

ENGINEERING AND PLANNING
2703 E. Commercial Blvd., Fort Lauderdale, Florida 33308
P.O. Box 2147, Fort Lauderdale, Florida 33303
(954) 524-9800, Fax (954) 522-6502, teamcdi@aol.com
www.cdiengineeringandplanning.com

September 9, 2011

Ms. Karen A. Phillips
City Clerk
City of Port St. Lucie
121 SW Port St. Lucie Boulevard
Port St. Lucie, FL 34984

**Re: Renaissance Charter School,
Parking Variance (P11-099)**

Dear Ms. Phillips:

The purpose of this letter is to appeal the Planning and Zoning Board's denial at their September 6, 2011 meeting of our parking variance application (P11-099) for the proposed Renaissance Charter School at Tradition on Village Parkway. We are requesting to be placed on the next available City Council agenda. Also enclosed is a check in the amount of \$150 for the zoning appeal fee. Should you have any questions or need any additional information, please feel free to call.

Sincerely,

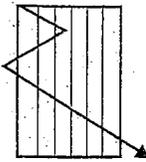
CDI ENGINEERING AND PLANNING

A handwritten signature in black ink, appearing to read 'Daniel A. Fee'.

Daniel A. Fee, P.E.
Principal/Vice President

cc: Kristin Northup, Red Apple Development

SEP 14 '11 PM 2:51



CORPORATE DIRECTIONS INC
 2703 E COMMERCIAL BLVD
 FT LAUDERDALE, FL 33308

AMERICAN BANK NOTE COMPANY
 AUTHORIZED SIGNATURE
 Keel Reauthorized Branches
 63-1197-670

Established 1858
 Precision for Business

OTHER ORDER OF
 City of Port St Lucie

One Hundred Fifty 00/100

\$ 150.00

DOLLARS

Sept 9, 2011

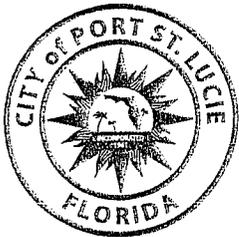
MEMO
 P11-099 Renaissance at Tradition
 Parking Variance Appeal

[Signature]
 AUTHORIZED SIGNATURE

⑈01111⑈ ⑆08701197⑆ 111038535⑈

RECEIPT

 <p>CITY OF PORT ST. LUCIE CITY CLERK'S OFFICE 121 SW Port St. Lucie Blvd, Port St. Lucie, FL 34984 (772) 871-5157</p>		<p>2019</p>
RECEIVED FROM	<p><i>Corporate Directions Inc.</i></p>	
FOR	<p><i>Variance</i></p>	
AMOUNT OF ACCOUNT	\$	150.00
THIS PAYMENT		
BALANCE DUE		
	<input type="checkbox"/> CASH <input checked="" type="checkbox"/> CHECK <input type="checkbox"/> M.O.	
	BY	<i>Jammy Brannon</i>
	DATE	<i>9-19-11</i>
		THANK YOU



CITY OF PORT ST. LUCIE

CITY CLERK'S OFFICE



A CITY FOR ALL AGES

"A City for All Ages"

September 19, 2011

CERTIFIED MAIL

Daniel A. Fee, P.E.
CDI Engineering And Planning
2703 E. Commercial Blvd.
Ft. Lauderdale, FL 33303

Dear Mr. Fee,

RE: ZONING APPEAL 11-3, Appeal the decision of the Planning & Zoning Board of September 6, 2011, to deny granting a variance request for Renaissance Charter School at Tradition to Section 7(C)(5) of the Tradition MPUD Document for a variance of 142 parking spaces short of the 276 parking spaces required. P11-099

Please consider this notice of **Public Hearing** before the City Council serving as Board of Zoning Appeals to be held on **Monday, October 17, 2011, at 1:30 p.m.** or as closely thereafter as business permits, at the Port St. Lucie Council Chambers, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida.

Any back-up material you wish to have put into the meeting packet should be in the City Clerk's office by 12:00 noon on Wednesday, October 12, 2011.

If you should have any questions, please do not hesitate to contact me at 871-5157.

Sincerely,

A handwritten signature in cursive script that reads "Karen A. Phillips".

Karen A. Phillips, CMC
City Clerk

cc: Daniel Holbrook, Director Planning & Zoning
Pam E. Hakim, Assistant City Attorney
Thresiamma Kuruvilla, Planner

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
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1. Article Addressed to:

Daniel A. Fee, P.E.
 CDI Engineering and Planning
 2703 E. Commercial Blvd.
 Ft. Lauderdale, FL 33303

2. Article Number
 (Transfer from service label)

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X Agent
 Addressee

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Total Postage & Fees	\$	

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 Daniel A. Fee, P.E.
 Street, Apt. No. or PO Box No. Engineering and Planning
 City, State, ZIP+4 2703 E. Commercial Blvd.
 FT. LAUDERDALE, FL 33303

PS Form 3800, August 2006 See Reverse for Instructions

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 Daniel A. Fee, P.E.
 Street, Apt. No. Engineering and Planning
 City, State, ZIP+4 2703 E. Commercial Blvd.
 FT. LAUDERDALE, FL 33303

6259 6522 0000 0240 7012
 6259 6522 0000 0240 7012

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- Attach this card to the back of the mailpiece, or on the front if space permits.

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Daniel A. Fee, P.E.
 CDI Engineering and Planning
 2703 E. Commercial Blvd.
 Ft. Lauderdale, FL 33303

2. Article Number
 (Transfer from service label)

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Agent
 Addressee

B. Received by (Printed Name) C. Date of Delivery
C. FEE **9/22**

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes



Foreign Account Number : 11515278
 Ad # : 2318065
 Ad Net Cost : \$92.19
 Name (Primary) : CITY OF PORT ST. LUCIE
 Company (Primary) : CITY OF PORT ST. LUCIE
 Street 1 (Primary) : 121 SW PORT ST. LUCIE BLVD
 City (Primary) : PORT ST LUCIE
 State (Primary) : FL
 ZIP (Primary) : 34984
 Phone (Primary) : (772) 344-4390
 Class Code : 9424SC - Notice of Meeting
 Start Date : 9/26/2011
 Stop Date : 9/26/2011
 Prepayment Amount : \$0.00
 Ad Sales Rep. : 190 - Barbara Wentzel
 Width : 2
 Depth : 63

NOTICE OF PUBLIC HEARING

The City Council of the City of Port St. Lucie serving as the Board of Zoning Appeals will consider an appeal on October 17, 2011, at 1:30 p.m., or as closely thereafter as business permits, at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida, as follows:

Zoning Appeal#11-3

Legal Description: Tradition Plat No. 53

Location: 10191 Village Parkway, Port St. Lucie, Florida

Action Sought: Appeal the decision of the Planning & Zoning Board of September 6, 2011, to deny granting a variance request for Renaissance Charter School at Tradition to Section 7(C)(5) of the Tradition MPUD Document for a variance of 142 parking spaces short of the 276 parking spaces required, P11-099

Appellant:
 Owner: Storage Partners at Tradition
 Applicant: Daniel A. Fee, P.E., CDI Engineering and Planning

Copies of the above appeal documents are available in the City Clerk's office for public inspection Monday through Friday between the hours of 8:00 a.m. and 4:30 p.m. Interested parties may appear at the meeting and be heard with respect to the appeal.

No stenographic record by a certified court reporter will be made of the foregoing meeting. Accordingly, any person who may seek to appeal any decision involving the matters noticed herein will be responsible for making a verbatim record of the testimony and evidence at said meeting upon which any appeal is to be based.

Karen A. Phillips, CMC
 City Clerk

Publish: September 26, 2011
 2318065

organizations and other interested parties will be re-

NOTICE OF MEETING

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Karen A. Phillips, CMC
 City Clerk

Publish: September 26, 2011
 2318065

COUPRE01

St. Lucie News Tribune
Legal Advertising
Proof of Publication to:

Karen A. Phillips, City Clerk
City Hall Plaza
121 SW Port St. Lucie Blvd.
Port St. Lucie, FL 34984

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Karen A. Phillips, CMC
City Clerk

PUBLISH: September 26, 2011

P11-099 RENAISSANCE CHARTER SCHOOL @ TRADITION - VARIANCE

Ms. Kuruvilla said, "This item is a variance application for Renaissance Charter School @ Tradition. The applicant is Daniel Fee, P.E., CDI Engineering and Planning. The owner is Storage Partners at Tradition. The property is located at 10191 Village Parkway, south of Heritage Oaks development. The property is legally described as Tradition Plat #53, and is 5.34 acres. The existing zoning is Tradition MPUD, and the existing use is vacant. The applicant is proposing to develop a 46 classroom charter school with 134 parking spaces, which is 142 parking spaces short of the 276 parking spaces required by Section 7(14) of the Tradition MPUD document. The applicant is proposing 72 dual-use parking spaces on this site. These parking spaces will be located in the designated stacking lanes. The concept is that these spaces can be used for normal parking requirements throughout the day. However, at child pickup and drop-off times, these spaces will be used as stacking lanes. Not one of these proposed 72 spaces are double striped, and they do not have wheel stops. There are no landscape islands being used between any of these parking bays, and two of these parking bays contain more than 12 continuous parking spaces, which does not conform to Section 158.221(B)(13), and is not taken into account as parking spaces. Section 7(14) of the Tradition MPUD requires six parking spaces for grades kindergarten through 12 in the Tradition MPUD area. Other elementary schools in the City are required to provide two spaces per classroom as per Section 158.221(C)(17) of the City's Land Development Regulations. They have applied for a Site Plan, P11-101. The applicant has taken a dimension of 9 x 20 feet for parking spaces instead of 9.5 x 20 feet, which means they may lose five parking spaces. That now makes it 129 parking spaces. The Zoning Code would require this project to have 92 spaces. The Renaissance Charter School on Cashmere at St. Lucie West was approved by the Zoning Board of Appeals on October 20, 2008, for a parking shortage of 42, with a ratio of 1.48. That was for an 81-classroom school, and the required parking spaces was 162, but the provided parking was 120, and 80 spaces were provided on stacking lanes."

Ms. Kuruvilla continued, "After visiting this school, there didn't appear to be any issues with the parking, and this has a similar design combining both parking and stacking. On further analyzing the document of Tradition MPUD, Section 4 and 7, it was found that the school grades kindergarten through 12 are taken into one general category in the Tradition MPUD area. The parking spaces required are six spaces per classroom. There are no separate parking ratios for elementary and senior high schools. Whereas Section 158.221(C)(17) of the City's Land Development Regulations requires two spaces for each classroom

for the school with elementary and junior high school, if the school is within the City of Port St. Lucie. Section 158.221 (C)(18) of the City's Land Development Regulations requires eight spaces for each classroom for the school with the senior high schools. The applicant stated in the cover letter that they have twenty charter schools managed statewide with similar facilities for parking and stacking. A notice has been sent to all neighbors living within a 300-foot radius. The Planning and Zoning staff finds the request to be generally consistent with variance criteria as stipulated in Section 158.295(C) of the Zoning Code, and recommends approval." Mr. Martin asked, "Does the City only require two spaces per classroom, but the MPUD for Tradition is eight?" Chair Parks replied, "Six." Mr. Martin asked, "Is the amount of parking that's on the Site Plan going to be sufficient per the City's requirement?" Ms. Kuruvilla replied in the affirmative.

DANIEL A. FEE, P.E., CDI Engineering and Planning, stated, "I represent the applicant." Chair Parks asked, "Do you realize that we have a Board today of six members, and with a variance to be passed with our approval to City Council, you will need the approval of five of the members." Mr. Fee replied, "Okay. I hope I get all six. Basically, you have a difference between the MPUD, which didn't break down a distinction between elementary and high school level parking requirements, and the City Code, which specifically does. It's two per classroom for elementary schools, and eight per classroom for high schools. Obviously, you don't have elementary students driving to school, so there isn't a need for as many parking spaces at an elementary school. That's pretty standard around the state. We're looking for a variance that would allow us to apply the City standard as opposed to the MPUD standard, so that we would be above it. We didn't try to go right to the minimum two per classroom. We laid it out trying to balance out open space play area, parking requirements, stacking, and things like that, trying to make everything work together. That's why we're asking for the variance from the MPUD, and not going further below the City Code standards. This is the same developer that did the school on Cashmere, and in that case we did actually ask to go below the City two-per-classroom standard. We provided additional overflow and special events parking in our stacking lane. We operate our stacking lanes with a four wide. We have a canopy area, and we move the cars up in platoons of 16 at a time, load those 16, allow them to go, and then move the next group up."

Mr. Fee continued, "With that, it gives us a 48-foot wide stacking lane, four wide, and then we can fit in 45 degree angled parking spaces with a one-way drive in between there. When we have some event where you have a bunch of people coming,

we can then use those as overflow spaces. Those are the 72 we're referring to. We actually have more than the two per requirement. The adjustment we need to make is in our engineering review comments. They commented that we needed a 9.5-foot space. I read the MPUD standard as being 9 x 18, and their interpretation was that section of the MPUD only applies to street parking, not parking lot parking. When it's parking lot, it has to refer back to the City Code portion. We don't have a problem changing them to 9.5-foot spaces. The only problem is that I end up losing five spaces when I adjust for my widths and shuffle my islands around. I can't get all of them back in there, so instead of having 134 I have 129 plus the 72 in the overflow, which makes 201 instead of 206. If we have to put a specific number in the variance, we need to make an adjustment on the number. If a variance can be granted that we're going to apply to the City for a minimum two per classroom standard, then we have more than enough for that. We're at 2.8 even with the adjustment per classroom. Then you throw the special events in and it pushes it to 4.37 per classroom."

Chair Parks stated, "You're coming up with some numbers that don't quite jive with what I have here. I'm seeing that you're offering us 142 spaces. Did you throw out another number? Are there any other new numbers that you're adding?" Mr. Fee replied, "The 142 is what you said was short of the 276. That line reads, 'The applicant is proposing to develop a 46-classroom charter school with 134 spaces,' which is 142 spaces short of the 276. The 276 is the six per classroom. The 134 is what I had on my plan, so she was saying we were shy by 142, if you apply the six-per-classroom standard." Chair Parks noted, "So you're actually short 48% from the number. That's almost half." Mr. Fee remarked, "Their requirements triple your requirement. You have a requirement for elementary schools of two per classroom, and they have a requirement of six. The difference is that they make no distinction between elementary and high school where the City Code does. Most other Zoning Codes around the state distinguish between elementary and high school." Chair Parks asked, "Isn't it also part of a charter school, in particular this brand of charter school that you're representing, that the parents come in and do community service at the school so the child can. . . ." Mr. Fee replied in the affirmative. Chair Parks asked, "How many hours a week do they have to give?" Mr. Fee replied, "I think they do a certain number of hours per school year, but to be honest I don't know offhand."

Chair Parks asked, "Do we have 46 classrooms with one parent per student in a classroom of maybe 20 to 30, depending on having to come in? We need those spaces for those people to park their

cars while they're doing their services for their child to attend that particular school." Mr. Fee replied, "You definitely have to be above the number if you're going to have one teacher per classroom, and you're going to need more than one space per employee. We have well above that number. That accommodates any parent volunteer or other person who's going to be there at that time." Mr. Sanders asked, "Do you know how many students are proposed in the school?" Mr. Fee replied, "The maximum would be 860." Mr. Sanders said, "The charter that the School District approved was 1,504, which would have been approximately 75 classrooms." Mr. Fee stated, "We can't fit that many on here. Our Cashmere site was a three-story building with 1,300 students and approximately 80 classrooms. This is a two-story." Mr. Sanders asked, "How many students are proposed?" Mr. Fee replied, "It's 860." Mr. Ojito asked, "Would you clarify the special events parking? Do you have any type of assembly use inside the building? Have you calculated what the demand would be for parking spaces for special events?" Mr. Fee replied, "Generally, it would be some type of graduation event. They have very few of those types of things. It's not like we have a regular set. We don't have soccer games. The soccer field is basically for recess. It's not as if you're actually holding a game for parents to show up and watch. Primarily, it would be a once-a-year assembly, a graduation type thing, or something like that. Even at that, they will stagger them where they will have sixth, seventh, and eighth grades one day, and K through 5 will be another."

