



Calvary Christian Academy
Major Site Plan Amendment
(P19-160-A1)

City Council – October 28, 2024
Daniel Robinson, Planner III

Proposed Project

- A major site plan amendment for the development of a final phase totaling 42,471 square feet of building area with a canopy expanding over the drop off stacking lanes.

Applicant and Owner

- **Owner** – Calvary Port St. Lucie Ministries, Inc.
- **Applicant** – Jayson Harrison, P.E., Engineering Design & Construction
- **Location** – The property is located on the southwest corner of NW St. James Drive and NW Peachtree Boulevard.
- **Existing Use** – K-8 school

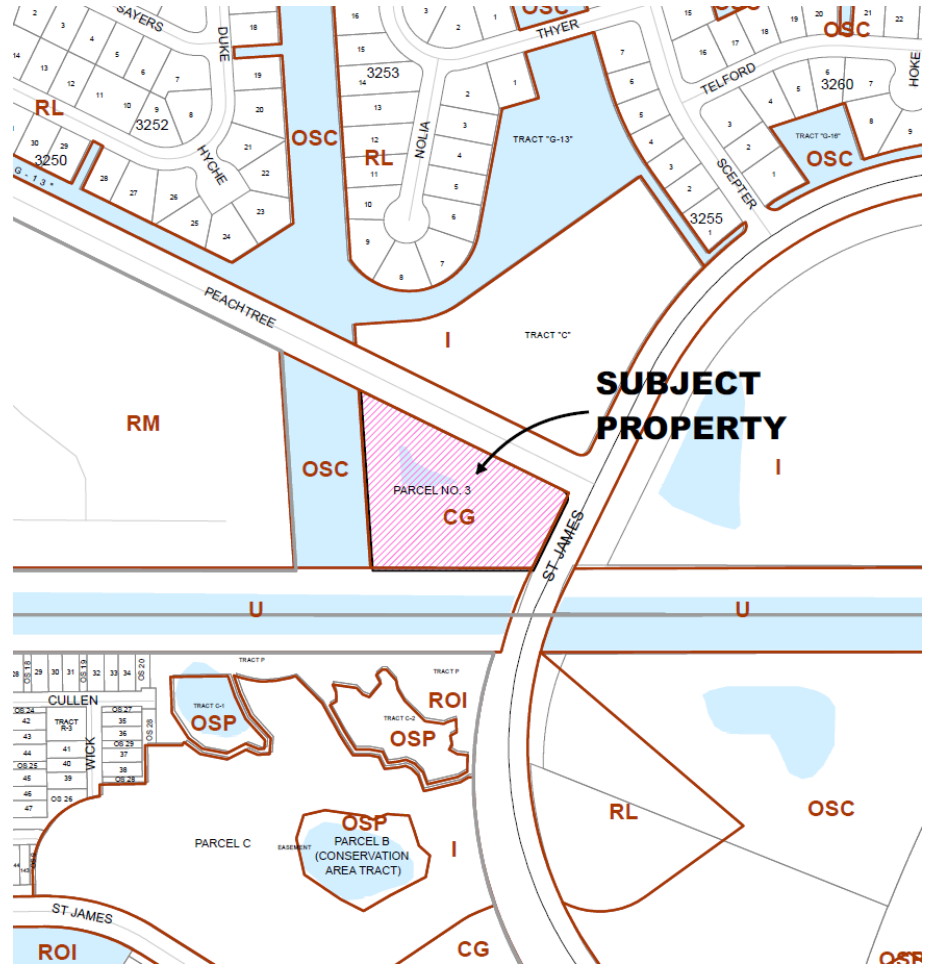
Aerial

Direction	Existing Use
North	Existing Church
South	Vacant
East	Middle School
West	Vacant



