

**Calvary Christian Academy
Major Site Plan Amendment
P19-160-A1**



Project Location

SUMMARY

Applicant’s Request:	A major site plan amendment for the development of a 42,471 square foot building addition with a canopy expanding over the drop off stacking lanes.
Applicant:	Jayson Harrison, P.E., Engineering Design & Construction, Inc.
Property Owner:	Calvary Port St. Lucie Ministries, Inc.
Location:	The property is located on the southwest corner of NW St. James Drive and NW Peachtree Boulevard.
Project Planner:	Daniel Robinson, Planner III

Project Description

The major site plan currently consists of a two -story building with 25,084 square feet for a K-8 school, a covered basketball court, and playground. The proposed development is for the final phase for expanding the K-8 school and will temporarily house 9-12th grades while the Calvary Christian Academy High School is being built. As indicated on the proposed site plan, this temporary high school use is permitted for a maximum of four years. At that time if the use is proposed to continue the applicant will be required to submit an updated SEU application and site plan amendment.

The additional building is proposed to be a three-story structure consisting of 31,161 square feet of classroom space that will attach to the existing building. This building will also include 11,310 square feet of indoor gymnasium space. This will provide a total of 67,555 square feet.

The property received a variance of seven (7) feet to allow a 42-foot-tall building addition and a variance of 9.1 feet to allow a parapet wall to hide the mechanical equipment on the flat roof.

Previous Actions and Prior Reviews

The Site Plan Review Committee recommended approval of the proposed major site plan amendment at their regular meeting of June 12, 2024.

Location and Site Information

Parcel Numbers:	3408-602-0004-000-7
Property Size:	3.85 acres
Legal Description:	Parcel No. 3, Peachtree Place, according to the map or plat thereof as recorded in Plat book 41, Page 11, Public Records of St. Lucie County, Florida
Future Land Use:	General Commercial (CG)
Existing Zoning:	General Commercial (CG)
Existing Use:	Private K-8 school

Surrounding Uses

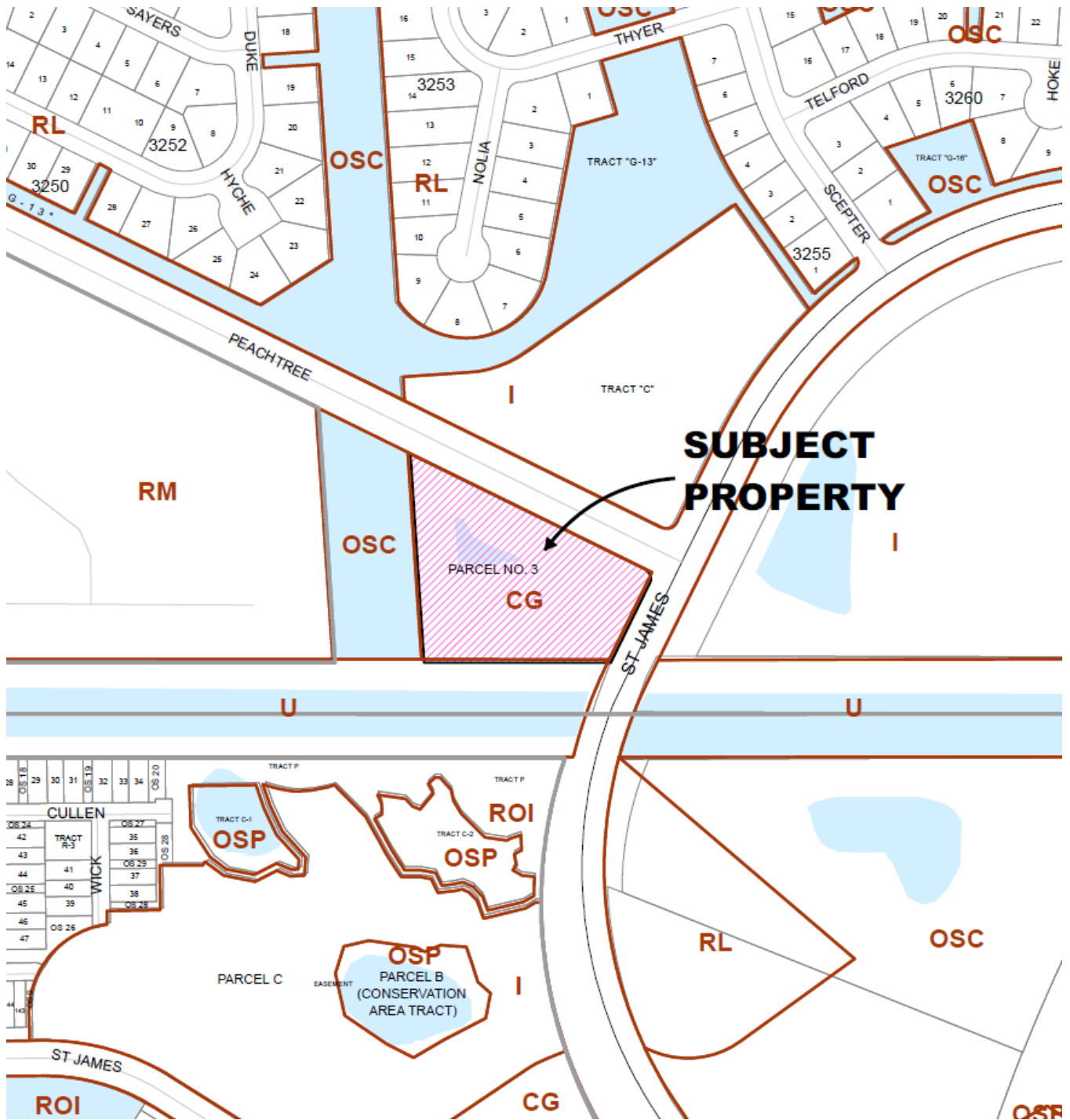
Direction	Future Land Use	Zoning	Existing Use
North	I	I	Existing Church
South	ROI	PUD	Vacant Land
East	I	GU	Middle School
West	RM	PUD	Vacant Land