Mr. Fee continued, "We just put as many in as we could get at the 45 degree angled spaces. I demarcated them with reflective pavement markers like we did at Cashmere, so that when you're looking on the angle, you see the reflective markers. However, when you're driving for your pickup you don't notice them, because you see the angled side of it and it disappears." Mr. Martin stated, "You've got 46 classrooms. If the City only requires two per classroom, you only need 92. At the Cashmere Charter School you have even fewer than that. Is that correct?" Mr. Fee replied, "Ratio wise. We had 120 spaces at Cashmere." Mr. Martin asked, "For how many classrooms?" Mr. Fee replied, "It was 80." Mr. Martin noted, "The way I'm looking at this is that the City only requires two, and the MPUD requires six. They didn't designate high school, elementary, or middle school, so if the gentleman was before our Board today asking for a variance like the Cashmere, I would have some objections. I know that the City goes by certain standards, so they take into consideration the parent/teacher and the parent/student involvement. They take into consideration the sports fields and the special events that take place. As far as I'm concerned, you have an abundance of spaces, but then you take five away from

that, because you're going to have to restripe them. You still have in excess of the two per. The City standards take into consideration the athletic activities, the after-hour activities, and everything else."

Mr. Martin continued, "Per the fact that Cashmere is smooth. My house is by Cashmere, so I drive that road twice a day. Sometimes I'm caught up in traffic jams, and they fly, they're smooth. You're never getting bogged down over there. If that development was approved and it's functioning efficiently, I surely wouldn't object to anything that has excess parking above and beyond that." Mr. Gardner asked, "What is the actual parking ratio at Cashmere?" Mr. Fee replied, "It's 1.48 per classroom. If you factor in the special events overflow, it went over the two, and that was the variance we were seeking before. We wanted those to actually count toward the required parking. In this case, even without counting those special events, we're still well over the 2.8 per classroom. When you put that in, it pushes us up to 4.37 per classroom. We were under the two at Cashmere with about a 1.5." Mr. Gardner asked, "Have you compared this site to Palm Pointe across the street?" Mr. Fee replied, "Staff had calculated it at 3.09, which is three per." Mr. Gardner asked, "If the difference was split where the ordinance was showing six, if you went to three, how would that impact your school?" Mr. Fee replied, "I wouldn't be able to get three. I would end up having to probably eliminate my soccer field area or something like that. Something would have to give in order to create the extra spaces." Mr. Battle asked, "What are your requirements on the dry retention?" Mr. Fee replied, "I'm right at it. I need to provide a half-inch pretreatment before I can discharge into the lake, and I'm right at that number." Mr. Battle asked, "Is there any room for infiltration? If you put in infiltration, could you reduce the size?" Mr. Fee replied, "I don't really have much depth to work with, because the water table is fairly close to the surface."

Mr. Battle asked, "What's your water table? Is it four or five feet down?" Mr. Fee replied, "It's not that far down. If I remember, it was only about three, three and a half, maybe four." Mr. Battle said, "I'm just looking for another way to add more spaces. If you could eliminate the retention, you could probably get more spaces. Are you only going to have six buses?" Mr. Fee replied, "We are planning for six buses. At the beginning here we have not factored them in, so we've calculated our stacking requirements and everything without counting on bus service. We don't want to not account for space for it, so that if we start operating them. . . . It would be much harder to come back and try to figure out where to stack the busses later if we didn't account for them upfront. Initially, there's not

going to be a commitment to provide the bus service, because they don't think it's needed here, and we want to make sure that we have enough stacking in the parent stacking lane to accommodate zero busses."

Chair Parks opened the Public Hearing.

CHRISTOPHER GILFILLAN said, "I live at 10511 SW West Park Avenue in Tradition. I'm not objecting to the school itself. However, the question today is parking. I think it would only be right if we looked at the current situation with Palm Pointe. When you consider the number of parking spaces you're talking about waiving today on this particular property, across the street from where this school is going is Rowley Way. It's a private road owned by Tradition. It's not a City street. Village Parkway is an accepted roadway by City standards. Obviously, there's no parking on that road. In addition, adjacent to this is the fire station, which has a no stopping or parking area in front of it. As it stands right now, at dismissal time at Palm Pointe most parents are picking up their children at the front door. All of West Park, East Park, and Rowley Way is tied up. They get there around 3:30 p.m., and pick up their children between 5:00 p.m. and 5:30 p.m. For about two and a half hours that entire neighborhood is saturated with cars. There is no extra parking for any of those cars on that side of the road. The parking that you're talking about for Palm Pointe is on the other end. It's on the Village Parkway and Academic corner. You must have waived the MPUD requirement when you gave Palm Pointe permission to change parking, because Palm Pointe has the same six requirements."

Mr. Holbrook stated, "On Page 2 of the staff report it reads that Tradition K through 8 Lab School, across the street, and from the corner of Academic and Village Parkway provided 309 spaces, which came to a ratio of 3.09 per classroom. This is a public school, and public schools follow state statute and are not bound by local ordinances." Chair Parks noted, "They have met the standards at Palm Pointe by state Mr. Gilfillan commented, "The problem is that all of the buses that go into Palm Pointe go into the same entrance that the cars go into. There's a traffic problem in that entire neighborhood, and I would ask any of you, if you don't believe me, to go to Palm Pointe and look at the release time to see how much of a problem releasing is. It's an elementary school. A number of parents pick their kids up from school. They drive into Rowley Way and West Park. They completely block West Park from any of the residents getting into West Park. Now you're talking about adding approximately 800 more students into another school. You can't park on Village Parkway. You're talking about cutting the

parking in the lot down. The only overflow is going to be back into the private parking of Rowley Way, West Park, East Park, and all of our other side streets. I have a feeling that this number the MPUD is talking about is because there is no other public parking. All of the streets in Tradition, other than the main roads, are private roads owned by the HOA, insured by the HOA, and provided for parking in front of people's houses. Right now at dismissal time you can't park on any of those roads in front of your own house for a good hour and a half. I thought it was ironic that the City sent a letter to everyone within 300 feet, when no one lives within 300 feet of that school. It's vacant land."

There being no further comments, Chair Parks closed the Public Hearing.

Mr. Sanders pointed out, "Palm Pointe is interesting, because it does have three parking spaces per classroom. You may have a premature decision to make today about a variance when the Site Plan is not even in front of you, because what affects the parking requirements, the inconvenience to the neighborhood, is the whole package and not just the parking requirements. Palm Pointe has a separate parent pickup. Actually they have two parent pickups, a separate bus loop in access of a half mile of storage on their site for parents to stack in order to get off the main streets. It also has 35 acres in lieu of the 5.3 acres that is in this site. This is a very tight site. I know charter schools are not required to meet the state requirements for educational facilities. The Department of Education and building officials have adopted special requirements for educational facilities over the past 20 to 30 years. In their wisdom, the legislature has waived that for charter schools, as well as safety items about sanitation, safety items about separating busses and cars and pedestrians, and all of those things that in the wisdom the Department of Education found to be very important and have adopted for public schools. However, we waived that for charter schools. They have the right to waive that. They're not bound to meet those requirements, but they're allowed to meet those requirements if they so choose. This school has said very clearly that they do not intend to meet the state requirements for educational facilities, and now they're asking for a waiver for parking facilities. There are some issues. If you look at what has happened in our school district over the past 20 to 30 years, the way we designed schools 20 years ago does not work today, because more and more parents are working from home, or they have flexibilities where they pick up their child from school, and we have a half-mile long parent pickup line. It is a problem for neighborhoods when you have

schools and you have long parent pick up lines. It makes it very difficult."

Mr. Sanders continued, "There are also safety concerns. If you look at the Site Plan, it is part of the package that will impact the neighborhood. You have cars mixed with busses, all things that are not industry standard. It's not good safety practice. I really believe that the whole package of what you need to consider with the traffic flow. . . . I disagree with Mr. Martin. If you ask the Police Department about the situation at Renaissance in St. Lucie West, it's a mess. Many parents park at Lowes and walk over, because it's not easy to get in and out of. I believe we've learned our lessons at the School District, and we try to design around those things, trying not to take the shortcuts. Palm Pointe is on 35 acres, and this site is very tight. That's why you need a variance. It's amazing what parents can do. They will park across the street, whistle their kids across the street, call them on a cell phone, and create long-term hazards. When you get a \$15 million building here, you're not going to have many options to make changes. You're landlocked with a lake and a utility plant behind you. There are not many solutions after the fact. I think you really need to consider the entire Site Plan." Mr. Battle remarked, "I've had to pick up students at Palm Pointe, and I've had to wait in line 45 minutes to an hour. I'm not sure if the parking is the issue. I think it's more the administration, the requirements of getting the children. Maybe they should review the way they allow the children to get to their parents. There were a couple of children who were right there who weren't allowed to come to me until it was their turn. I had to stand in line 30 more minutes to get the children who were right there. I think we should take a look at that process sometime."

Mr. Gardner said, "I have to agree with Mr. Sanders as far as the Renaissance situation in St. Lucie West. Since that school has opened, from a pedestrian standpoint, driving through those pickup and drop off times doesn't seem to be working. As a parent or a potential parent, I could see if we had kids or if I were doing business in the Tradition area and this school was built the way we see it where you already see a genetic problem coming into it. I can see five or ten years down the road where we're going to be asking who let this happen, and why it's designed this way, etc. I think this is a great opportunity to potentially fix or detect a problem and decide accordingly before this school is built. Once you build a school it's hard to fix it afterward, considering the fact that there's no room to make those changes after the fact. The reality is that we're trying to stack too many bodies into a spot that's too small, and that's going to cause an issue that we really can't fix.

You're going to have this as well as Palm Pointe magnifying an issue that is potentially going to cause danger to our children and an inconvenience to our citizens." Chair Parks stated, "Tradition and Village Parkway is a gateway and a star stellar for our community. We have Digital Domain down the street where we have spent millions of dollars and invested a lot of time, care, and good things are happening there. Adjacent to that is the fire station, which is there for the safety and security of the community. Next door to that would be this school if we granted the variance and they were to put the school in."

Chair Parks continued, "It's my personal and professional opinion that these three do not work together, because all of the cars would be lined up along Village Parkway, and potentially be in front of or in the vicinity of the ingress or egress from these particular businesses and certainly the fire station. I do not think this is a good mix. There is also a utility plant behind it, which on a personal level I would not want to expose my child to, although I'm sure it's very safe. I just think there's a better place for this school other than this particular property that came before us some months ago, and was zoned to be a storage unit location." Mr. Fee stated, "It's seems like the gentleman's comments were mixing parking and stacking requirements for the parent pickup/drop off, and the conversations related to how the other school backed up into the roads. We are providing a significant amount of onsite stacking, and we've done the traffic studies. I'm meeting with Engineering after this. I agree that it needs to be looked at as a whole package, parking, stacking, everything together, and that maybe it's premature. I am in the Site Plan process, and I'm in the process of addressing all of the comments from the other departments. If you want to table me and bring this back together with the Site Plan so you can consider the entire package, I'm fine with doing that. We brought all of our components in. It's just the way the schedules worked. This one gets a little ahead of the Site Plan package. I'm more than happy to have everything come back together."

Chair Parks asked, "Where are we going legally with this? How should we manage this? This is a little out of the ordinary." Mr. Holbrook replied, "Yes it is. Starting from the very beginning, there was a change in the variance request. I think with that initial new proposal that does warrant the Board to consider tabling this item. Obviously, the applicant wants to provide additional information. I would suggest that if the Board wants to consider that it would be a good recommendation." Ms. Hakim noted, "It's at the discretion of the Board. I'm not sure if there's a question from that end in terms of the Site Plan making this an easier decision to make. You can certainly

do that. Or if the Board is not in favor of it at this location as I have heard from some, you can vote on that as well. It's totally at the discretion of the Board whether this additional information will make a difference in your decision-making process. At the beginning, it seems like you were also offering the applicant the opportunity to bring this back when we have a full Board, which we do not have today." Mr. Gardner noted, "My first instinct would be to table this until we got more information, but then if you come back to it, and just looking at the site and how much room we're working with, I don't know how much good that's going to do." Mr. Battle asked, "Is there any more property they could purchase? There's an existing berm." Chair Parks replied, "I've been to the site and he is landlocked. He has a lake, a fire department, a water treatment plant behind, and a road."

Mr. Martin commented, "I think the gentleman is at a disadvantage by not having a complete Board. Mr. Sanders had a great comment in that we haven't even seen the Site Plan. For us to sit here and envision how the stacking, the parking, and the flow from the City streets are going to work, there's not enough solid information to go on. I would definitely be in favor of tabling." Mr. Ojito asked, "Have you looked at a shared parking agreement?" Mr. Holbrook replied, "That hasn't been considered for this project. If you look at the proximity of existing parking, everything is essentially blocks away or across the street, and the facilities that do have parking are fully utilized. Typically, you would consider a parking agreement if you had uses that had overlapping usage hours." Chair Parks pointed out, "You only have five acres, there's only so much you can do, and you're landlocked. There is nowhere else to buy, sell, trade, or deal, outside of impacting Village Parkway, which is in front of prime real estate. That's my opinion." Mr. Martin **moved** to table P11-099 until they see a Site Plan. Chair Parks noted, "The motion **died** for lack of a second." Mr. Gardner **moved** for denial of P11-099, Renaissance Charter School at Tradition variance. Mr. Ojito **seconded** the motion, which **passed** by roll call vote, with Vice Chair Rooksberry, Mr. Battle, Mr. Gardner, Mr. Ojito, and Ms. Parks voting in favor, and Mr. Martin voting against. Chair Parks said, "Any requests for a variance that is denied by the City's Planning and Zoning Board may be appealed by the Zoning Board of Appeals. The appeal applications are made through the City Clerk's Office and must be submitted within 15 days after the Planning and Zoning Board hearing."

Karen Phillips

From: Woodrey, Scott [swoodrey@redappledevelopment.com]
Sent: Monday, October 10, 2011 4:28 PM
To: Thresiamma Kuruvilla; Karen Phillips; Daniel Holbrook
Cc: TeamCDI@aol.com; John H. Auld
Subject: RE: Tradition Charter School Variance Hearing (P11-099)

Thank you!

From: Thresiamma Kuruvilla [mailto:TKuruvilla@cityofpsl.com]
Sent: Monday, October 10, 2011 4:25 PM
To: Karen Phillips; Daniel Holbrook
Cc: TeamCDI@aol.com; John H. Auld; Woodrey, Scott
Subject: RE: Tradition Charter School Variance Hearing (P11-099)

Planning and Zoning dept is not processing the appeal application. Clerk's dept is doing it. So I'll forward this to Karen Philip.

Thanks, Thres

From: Woodrey, Scott [mailto:swoodrey@redappledevelopment.com]
Sent: Monday, October 10, 2011 3:57 PM
To: Thresiamma Kuruvilla
Cc: TeamCDI@aol.com; John H. Auld
Subject: Tradition Charter School Variance Hearing

Ms. Kuravilla, I am forwarding several pieces of information that I think will be relevant in responding to Mr. Sanders' concerns forwarded to the City Council. It appears Mr. Sanders has taken an interest in the site planning interests of Red Apple Development and now is attempting to influence the City Council's decision on the variance under consideration due to his safety concerns. In roughly 25 years of acquisition and development experience, I have never seen a School District insert itself into the entitlement process of another developer. In response, I visited two of the District's closest schools to see if we could potentially learn something new and beneficial as it pertains to a process for parent pick up and drop off. What I found in fact, were potentially worse conditions than those identified in Mr. Sanders' photos sent to the Council. In Mr. Sanders' photos, he highlights the parents walking their children next door to the Lowe's parking lot to their cars after school. You should be aware that the School previously had an officer in place to prevent that activity and Lowe's asked us to remove the officer and leave the parents alone. I cannot speak for the management of Lowe's, but speculate that they view this as an additional opportunity for customers. Regardless, these children are accompanied by their parents in this process and are not dismissed and left to wander as they please. There was another single student photographed, that walked down the street and across to an adjacent property to be picked up. This is an isolated occurrence and will be dealt with thru communication from the school. The final issue identified was the parents parking down the street on vacant property where their children walked to the car. This is also not difficult to resolve. We can simply mandate that all walkers are released last for safety reasons.

Please review the attached materials carefully and you will see that in addition to the safety concerns presented by Mr. Sanders, I witnessed many students at St Lucie West K-8 and Manatee Elementary being picked up on the edge of traffic, either in waiting or suddenly stopping vehicles. There were the same parents parked in adjacent properties where students walked to meet them. There were no safety officers present at either school watching traffic and/or children. I witnessed students walking to adjacent communities creating a parked car issue in community entries as well as students walking to adjacent businesses where parents were parked in the parking lot unlawfully.

Although Mr. Sanders has identified safety issues that he suggests should be used to disapprove the Variance before the Council, he fails to acknowledge that the program in place at Renaissance is significantly better managed and has less

potential for students to be in traffic or being picked up in the right of way than other District Schools. I believe that the primary motivation for Mr. Sanders to be photographing Renaissance Charter School parents and students is not safety, but the concern that the District has lost 1290 students to the Renaissance Charter School in the past 2 years alone. The District also stands to lose several hundred more students if the Tradition school is approved. Meanwhile, the Palm Pointe FAU Research School is bursting at the seams and parents are looking for alternatives to the District's schools. It is our belief that the residents of Tradition and PSL in general have a seemingly insatiable appetite for more school choice. Please do not allow the District to influence this Variance decision under the guise of safety. Renaissance Charter School and Charter Schools USA manage a very successful school today and will continue to do so in a safe and cooperative relationship with the City of PSL.

