



CITY OF FORT PIERCE

CITY COMMISSION

May 18, 2026

John Carroll High School
Major Site Plan Amendment to existing Conditional Use
407 S. 33rd Street & 3402 Delaware Ave.

APPLICANT

McCarty & Associates Land Planning

(Mike McCarty)

PROPERTY OWNER(S)

Bishop of Diocese Palm Beach

PARCEL ID #(S):

2408-324-0002-000-7

(407 S 33rd St.)

2408-313-0002-000-3

2408-324-0001-000-0

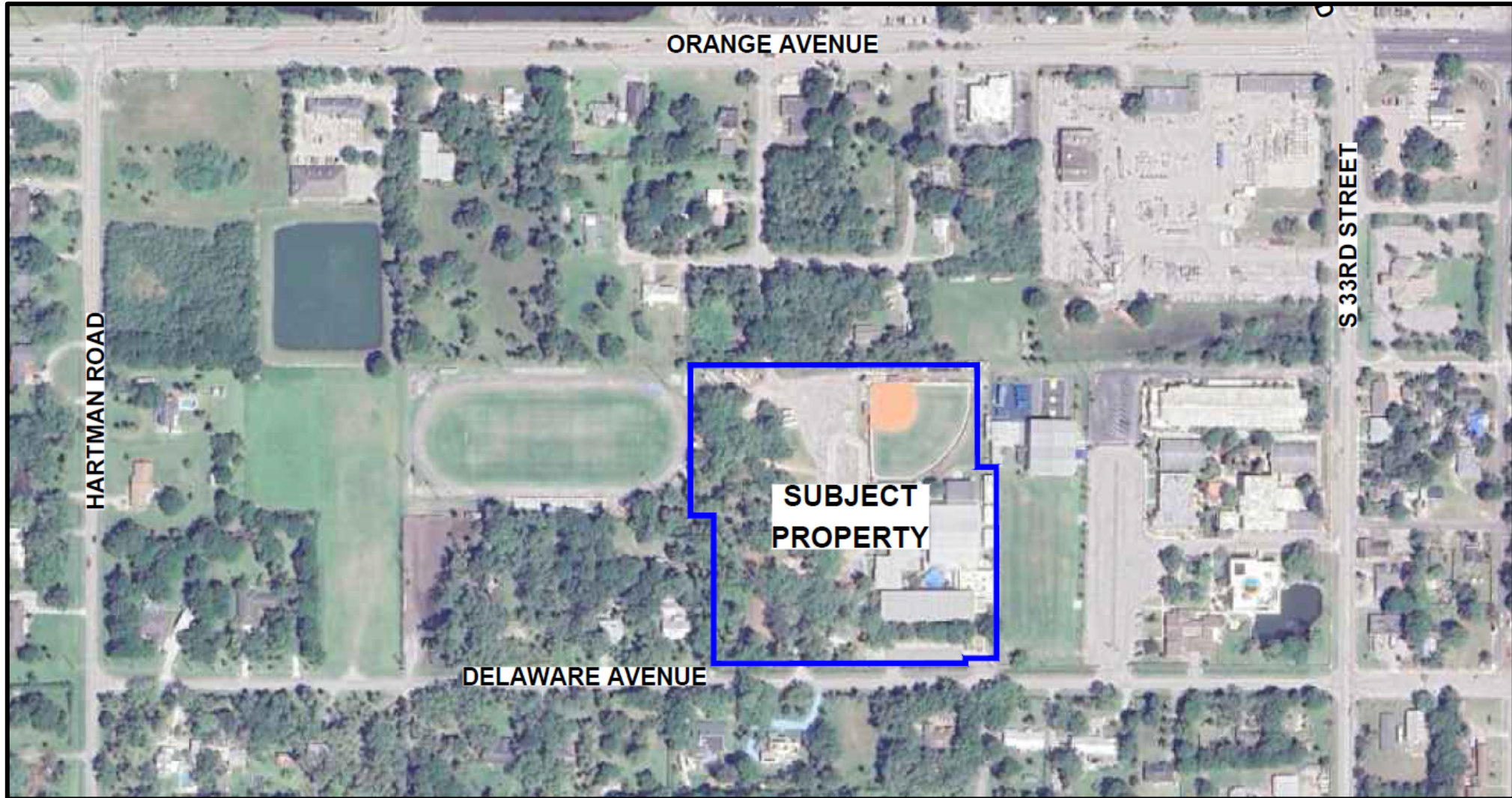
(3402 Delaware Ave.)

