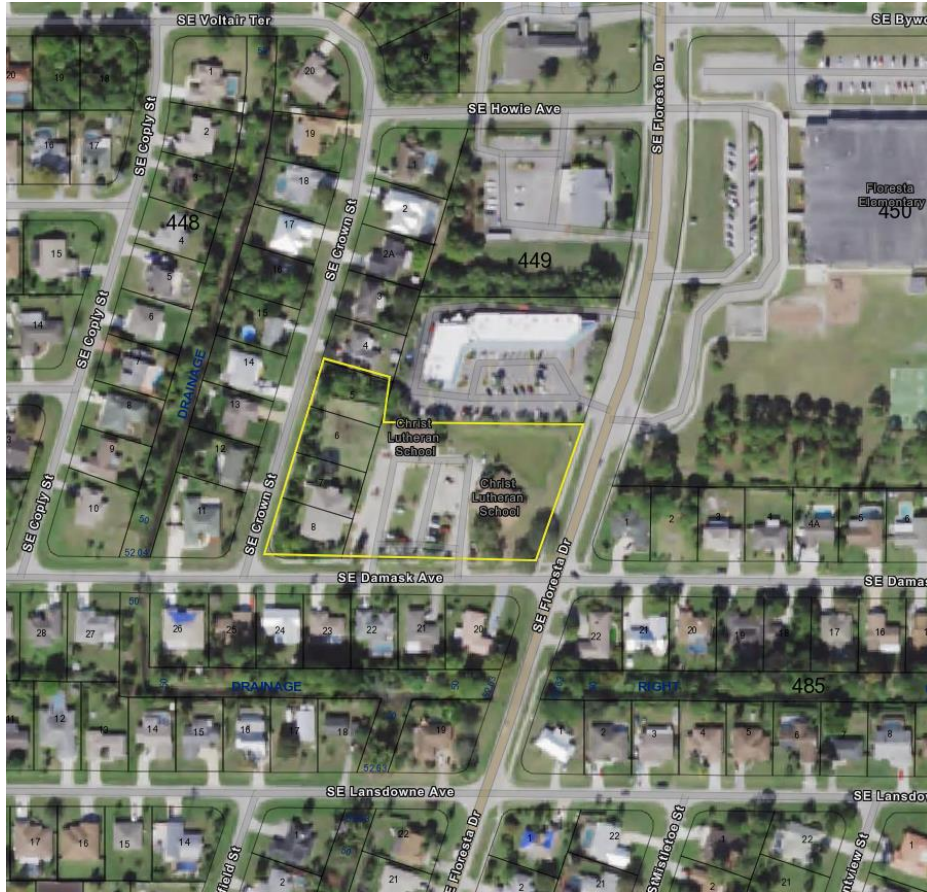




**Christ Lutheran School - Phase 2 Classrooms
 Major Amendment to the Site Plan
 P14-148-A1**



Project Location Map

SUMMARY

Applicant's Request:	A Major Amendment to the Major Site Plan to modify the Phase II classroom building by increasing the previously approved footprint of 4,982 square feet to 6,261 square feet.
Applicant:	Brad Currie, Engineering Design & Construction, Inc.
Property Owner:	Christ Evangelical Lutheran Church of St. Lucie County, Inc.
Location:	The property is generally located at the northwest corner of Floresta Drive and Damask Avenue.
Address:	1592 SE Floresta Drive
Project Planner:	Bethany Grubbs, Planner III

Project Description

The Applicant, Christ Evangelical Lutheran Church of St. Lucie County, Inc., has applied for a major amendment to the major site plan to modify the Phase II classroom building by increasing the previously approved footprint of 4,982 square feet to 6,261 square feet.

The subject 2.70-acre property is located at 1592 SE Floresta Drive, generally located on the northwest corner of Floresta Drive and Damask Avenue. The property has a Future Land Use designation of Institutional (I), which is compatible with the Institutional (I) Zoning District. The property is currently developed with a church and fellowship hall, which were constructed in 1990, along with the Phase I classroom building. The applicant is now seeking to develop the Phase II classroom building, with an associated playground area, on the existing property with an increased footprint.