The video link below was taken on a mid-week day showing the parent pick up process. This video has been used with multiple municipalities to show them the process and how it works. On Friday, October 7th, I took a picture(attached) showing the parent pick up process completely finished and traffic dissipated by 3:20pm. This means the entire process, start to finish, concluded in a 20 minute time frame.

<http://www.youtube.com/watch?v=175gZOg086o>

Please also include this documentation with the Variance information being provided to the City Council. I can be reached at either of the phone numbers below if you have questions. Thank you.

Vice President of Development
Red Apple Development, LLC
swoodrey@redappledevelopment.com
swoodrey@charterschoolsusa.com
(954) 202-3500 Office
(954) 868-4629 Cell

*A Member fo the Charter Schools USA
Family of Schools*

Karen Phillips

From: Daniel Holbrook
Sent: Wednesday, October 05, 2011 2:21 PM
To: Karen Phillips
Cc: Thresiamma Kuruvilla
Subject: FW: Renaissance Charter School In Tradition traffic concerns
Attachments: Renaissance SLW Traffic issues 9-20-2011.pdf; Renaissance SLW Traffic Photos 9-6-2011.pdf

Please include this email and attachment as back up for the upcoming ZBA meeting on 10/17/11. Thank you

From: Thresiamma Kuruvilla
Sent: Wednesday, October 05, 2011 1:21 PM
To: Roxanne Chesser; Daniel Holbrook; Anne Cox
Cc: Anthony DiMatteo
Subject: FW: Renaissance Charter School In Tradition traffic concerns

From: SANDERS, Marty [mailto:Marty.Sanders@stlucieschools.org]
Sent: Wednesday, October 05, 2011 12:23 PM
To: Thresiamma Kuruvilla
Cc: Brian Reuther
Subject: Renaissance Charter School In Tradition traffic concerns

Thresiamma: Please see the attached correspondence regarding Renaissance Charter in St. Lucie West. While not directly related to the school proposed in Tradition, it is basically the same design and has the same issues regarding lack of proper stacking, and combined parent/bus areas.

Please include this in the information regarding the variance and site plan application for the School in Tradition. We ask that the City address this issue at site plan review time so that it does not present a future safety issue with the school.

Marty E. Sanders, P.E.
Executive Director of Growth Management, Land Acquisition, Inter-Governmental Relations, Facilities & Maintenance
School Board of St. Lucie County
327 NW Commerce Park Drive
Port St. Lucie, FL 34986

phone 772.340.7105
fax 772.340.4848
cell 772.216.5755

Under Florida's "Public Records" law, absent a specific exclusion, written communications to or from St. Lucie County School District employees are considered public records. E-mail communication with this correspondent may be subject to public and media disclosure upon request.

St. Lucie Public Schools



Excellence in Education

The School Board of St. Lucie County

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Fort Pierce, Florida 34947 • (772) 429-3600

Board Members

Kathryn Hensley, Chairman
Carol A. Hilson, Vice Chairman
Debbie Hawley
Troy Ingersoll
Dr. Donna Mills

Superintendent

Michael J. Lannon

September 20, 2011

Eric Lewis, Principal
Renaissance Charter School of St. Lucie
300 NW Cashmere Boulevard
Port St. Lucie, FL 34986

Dear Mr. Lewis:

RE: Traffic flow and pedestrian safety

The School District, as the agency issuing the charter for your school has concerns with your traffic and pedestrian operations during parent pickup. Please see the attached photographs that show students walking thru Lowes home improvement center parking lot to meet parked parents. Other photographs show students walking across Cashmere Boulevard into the Palms of St. Lucie West parking lot and waiting for their parents to arrive. We recognize that drop-off and dismissal times are difficult to manage and we cannot control all student and parent actions but we must continue to be diligent to create the safest environment possible.

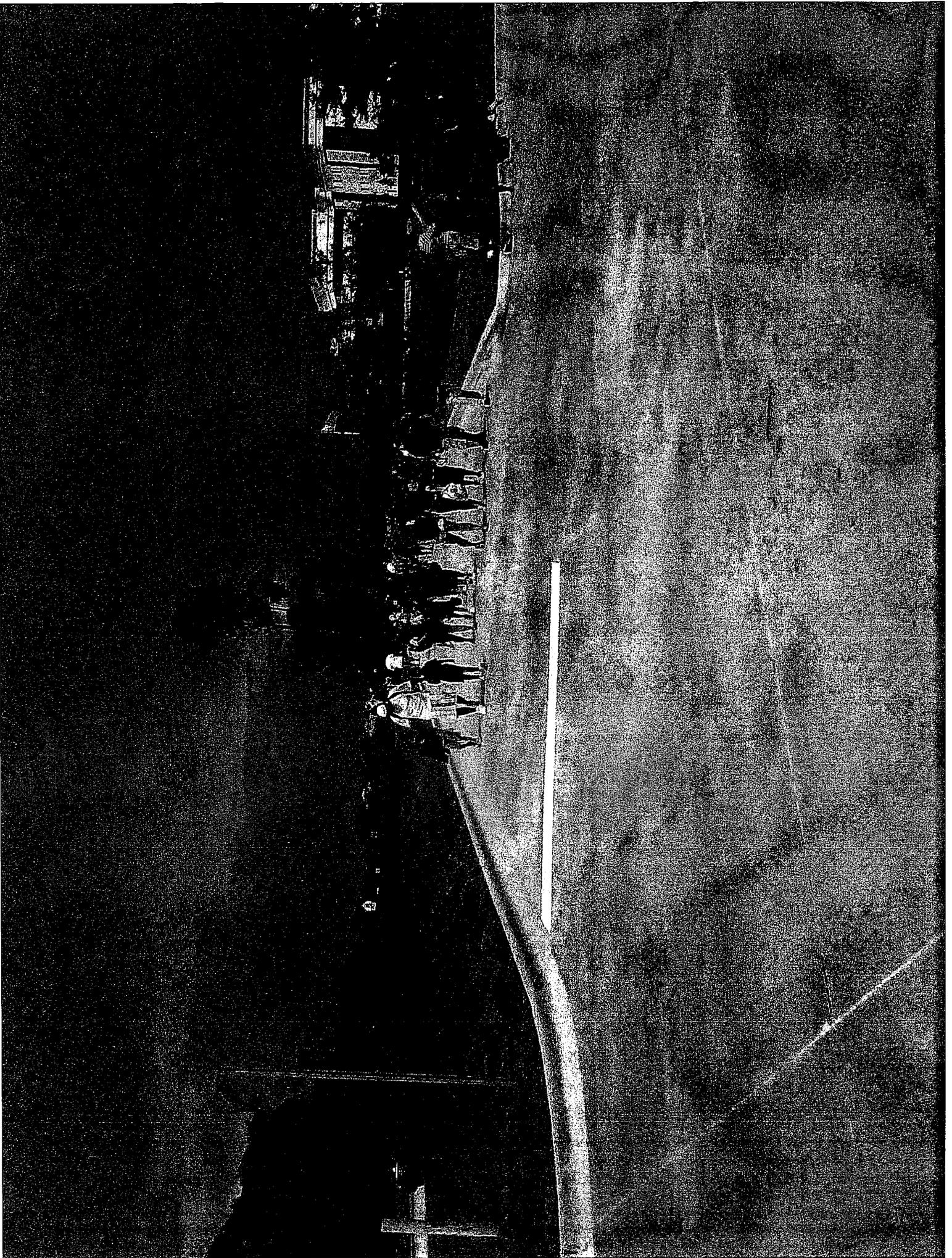
Please provide us with your procedures for students and parents to follow at parent pickup. We would also like your plans to address the pedestrian safety concerns at dismissal.