SUMMARY

A 'major site plan amendment' application has been submitted to add additional, 45,159 sf. building to its existing site. John Carroll High School is seeking approval to add said building for academic and administrative use.



SITE LOCATION



SITE AREA= 17.49 +/- Acres

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FUTURE LAND USE

FLU:(RM) Residential
Medium

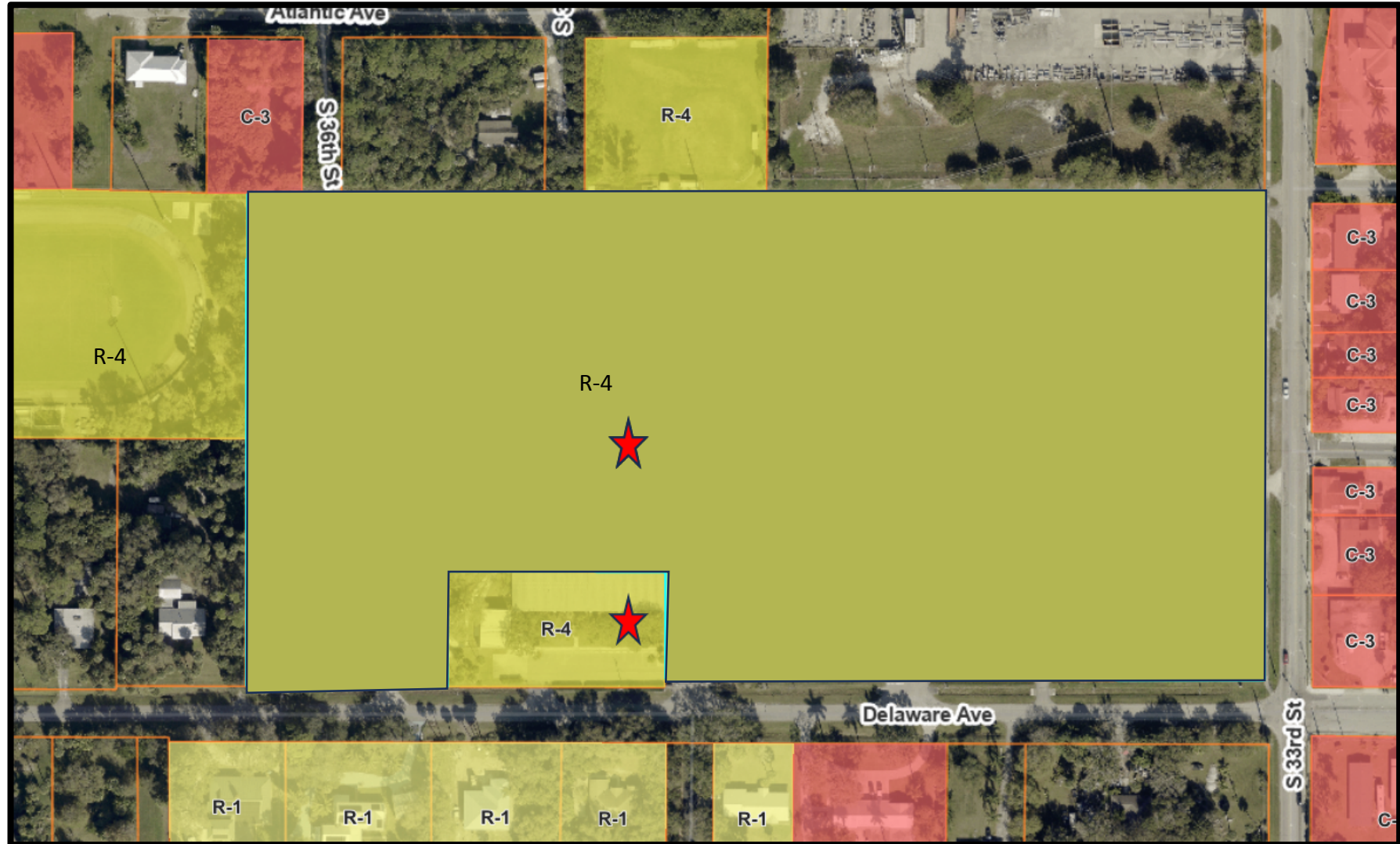


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ZONING

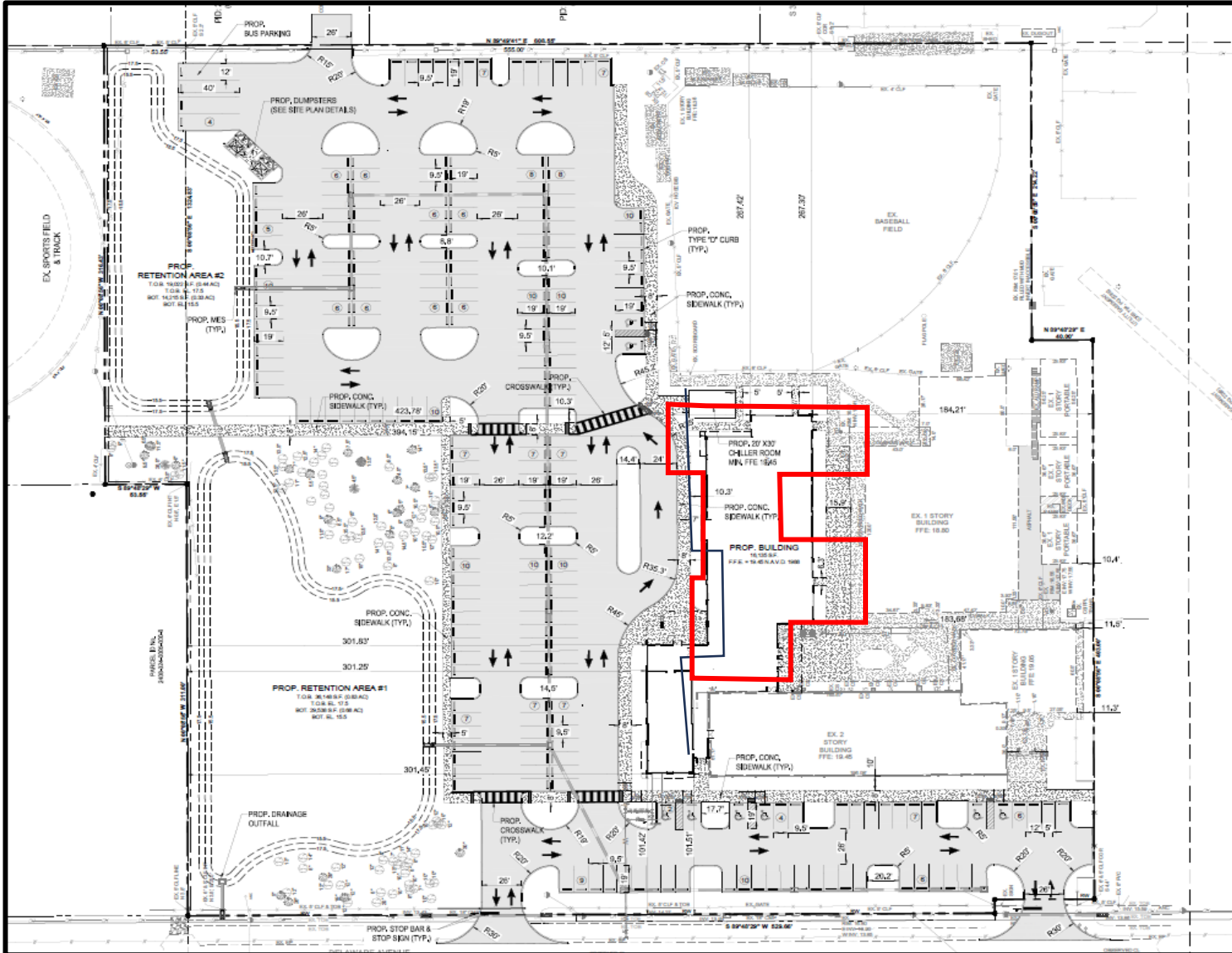
Zoning: R-4,
Medium Density
Residential



John Carroll High School– Major Site Plan Amendment to existing Conditional Use



SITE PLAN DETAILS



| | |
|---------------------------|-----------------------|
| Building | 45,159 sq. ft. |
| 1 st Floor | 16,089 sf |
| 2 nd Floor | 18,100 sf |
| 3 rd Floor | 10,970 sf |
| Terrace | 954 sf |
| Building Footprint | 16,735 sf |
| Building Height | 44' |
| | 3-story |
| Parking (259) | 251 Spaces |
| | 4 ADA |
| | 4 Bus spaces |
| Retentions | 2 |

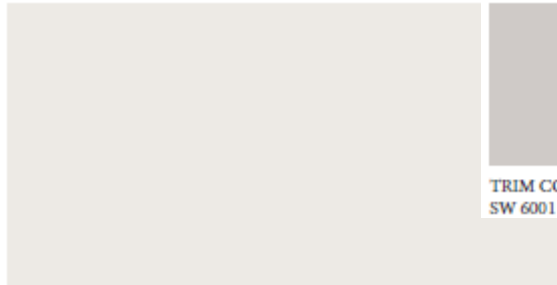
