



Planning and Development Services
Planning Division

M E M O R A N D U M

TO: Planning and Zoning Commission

THROUGH: Leslie Olson, AICP, Director
Bonnie C. Landry, AICP, Planning Manager

FROM: Jeffrey Johnson, Senior Planner

DATE: July 20, 2017

SUBJECT: Conditional Use Permit Request – Northside Worship Center, Inc. (Educational Services, Grades K-12)

GENERAL INFORMATION

Applicant: Northside Worship Center, Inc.

Agent for Applicant: N/A

Name of Proposed School: Northside Learning Center

Location: 3100 St. Lucie Boulevard

Parcel Id Number: 1428-702-1420-000-9

Parcel Size: +/- 5.75 acres

Existing Uses: Place of Worship

Proposed Use(s): Educational Services (Grades K-12)

Wetlands: N/A

Utilities: Fort Pierce Utilities Authority Water and Wastewater

Urban Service Boundary: Inside

Existing Land Use and Zoning:

Future Land Use	Zoning	Existing Use(s)
P/F (Public Facilities)	I (Institutional)	Place of Worship

Surrounding Land Use and Zoning:

	Future Land Use	Zoning	Existing Use(s)
North	IND (Industrial)	IL (Industrial, Light)	Vacant
South	IND (Industrial)	IL (Industrial, Light)	Vacant
East	IND (Industrial)	IL (Industrial, Light)	Vacant
West	IND (Industrial)	IL (Industrial, Light)	Vacant

BACKGROUND INFORMATION

Northside Worship Center, Inc. is requesting a Conditional Use Permit to allow for educational services (grades K-12) on the southern +/- 2.9 acre portion of an +/- 5.75 acre property that is zoned Institutional, located on the north side of St. Lucie Boulevard between the International Airport and 25th Street (3100 St. Lucie Boulevard). The subject property is zoned I, Institutional and is designated P/F, Public Facilities on the Future Land Use Map and lies within the Airport Zoning Overlay which regulates development to assure there are no conflicts with aviation safety and security.

Educational services and facilities are allowed in the Institutional Zoning District as a Conditional Use in accordance to Land Development Code (LDC), Section 3.01.03.X.7.f. The proposed school will occupy approximately 4,500 s.f. of the existing 12,835 s.f. of building and will operate 7:00 a.m. to 6:00 p.m., Monday through Friday, independent from church related activities. There is no new building construction proposed with this request.

NEIGHBORHOOD MEETING

The applicant did not hold a neighborhood meeting on the proposed petition. Although neighborhood meetings are strongly encouraged, they are not required.

STAFF ANALYSIS

**CONDITIONAL USE PERMIT
STANDARDS OF REVIEW SET FORTH IN
LDC, SECTION 11.07.03**

Land Development Code, Section 11.07.03 establishes the standards for reviewing Conditional Use Permits. In reviewing an application for a Conditional Use Permit, the Board of County Commissioners and the Planning and Zoning Commission shall consider:

A. CONSISTENCY WITH LAND DEVELOPMENT CODE AND COMPREHENSIVE PLAN

Consistency with Land Development Code Regulations

The proposed conditional use is not in conflict with any applicable portions of the St. Lucie County Land Development Code (LDC). There is no new building construction proposed with this request.

Compliance with Comprehensive Plan

The proposed educational facilities further the goals, objectives and policies of the St. Lucie County Comprehensive Plan Schools Facilities Element. The proposed school will have a positive impact on the level of educational services provided and help ensure that overall capacity for schools is sufficient to support the residents in the County.

B. EFFECT ON ADJACENT PROPERTIES

The proposed conditional use should not have an undue adverse effect upon surrounding properties and uses which are vacant. The educational activities will take place indoors within classrooms between the hours of 7:00 a.m. and 6:00 p.m., Monday through Friday, independent from church related activities, when the church facilities are not in use.

C. ADEQUACY OF PUBLIC FACILITIES

The subject property is located inside the urban service boundary where public services are provided. The proposed uses are not expected to create significant additional demands on any public facilities in this area.

Water/Wastewater

The subject property is currently served by Fort Pierce Utilities Authority (FPUA) water and wastewater. Fort Pierce Utilities Authority (FPUA) indicates there is adequate capacity for this accessory use.

Transportation System

St. Lucie Boulevard is classified as an Urban Minor Arterial in the Comprehensive Plan. This section of roadway is currently operating at an acceptable C level of service and averages approximately 5,200 daily trips, with 880 peak hour trips.

Based on a maximum of 40 students, including the total amount of a.m. trips generated (51 trips – 31 inbound and 20 outbound), the peak hour turn movements will be 24 westbound right turn and 7 eastbound left turn, which is under the threshold of 75 right turn and 30 left turn movements that typically warrant the addition of turn lanes. Therefore, concurrency has been met, and with traffic volumes in and out of the proposed project, turn lanes are not warranted and traffic should operate in an acceptable manner.

A condition of approval limits the total enrollment to 40 students. If the enrollment exceeds this amount, an adjustment to the Conditional Use Permit is required to be submitted to the Planning Division, and traffic impacts will be re-evaluated.

Parking

The property has been utilized as a place of worship since the early 1960's and has met their parking requirement by providing over 50 pervious (grass) off-street parking spaces. Based on the ITE Parking Generation 4th Edition, a total of six (6) paved parking spaces are required to be provided for the proposed school with up to 40 students. Prior to occupancy, a condition of approval requires the applicant to designate these six (6) paved parking spaces on the property to meet this requirement, including two (2) handicapped or ADA accessible parking spaces.

D. ADEQUACY OF FIRE PROTECTION

The St. Lucie County Fire District has reviewed and coordinated the application with the Development Review Committee (DRC) and has no objection. The applicant will be required to obtain a Zoning Compliance approval for the use and will need to coordinate an inspection with the Fire District to assure compliance with the the Florida Fire Prevention Code and the Florida Life Safety Code.

E. ENVIRONMENTAL IMPACT

The Environmental Resources Department has reviewed the application and submitted the following report:

Background

The Environmental Resources Department (ERD) completed a site visit and review of the applicant's request to operate a learning center within the existing church facility. Although no

new construction is proposed, the parcel does contain intact native pine flatwoods habitat and is adjacent to the US Fish and Wildlife Services' Scrub Jay consultation area.

Findings

ERD's evaluation finds no negative environmental impacts with the proposed Conditional Use. A condition of approval has been included requiring onsite landscaping be brought into compliance with Land Development Code 7.09.04.A and the removal of all Category I Invasive vegetation.

STAFF RECOMMENDATION

Staff recommends approval of the conditional use permit for educational services (grades K-12) subject to the following conditions of approval:

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1. The number of students at any given time shall not exceed forty (40).
2. The hours of operation shall be Monday through Friday, 7 a.m. to 6 p.m.
3. Prior to the occupancy, the applicant shall designate a total of six (6) paved parking stalls, which include two (2) handicapped or ADA accessible spaces.

Environmental Resources Department

4. Within 90 days of Conditional Use approval, the applicant shall install a native hedge, within the 15-foot landscape buffer along the St. Lucie Boulevard right-of-way, in order to bring the site into compliance with Land Development Code 7.09.04.A.
5. Within 180 days of Conditional Use approval, all Category I listed invasive species, including but not limited to Brazilian pepper trees, shall be eradicated from the parcel. Removal of Vegetation shall not occur within scrub jay nesting season, which runs from March through June.
6. The issuance of a County development permit does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.
7. All other applicable state or federal permits must be obtained before commencement of the development.