



CITY OF FORT PIERCE

PLANNING BOARD

April 13, 2026

John Carroll High School
Major Site Plan Amendment
407 S. 33rd Street

APPLICANT

McCarty & Associates Land Planning

(Dawn Gilmore)

PROPERTY OWNER(S)

Bishop of Diocese Palm Beach

PARCEL ID #(S):

2408-324-0002-000-7

(407 S 33rd St.)

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



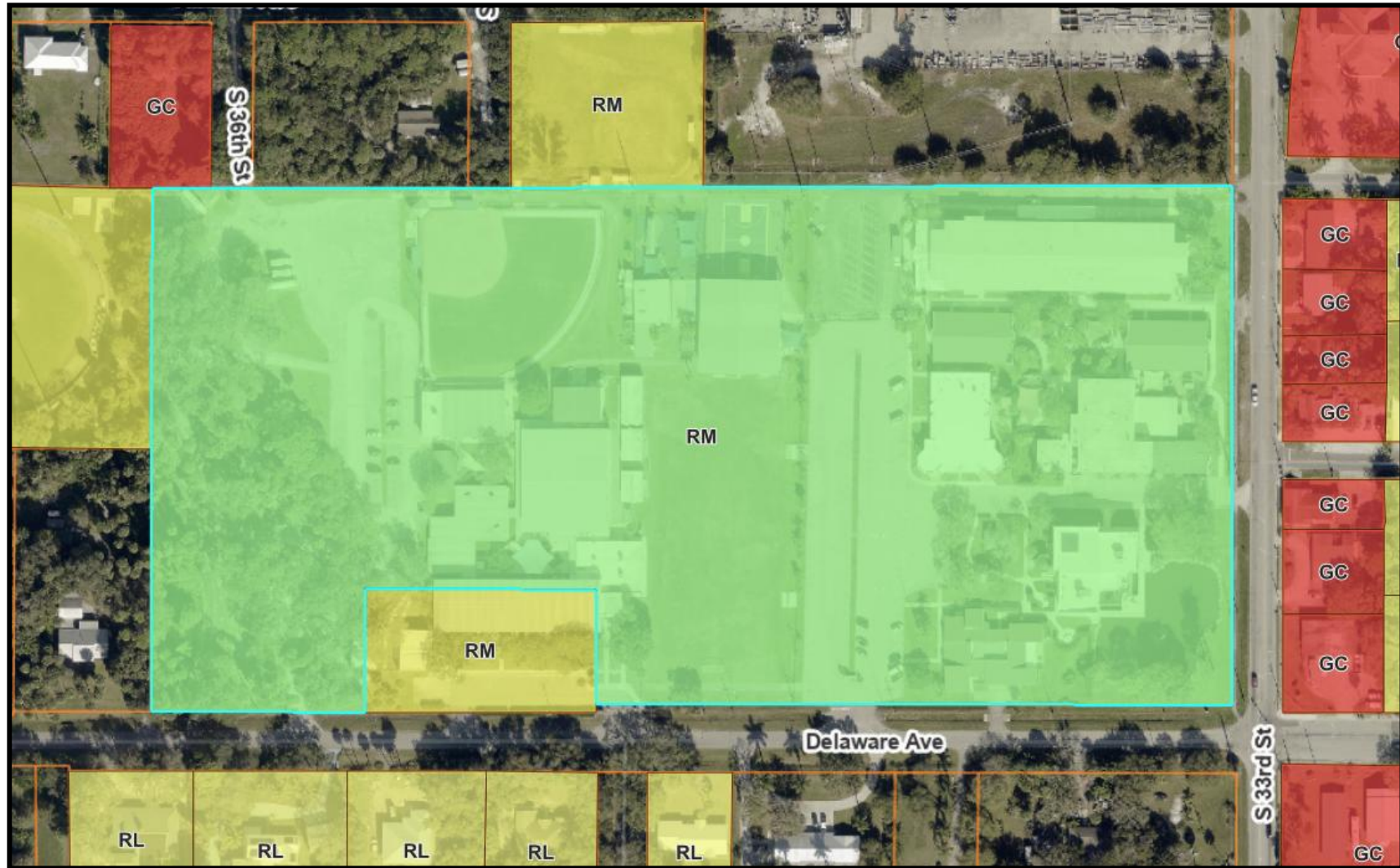
SITE AREA= 17.49 +/- Acres

John Carroll High School– Major Site Plan Amendment



FUTURE LAND USE

FLU:(RM) Residential
Medium

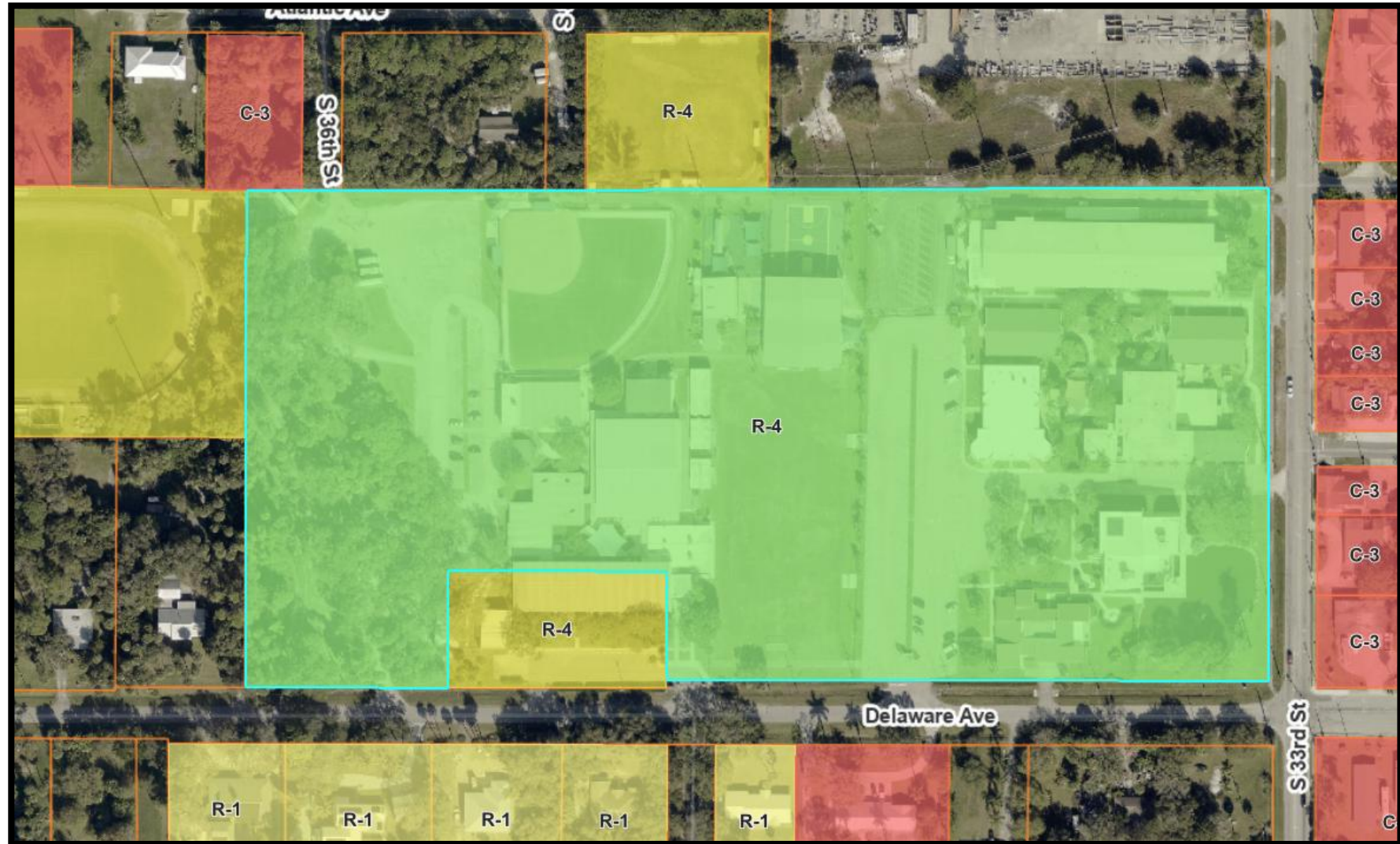


John Carroll High School– Major Site Plan Amendment



ZONING

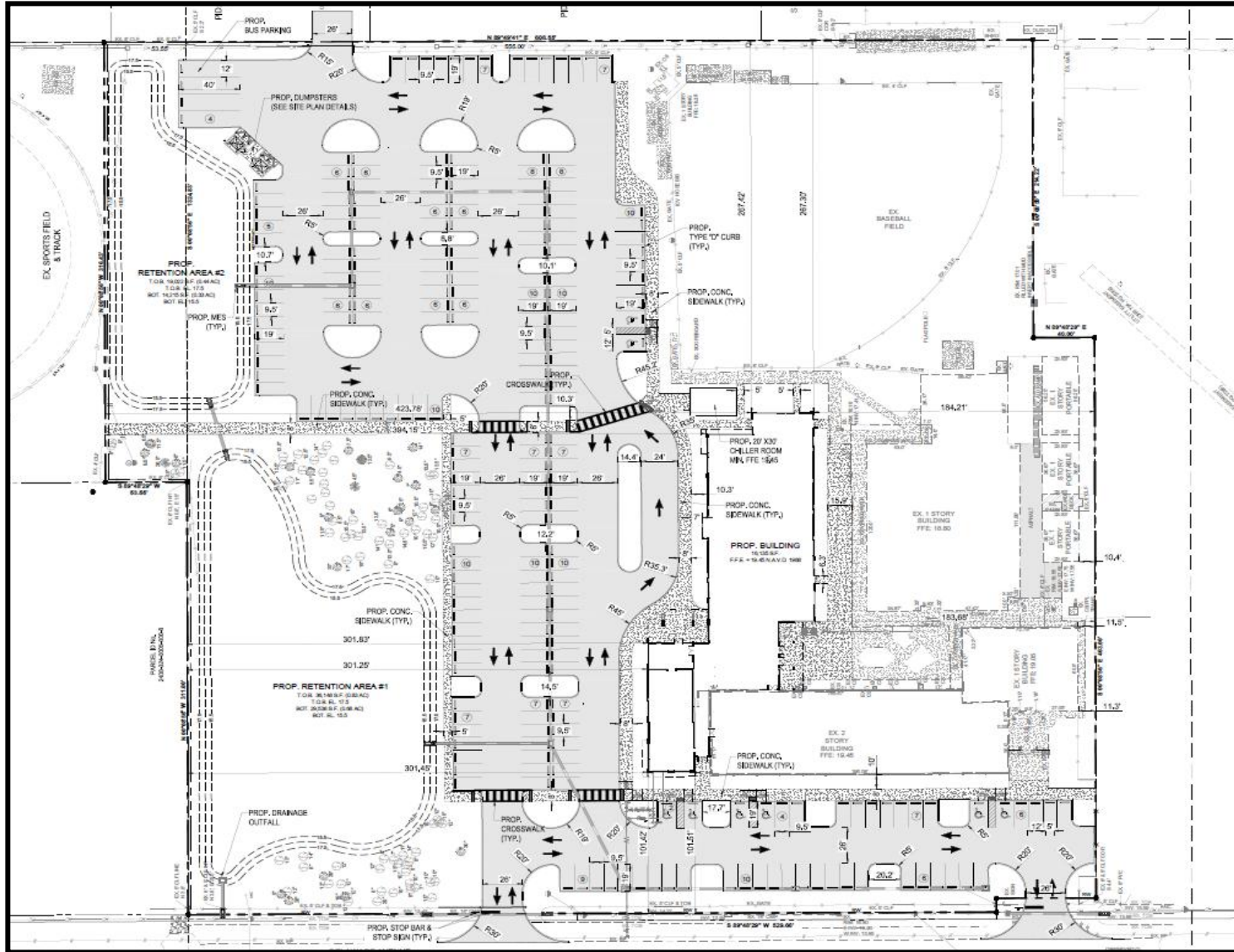
Zoning: R-4,
Medium Density
Residential



John Carroll High School– Major Site Plan Amendment



SITE PLAN DETAILS



Building	1 st Floor 2 nd Floor 3 rd Floor Terrace	45,159 sq. ft. 16,089 sf 18,100 sf 10,970 sf 954 sf
Building Footprint		16,735 sf
Building Height		44' 3-story
Parking (255)		251 Spaces 4 ADA 4 Bus spaces
Retentions		2

