THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO:	Richard Chess, MBA, City Manager
THROUGH:	Kevin Freeman, Planning Director
FROM:	Kerry C. Driver, Senior Planner
RE:	**Major Site Plan Amendment to existing Conditional Use** **John Caroll High School** **407 S. 33rd Street & 3402 Delaware Ave.**
BOARD DATE:	May 18, 2026

STAFF REPORT

Owner:	Bishop of Diocese Palm Beach PO Box 109650 Palm Beach Gardens, FL 33410
Applicant:	McCarty & Associates Land Planning and Design 309 SE Osceola Street, Suite 104 Stuart, FL 34994
Applicant's Request:	Approval of Major Site Plan Amendment to existing Conditional Use
Location(s):	407 S. 33rd Street and 3402 Delaware Ave.
Parcel IDs:	2408-313-0001-000-6, 2408-324-0001-000-0, and 2408-313-0002-000-3
Future Land Use:	Medium Density Residential (RM)
Current Zoning:	Medium Density Residential (R-4)

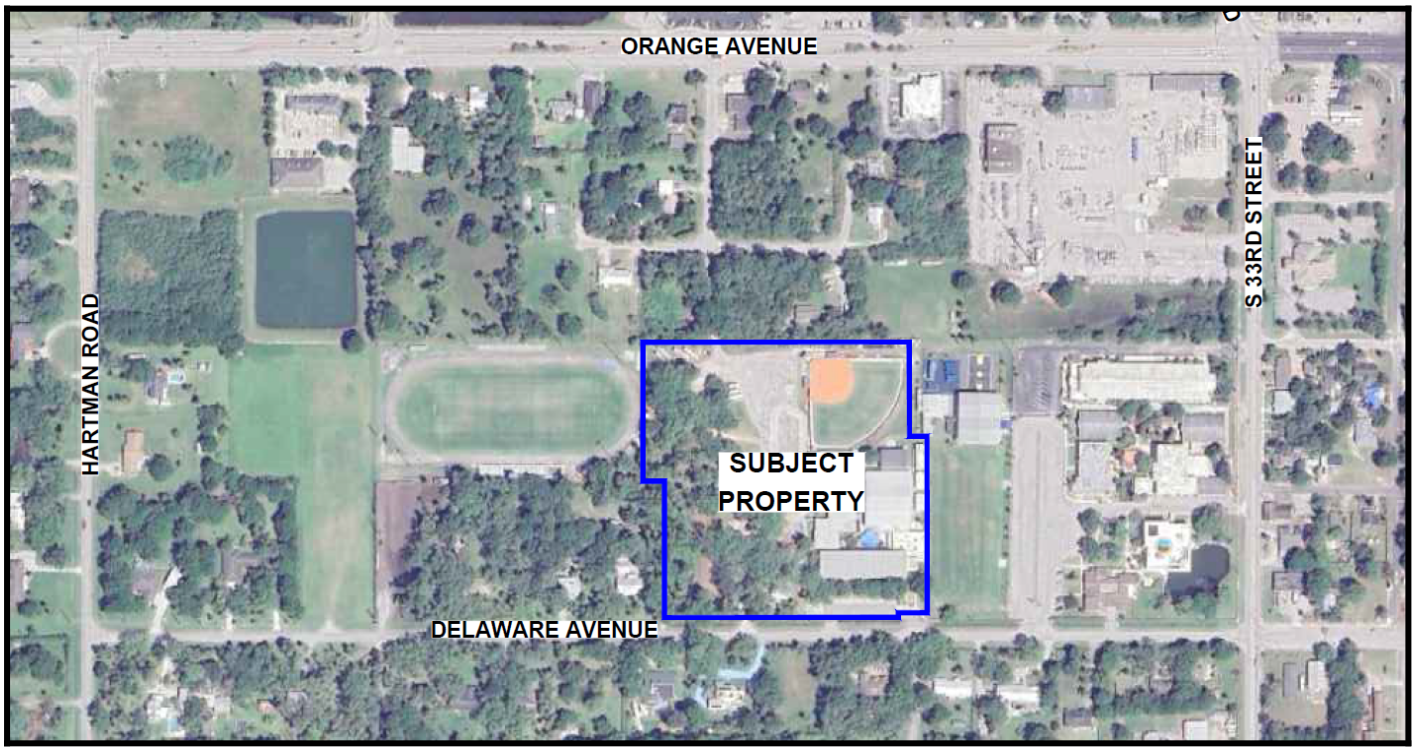
Surrounding FLU:

North	East	South	West
RM	GC	RL	RM

Surrounding Zoning:

North	East	South	West
R-4	C-3	R-1/C-3	R-4

Utilities: FPUA



Site Location: 407 S. 33rd Street and 3402 Delaware Ave.