Currently, the church is operating a school for kindergarten, and grades 1 through 4. The second phase is expected to offer classes to students from grades 5 to 8. No buses are proposed to transport students. The church services are not in operation during school hours. Services are held on Sunday mornings from 8:30 am to 11:30 am.

Parking Analysis

There are two ways to calculate parking requirements for project like the proposed. One is that you park the project at one (1) space per every 200 square feet for the entire square footage. The other is that you park at 25 spaces for 1000 square feet of assembly area. In addition, the two (2) proposed uses on the subject property include a school and church which will be operating at different times. Therefore, the parking requirements will be for the most intense single use, not the combined uses.

The uses of the subject property are as follows:

- Existing Sanctuary Building – 3,638 Square Feet (2,270 Square Feet of Assembly Area)
- Existing Fellowship Hall – 1,805 Square Feet
- Phase I Classroom – 4,982 Square Feet
- Phase II Classroom - 6,261 Square Feet
- Total Square Footage = 16,686 Square Feet

The following table identifies the different parking requirements.

Church

Square Footage	Parking Required	
1 space per 200 sq. ft.	5443 total sq. ft.	27 spaces
25 spaces per 1,000 square feet	2,270 sq. ft. of Assembly Area	57 spaces

School

2 spaces per classroom	Phase 1 Bldg - 4 classrooms Phase 2 Bldg - 3 classrooms	14 spaces
------------------------	--	-----------

The most intensive parking demand is calculated by using the assembly area of the church. The proposed site plan submitted with this letter identifies a total of 57 parking spaces. Therefore, the site meets the parking requirements of the City of Port St. Lucie Land Development Code. There is not a need to have an additional 14 spaces over and above the required 57 spaces because the school use will occur at different times then the church.

Previous Actions and Prior Reviews

- P90-057 Christ Evangelical Lutheran Church – Major Site Plan, approved by City Council on May 7, 1990.

- P07-245 Christ Evangelical Lutheran Church - Small Scale Comprehensive Plan Amendment to change the future land use designation for the parcels legally described as Section 10, Block 440, Lots 5,6,7, and 8 from RL (Low-Density Residential) to I (Institutional) – Approved by the City Council on November 13, 2007.

- P08-70 Christ Evangelical Lutheran Church – Rezoning Application. As per Ordinance 08-62, lots 5-8 of Block 449 owned by the church were rezoned from RS-2 (Single-Family Residential) to the I (Institutional) zoning district.

- P14-118 Christ Evangelical Lutheran Church – Landscape Modification. The applicant obtained a landscape modification approval from the City Council on September 22, 2014. In place of the wall, the applicant is proposing to preserve the native habitat along the west property line. The applicant is proposing to install a wall between the two (2) buildings to minimize the impact on the residential property to the west.

The Site Plan Review Committee recommended approval of the proposed site plan at a meeting of the Site Plan Review Committee on August 10, 2022.