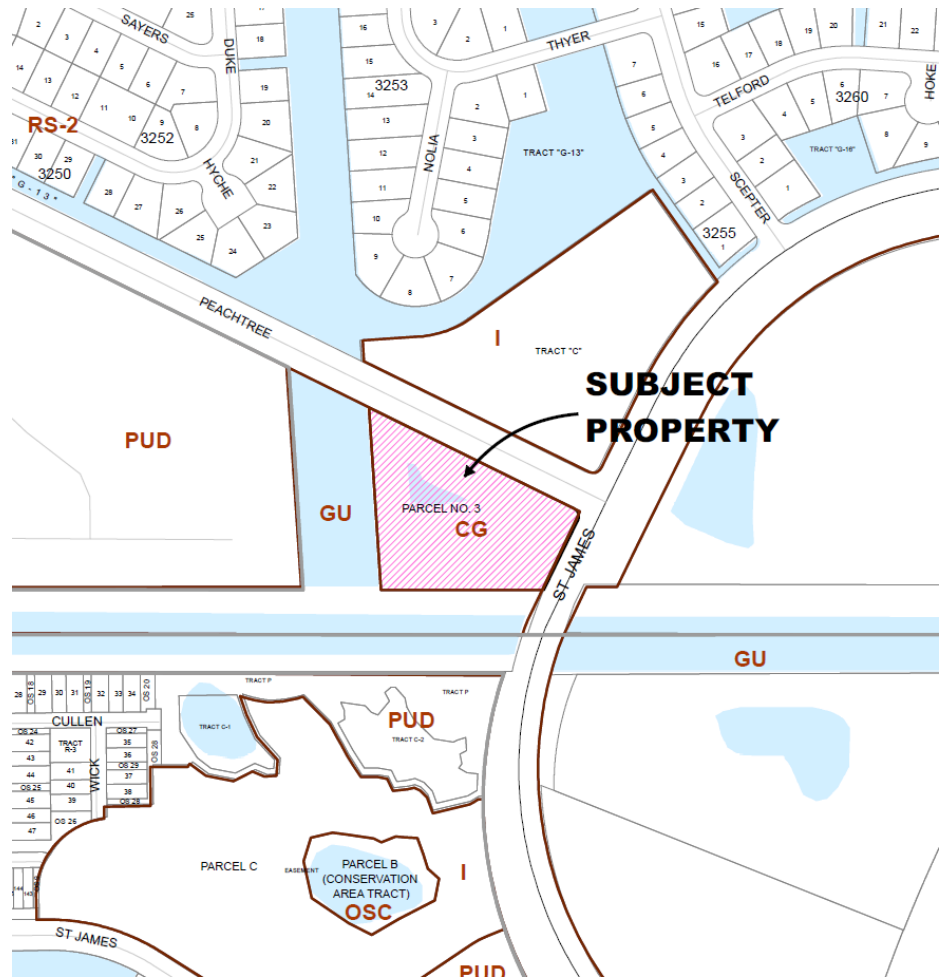
Future Land Use

Direction	Future Land Use
North	Institutional (I)
South	Residential, Office, Institutional (ROI)
East	Institutional (I)
West	Medium Density Residential (RM)



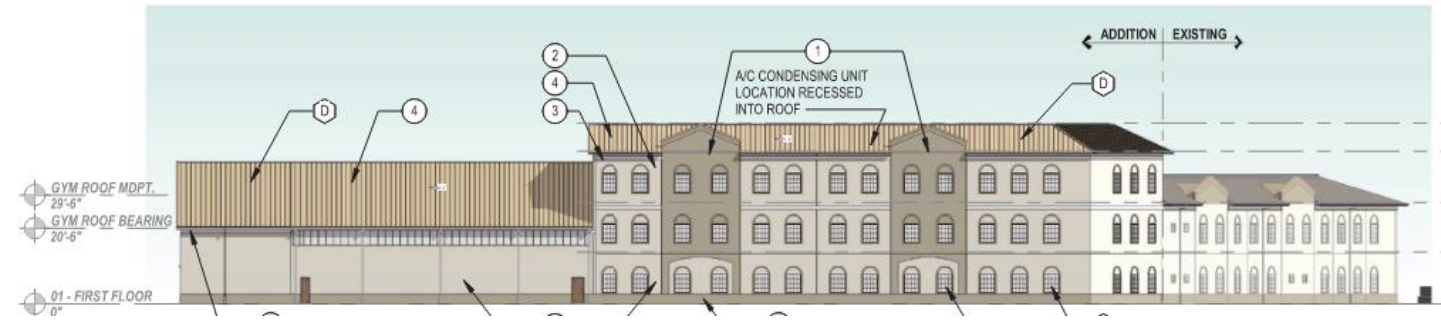
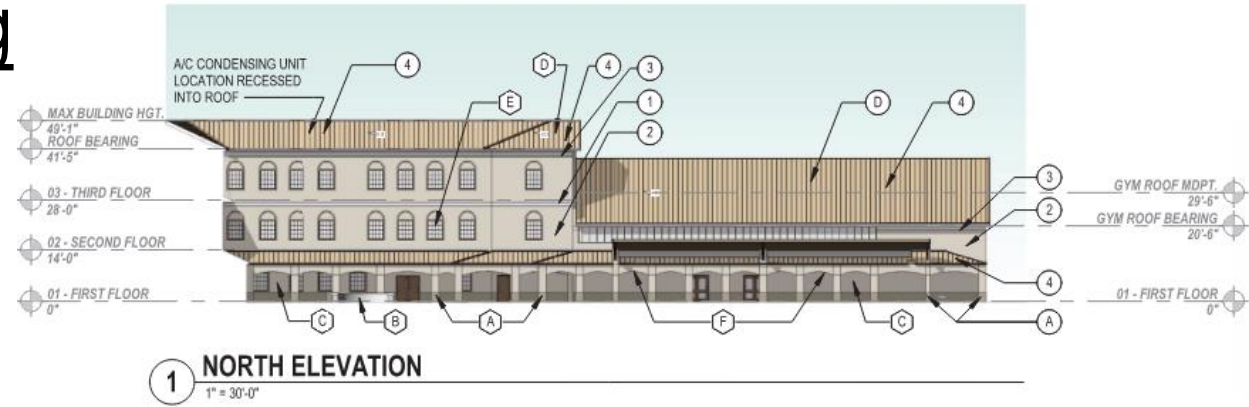
Zoning

Direction	Zoning
North	Institutional (I)
South	Planned Unit Development (PUD)
East	General Use (GU)
West	Planned Unit Development (PUD)



**SUBJECT
PROPERTY**

Elevation Rendering



Elevation Rendering



Elevation Rendering



Zoning Review

- The applicant is proposing an expansion of the existing parochial K-8 school and temporary high school use for the existing Calvary Christian Academy. A Special Exception Use for the K-8 school use was granted on July 25, 2016, by Resolution Number 16-R49. 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.

Parking and Traffic Analysis

The proposed project will provide a total of 67 parking spaces with 4 of those spaces being handicap. 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.

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.

Other

<u>CRITERIA</u>	<u>FINDINGS</u>
NATURAL RESOURCE PROTECTION	The property has been cleared and includes no native upland, wetlands, or wildlife habitat.
FIRE DISTRICT	The access location (external and internal) has been reviewed by the Fire District for safety purposes.
PUBLIC ART	Public Art is required for this site. The applicant has submitted the initial application stating that they plan to contribute to the art fund.

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.
3. This temporary high school use is permitted for a maximum of four (4) 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