



Port St. Lucie School of Autism

Major Site Plan
Project No. P25-020

City Council Meeting
October 13, 2025

Presented by: Bethany Grubbs, AICP, Senior Planner

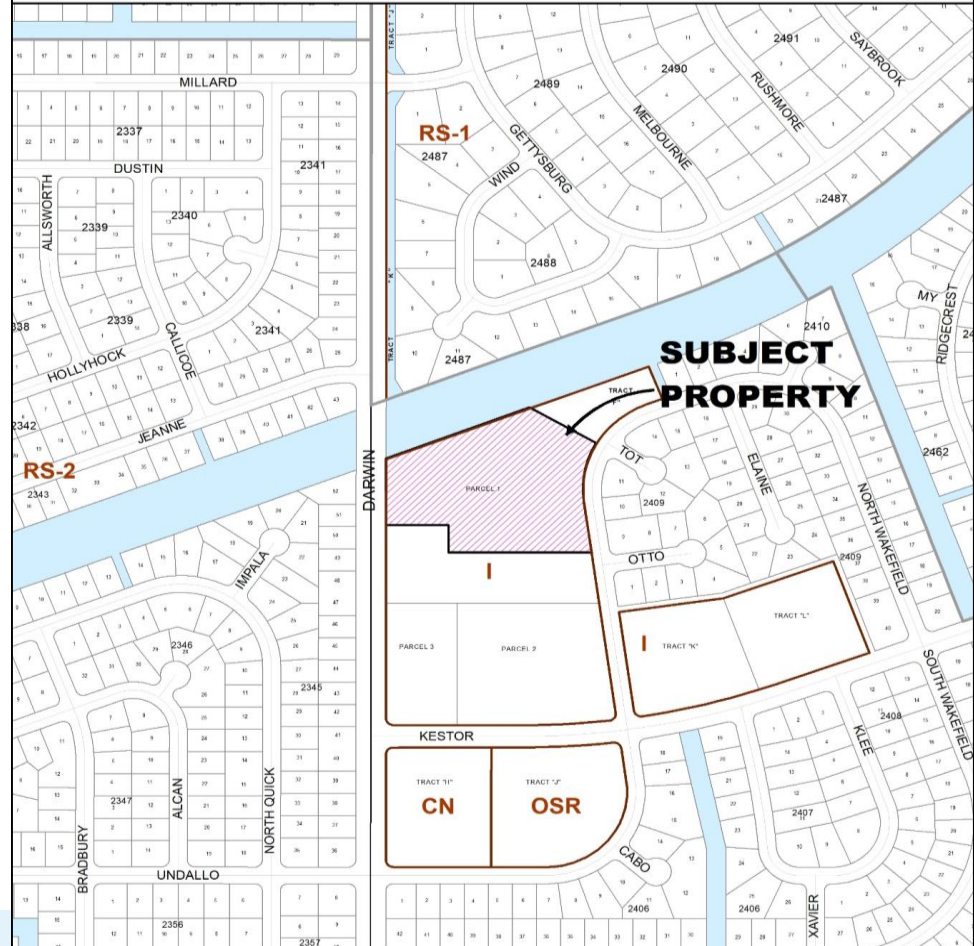
Request Summary

Owner:	Port St. Lucie School of Autism, LLC
Applicant/Agent:	Connor Kennedy, Haley Ward, Inc.
Location:	North of SW Kestor Drive and East of SW Darwin Boulevard
Request:	A request for site plan approval for the development of a private Pre-K through 12 th grade school for children with autism.