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ARCHITECTURAL DESIGN



FRONT RENDERING



FIELD COLOR
SW 7004 - SNOWBOUND



TRIM COLOR
SW 6001 - GRAYISH



EXTERIOR DOORS
BLUE COLOR TO MATCH EXISTING DOORS



VERTICAL FINS, TRELLIS, CANOPIES, CURTAIN WALLS, WINDOWS
KB3C19695 - MATTE BLACK
2-COAT KYNAR 2604
AGS INC.



PORCELAIN WALL TILE
AT70 - ECLIPSE
ASTRONOMY

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BUILDING DESIGN



INSPIRATION FOR CEILING AND OVERHANG
THERMOWOOD



NICHE COLOR
SW 6965 - HYPER BLUE



NICHE COLOR
SW 6903 - CHEERFUL



NUBIO - THICKSET 90
SEVES GLASS BLOCKS
SIZE - 6" x 8"



PRECAST CONCRETE TILE
MATCH TO EXISTING



TYPICAL ELEVATION DETAIL



INSPIRATION FOR METAL FINES

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BUILDING DESIGN cont'd



INSPIRATION FOR CHAPEL LIGHTING
CHAPELLE NOTRE-DAME DU HAUT DE RONCHAMP



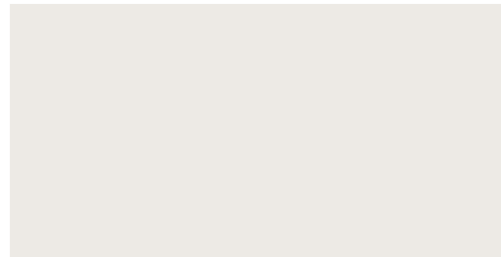
TRIM COLOR
SW 6001 - GRAYISH



EXTERIOR DOORS
BLUE COLOR TO MATCH EXISTING DOORS



VERTICAL FINNS, TRELLIS, CANOPIES, CURTAIN WALLS, WINDOWS
KB3C19695 - MATTE BLACK
2-COAT KYNAR 2604
AGS INC.



FIELD COLOR
SW 7004 - SNOWBOUND



FRONT CORNER RENDERING



5 MONUMENT SIGN FRONT RENDERING
SCALE: 1/2" = 1'-0"

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PLANNING BOARD APPROVAL w/ CONDITIONS

At the April 13, 2026, Planning Board meeting, it was approved to move the amendment application forward to City Commission with the following six (6) conditions:

1. Prior to issuance of final certificate of occupancy, a Landscape Maintenance Agreement, provided by the COFP must be notarized and submitted
2. A Site Development Permit is required with St. Lucie County Public Works Department
3. A land clearing permit must be submitted and approved prior to the submission of the development permit with COFP
4. A tree removal permit with mitigation is required prior to the development permit
5. All sign permits shall be filed separately of development permit
6. Demolition permits are required prior to submission of site development permits