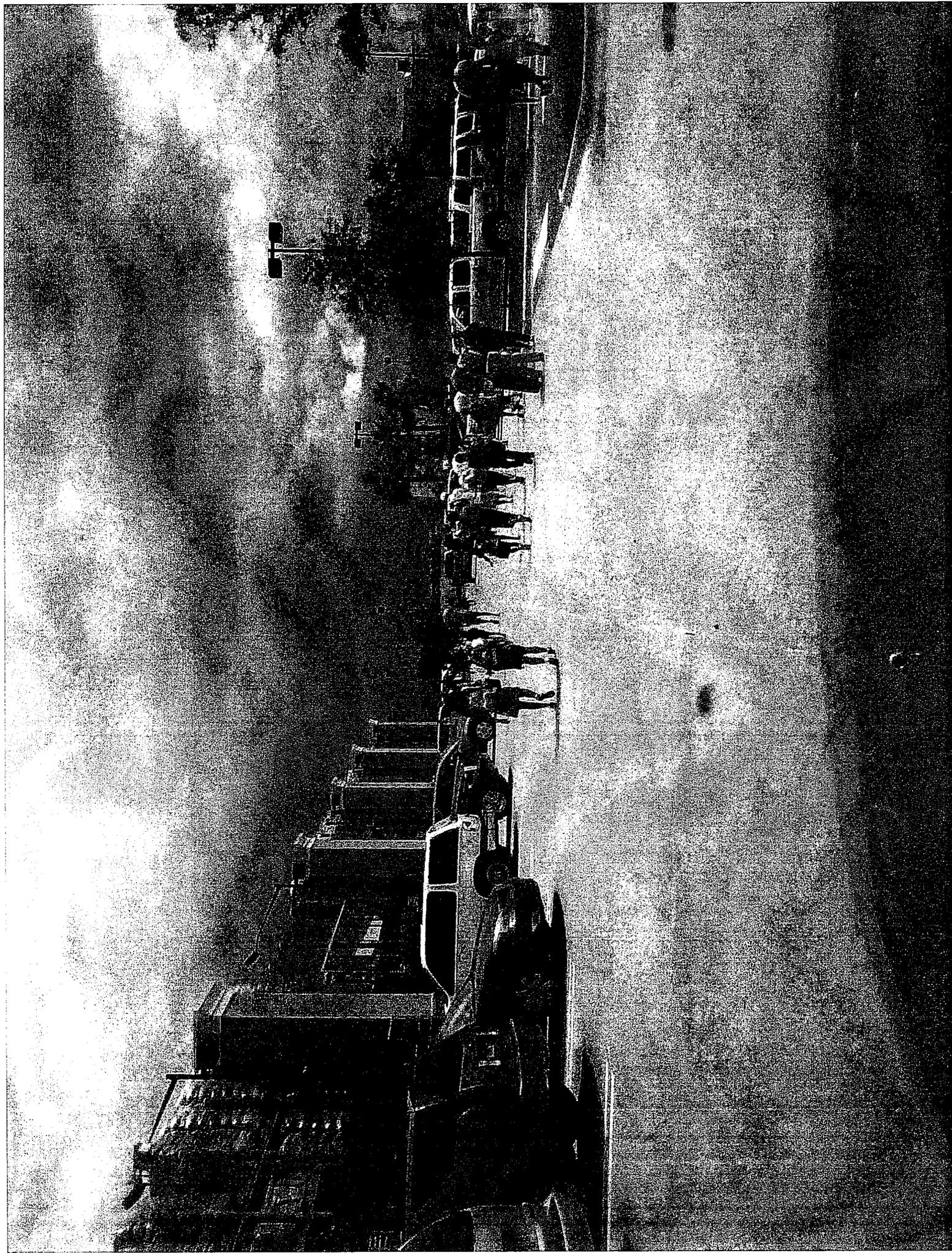
Sincerely,

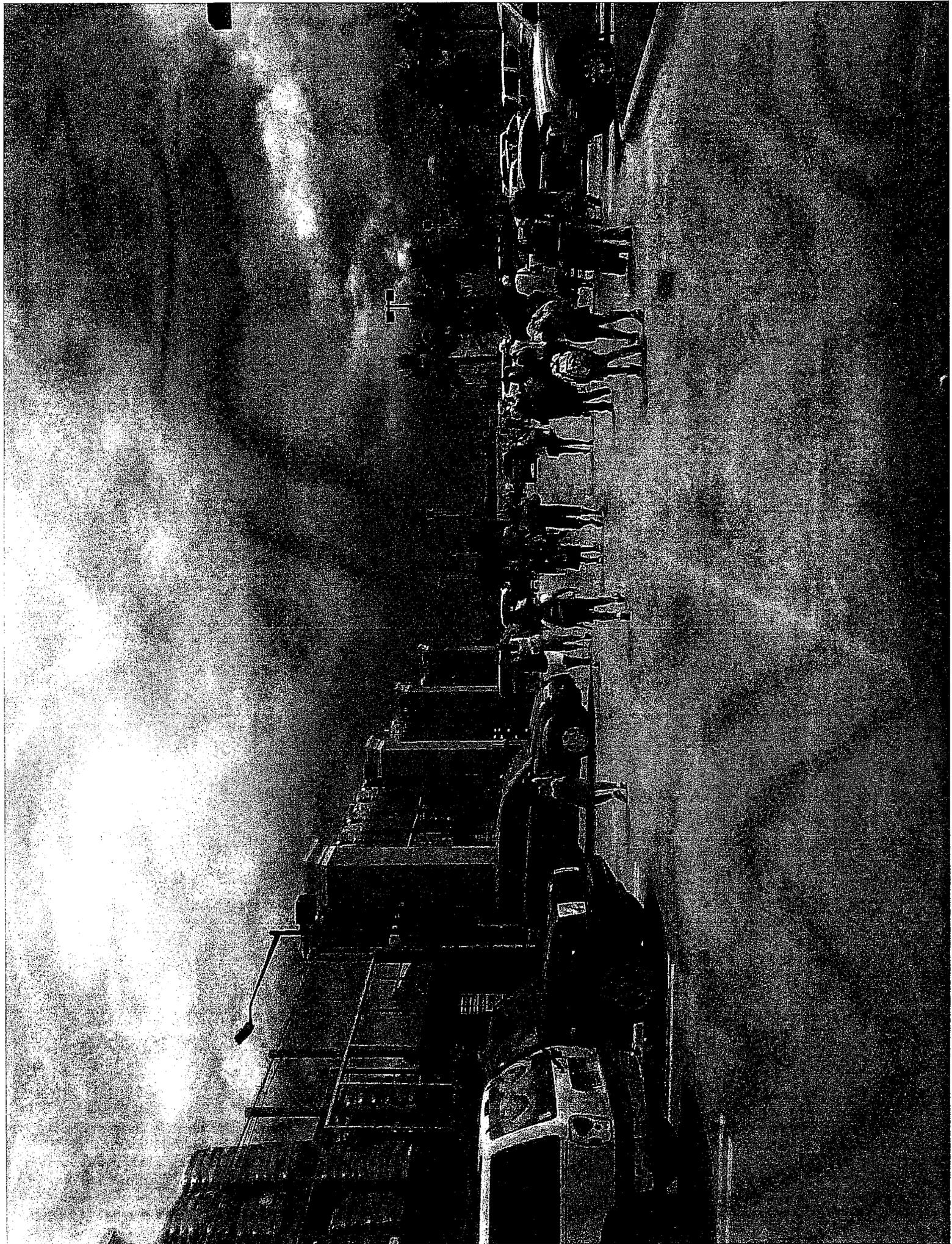
Michael J. Lannon, Superintendent

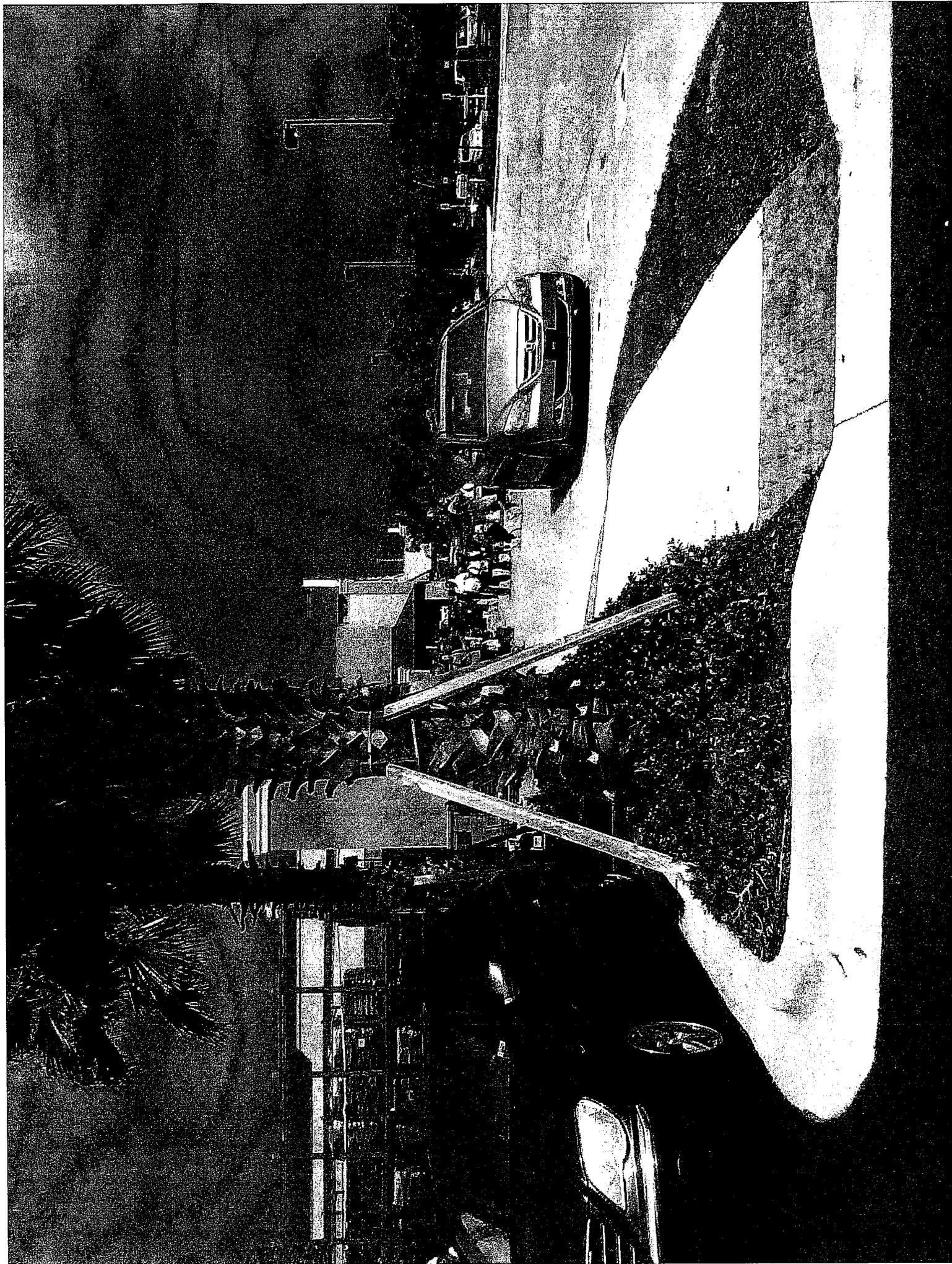
MJL/mes
Enclosures

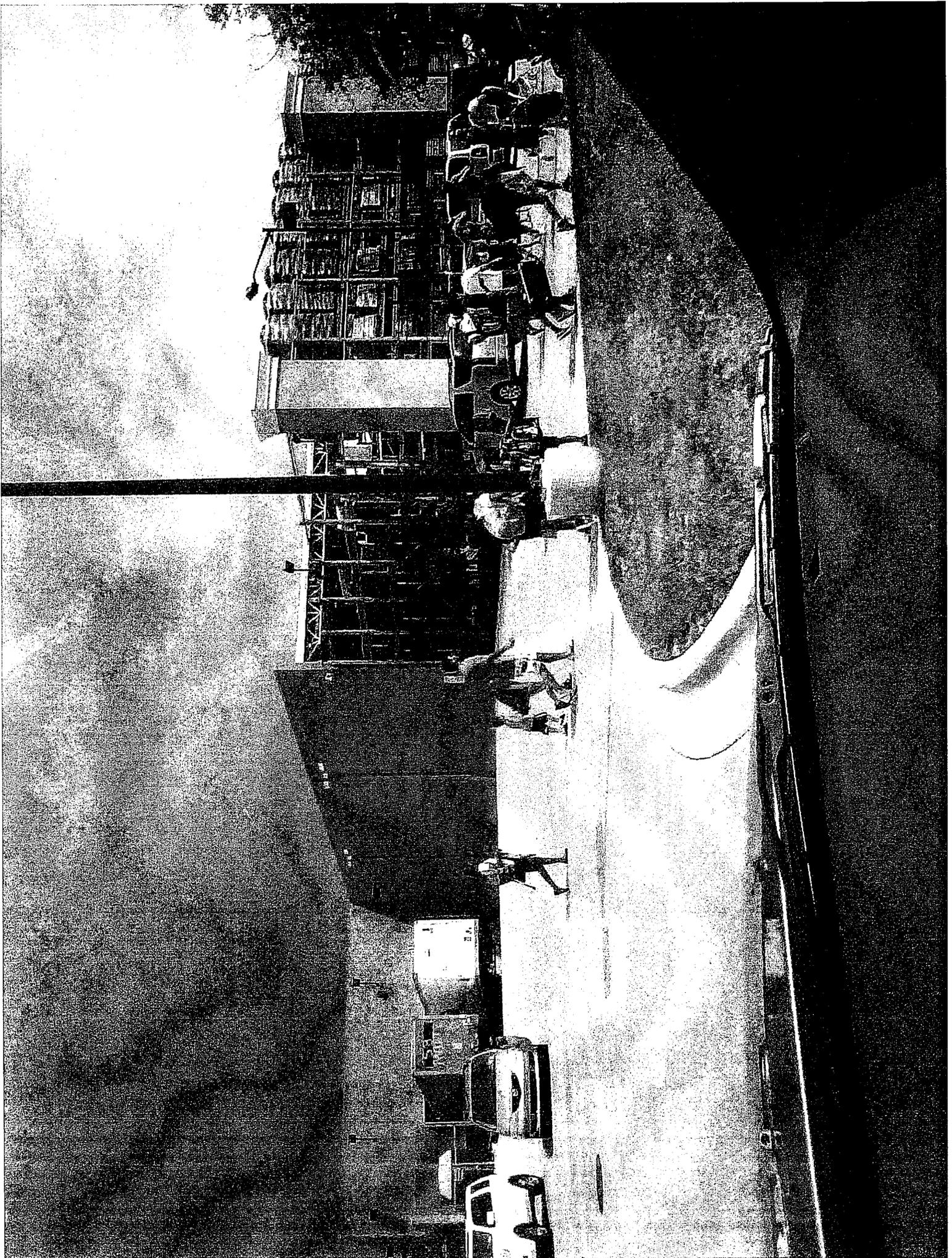


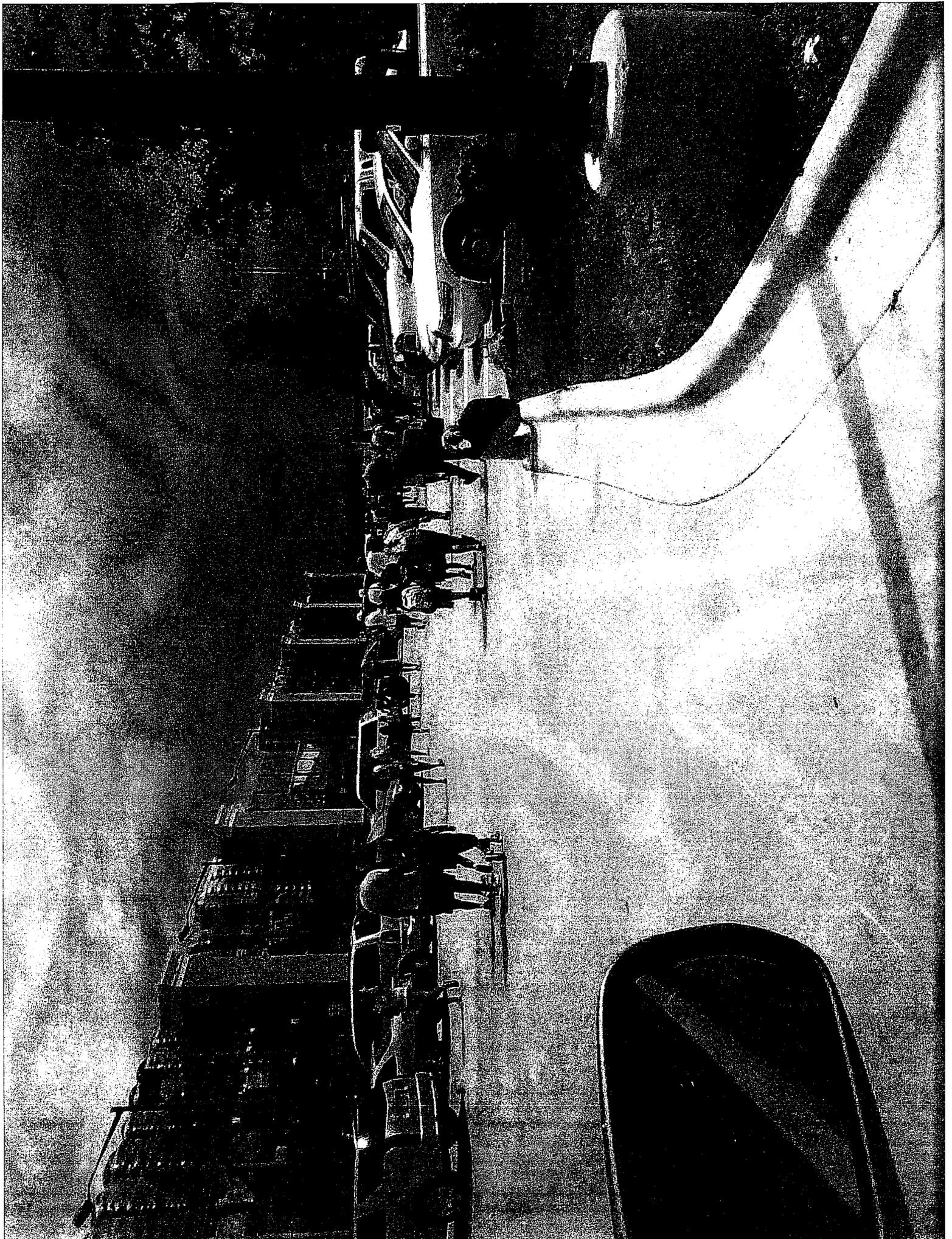


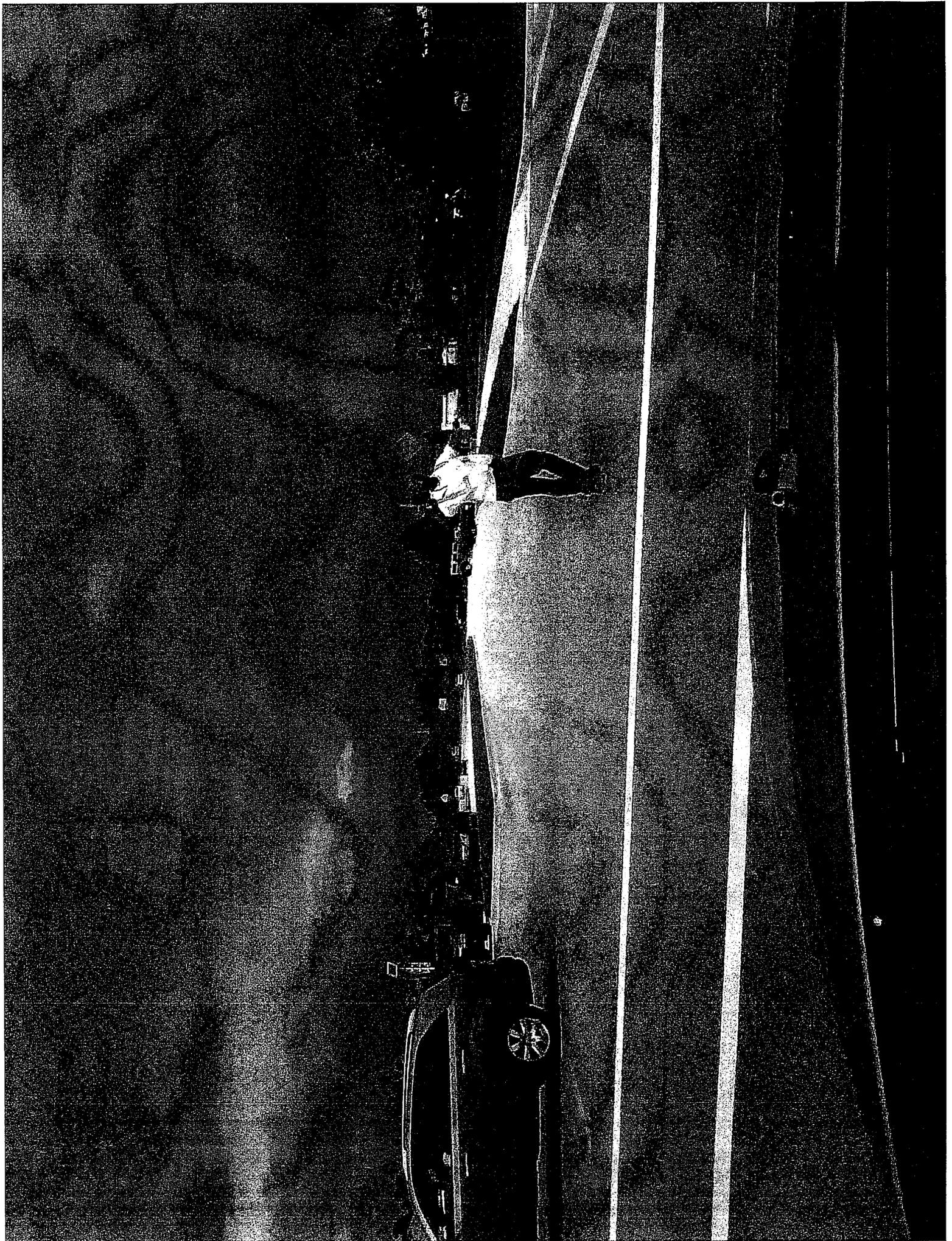


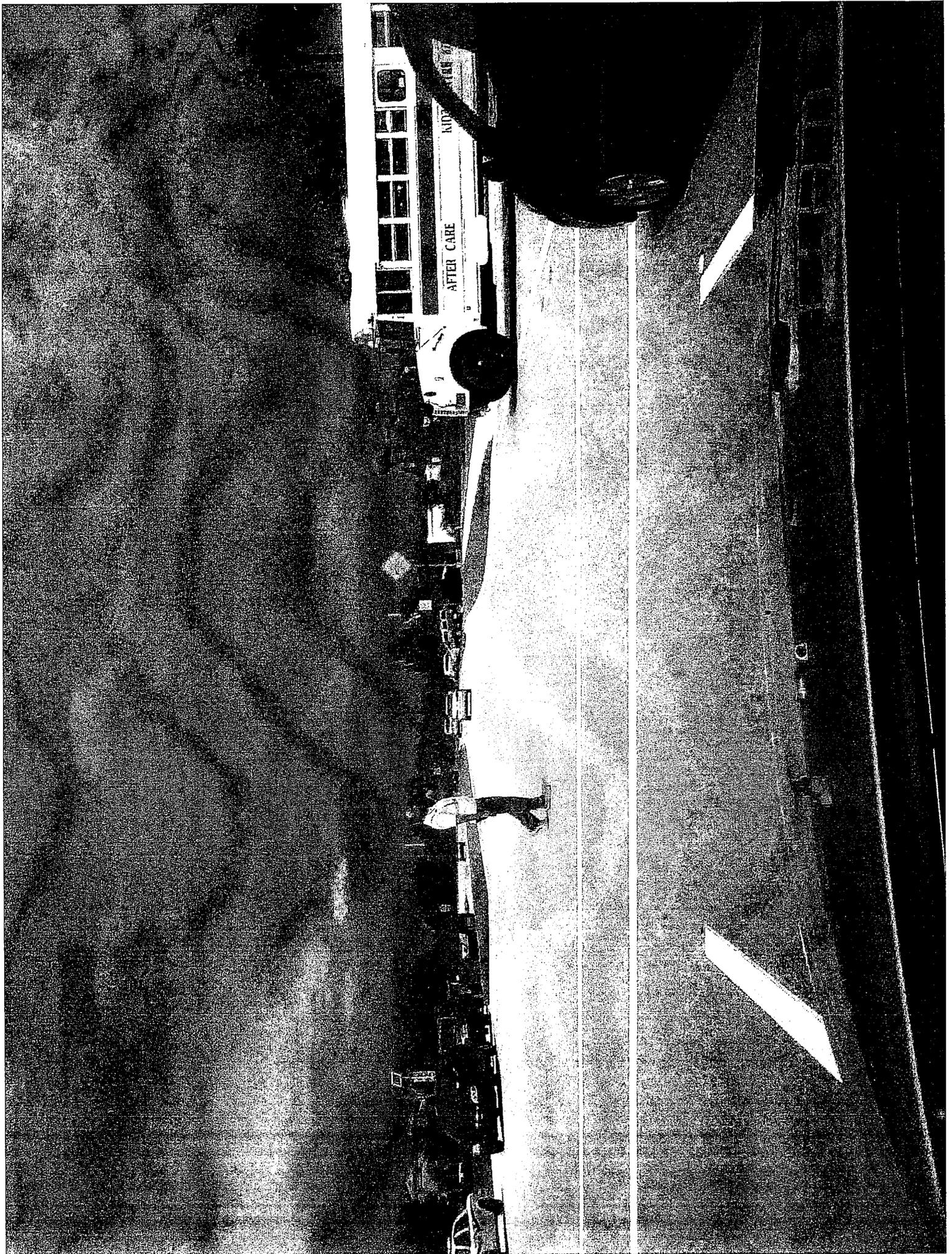


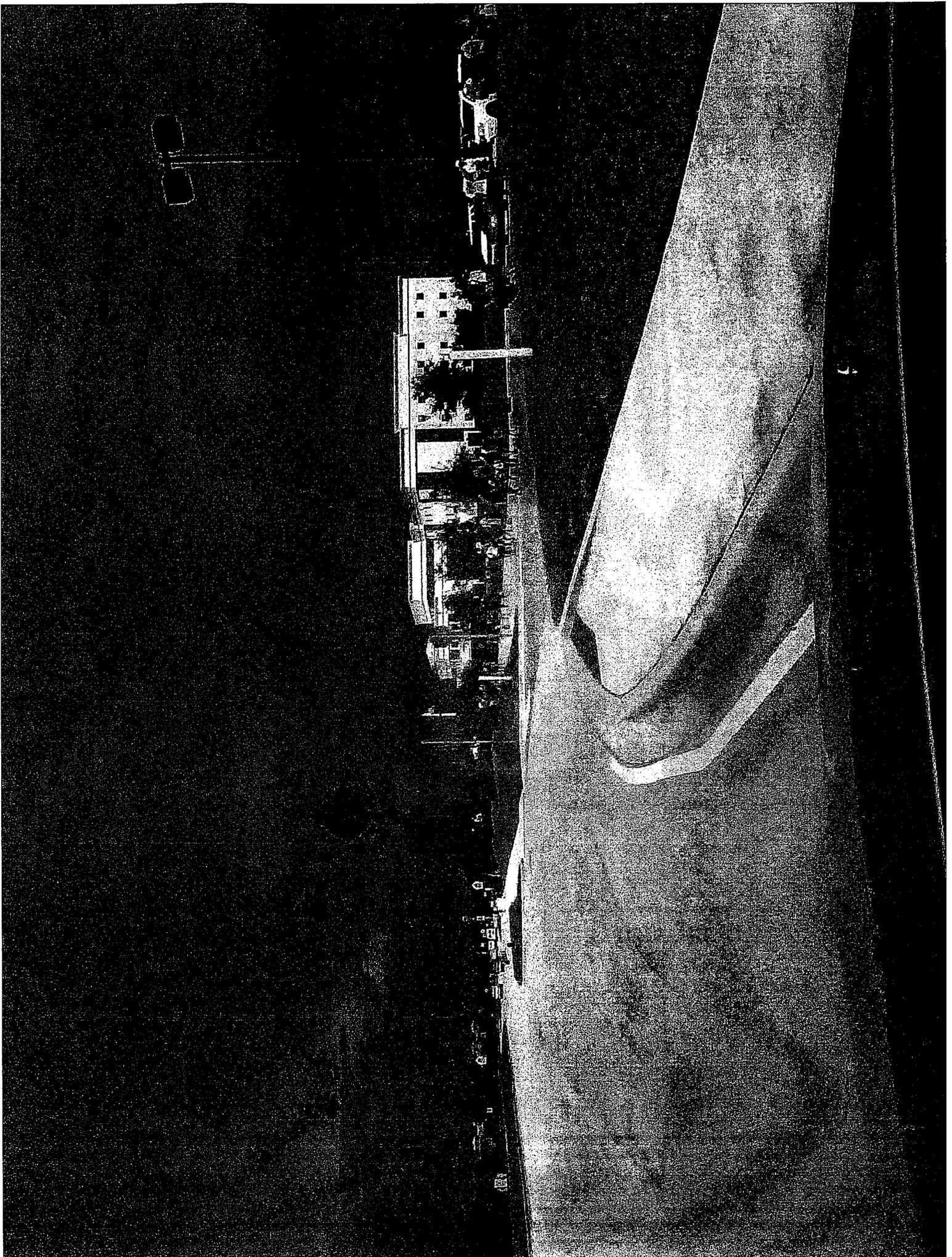


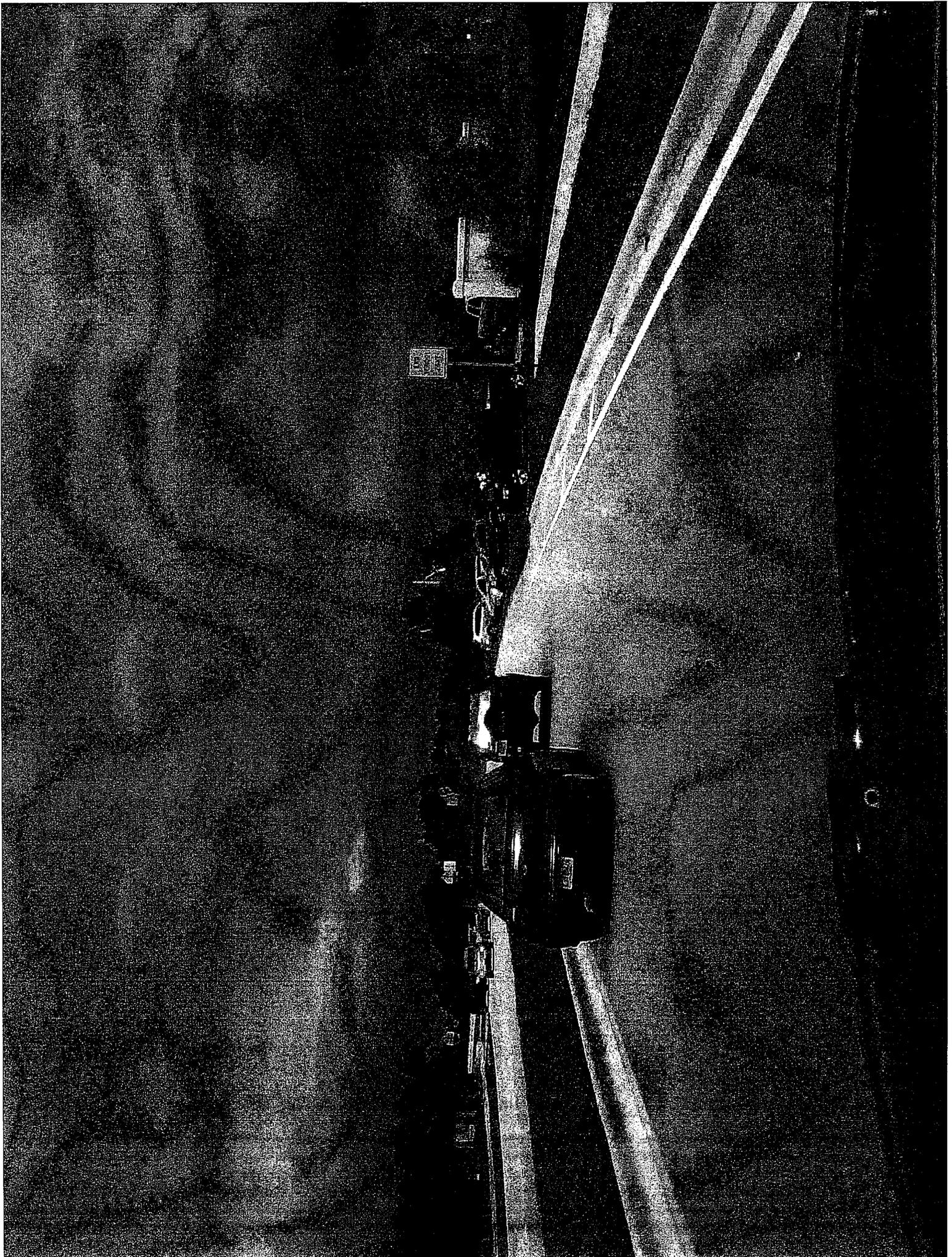


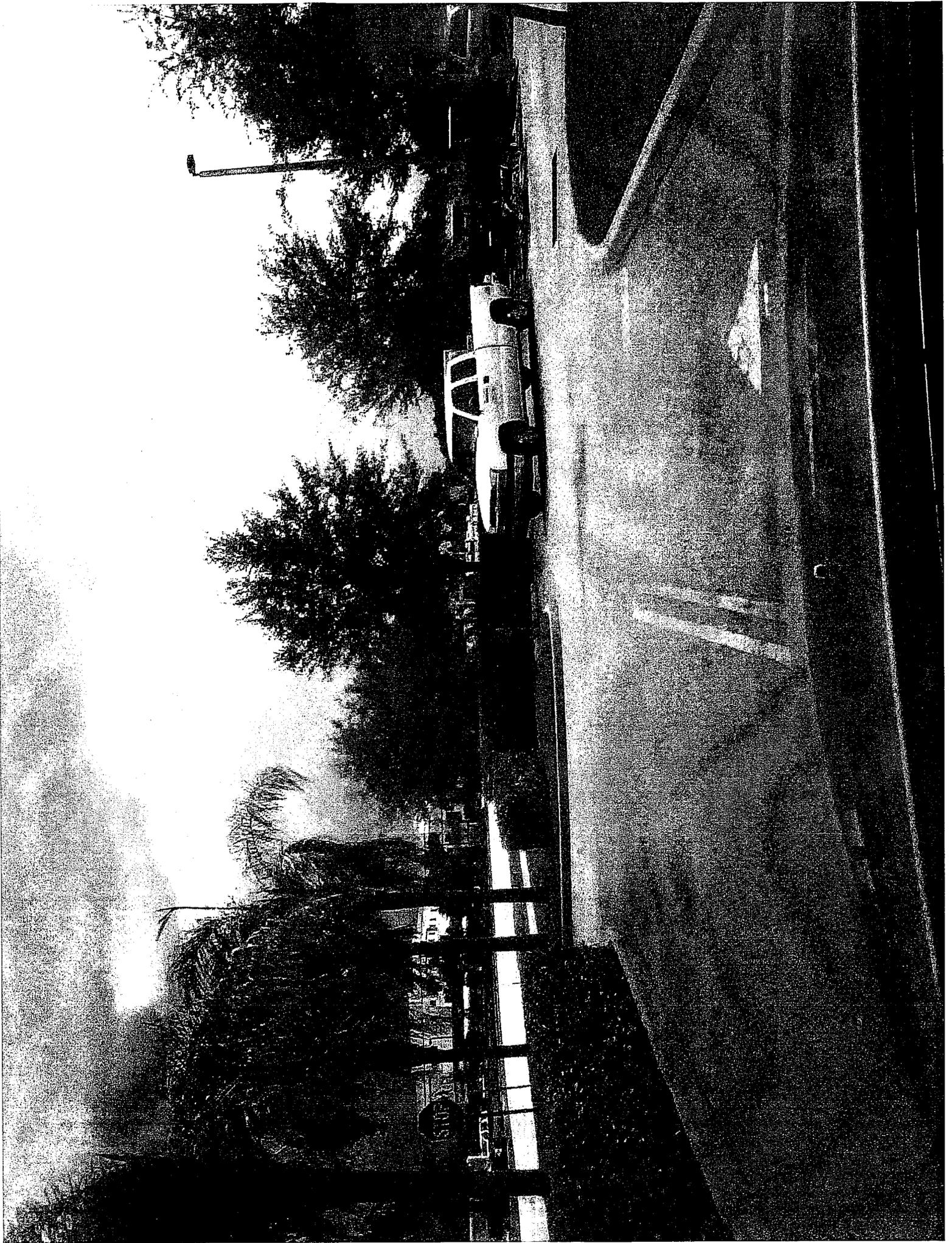












Karen Phillips

From: Thresiamma Kuruvilla
Sent: Friday, September 09, 2011 11:10 AM
To: Karen Phillips
Subject: FW: Renaissance school @Tradition Variance (P11-099)
Attachments: P11-099 Renaissance school Staff Report.docx

From: Thresiamma Kuruvilla
Sent: Friday, September 09, 2011 10:51 AM
To: Carol Heintz
Cc: 'teamcdi@aol.com'
Subject: Renaissance school @Tradition Variance (P11-099)

Renaissance school @Tradition Variance (P11-099) was denied by the Nov P&Z. There are some typos in my staff report (Tradition MPUD section no section no.). I am attaching the corrected staff report. The applicant (Danil Fee) will be appealing to you soon.

Thanks, Thres



** REPLACEMENT DOCUMENT
DUE TO TYPO'S
PRESENTED TO CLERK'S OFFICE
9/9/11*

ITEM #7A

City of Port St. Lucie
Planning and Zoning Department Memorandum

A handwritten signature in black ink, appearing to be "JAP".

TO: PLANNING AND ZONING BOARD MEETING OF SEPTEMBER 6, 2011

FROM: THRESIAMMA KURUVILLA, PLANNER

RE: VARIANCE APPLICATION (PROJECT NO. P11-099)
RENAISSANCE CHARTER SCHOOL AT TRADITION

DATE: AUGUST 30, 2011

APPLICANT: Daniel A. Fee, P.E. of CDI Engineering and Planning. Authorization letter is attached.

OWNER: Storage Partners at Tradition.

LOCATION: 10191 Village Parkway, south of Heritage Oaks development.

LEGAL DESCRIPTION: Tradition Plat No. 53

SIZE: 5.34 acres

EXISTING ZONING: Tradition MPUD (Master Planned Unit Development)

EXISTING USE: Vacant

REQUESTED VARIANCE: The applicant is proposing to develop a 46 classroom charter school with 134 parking spaces, which is 142 parking spaces short of the 276 parking spaces required by Section 7 (C) (5) of the Tradition MPUD document.

The applicant is proposing 72 dual use parking spaces on this site; these parking spaces will be located in the designated stacking lanes. The concept is that these spaces can be used for normal parking requirements throughout the day. However, at child pick-up and drop-off times these spaces will be used as stacking lanes. None of these proposed 72 spaces are double striped, and they do not have wheel stops. There are no landscape islands being used between any of these parking bays, and two of these parking bays contain more than 12 continuous parking spaces, and does not conform to §158.221(B) (13) and is not taken into account as parking spaces.