Future Land Use

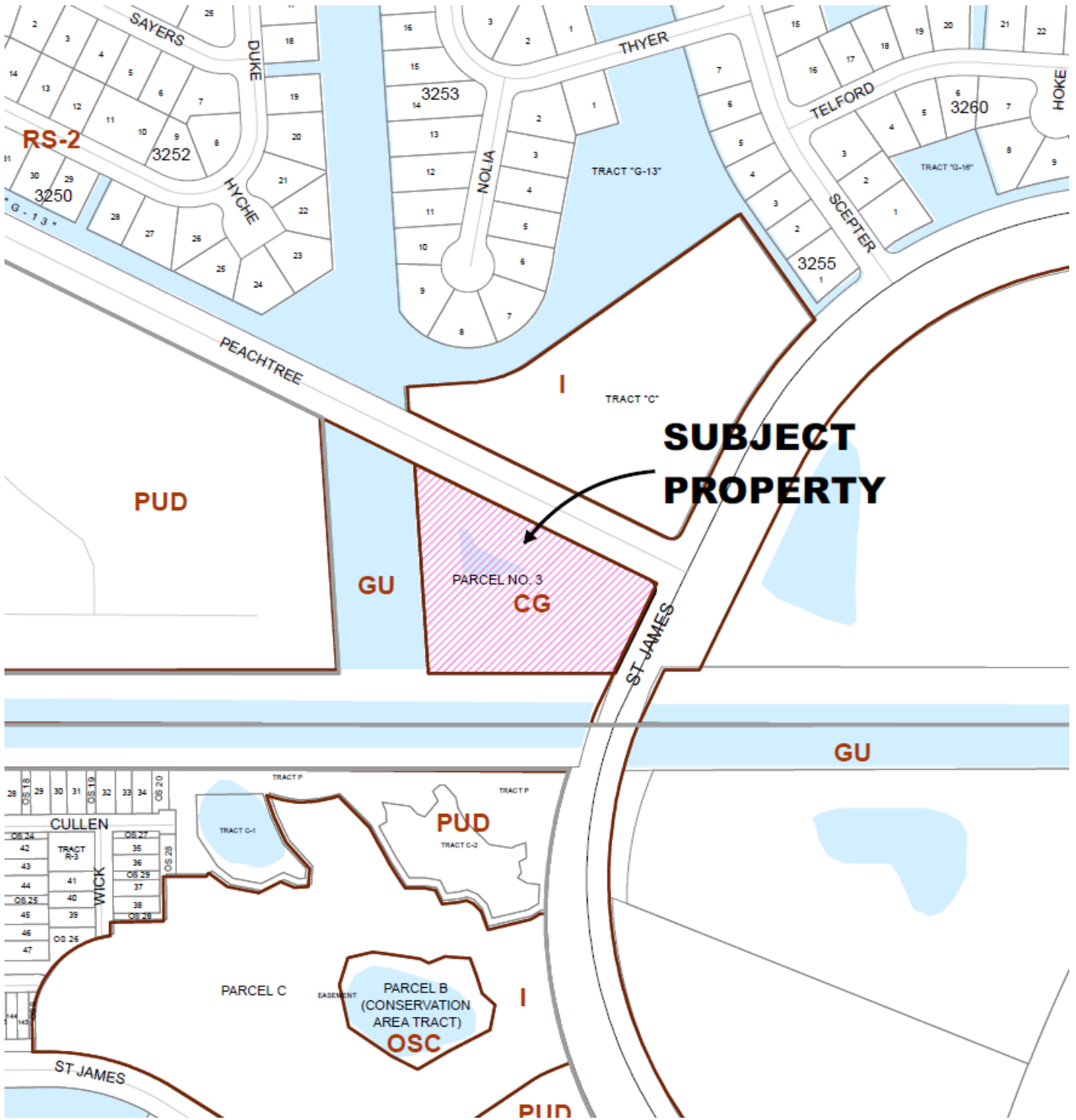
I – Institutional
ROI – Residential, Office, Institutional
RM – Medium Density Residential