RECOMMENDATION for City Commission

Staff's recommendation is Approval with the six conditions

ALTERNATIVE RECOMMENDATION

1. Recommend Approval with additional/modified conditions.
2. Recommend Disapproval.

**Note that issuance of a development permit or development order by the City of Fort Pierce does not create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the municipality for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

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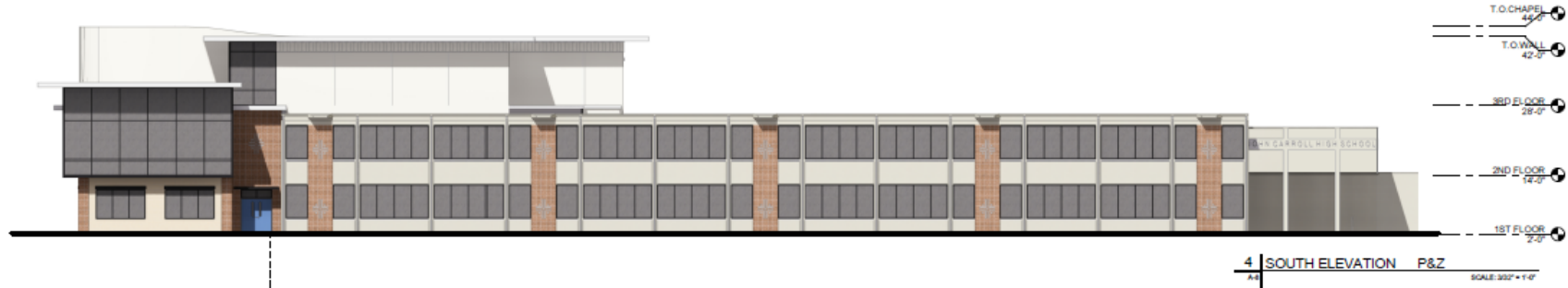
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ELEVATIONS










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FLOOR PLAN



| COLOR LEGEND | | |
|---|-----------------------------|-----------|
|  | CIRCULATION | 13,257 SF |
|  | CHAPEL | 2,531 SF |
|  | ADMINISTRATIVE | 4,646 SF |
|  | UTILITIES / STORAGE | 4,971 SF |
|  | CLASSROOM | 20,017 SF |
|  | EXISTING CLASSROOM BUILDING | |
|  | EXISTING GYMNASIUM | |