SURROUNDING USES: North – Tradition MPUD (Master Planned Unit Development), Tradition Water Irrigation Plant, Home Town Cable Plus cell tower, and Heritage Oaks

development; East – RS-2 (Single Family Residential), houses, and canal; South – Tradition MPUD (Master Planned Unit Development), vacant; West – Tradition MPUD (Master Planned Unit Development), Heritage Oaks development.

IMPACTS AND FINDINGS

Compatibility with variance criteria:

- 1) That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district.

Applicant response: Attached is a projected operations plan for the proposed Renaissance Charter School at Tradition and samples of other Charter School USA sites which will demonstrate the actual parking demands generated by the school's operation.

Staff evaluation: There are no special conditions or circumstances related to the land, structure, or building involved which are not applicable to other lands, structures, or buildings in the same zoning district. Section 7 (C) (5) of the Tradition MPUD requires six (6) parking spaces for grades kindergarten through 12 in Tradition MPUD area. Other elementary schools in the City are required to provide two (2) spaces per classroom, as per §158.221(C) (17) of the City's Land Development Regulations.

The required parking spaces for the proposed charter school with 46 classrooms per the Tradition MPUD is 276, whereas the applicant has provided 134 standard spaces. The zoning code would require this project to have 92 spaces. The proposed plan exceeds the City code requirements by 42 spaces.

Tradition K-8 Lab School (P06-412) across the street and at the corner of Academic way and Village Parkway have provided 309 parking spaces for a school with 100 classrooms (the parking calculation shows the required is 200, but they have provided 309, with a ratio of 3.09).

Renaissance Charter School on Cashmere at St. Lucie West (P08-194) was approved by the Zoning Board of Appeals on Oct 20, 2008 for 42 fewer parking spaces. For an 81 classroom school, the required parking was 162 (2 spaces per classroom), but the provided parking was 120 (with a ratio of 1.48) and 80 spaces were provided on stacking lanes. After visiting this school, there didn't appear to be any issues with the parking. It has a similar design combining both parking and stacking, and works effectively.

- 2) That the special conditions and circumstances do not result from any action of the applicant.

Applicant response: The Tradition MPUD Zoning ordinance did not provide for different parking ratios between elementary, junior and senior high schools. A ratio of 6 per classroom is a typical standard for a high school,

but is significantly more than is needed for an elementary school.

Staff evaluation: There are no special conditions and circumstances.

- 3) That granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, buildings, or structures, in the same zoning district.