Zoning

I – Institutional
PUD – Planned Unit Development
GU – General Use



Future Land Use



Zoning

IMPACTS AND FINDINGS

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

<i>CRITERIA</i>	<i>FINDINGS</i>
USE	The applicant is proposing an expansion of the existing parochial K-8 school and the temporary high school use for the existing Calvary Christian Academy upon the site which is a special exception use in the General Commercial Zoning District. A Special Exception Use for the K-8 school was granted on July 25, 2016, per Resolution Number 16-R49.
DUMPSTER ENCLOSURE	The site plan includes a 12' x 24' dumpster enclosure which allows for general and recyclable refuse.
ARCHITECTURAL DESIGN STANDARDS	The proposed building elevations comply with the Citywide Design Standards.
PARKING REQUIREMENTS	The proposed project will provide a total of 67 parking spaces with 4 of those spaces being handicapped. A parking agreement has been recorded between the school site and the neighboring Calvary Church site. The church parking lot will provide overflow parking when it is needed.
SETBACKS	Building setback lines depicted on site plan are consistent with the General Commercial Zoning District 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:

<i>CRITERIA</i>	<i>FINDINGS</i>
SEWER/WATER SERVICES	The City of Port St. Lucie Utility Systems will provide sewer and water service. A developer's agreement with the Utility Systems Department, that is consistent with the adopted level of service, is required prior to issuance of a building permit.
TRANSPORTATION	This application and Traffic Impact Analysis prepared by MacKenzie Engineering and Planning, Inc. dated August 30, 2024, 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 Traffic Management Plan, Queuing Analysis and Traffic Impact Analysis have been approved based on the data provided in the analysis as true. The Public Works Department recommends the approval of this application based on the conditions proposed.
PARKS/OPEN SPACE	N/A
STORMWATER	A paving and drainage plan that is in compliance with the adopted level of service is required to be approved by the Site Plan Review Committee prior to issuance of building permits.

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.
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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:

Native Protection: The property has been cleared and includes no native upland, wetlands, or wildlife habitat.

OTHER

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

Public Art (Chapter 162): Public Art is required for this site. The applicant has submitted the initial application stating that they plan to contribute to the art fund.

Related Projects

P19-160 Major Site Plan approved by City Council on November 25, 2019

P24-029 Height variance approved Planning and Zoning Board on April 2, 2024.

P16-069 A Special Exception Use for the K-8 school was granted by the City Council on July 25, 2016, per Resolution Number 16-R49.

STAFF RECOMMENDATION

The Site Plan Review Committee recommended approval at their regular meeting of June 12, 2024.

Staff recommends approval of the major site plan amendment with the following conditions:

1. Any change to school conditions similar to but not limited to start times, grade levels, and stacking availability on site that are not analyzed in the approved Queueing Analysis and Traffic Impact Analysis will require a re-evaluation for impacts to roadways.
2. The approval to use classrooms for high school students is temporary. When the school goes back to K-8 students only, a new traffic assessment will be required as the number of students and type will function differently than when including high school students.