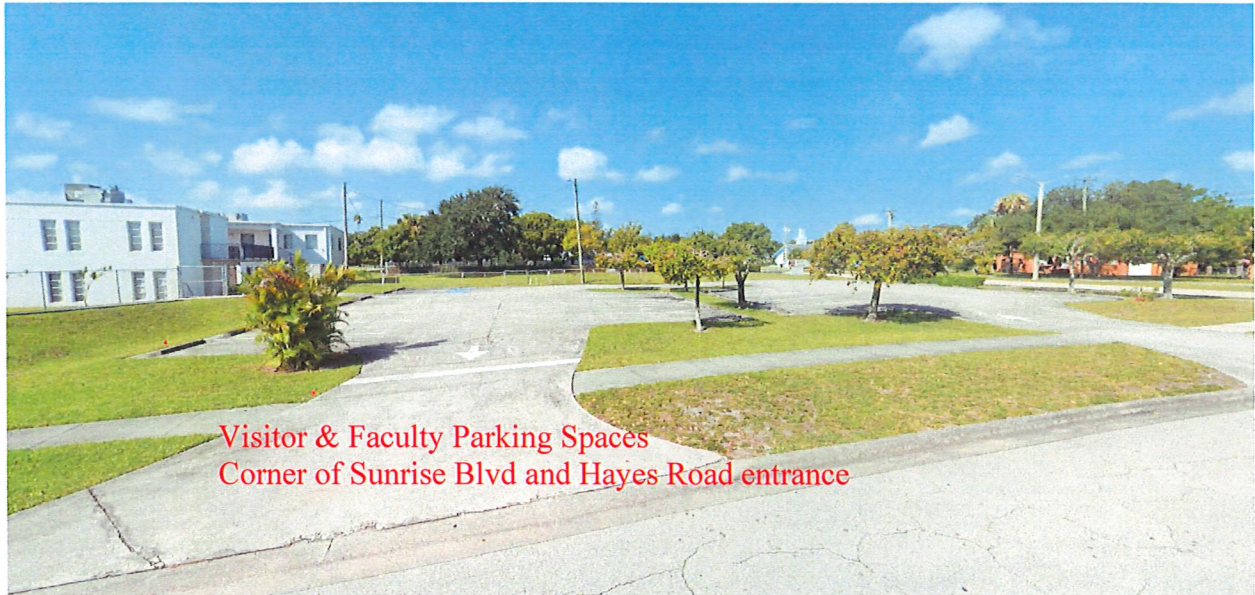


Northeast Building:

- 1st Floor & 2nd Floor classrooms with a stairwell and a side-gate entrance for bus rider drop-offs and pickups
- Back-gate entrance is for car riders drop-offs and pickups
- Classrooms
- Notice Board



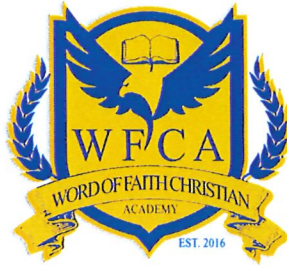
PARKING LOTS



Visitor & Faculty Parking Spaces
Corner of Sunrise Blvd and Hayes Road entrance



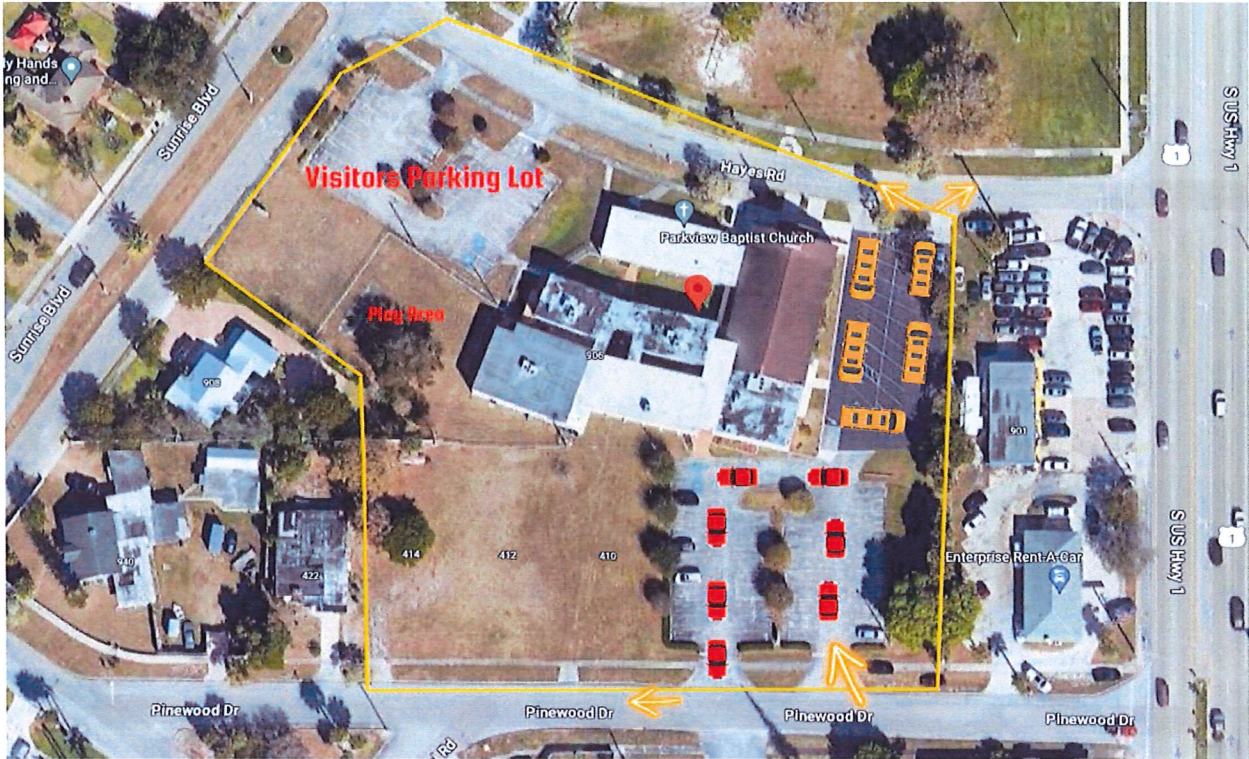
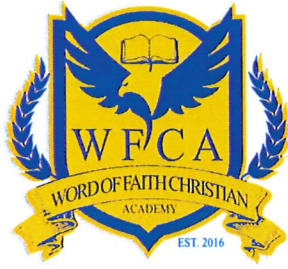
School Buses Pick-Up & Drop-Off Area



Parent Pick Up & Drop Off Area: Parents will enter from Pinewood Dr (most easterly parking lot entrance) and loop around the back gate of building.



Parents loop around and use the most westerly EXIT of the parking lot and make RIGHT turn onto Pinewood Dr towards Colonial Rd or Parkway Dr. **Drivers WILL NOT be permitted to make a left** here (as this obstructs the flow of traffic).



Full Campus View

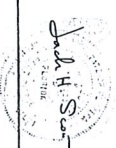


**Van Drop Off/ Pick Up
Parking-18 Spaces**

**Parent drop off and
Additional Employee
Parking Area - 41 Spaces**



FIG. 1 - School Site Plan



UNIT: 3/10/10
 PROJECT: [illegible]
 DATE: [illegible]
 SIGNATURE: [illegible]

NO.	DATE	REVISIONS
1		
2		
3		
4		
5		