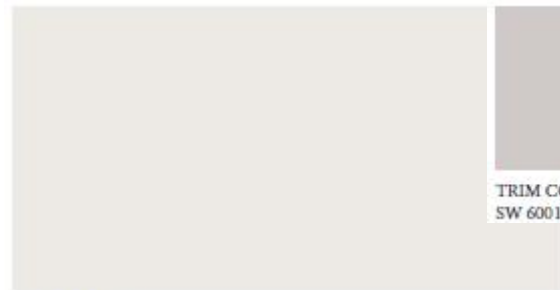
John Carroll High School– Major Site Plan Amendment



BUILDING DESIGN



FRONT RENDERING



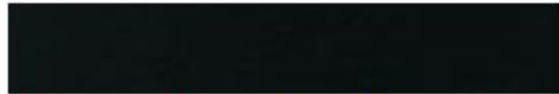
FIELD COLOR
SW 7004 - SNOWBOUND



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

John Carroll High School– Major Site Plan Amendment



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"



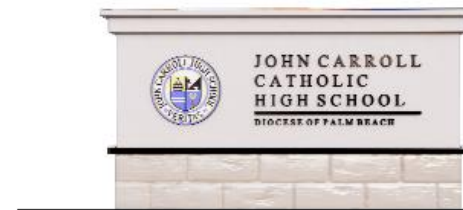
PRECAST CONCRETE TILE
MATCH TO EXISTING



TYPICAL ELEVATION DETAIL

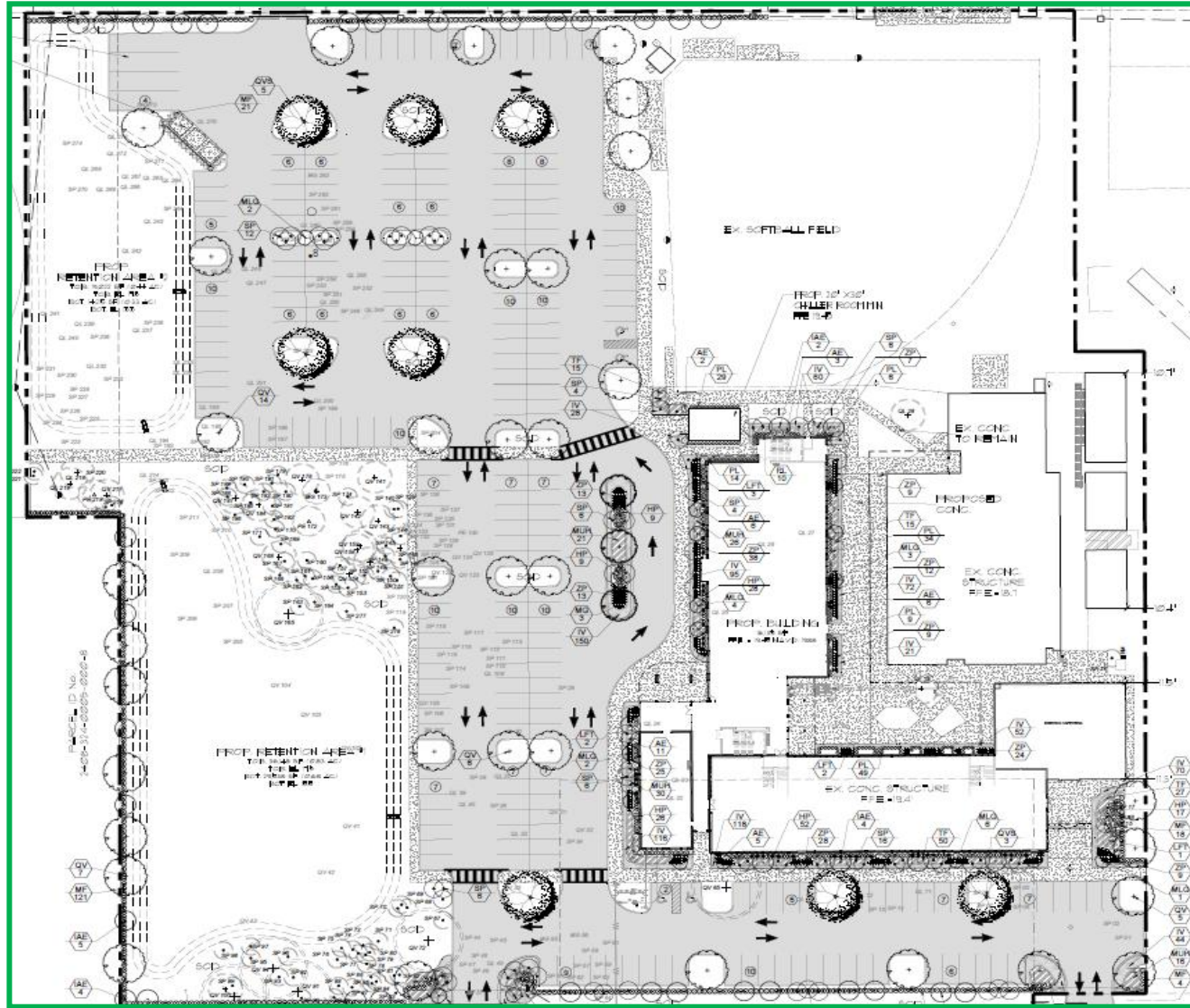


INSPIRATION FOR METAL FINIS



LANDSCAPE PLAN & DETAILS

Landscape Details	Quantity
North Property Line	14/14 trees
West Property Line	12/12 trees
South Property Line	18/18
VUA Landscaping	7,537/7,600 75/77 trees
Total Trees: 182	Total Shrubs: 2,207



John Carroll High School– Major Site Plan Amendment



RECOMMENDATION w/ CONDITIONS

Staff's recommendation is **Approval** of the site plan with the following six (6) conditions:

1. Prior to issuance of final certificate of occupancy, a Landscape Maintenance Agreement 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 w/ CONDITIONS cont'd

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.





