



**City of Port St. Lucie  
Planning & Zoning Department  
121 SW Port St. Lucie Blvd.  
Port St. Lucie, Florida 34984  
(772) 871-5213**

Special Exception Use for Dalton Learning Academy  
Parcel ID #4401-701-0001-000-2  
10011 US Highway 1  
Port St. Lucie, FL 34952

To whom it may concern,

The purpose of this application is to receive permission to change the use of the current space from CG (General Commercial) to Institutional (Private School). This space was most recently used for mercantile as a Salvation Army store and warehouse.

Dalton Learning Academy is currently K – 6<sup>th</sup> grade and it's growing too large for its space at its current location, 2655 SW Port St Lucie Blvd. Moving to this location will allow for Dalton's continued growth and much needed additional classrooms in the ever-growing Port St. Lucie/Fort Pierce communities. This space fits the need perfectly as it allows the school to move in and not disturb or disrupt the current flow of traffic in the area. There is abundant parking and easy maneuverability for drop-off and pick-ups in the morning and afternoon. There will be 11 total classrooms serving grades from kindergarten through the 8<sup>th</sup> grade. There will be about 20 students, a teacher and teacher's aide in each classroom. The hours of operation are from 7am – 5:30pm (actual class time is 8:30am – 3:30pm). This allows for drop-offs and pick-ups to be distributed a bit more evenly through the morning and afternoons, alleviating congestion at peak times. The adjacent church's hours of operation do not coincide with the school, so there's even less of a chance of traffic being backed up back into Route 1.

We strongly feel that this project will be welcomed in the community as it addresses a need in our area, while at the same time not being disruptive to the existing occupants, City Church, and neighboring buildings. We hope by reviewing this application you feel the same way.

Sincerely,

Austin Dingwall, AIA  
Dingwall Architecture

## FOR SPECIAL EXCEPTION USE APPLICATION

**CITY OF PORT ST. LUCIE**  
Planning & Zoning Department  
121 SW Port St. Lucie Blvd.  
Port St. Lucie, Florida 34984  
(772)871-5213

### FOR OFFICE USE ONLY

Planning Dept. \_\_\_\_\_  
Fee (Nonrefundable)\$ \_\_\_\_\_  
Receipt # \_\_\_\_\_

Refer to "Fee Schedule" for application fee. Make check payable to the "City of Port St. Lucie". Fee is nonrefundable unless application is withdrawn prior to being scheduled for the Site Plan Review Committee meeting or advertising for the Planning and Zoning Board meeting. **Attach two copies of proof of ownership (e.g., warranty deed, affidavit), lease agreement (where applicable), approved Concept Plan or Approved Site Plan, and a statement addressing each of the attached criteria.**

**PRIMARY CONTACT EMAIL ADDRESS:** mcneil@dingwallarchitecture.com

### **PROPERTY OWNER:**

Name: 10011 S US Highway Ventures LLC  
Address: 2100 SE Ocean Blvd, Suite 100, Stuart, FL 34996  
Telephone No.: (772) 260-1655 Email JClary@commercialrealestatellc.com

### **APPLICANT (IF OTHER THAN OWNER, ATTACH AUTHORIZATION TO ACT AS AGENT):**

Name: Austin Dingwall  
Address: 1701 Highway A1A, Suite 105, Vero Beach, FL 32963  
Telephone No.: (772) 742-3003 Email austin@dingwallarchitecture.com

### **SUBJECT PROPERTY:**

Legal Description: Town Centre Parcel A (4.50 ac)  
Parcel I.D Number: 4401-701-0001-000-2  
Address: 10011 S US Highway 1, Port St Lucie, FL 34952 Bays: \_\_\_\_\_  
Development Name: Town Centre (Attach Sketch and/or Survey)  
Gross Leasable Area (sq. ft.): 14,450 sq. ft. Assembly Area (sq. ft.): 5,400 sq. ft.  
Current Zoning Classification: Commercial General SEU Requested: Yes

Please state, as detailed as possible, reasons for requesting proposed SEU (continue on separate sheet, if necessary):

Dalton Learning Academy has outgrown it's current space. Due to the need for more schools in the Port St. Lucie area, they are leasing about half the building at the Town Centre Parcel A. The plan is to create an additional campus for K-8th grade students. They are creating a tenant fit-out of nine (9) new 600 SF classrooms in addition to the two existing classrooms in the space. Each classroom will have about 20 students, one teacher and a teacher's aid.