Applicant response: Granting of the variance will not result in a special privilege that other elementary schools in the city do not receive. If approved the variance will permit this school to provide the same minimum of 2 spaces per classroom standard that is applied to all other elementary schools.

Staff evaluation: Granting of this variance will confer on the applicant a special privilege that is being denied to other similar uses. Tradition K-8 Lab School (P06-412) across the street and at the corner of Academic way and Village Parkway have provided 309 parking spaces for a school with 100 classrooms (the parking calculation shows 2 spaces for each classroom and the required is 200, but they have provided 309, with a ratio of 3.09).

- 4) That literal interpretation of the provisions of the chapter would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the chapter and would work unnecessary and undue hardship on the applicant.

Applicant response: Other elementary schools in the city are required to provide 2 spaces per classroom. A literal interpretation of the MPUD Zoning ordinance would require this proposed school to provide triple amount of parking which is required of other elementary schools.

Staff evaluation: Literal interpretation of this chapter would not deprive the applicant of rights commonly enjoyed by other properties in the same zoning district, but would work unnecessary and undue hardship on the applicant.

Renaissance Charter School on Cashmere at St. Lucie West (P08-194) was approved by the Zoning Board of Appeals on Oct 20, 2008 for 42 fewer parking spaces. For an 81 classroom school, the required parking was 162 (2 spaces per classroom), but the provided parking was 120 (with a ratio of 1.48) and 80 spaces were provided on stacking lanes.

Whereas, the proposed charter school at Tradition has provided 134 spaces (2.9 per classroom) and meets the requirement of §158.221 (B) (C) (17) of the City's Land Development Regulations.

- 5) That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.

Applicant response: If this school was required to provide triple the standard 2 spaces per classroom it would require significantly more asphalt and eliminate most of the open space area and soccer field. The site was designed to balance the open space, parent pick up/drop off stacking and

parking needs based on the schools operational needs. However, we are still exceeding the city's zoning code requirement for elementary school parking as per Section 158.221 of the City's Land Development Regulations.

Staff evaluation: Denying the variance may hinder the reasonable use of the land, building, or structure. The site was designed to balance the open space, parent pick up/drop off stacking and parking needs based on the schools operational needs.

- 6) That the granting of the variance will be in harmony with the general intent and purpose of the chapter and that the variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

Applicant response: As demonstrated in the city's zoning code there are separate parking ratios for elementary and high schools. However, the Tradition MPUD did not provide for this distinction, which would require elementary schools to provide significantly more parking than is actually needed. Granting the variance will allow this school to meet the same standards as other elementary schools in the city and will not be detrimental to the public welfare.

Staff evaluation: Granting the variance may be in harmony with the intent and purpose of Tradition MPUD. On further analyzing the document of Tradition MPUD, Sections (4) and (7), it is found that the schools, grades kindergarten through 12 are taken into one general category in Tradition MPUD area. The parking space required is 6 spaces per classroom. There are no separate parking ratios for elementary and senior high school. Whereas the Section 158.221 (C) (17) of the City's Land Development Regulations requires 2 spaces for each classroom for school with elementary and junior high school, if the school is within the City of Port St. Lucie. And Section 158.221 (C) (18) of the City's Land Development Regulations requires 8 spaces for each classroom for school with senior high school.

The elementary school students either walk, ride a bicycle, or are driven by their parents. The projected operations plan submitted by the applicant states that their start time will be 8:00 a.m. and release times will be staggered at 2:30 & 3:00 p.m. The aftercare program will commence at 7:00 a.m. and end at 6:00 p.m. Before and aftercare programs times may fluctuate, and will be determined based on the needs of the school community. A portion of the administrative staffs arrives up to 2 hours prior to the start of school each day to help the 15% of the dropped off for early care which commences at 6:45 a.m. They also manage students and automobile traffic circulating through the property. The remaining staff arrives between 30 minutes and 1 hour prior to the start of school. The afternoon pick-up process is more demanding and requires more staff participation. Cars begin entering the stacking lanes 15-30 minutes prior to the first dismissal at 2:45 p.m. The process has been established to allow

for 16 cars to be located at one time. The administrative will hold students indoors while 16 cars enter the space, then load the students into those 16 cars, release the cars and repeat the process, with an interval of 20 minutes to ease the pressure on the stacking lanes. Out of the 860 maximum student enrolment, 600 students are expected in synchronized dropped off.

The applicant states in the cover letter that they have twenty charter schools manage statewide with similar facilities for parking and stacking. There are no adjacent parking being used to supplement the school's onsite count, but truly limited to the parking spaces on their own physical sites.

- 7) That there will be full compliance with any additional conditions and safeguards which the Planning and Zoning Board or Zoning Administrator may prescribe, including but not limited to reasonable time limits within which the action for which variance is required shall be begun or completed, or both.

Applicant response: Should the variance be granted we shall comply with any conditions by the Planning and Zoning Board or Zoning Administrator.

Staff evaluation: The applicant has agreed to comply with any additional conditions.

Other: The Renaissance Charter School at Tradition has applied for a site plan as per (P11-101) and is under process.

Similar other project: (P08-194)-Renaissance Charter School on Cashmere at St. Lucie West (81 classroom) was approved by the Zoning Board of Appeals on Oct 20, 2008 for a parking shortage of 42 (with a ratio of 1.48).

STAFF RECOMMENDATION:

The Planning and Zoning Department staff finds the request to be generally consistent with variance criteria as stipulated in Section 158.295 (C) of the Zoning Code. Therefore, staff recommends approval.

(NOTE TO APPLICANT: Any request for a variance that is denied by the Planning and Zoning Board may be appealed to the Zoning Board of Appeals. Appeal applications are made through the City Clerk's office and must be submitted within 15 days after the Planning and Zoning Board hearing).



City of Port St. Lucie

Planning and Zoning Department Memorandum

TO: PLANNING AND ZONING BOARD MEETING OF SEPTEMBER 6, 2011

FROM: THRESIAMMA KURUVILLA, PLANNER *SK*

RE: VARIANCE APPLICATION (PROJECT NO. P11-099)
RENAISSANCE CHARTER SCHOOL AT TRADITION

DATE: AUGUST 30, 2011

APPLICANT: Daniel A. Fee, P.E. of CDI Engineering and Planning. Authorization letter is attached.

OWNER: Storage Partners at Tradition.

LOCATION: 10191 Village Parkway, south of Heritage Oaks development.

LEGAL DESCRIPTION: Tradition Plat No. 53

SIZE: 5.34 acres

EXISTING ZONING: Tradition MPUD (Master Planned Unit Development)

EXISTING USE: Vacant

REQUESTED VARIANCE: The applicant is proposing to develop a 46 classroom charter school with 134 parking spaces, which is 142 parking spaces short of the 276 parking spaces required by Section 7 (14) of the Tradition MPUD document.

The applicant is proposing 72 dual use parking spaces on this site; these parking spaces will be located in the designated stacking lanes. The concept is that these spaces can be used for normal parking requirements throughout the day. However, at child pick-up and drop-off times these spaces will be used as stacking lanes. None of these proposed 72 spaces are double striped, and they do not have wheel stops. There are no landscape islands being used between any of these parking bays, and two of these parking bays contain more than 12 continuous parking spaces, and does not conform to §158.221(B) (13) and is not taken into account as parking spaces.

SURROUNDING USES: North – Tradition MPUD (Master Planned Unit Development), Tradition Water Irrigation Plant, Home Town Cable Plus cell tower, and Heritage Oaks

development; East – RS-2 (Single Family Residential), houses, and canal; South – Tradition MPUD (Master Planned Unit Development), vacant; West – Tradition MPUD (Master Planned Unit Development), Heritage Oaks development.

IMPACTS AND FINDINGS

Compatibility with variance criteria:

- 1) That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district.

Applicant response: Attached is a projected operations plan for the proposed Renaissance Charter School at Tradition and samples of other Charter School USA sites which will demonstrate the actual parking demands generated by the school's operation.

Staff evaluation: There are no special conditions or circumstances related to the land, structure, or building involved which are not applicable to other lands, structures, or buildings in the same zoning district. Section 7 (14) of the Tradition MPUD requires six (6) parking spaces for grades kindergarten through 12 in Tradition MPUD area. Other elementary schools in the City are required to provide two (2) spaces per classroom, as per §158.221(C) (17) of the City's Land Development Regulations.

The required parking spaces for the proposed charter school with 46 classrooms per the Tradition MPUD is 276, whereas the applicant has provided 134 standard spaces. The zoning code would require this project to have 92 spaces. The proposed plan exceeds the City code requirements by 42 spaces.

Tradition K-8 Lab School (P06-412) across the street and at the corner of Academic way and Village Parkway have provided 309 parking spaces for a school with 100 classrooms (the parking calculation shows the required is 200, but they have provided 309, with a ratio of 3.09).

Renaissance Charter School on Cashmere at St. Lucie West (P08-194) was approved by the Zoning Board of Appeals on Oct 20, 2008 for 42 fewer parking spaces. For an 81 classroom school, the required parking was 162 (2 spaces per classroom), but the provided parking was 120 (with a ratio of 1.48) and 80 spaces were provided on stacking lanes. After visiting this school, there didn't appear to be any issues with the parking. It has a similar design combining both parking and stacking, and works effectively.

- 2) That the special conditions and circumstances do not result from any action of the applicant.

Applicant response: The Tradition MPUD Zoning ordinance did not provide for different parking ratios between elementary, junior and senior high schools. A ratio of 6 per classroom is a typical standard for a high school,

but is significantly more than is needed for an elementary school.

Staff evaluation: There are no special conditions and circumstances.

- 3) That granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, buildings, or structures, in the same zoning district.

Applicant response: Granting of the variance will not result in a special privilege that other elementary schools in the city do not receive. If approved the variance will permit this school to provide the same minimum of 2 spaces per classroom standard that is applied to all other elementary schools.

Staff evaluation: Granting of this variance will confer on the applicant a special privilege that is being denied to other similar uses. Tradition K-8 Lab School (P06-412) across the street and at the corner of Academic way and Village Parkway have provided 309 parking spaces for a school with 100 classrooms (the parking calculation shows 2 spaces for each classroom and the required is 200, but they have provided 309, with a ratio of 3.09).

- 4) That literal interpretation of the provisions of the chapter would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the chapter and would work unnecessary and undue hardship on the applicant.

Applicant response: Other elementary schools in the city are required to provide 2 spaces per classroom. A literal interpretation of the MPUD Zoning ordinance would require this proposed school to provide triple amount of parking which is required of other elementary schools.

Staff evaluation: Literal interpretation of this chapter would not deprive the applicant of rights commonly enjoyed by other properties in the same zoning district, but would work unnecessary and undue hardship on the applicant.

Renaissance Charter School on Cashmere at St. Lucie West (P08-194) was approved by the Zoning Board of Appeals on Oct 20, 2008 for 42 fewer parking spaces. For an 81 classroom school, the required parking was 162 (2 spaces per classroom), but the provided parking was 120 (with a ratio of 1.48) and 80 spaces were provided on stacking lanes.

Whereas, the proposed charter school at Tradition has provided 134 spaces (2.9 per classroom) and meets the requirement of §158.221 (B) (C) (17) of the City's Land Development Regulations.

- 5) That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.

Applicant response: If this school was required to provide triple the standard 2 spaces per classroom it would require significantly more asphalt and eliminate most of the open space area and soccer field. The site was designed to balance the open space, parent pick up/drop off stacking and

parking needs based on the schools operational needs. However, we are still exceeding the city's zoning code requirement for elementary school parking as per Section 158.221 of the City's Land Development Regulations.

Staff evaluation: Denying the variance may hinder the reasonable use of the land, building, or structure. The site was designed to balance the open space, parent pick up/drop off stacking and parking needs based on the schools operational needs.

6) That the granting of the variance will be in harmony with the general intent and purpose of the chapter and that the variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

Applicant response: As demonstrated in the city's zoning code there are separate parking ratios for elementary and high schools. However, the Tradition MPUD did not provide for this distinction, which would require elementary schools to provide significantly more parking than is actually needed. Granting the variance will allow this school to meet the same standards as other elementary schools in the city and will not be detrimental to the public welfare.

Staff evaluation: Granting the variance may be in harmony with the intent and purpose of Tradition MPUD. On further analyzing the document of Tradition MPUD, Sections (4) and (7), it is found that the schools, grades kindergarten through 12 are taken into one general category in Tradition MPUD area. The parking space required is 6 spaces per classroom. There are no separate parking ratios for elementary and senior high school. Whereas the Section 158.221 (C) (17) of the City's Land Development Regulations requires 2 spaces for each classroom for school with elementary and junior high school, if the school is within the City of Port St. Lucie. And Section 158.221 (C) (18) of the City's Land Development Regulations requires 8 spaces.

The elementary school students either walk, ride a bicycle, or are driven by their parents. The projected operations plan submitted by the applicant states that their start time will be 8:00 a.m. and release times will be staggered at 2:30 & 3:00 p.m. The aftercare program will commence at 7:00 a.m. and end at 6:00 p.m. Before and aftercare programs times may fluctuate, and will be determined based on the needs of the school community. A portion of the administrative staffs arrives up to 2 hours prior to the start of school each day to help the 15% of the dropped off for early care which commences at 6:45 a.m. They also manage students and automobile traffic circulating through the property. The remaining staff arrives between 30 minutes and 1 hour prior to the start of school. The afternoon pick-up process is more demanding and requires more staff participation. Cars begin entering the stacking lanes 15-30 minutes prior to the first dismissal at 2:45 p.m. The process has been established to allow for 16 cars to be located at one time. The administrative will hold students

indoors while 16 cars enter the space, then load the students into those 16 cars, release the cars and repeat the process, with an interval of 20 minutes to ease the pressure on the stacking lanes. Out of the 860 maximum student enrolment, 600 students are expected in synchronized dropped off.

The applicant states in the cover letter that they have twenty charter schools manage statewide with similar facilities for parking and stacking. There are no adjacent parking being used to supplement the school's onsite count, but truly limited to the parking spaces on their own physical sites.

- 7) That there will be full compliance with any additional conditions and safeguards which the Planning and Zoning Board or Zoning Administrator may prescribe, including but not limited to reasonable time limits within which the action for which variance is required shall be begun or completed, or both.

Applicant response: Should the variance be granted we shall comply with any conditions by the Planning and Zoning Board or Zoning Administrator.

Staff evaluation: The applicant has agreed to comply with any additional conditions.

Other: The Renaissance Charter School at Tradition has applied for a site plan as per (P11-101) and is under process.

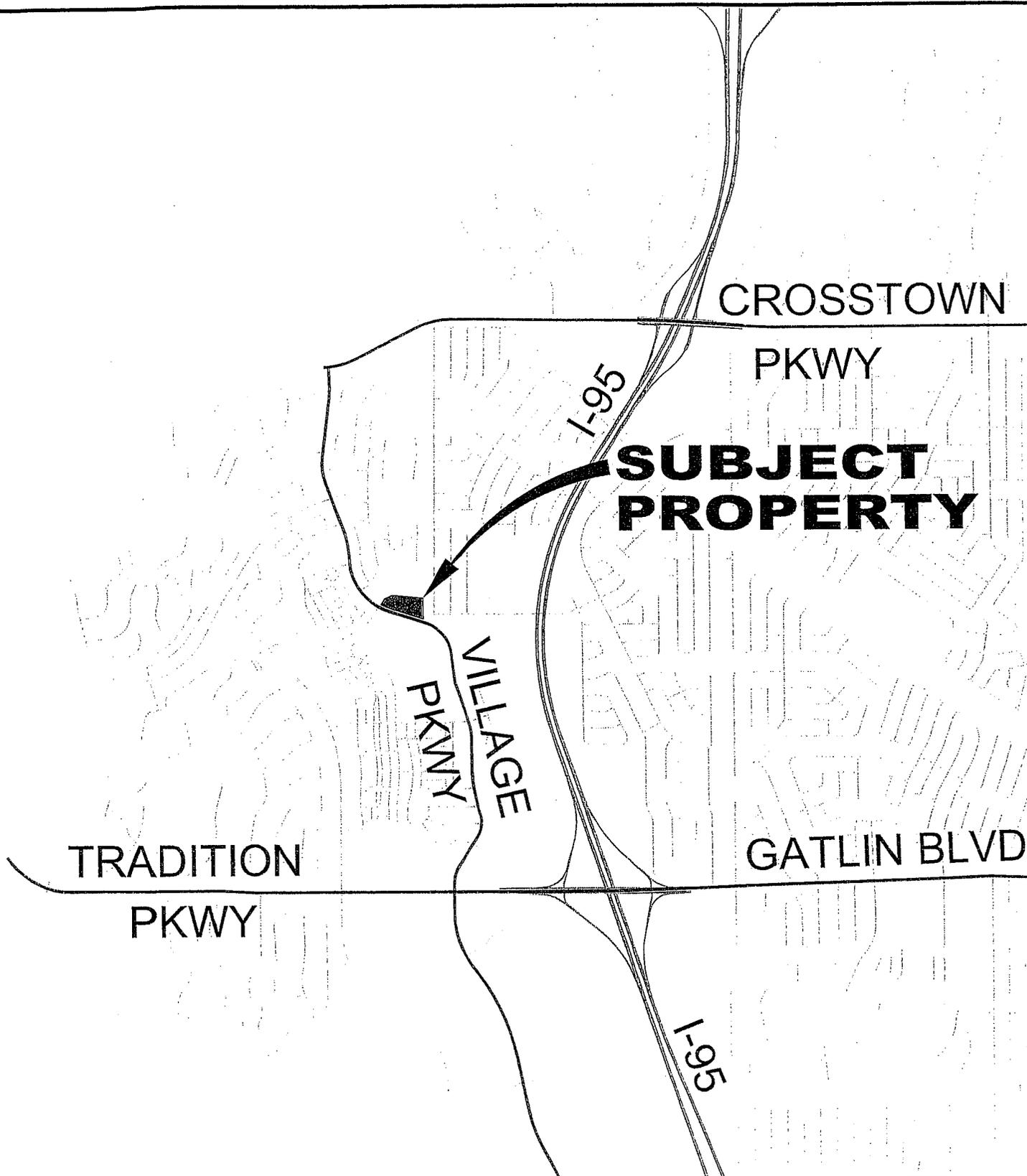
Similar other project: (P08-194)-Renaissance Charter School on Cashmere at St. Lucie West (81 classroom) was approved by the Zoning Board of Appeals on Oct 20, 2008 for a parking shortage of 42 (with a ratio of 1.48).