AREA BREAKDOWN

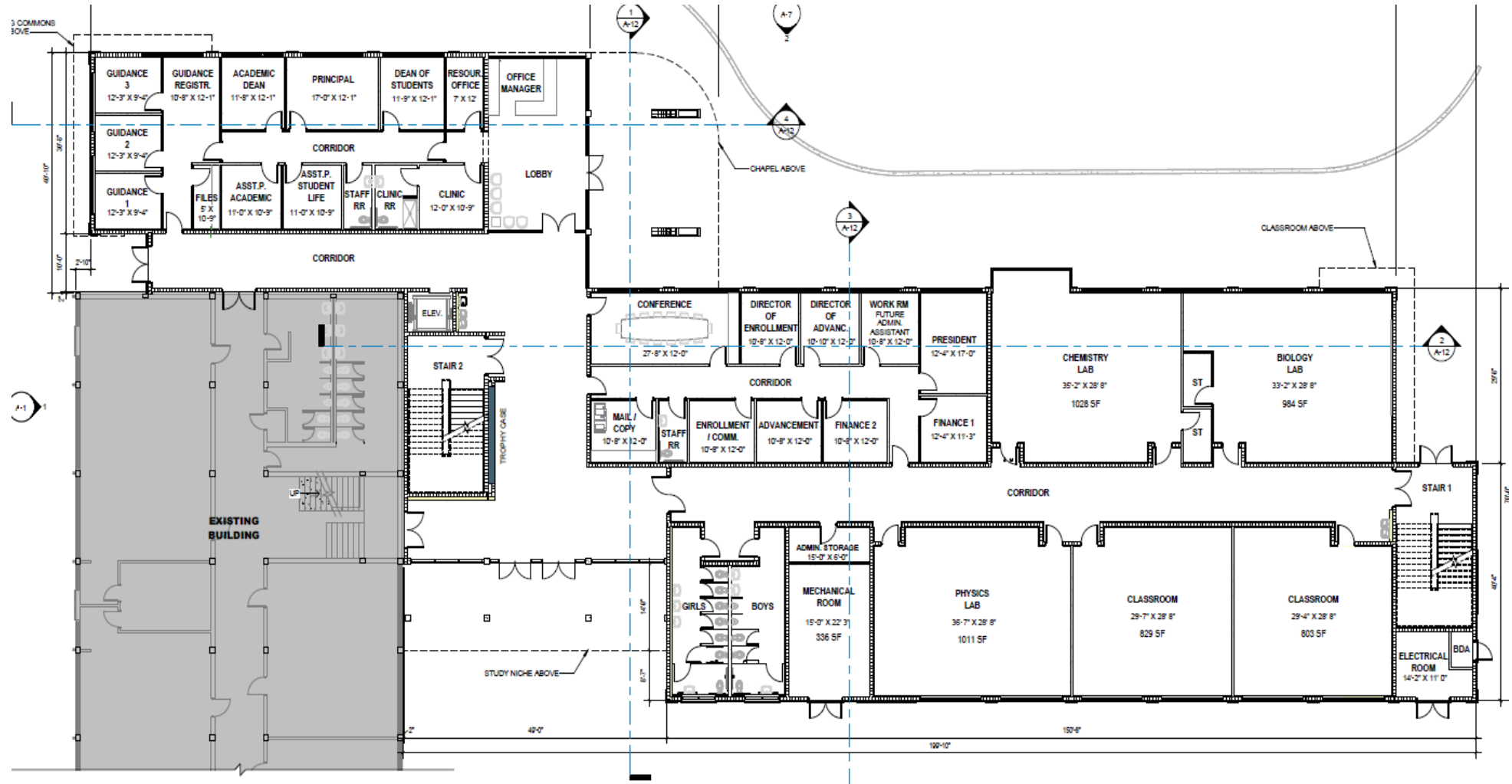
BUILDING AREA

| | |
|-----------------|-------------------|
| 1ST FLOOR | 18,089 GSF |
| 2ND FLOOR | 18,100 GSF |
| 3RD FLOOR | 10,970 GSF |
| TOTAL | 45,159 GSF |
| (3RD FL TERRACE | 954 SF) |