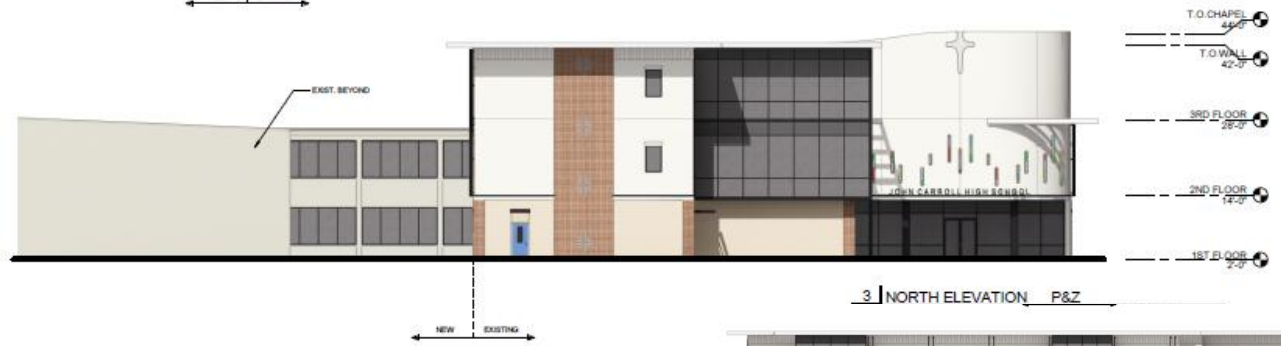
CITY OF FORT PIERCE

PLANNING BOARD

April 13, 2026

John Carroll High School
Major Site Plan Amendment
407 S. 33rd Street

ELEVATIONS



John Carroll High School– Major Site Plan Amendment



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	

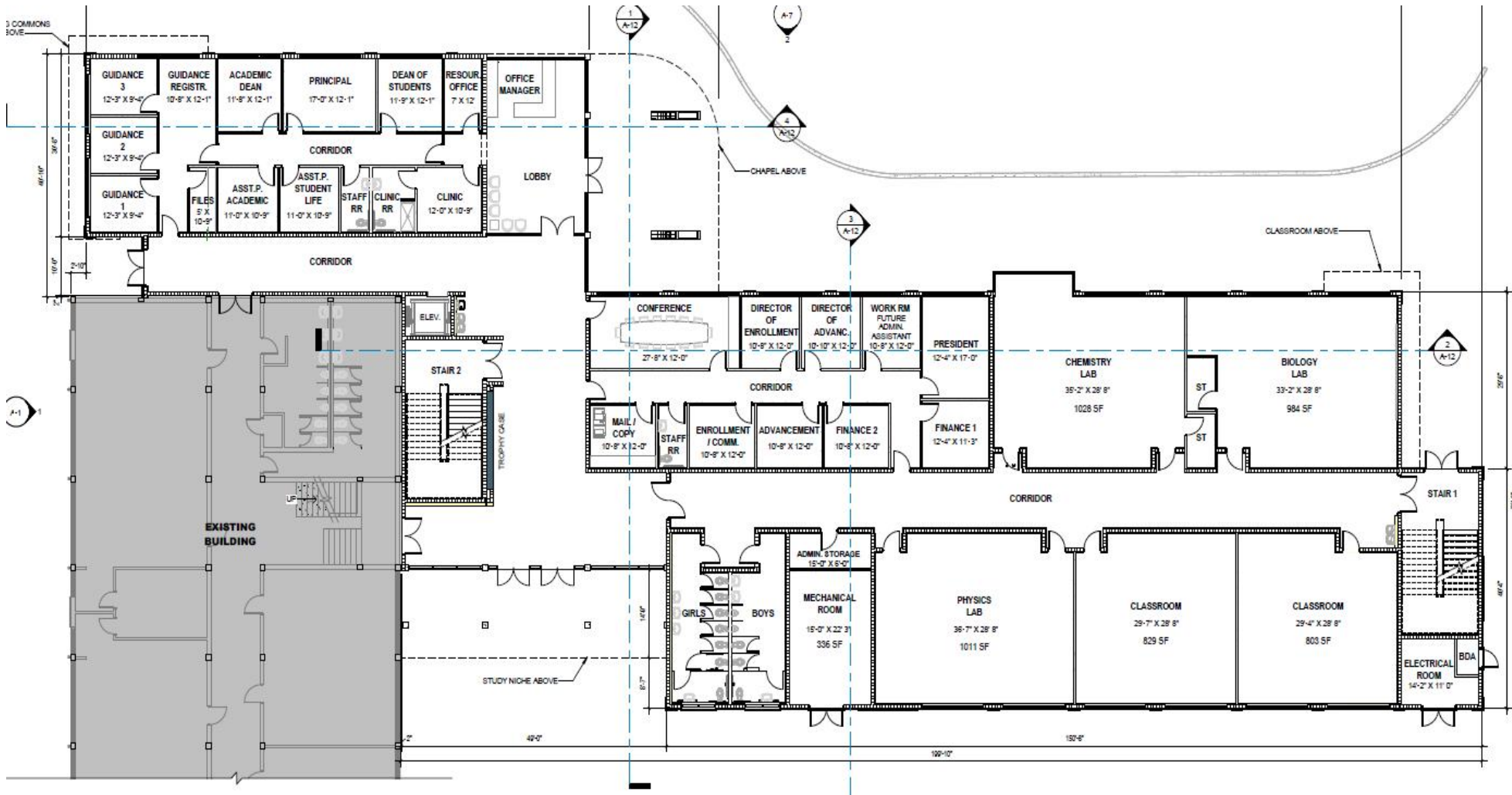
AREA BREAKDOWN

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)



FLOOR PLAN cont'd



John Carroll High School– Major Site Plan Amendment



LIGHTING PLAN