STAFF RECOMMENDATION:

The Planning and Zoning Department staff finds the request to be generally consistent with variance criteria as stipulated in Section 158.295(C) of the Zoning Code. Therefore, staff recommends approval.

(NOTE TO APPLICANT: Any request for a variance that is denied by the Planning and Zoning Board may be appealed to the Zoning Board of Appeals. Appeal applications are made through the City Clerk's office and must be submitted within 15 days after the Planning and Zoning Board hearing).

SITE LOCATION



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

Prepared by:
M.I.S. DEPARTMENT

PZ2011.DWG

VARIANCE

TRADITION PLAT -NO. 53

AERIAL JAN 2009

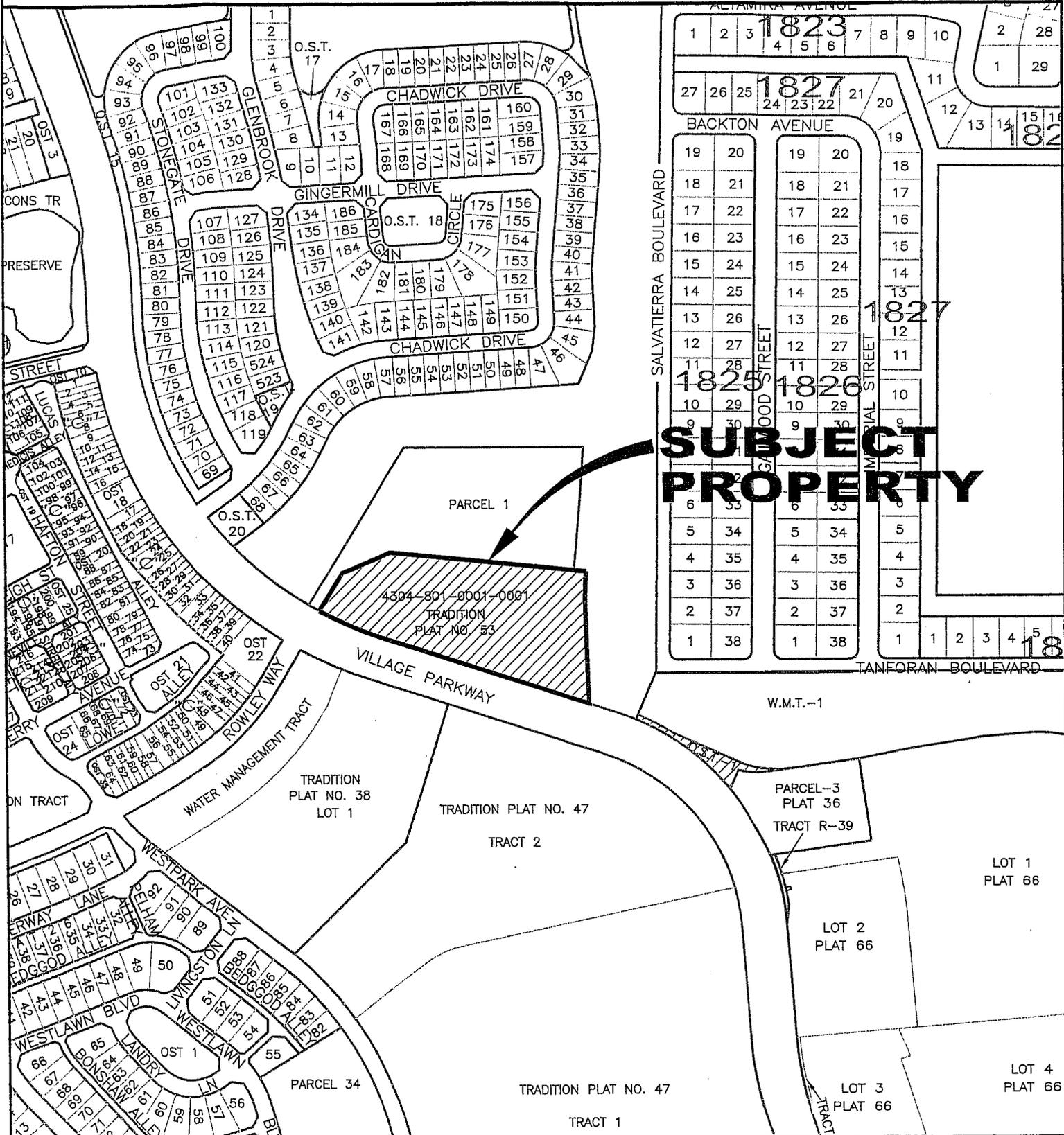
DATE: 8/9/2011

APPLICATION NUMBER:
P11-099

CADD FILE NAME:
P11-099A

SCALE: 1" = .5 MI

SITE LOCATION



SUBJECT PROPERTY



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

Prepared by:
M.I.S. DEPARTMENT

PZ2011.DWG

VARIANCE

TRADITION PLAT NO. 53

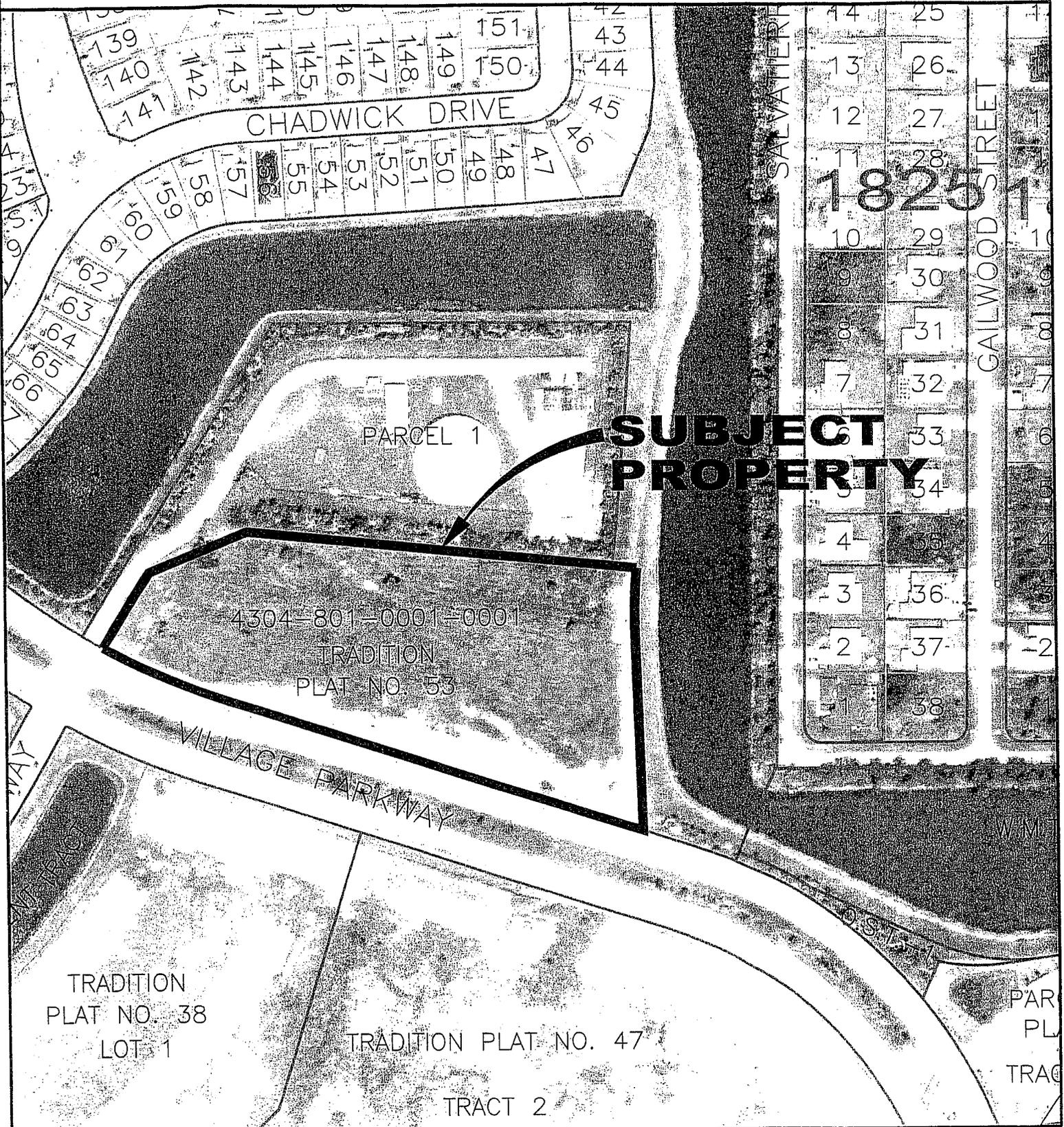
DATE: 8/9/2011

APPLICATION NUMBER:
P11-099

CADD FILE NAME:
P11-099M

SCALE: 1" = 400'

SITE LOCATION



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

Prepared by:
M.I.S. DEPARTMENT

PZ2011.DWG

VARIANCE

TRADITION PLAT NO. 53

AERIAL JAN 2009

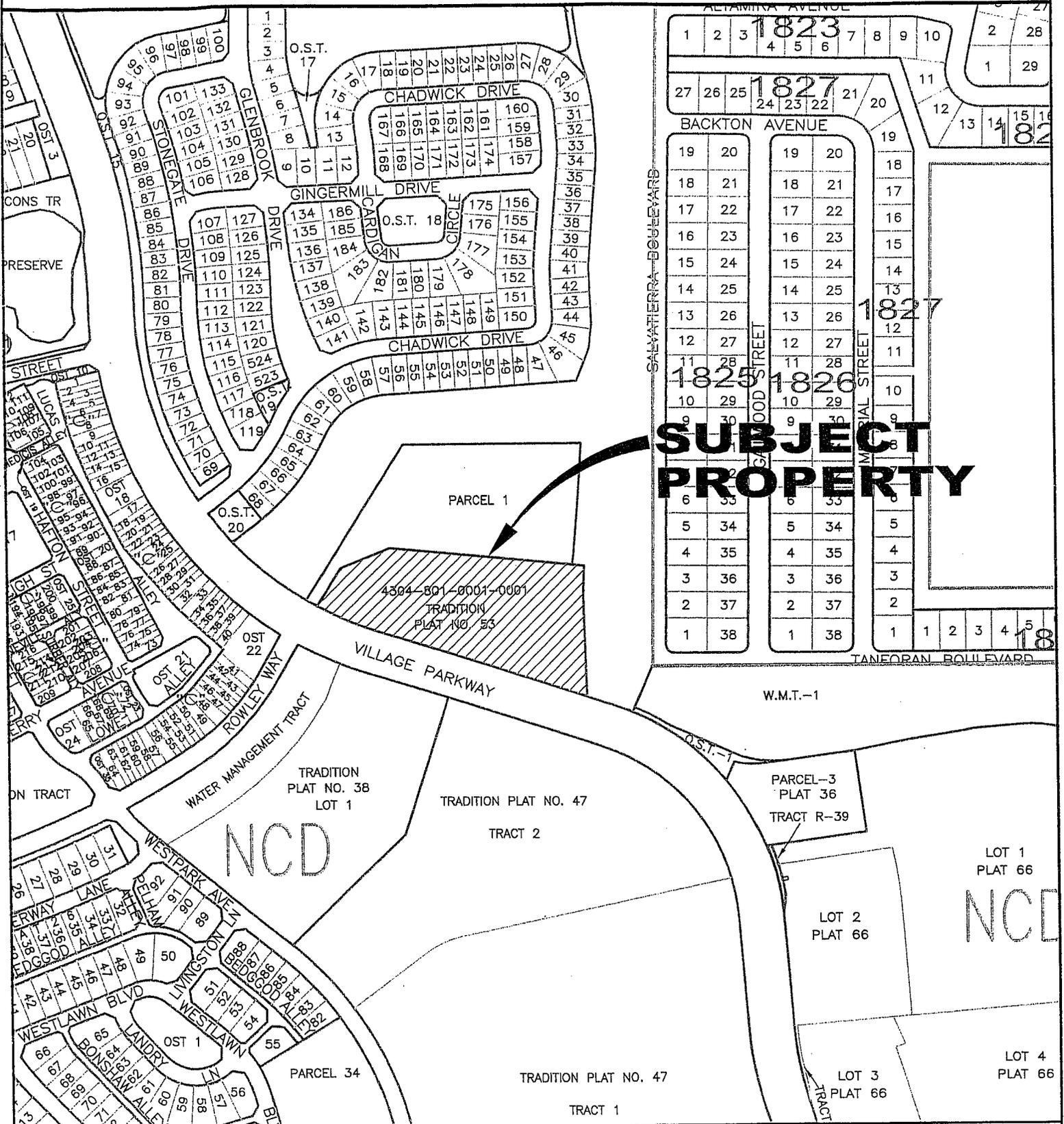
DATE: 8/9/2011

APPLICATION NUMBER:
P11-099

CADD FILE NAME:
P11-099A

SCALE: 1"=200'

FUTURE LAND USE



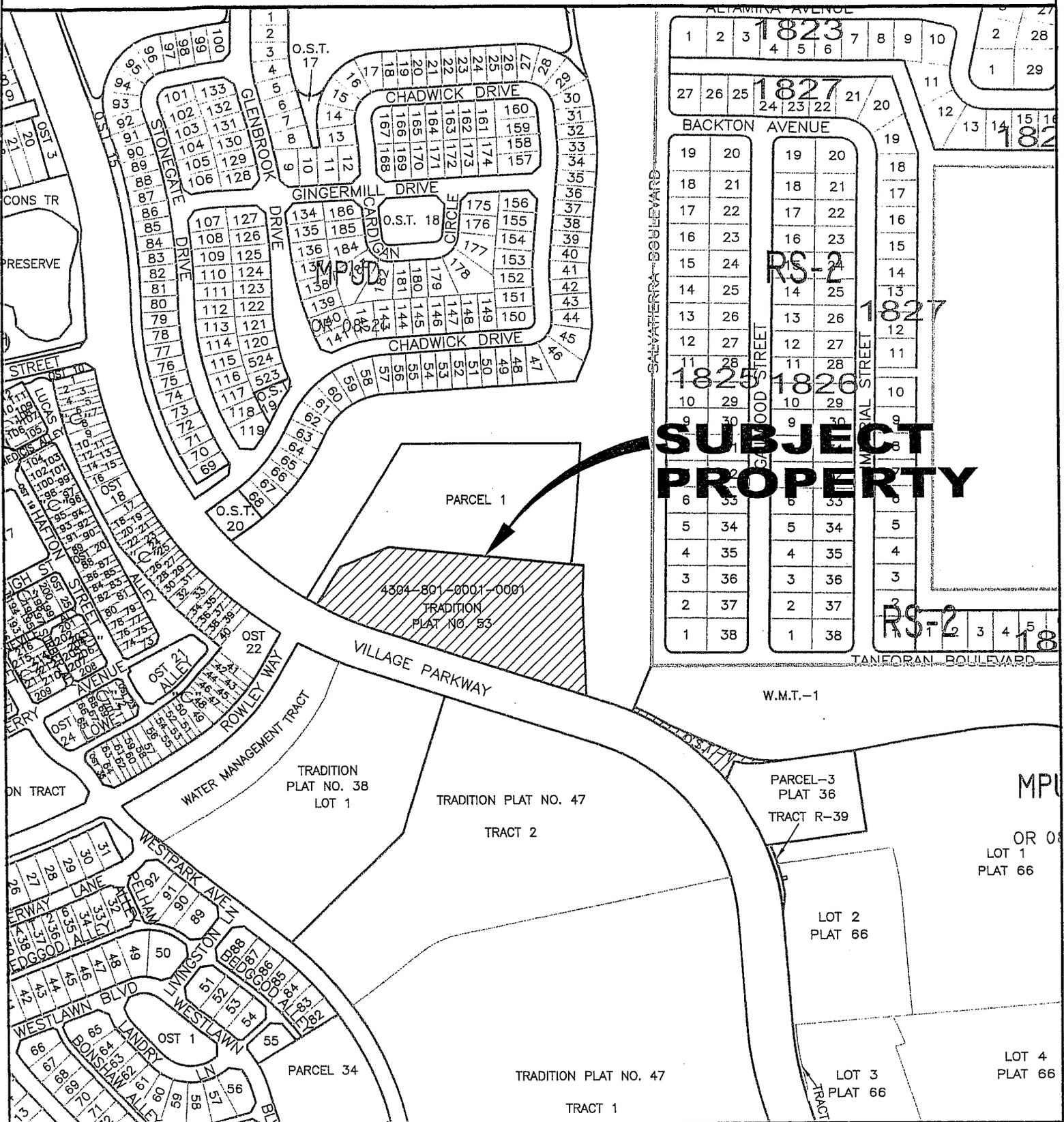
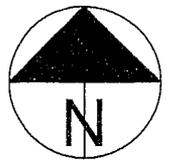
CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