  
Signature of Applicant

AUSTIN DINGWALL  
Hand Print Name

2/27/25  
Date

**NOTE:** Signature on this application acknowledges that a certificate of concurrency for adequate public facilities as needed to service this project has not yet been determined. Adequacy of public facility services is not guaranteed at this stage in the development review process. Adequacy for public facilities is determined through certification of concurrency and the issuance of final local development orders as may be necessary for this project to be determined based on the application material submitted. 02/26/20

## **SPECIAL EXCEPTION USES**

The Planning and Zoning Board, and Zoning Administrator, may authorize the special exception use from the provisions of § 158.260. In order to authorize any special exception use from the terms of this chapter, the Planning and Zoning Board, or Zoning Administrator, will consider the special exception criteria in § 158.260 and consider your responses to the following when making a determination.

(A) Please explain how adequate ingress and egress will be obtained to and from the property, with particular reference to automotive and pedestrian safety and convenience, traffic flow, and control, and access in case of fire or other emergency.

The property is off US 1 South between SE Lyngate Dr and SE port St Lucie Blvd. It currently has adequate space for drop-off and pick-up which starts at 7am-8:30am and ends at 3:30pm-5:30pm. This large window of time to drop-off and pick-up alleviates a lot the possible crowding at the beginning and ending of the school day. We're also directing the cars to travel along the length of the property for pick-up and drop-off further alleviating the possibility of traffic backing up into Route 1.

(B) Please explain how adequate off-street parking and loading areas will be provided, without creating undue noise, glare, odor or other detrimental effects upon adjoining properties.

The property currently has well over 130 parking spaces so off-street parking will not be an issue. The church sharing the building will not be in use, except for a few staff members, during the school's operating hours. The parking area has existing tree buffers from the street and we don't anticipate any detrimental effects on the neighboring properties.

(C) Please explain how adequate and properly located utilities will be available or will be reasonably provided to serve the proposed development.

The building currently has utilities fully functional. We will be employing engineers to determine whether or not the current mechanical and electrical loads need to be upgraded in order to serve our proposed project.

(D) Please explain how additional buffering and screening, beyond that which is required by the code, will be required in order to protect and provide compatibility with adjoining properties.

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We do not feel any additional buffering or screening will be required for this project.

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(E) Please explain how signs, if any, and proposed exterior lighting will be so designed and arranged so as to promote traffic safety and to eliminate or minimize any undue glare, incompatibility, or disharmony with adjoining properties. Light shields or other screening devices may be required.

We will propose additional lighting and a sign above the entry at the drop-off/pick-up area. The proposed sign and lights will be sensitive to the area and not disturb the neighboring properties. No additional lighting will be required at the parking areas.

(F) Please explain how yards and open spaces will be adequate to properly serve the proposed development and to ensure compatibility with adjoining properties.

Not applicable

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(G) Please explain how the use, as proposed, will be in conformance with all stated provisions and requirements of the City's Land Development Regulation.

Not applicable

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(H) Please explain how establishment and operation of the proposed use upon the particular property involved will not impair the health, safety, welfare, or convenience of residents and workers in the city.

Not applicable

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(I) Please explain how the proposed use will not constitute a nuisance or hazard because of the number of persons who will attend or use the facility, or because of the hours of operation, or because of vehicular movement, noise, fume generation, or type of physical activity.

The hours of operation for the school is from 7am - 5:30pm. This large window of time allows kids to be dropped off before morning rush hour and be picked up before the afternoon rush hour. We're also directing the cars to travel along the length of the property for pick-up and drop-off further alleviating the possibility of traffic backing up into Route 1. Currently, about 30% of the students are bussed in via a private transportation company and we anticipate that number to remain the same at this new location.

(J) Please explain how the use, as proposed for development, will be compatible with the existing or permitted uses of adjacent property. The proximity or separation and potential impact of the proposed use (including size and height of buildings, access, location, light and noise) on nearby property will be considered in the submittal and analysis of the request. The City may request project design changes or changes to the proposed use to mitigate the impacts upon adjacent properties and the neighborhood.

This proposed development will not impact the adjacent buildings. There will be no change to exterior of the building. We are proposing the parking area, directly south of the current covered parking area, be converted to a playground. This proposed playground will be over 200ft away from the nearest adjacent building and will not be a disturbance.

  
Signature of Applicant

AUSTIN DINGWALL  
Hand Print Name

2/27/25  
Date

PLEASE NOTE:

(K) As an alternative to reducing the scale and/or magnitude of the project as stipulated in criteria (J) above, the City may deny the request for the proposed use if the use is considered incompatible, too intensive or intrusive upon the nearby area and would result in excessive disturbance or nuisance from the use altering the character of neighborhood.

(L) Development and operation of the proposed use will be in full compliance with any additional conditions and safeguards which the City Council may prescribe, including but not limited to reasonable time limit within which the action for which special approval is requested shall be begun or completed or both.