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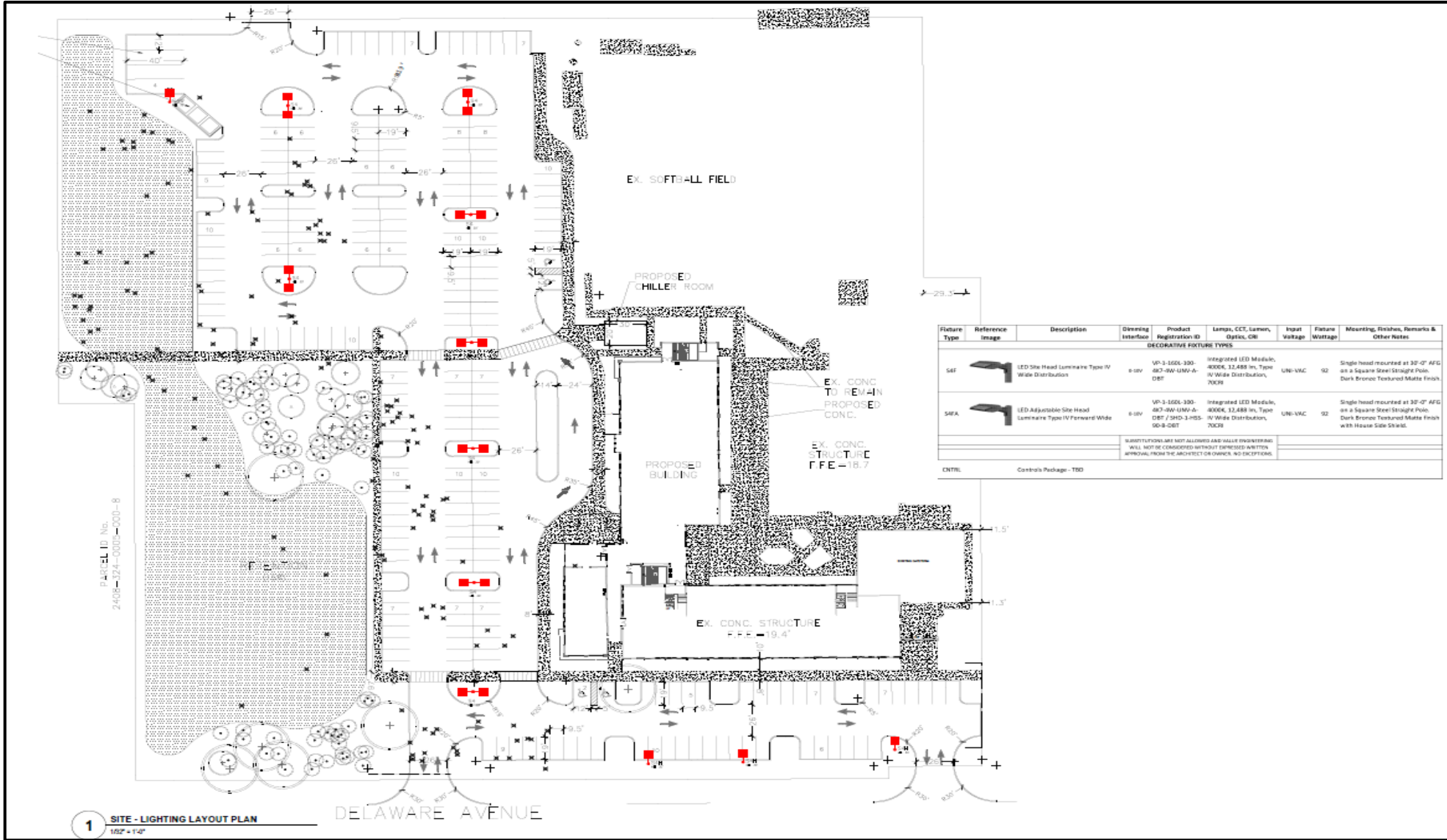
FLOOR PLAN cont'd



John Carroll High School– Major Site Plan Amendment to existing Conditional Use



LIGHTING PLAN



| Fixture Type | Reference Image | Description | Dimming Interface | Product Registration ID | Lamps, CCT, Lumen, Optics, CR | Input Voltage | Fixture Wattage | Mounting, Finish, Remarks & Other Notes |
|--|-----------------|---|------------------------|---|---|---------------|-----------------|--|
| DECORATIVE FIXTURE TYPES | | | | | | | | |
| SAF | | LED Site Head Luminaire Type IV Wide Distribution | 0-10V | VP-3-105L-330-487-8W-UMV-A-DBT | Integrated LED Module, 4000K, 12,488 lm, Type IV Wide Distribution, 70CRI | UNI-VAC | 92 | Single head mounted at 33'-0" AFG on a Square Steel Straight Pole. Dark Bronze Textured Matte Finish. |
| SAFA | | LED Adjustable Site Head Luminaire Type IV Forward Wide | 0-10V | VP-3-105L-330-487-8W-UMV-A-DBT / SHD-1-185-IV Wide Distribution, 90-8-DBT | Integrated LED Module, 4000K, 12,488 lm, Type IV Wide Distribution, 70CRI | UNI-VAC | 92 | Single head mounted at 33'-0" AFG on a Square Steel Straight Pole. Dark Bronze Textured Matte Finish with House Side Shield. |
| SUBSTITUTIONS ARE NOT ALLOWED AND SHALL BE ENGINEERED. WILL NOT BE CONSIDERED WITHOUT ENGINEER'S WRITTEN APPROVAL, FROM THE ARCHITECT OR OWNER, NO EXCEPTIONS. | | | | | | | | |
| CNTRL: | | | Controls Package - TBD | | | | | |

1 SITE - LIGHTING LAYOUT PLAN
1/8" = 1'-0"

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