Site Area: 17.49 acres

Staff Analysis:

Request

In accordance with Article V Sections 125-235 of the City Code, the applicant is requesting the review and approval of a major site plan amendment to existing conditional use to add an additional 45,159 sf building.

Future Land Use & Zoning

The Medium Density Residential (RM) designation is intended for parcels that are best suited for multifamily residential uses ranging in density from six and one-half to 12 dwelling units per acre. This category allows small-lot single family units and multifamily dwellings including duplexes, condominiums and townhomes. Limited commercial uses intended to serve the residential uses shall be allowed. Compatible public, quasi-public, and special uses including parks, churches, non-profit clubs, schools and daycare facilities shall also be allowed. This category combines the previously allowed Medium Density Residential (Rme) and Moderate Density Residential (Rmo) categories.

The subject site has a zoning district classification of the Medium Density Residential (R-4) district is designed to accommodate a variety of housing types, including conventional single-family dwellings, duplexes and, where desirable, townhome dwellings, mobile homes or multifamily housing with three or more dwelling units. Maximum gross densities should generally not exceed ten units per acre for conventional developments and 12 units per acre for innovative residential developments. This intensity of residential use is envisioned for locations which have public water and sewer service, and which have adequate access to arterial or collector streets. Certain non-residential uses are permitted under the parameters and safeguards set forth in this section.

Conditional Use

According to Article V, Sec. 125-235, the purpose of the conditional use process is to allow, when desirable, uses that would not be appropriate generally or without restriction throughout the 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. Educational facilities requires approval under the conditional use code.

Design Review

The respected existing 1960s mid-modern structure will be expanded to include additional classrooms, administrative offices, and a chapel. The design is guided by five main concepts: continuation of rhythm, a strong base, shelter under one roof, transparency, and an elevated chapel anchor. The architectural style preserves the richness of the existing building, incorporating clean lines, simple shapes, and a warm color palette with earthy tones and bold accents consistent with mid-century modern architecture. It furthermore creates a unified, light filled environment that enhances learning, community, and worship.

The chapel acts as the project's anchor. Elevated and curved, it disrupts the grid to create a softer spiritual space. Its visibility across the campus reinforces its significance, guiding circulation and marking entry beneath it as a protected threshold.

The new building continues the 15-foot structural bays of the original, ensuring consistent spatial organization. Chattahoochee tile at the ground level visually ties to the existing façade, breaking long walls

into approachable segments, while vertical metal fins and wood soffits emphasize rhythm and shadow. Tile cladding with a stone-like appearance mirrors the original structure, while lighter stucco upper levels balance solidity with openness.

Elevated study areas encourage visual interaction across the campus, especially toward the courtyard. Social and learning spaces use glazing for transparency, blurring interior and exterior boundaries.

Parking

Per city code Sec. 125-315, Off-Street Parking, the building addition will provide an additional 251 regular parking stalls, 4 ADA, and 4 school bus parking stalls. The school bus parking stalls will be utilized for idol buses during non-school hours for recreational use.

Landscaping

Section 123-37 provides general landscape details and requirements. Open spaces, pedestrian pathways, shaded areas, and residential buffers are maintained and enhanced. Enhanced landscape that includes drought-tolerant, native species, and shade trees are provided throughout the site conforming to code requirements. Landscape buffers will soften the building edges and define outdoor gathering areas, contributing to a strong sense of place. Of the 75 required, 77 trees will be planted within the VUA landscape area.

Traffic Impact Statement

Submitted by Velcon Engineering & Surveying, LLC, this amendment includes the demolition of existing school buildings and the removal of modular classrooms to be replaced by a new academic building designed to accommodate the same enrollment of students. Additionally, the project will feature an all-new parking lot to improve traffic flow, accessibility, and safety for students, staff, and visitors. This is a renovation of the existing campus not an expansion. These new buildings do not increase student enrollment but rather offer the same students more resources and a better learning environment.

Lighting

The provided luminaire schedule for the development proposes a total of 20 single foot candles to be placed throughout the property, providing ample lighting.

Technical Review Committee

All affected departments have reviewed the proposed Major Site Plan Amendment to existing Conditional Use application with regard to the requirements of the City Code. Findings from the review by corresponding departments and the associated responses by the applicant are provided with the staff's supporting documents.

Neighbor Property Owner Response Summary

A total of 71 notifications of the proposal were mailed to the owners of property located within 500 feet of the subject property. As of May4, 2026, there has been one (1) response by adjacent property owners regarding the request. An update will be provided to the City Commissioners at the public hearing.

Planning Board Recommendation

The Planning Board, at their April 13, 2026, meeting, voted 6-0 to recommend approval of the request with conditions as excepted from Sec. 125-235:

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

Staff Recommendation*:*

The proposed application meets the minimum standards of the City's Code Section 125-235. Therefore, Staff recommends that the City Commission **APPROVE** the subject: Major Site Plan Amendment to existing Conditional Use with the six (6) noted conditions.