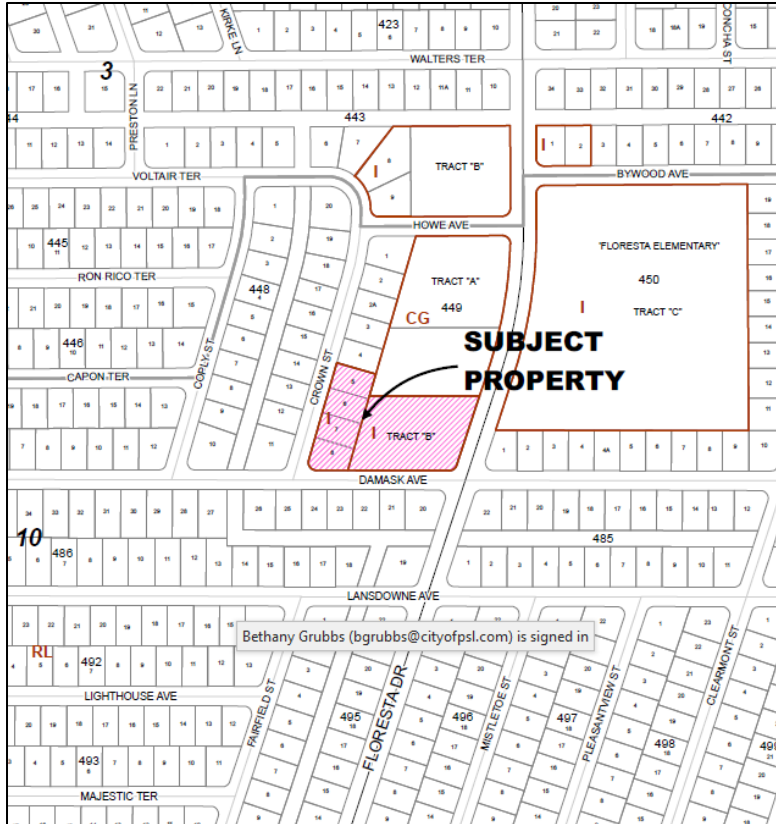
Location and Site Information

Parcel Number:	3420-545-0055-000-3
Property Size:	2.7 acres
Legal Description:	LOTS 5, 6, 7, 8, AND TRACT "B", BLOCK 449, PORT ST. LUCIE SECTION 10, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 12, PAGE 49 AND 49A THROUGH 49G.
Future Land Use:	I (Institutional)
Existing Zoning:	I (Institutional)
Existing Use:	Church Sanctuary, fellowship hall and classrooms

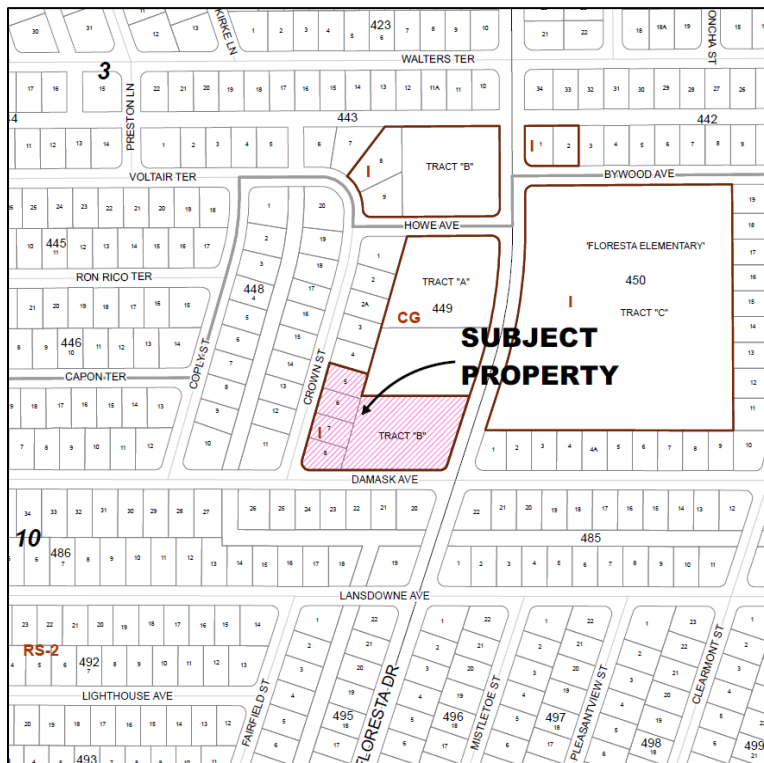
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	RL, CG	RS-2, CG	Single-family residences and shopping center
South	RL	RS-2	Single-family residences
East	RL, I	RS-2, I	Single-family residence and public school
West	RL	RS-2	Single-family residences

RL – Low-Density Residential, RS-2 – Single Family Residential, CG – General Commercial, I – Institutional



Future Land Use Map



Zoning Map

IMPACTS AND FINDINGS

ZONING REVIEW: The project has been reviewed for compliance with the requirements of Chapter 158, Zoning Code and documented as follows:

<u>CRITERIA</u>	<u>FINDINGS</u>
USE	The property's use is a church sanctuary and fellowship hall, with private school classrooms. The property is properly designated with an Institutional (I) Future Land Use and zoning.
DUMPSTER ENCLOSURE	The site plan provides a dumpster enclosure that was installed following the 2014 site plan approval, which allows both general and recyclable refuse.
ARCHITECTURAL DESIGN STANDARDS	This project has been reviewed and found in compliance with the Citywide Design Standards.
PARKING REQUIREMENTS	According to the City's zoning code, Section 158.221(C)14, the required parking is 57 spaces as per the parking analysis outlined above, of which 57 spaces have been provided including 4 ADA spaces.
BUILDING HEIGHT	The maximum building height allowed is 35 feet. The maximum height proposed is 27' feet.
SETBACKS	Building setback lines depicted on the site plan are consistent with the Code requirements.

CONCURRENCY REVIEW: The project has been reviewed for compliance with Chapter 160, City Code, regarding provision of adequate public facilities and documented as follows:

<u>CRITERIA</u>	<u>FINDINGS</u>
SEWER/WATER SERVICES	The City of Port St. Lucie of the sewer and water service provider.
TRANSPORTATION	This application and Traffic Report prepared by Engineering Design & Construction, Inc dated December 7, 2022, has been reviewed by the Public Works Department, and the transportation elements of the project were found to be in compliance with the adopted level of service and requirements of Chapter 156 of City Code, and Public Works Policy 19-01pwd. The proposed school addition will bring the site to an overall estimate of 154 PM Peak Hour trips. Sufficient mitigation for the additional trips should be incorporated into the Floresta Drive Improvements already. An analysis based on existing site data shows 35 total cars utilizing the pickup with a maximum of 14 vehicles arriving in any 15-minute interval. Staggered dismissal times for various grade levels, educational information provided to all parents about pick up and drop off procedures and requiring the pickup vehicles to pull into parking spaces are a few of the biggest queuing reduction techniques the school is implementing.
PARKS/OPEN SPACE	Since this is a nonresidential, public facility project, parks and open space compliance with Chapter 160 is not applicable.
STORMWATER	Proposed stormwater drainage systems will comply with the requirements as presented by all pertinent agencies.

SOLID WASTE	Solid waste impacts are measured and planned based on population projections on an annual basis. The project is nonresidential and therefore, there is no impact to population projections.
--------------------	---

OTHER

NATURAL RESOURCE PROTECTION (CHAPTER 157)

The project has been reviewed for compliance with the requirements of Chapter 157, Natural Resource Protection Code, and documented as follows:

Tree Protection: This site does not contain any environmentally sensitive lands or wetlands. In 2014, the applicant preserved over the required 25% upland habitat requirement of 0.243 acres, preserving 0.312 acres of native upland habitat along the south and west property lines. No additional preservation is required.

Wildlife Protection: Since this site has been cleared and developed, a gopher tortoise survey, nor a clearing permit, will not be required prior to the issuance of the first building permit.

Fire District: The access location (external and internal) has been reviewed by the Fire District for safety purposes.

Public Art (Chapter 162): This project is subject to Chapter 162 of the Code of Ordinances, Art in Public Places. All private development meeting the applicability requirements of Chapter 162 must elect one of three methods for providing public art within ninety (90) days of the issuance of the first building permit. The three options are artwork on site, fee in lieu of providing public art onsite, or a combination of artwork on site and payment in lieu.

STAFF RECOMMENDATION

The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the City’s Land Development Regulations and policies of the Comprehensive Plan and recommends approval. The Site Plan Review Committee reviewed the request at a SPRC meeting on August 10, 2022, and recommended approval with all comments being addressed.

Conditions of Approval: Staff recommends approval with the following conditions:

- 1) Per Section 154.03(N) of the Landscape Code, the landscaping on the site shall conform to the current code as much as reasonably possible. Landscaping for the entire site shall come into compliance in three (3) phases as indicated in the Landscape Plan. Phase 1 shall be installed within 4 months of this approval. Phase 2 shall be installed within 8 months of this approval. Phase 3 shall be installed within 12 months of this approval.
- 2) When the Queen Palms die or are replaced, the trees in the landscape islands shall be replaced with trees approved in the Landscape Code.