Surrounding Uses

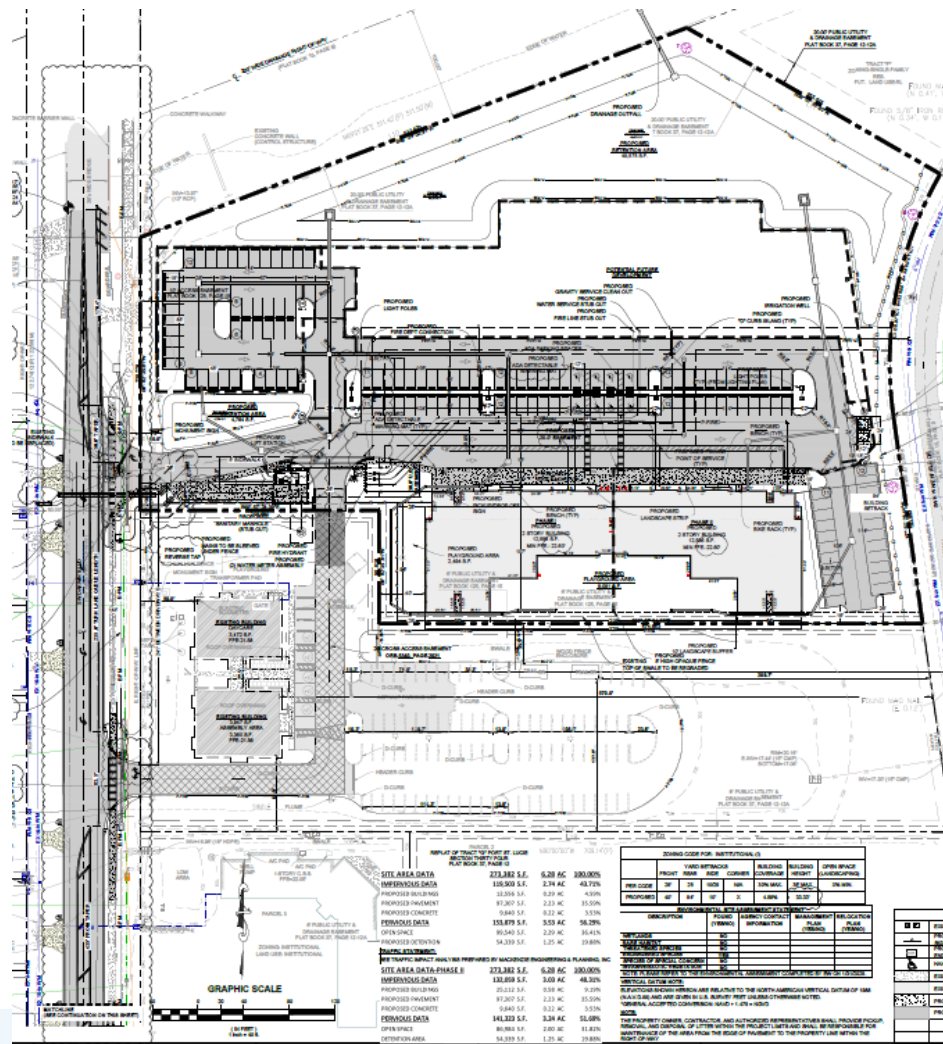
Direction	Future Land Use	Zoning	Existing Use
North	RL	RS-2	Drainage right-of-way followed by single family residences
South	I	I	Worship Center
East	RL	RS-2	Road right-of-way followed by single family residences
West	RL	RS-2	Road right-of-way followed by single family residences

EXISTING ZONING



Proposed Project

- Phase I will consist of a two-story, 12,556-square-foot building with an associated playground area, designed to accommodate approximately 160 students in Pre-K through grade 5.
- Phase II will establish a second two-story building, sharing also designed to serve 160 students in grades 6th through 12th.
- Upon Phase II completion the project is projected to have 244 students.



Elevations – Phase I

	A STANDING SEAM METAL ROOF SIERRA TAN		E STUCCO FIELD SW 6108 - KILIM BEIGE
	B STUCCO WINDOW BANDS & SILLS SW 6107 - NOMADIC DESERT		F STUCCO BASE SW 6108 - LATTE
	C STUCCO BOND LOOK SW 6109 - DIVINE WHITE		G ANNULAR W/ LOUVERED PANELS SW 6749 - LARK GREEN
	D STUCCO CORNICE & RAISED STUCCO BAND SW 6107 - NOMADIC DESERT		H CULTURED STONE LUMBER CHECK PRO FIT ALPINE LEDGESTONE



EAST ELEVATION
SCALE: ONE INCH EQUALS EIGHT FEET



Elevations – Phase II

A EXTERIOR GRAY METAL ROOF SERRA TILE	E STUCCO WALL - BEIGE WHITE
B STUCCO WINDOW SHADERS & PILLS BEIGE - MONARCH DESERT	F STUCCO BASE BEIGE - LATITE
C STUCCO - MONARCH DESERT BEIGE - MONARCH DESERT	G STUCCO - MONARCH DESERT BEIGE - MONARCH DESERT
D STUCCO CORNER & BASED STUCCO BAND BEIGE - MONARCH DESERT	H STUCCO - MONARCH DESERT BEIGE - MONARCH DESERT



EAST ELEVATION
SCALE: SEE NEXT SHEET 1 FOOT



SOUTH ELEVATION - PHASE 1
SCALE: SEE NEXT SHEET 1 FOOT



FRONT (NORTH) ELEVATION - PHASE 2
SCALE: SEE NEXT SHEET 1 FOOT

Queuing Analysis - Phased

- **Enrollment Projection**
 - 40 Pre-K students
 - 120 K–5 students (30% in before/aftercare → 84 K–5 onsite at peak)
 - 160 students (Grades 6–12, Phase II)
 - **Total (Phase II completion): 320 students**
- **Traffic Management**
 - Staggered Pre-K & K–5 drop-off/pick-up times
 - Parents remain in vehicles; use designated lanes
- **On-Site Queuing Capacity**
 - Phase I: 675 ft lane → 27 vehicles
 - Phase II: 675 ft lane → 34 vehicles
 - Additional overflow lanes:
 - Phase I: 225 ft → +18 vehicles
 - Phase II: 400 ft → +32 vehicles
- **Site Access**
 - Entry via existing driveway at Life Shift Church

Staff Recommendation

The City of Port St. Lucie Site Plan Review Committee (SPRC) reviewed and recommended approval of the major site plan at their February 26, 2025, meeting.