Prepared by:
M.I.S. DEPARTMENT PZ2011.DWG

VARIANCE
TRADITION PLAT-NO: 53

DATE: 8/9/2011
APPLICATION NUMBER:
P11-099
CADD FILE NAME:
P11-099M
SCALE: 1"=400'

EXISTING ZONING

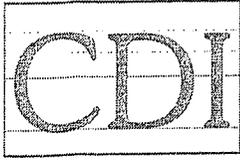


CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

Prepared by:
M.I.S. DEPARTMENT PZ2011.DWG

VARIANCE
TRADITION PLAT NO. 53

DATE: 8/9/2011
APPLICATION NUMBER: P11-099
CADD FILE NAME: P11-099M
SCALE: 1"=400'



ENGINEERING AND PLANNING
2703 E. Commercial Blvd., Fort Lauderdale, Florida 33308
P.O. Box 2147, Fort Lauderdale, Florida 33303
(954) 524-9800, Fax (954) 522-6502, teamcdi@aol.com
www.cdiengineeringandplanning.com

July 20, 2011

Mr. Daniel Holbrook, AICP
City of Port St. Lucie
Planning and Zoning Department
121 SW Port St. Lucie Boulevard
Port St. Lucie, FL 34984

**Re: Renaissance Charter School at Tradition,
Parking Variance Application**

Dear Mr. Holbrook:

Enclosed is a parking variance application for the proposed Renaissance Charter School at Tradition to be located on Village Parkway. We are requesting a variance from the Tradition PUD Zoning District which requires six (6) spaces per classroom. However, we are exceeding the City's zoning code requirement of two (2) spaces per classroom for elementary schools. This application package includes the following:

- 1) One (1) full executed variance application.
- 2) A check in the amount of \$1,635 for the variance application fee.
- 3) Twenty-two (22) copies of the site plan.
- 4) Twenty-two (22) copies of the school's operation plan.
- 5) Twenty-two (22) copies of a letter and other Charter School USA site plans demonstrating the parking demand.

I trust this information will allow us to initiate the parking variance process. Should you have any questions or need any additional information, please feel free to call.

Sincerely,

CDI ENGINEERING AND PLANNING

A handwritten signature in black ink, appearing to read 'D. Fee'.

Daniel A. Fee, P.E.
Principal/Vice President

cc: Kristen Northup, Red Apple Development

enc.

VARIANCE APPLICATION

CITY OF PORT ST. LUCIE
Planning & Zoning Department
121 SW Port St. Lucie Blvd.
Port St. Lucie, Florida 34984
(772)871-5212 FAX: (772)871-5124

FOR OFFICE USE ONLY

Planning Dept P11-099
Fee (Nonrefundable) \$ 1,635.00
Receipt # 11195

Refer to "Fee Schedule" for application fee. Make check payable to the "City of Port St. Lucie. Fee is nonrefundable unless application is withdrawn prior to advertising for the Planning and Zoning Board meeting. **Attach two copies of proof of ownership (e.g., warranty deed, affidavit), a copy of recent survey and a statement addressing each of the attached criteria.**

PROPERTY OWNER:

Name: Storage Partners at Tradition
Address: 3300 PGA Blvd, Site 350, Palm Beach Gardens, FL 33410
(561) 775-7393 Telephone No. Fax No. (561) 775-7386

APPLICANT (IF OTHER THAN OWNER, ATTACH AUTHORIZATION TO ACT AS AGENT):

Name: Daniel A. Fee, PE / CDI Engineering & Planning
Address: 2703 E Commercial Blvd, Ft LAuderdale, FL 33308
Telephone No. (954) 524-9800 Fax No. (954) 522-6502

RECEIVED
JUL 21 2011

SUBJECT PROPERTY:

Legal Description: All of Tradition Plat No 53, Plat Book 58, Page 24 and 25, of the public records of St Lucie County, FL.
Parcel I.D. Number: 4304-801-0001-000-1
Address: 10191 Village Parkway, Port St Lucie, FL 34987
Current Zoning Classification MPUD

Description of requested variance and applicable conditions/circumstances justifying request (continue on separate sheet, if necessary): Provide documentation that the attached variance criteria have been met. The purpose of the variance request is to obtain a reduction from the Tradition MPUD Zoning Ordinance which requires schools to provide 6 spaces per classroom. The city's zoning code standard for elementary school is 2 spaces per classroom. The proposed 2-story school will have 46 classrooms, which the MPUD standard would require 276.0 spaces. The city's zoning code would require 92 spaces. We are proposing to provide 134 spaces (2.9 per classroom) plus overflow/special events parking in the pick up/drop off lane which will add 72 spaces and increase the total parking ratio to 4.5 spaces per classroom.

Signature of Applicant

Hand Print Name

Date

Daniel A. Fee

7/19/11

NOTE: Signature on this application acknowledges that a certificate of concurrency for adequate public facilities as needed to service this project has not yet been determined. Adequacy of public facility services is not guaranteed at this stage in the development review process. Adequacy for public facilities is determined through certification of concurrency and the issuance of final local development orders as may be necessary for this project to be determined based on the application material submitted.

VARIANCES

The Planning and Zoning Board and Zoning Administrator may authorize the variance from the provisions of this chapter as will not be contrary to the public interest when, owing to special conditions, a literal enforcement of the provisions will result in unnecessary and undue hardship. In order to authorize any variance from the terms of this chapter, the Planning and Zoning Board or Zoning Administrator will consider the variance criteria in § 158.295 (C) 1-7 and consider your responses to the following when making a determination.

(1) Please explain special conditions and circumstances that exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district; Attached is a projected operations plan for the proposed Renaissance Charter School at Tradition and samples of other Charter School USA sites which will demonstrate the actual parking demands generated by the school's operation

(2) Please explain if these conditions and circumstances result from actions by the applicant; The Tradition MPUD Zoning ordinance did not provide for different parking ratios between elementary, junior and senior high schools. A ratio of 6 per classroom is a typical standard for a high school, but is significantly more than is needed for an elementary school.

(3) Please explain how granting the variance requested will not confer on the applicant special privilege that is denied by this chapter to other lands, buildings, or structures, in the same zoning district; Granting of the variance will not result in a special privilege that other elementary schools in the city do not receive. If approved the variance will permit this school to provide the same minimum of 2 spaces per classroom standard that is applied to all other elementary schools.

(4) Please explain how a literal interpretation of the provisions of the chapter would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the chapter and would work unnecessary and undue hardship on the applicant; Other elementary schools in the city are required to provide 2 spaces per classroom. A literal interpretation of the MPUD zoning ordinance would require this proposed school to provide triple the amount of parking which is required of other elementary schools.

(5) Please illustrate and explain if the variance requested is the minimum variance that will make possible the reasonable use of the land, building, or structure; If this school was required to provide triple the standard 2 spaces per classroom it would require significantly more asphalt and eliminate most of the open space area and soccer field. The site was designed to balance the open space, parent pick up/drop off stacking and parking needs based on the schools operational needs. However, we are still exceeding the city's zoning code requirement for elementary school parking.

(6) Please indicate how granting variance will be in harmony with the general intent and purpose of the chapter and that granting the variance will not be injurious to the area involved or otherwise detrimental to the public welfare;

As demonstrated in the city's zoning code there are separate parking ratios for elementary and high schools. However, the Tradition MPUD did not provide for this distinction, which would require elementary schools to provide significantly more parking than is actually needed. Granting the variance will allow this school to meet the same standards as other elementary schools in the city and will not be detrimental to the public welfare.

(7) Please indicate that there will be full compliance with any additional conditions and safeguards which the Planning and Zoning Board or Zoning Administrator may prescribe, including but not limited to reasonable time limits within which the action for which variance is required shall be begun or completed, or both.

Should the variance be granted we shall comply with any conditions by the P&Z Board or zoning administrator



Signature of Applicant

Daniel A. Fee, PE
Print Name

7/19/11
Date



ST. LUCIE K-8 CHARTER SCHOOL PROJECTED OPERATIONS PLAN

*Published in reference to
"City of Port St. Lucie Site Plan Application P08-115"
July 2011*

The following "Projected Operations Plan" has been edited in format and content, in response to the aforementioned project.

INTRODUCTION:

Charter Schools USA (CSUSA), founded by Jonathan K. Hage in 1997, is Florida's first and largest private operator of charter schools serving students from pre-kindergarten through 12th grade. We contract with municipalities and private foundations to assume educational and operational responsibility for individual schools in return for state per-pupil funding. Over the course of eleven years of intensive research and development, CSUSA's team of leading educators and scholars developed an innovative, research-based curriculum and school design. Moreover, we have developed and implemented efficient and effective operational processes on all of our campuses. Our first school opened in 1998 and today we serve approximately 14,000 students in 20 charters on 14 campuses across the State of Florida.

Red Apple Development, LLC, also founded by Jonathan K. Hage, is a subsidiary company of CSUSA. Founded in 2007, Red Apple Development, LLC was created as a stand alone company to afford CSUSA the ability to development and design quality charter schools.

We possess extensive expertise in the financing, architectural design and construction project management of charter schools. Our company has developed and built multiple schools in a variety of settings including urban, suburban, rural and commercial centers. Recent development projects ranged from 45,000 to 110,000 SF, housing from 600 to 1,600 students.

CSUSA provides a choice for communities, parents, students and professionals that fosters educational excellence in America.



CHARTER AND PROJECTIONS:

CSUSA finalized the contract with the School Board of St. Lucie County on March 22, 2011, to operate the Charter School effective in the 2012-2013 school year for an initial term of 5 years.

Projected Enrollment Ramp-up Schedule

School Year	Grade Levels	Total Student Enrollment
First Year	K-7	641
Second Year	K-8	789
Third Year	K-8	814
Fourth Year	K-8	860
Fifth Year	K-8	860

Please note our model is based on maximum enrollment each year.

The total number of grade specific classrooms is 37. However, the total number of classrooms including rooms such as Art, Music, Science, pullout classrooms, computer labs, etc. is 46. Pullout classrooms are used for a limited time and purpose, to give one, or not more than three, students individualized instruction.

HOURS OF OPERATION AND PROGRAMS:

The school calendar shall be consistent with the St Lucie District public school calendar. The start and end time for regular academic school day has been finalized. We will coordinate with other schools in the area to avoid undue traffic congestion. For example: the Palm Pointe Educational Research School at Tradition that is to the South of our site on Village Parkway has operating hours of 9:30am – 4:00pm. Our start time will be 8:00am and release times will be staggered at 2:30 & 3:00p.m. Our aftercare program will commence at 7:00 a.m. and end at 6:00 p.m. Before and After Care program times may fluctuate, and will be determined based on the needs of the school community. 8% of our student population participates in Before and After Care programs.

Extra curricular activities, sporting events, parent meetings and other gatherings that take place at the school will be organized to ensure that the facility can accommodate the number of attendees. Each activity is carefully planned using an R.S.V.P attendance policy and is intentionally limited to specific number which corresponds to our parking space numbers. No plans for an auditorium, gymnasium or other large capacity meeting room are planned. All large assemblies of this type are held at rented, off-site facilities.



Our sporting fields are for the exclusive use of our students only, and will not be open to the general public. They are closed and off limits to the general public and our administration actively enforces this policy by use of security cameras and patrols. Use of the sporting fields will be during school hours, thus lighting is not needed.

LOGISTICS; ARRIVAL & DISMISSAL, PARKING AND DELIVERIES:

The site is designed with 1 driveway connection from SW Village parkway and one driveway connection to the access road to the West of the site which connects to Village Parkway. The southernmost lane provides access directly into the four lane stacking queue for parent drop-off and pick-up. Once on the premises, cars are directed by signage as well as strategically located staff, into the stacking lanes and out through the north driveway. There are a total of 4 stacking lanes accommodating as many as 119 cars at a single time.

Our students either walk, ride a bicycle, or are driven by their parents. Typically a portion of our administration arrives up to 2 hours prior to the start of school each day. The administration accommodates the roughly 15% of our student body that is dropped off for early care which commences at 6:45am. This administration also serves during the morning drop-off flow to manage students and automobile traffic circulating through the property. The remaining staff arrives between 30 minutes and 1 hour prior to the start of school. The morning drop-off activities run from 6:45 through 8:00am.

The afternoon pick-up process is more demanding and requires more staff participation. Cars begin entering the stacking lanes 15 – 30 minutes prior to the first dismissal at 2:45pm. The process has been established to allow for 16 cars to be loaded at one time. This loading takes place adjacent to our multi-purpose room to allow staging of the students, just inside from the pick-up area. The parent pick-up area is very closely managed by several members of the administration to control traffic movement and students entering cars. Administrators will hold students indoors while 16 cars enter the space, then load the students into those 16 cars, release the cars and repeat the process. There is a second dismissal separated by approximately 20 minutes to ease the pressure on the stacking lanes.

The parent pick-up process is streamlined by having all cars present a placard on their dashboard highlighting their students name, grade, classroom and teacher. The students likewise wear lanyards with their names so they can be easily identified to match with parents.

In both drop off and pick up we use a highly-assisted parking approach. Doors are opened, children are assisted and doors closed with assistance from staff positioned all along the drop off and pick up lanes. Our parent pick up procedures are designed to ensure safety and efficiency. A minimum of 12 teachers/administrators are directly involved in the process of drop off/pick up; directing children, cars and traffic, utilizing two way radios. The grouping of children and assignment of numbers for each parent ensures a smooth and organized process. At the start of the school year pick up and drop off procedures will require a learning period for the parents. Once everyone has become accustomed to the



RED APPLE
DEVELOPMENT, LLC

process, the regular drop off and pick up process will last approximately 30 minutes. We know this because we have timed this process at our St. Lucie Charter School on Cashmere Road in Port St. Lucie, our Gateway Elementary School in Ft. Myers, our Hollywood School in Hollywood, Florida, and our Coral Springs High School in Coral Springs, Florida. Currently 4 Driveway lanes are planned, which we know is adequate based upon our experience at our other facilities, some of which are mentioned above.

The following chart demonstrates student arrival and departure considerations based on full enrollment.

Maximum Student Enrollment	860
# of Students absent on average day	26
Students using Before and After Care (estimated 8%)	129
Siblings	35
Students walking or riding bikes (estimated at 8%)	70
Total students who must be accommodated in synchronized drop off	600
# of Cars accommodated at 1 time in stacking lanes	119

We find that once parents learn the process they adopt their own timing that spreads them out throughout the pick up period. Some arrive early in order to be the first in line, while others arrive 20 minutes after school is dismissed to avoid the congestion. This self organization process also serves to smooth out traffic. The above chart simply shows the total breakdown of students and cars estimated to stack in the staking lanes. Since we use a ramp up enrollment schedule, during the first year of operation we anticipate there will be approximately 640 students in the building. New parents will be easily assimilated each year.

Staff members are not released until after student dismissal is complete. All Before and After Care workers are released once all students are picked-up from After Care.

Parking:

At full capacity, we anticipate staffing to be at no more than 73. (See attached staffing matrix). The majority of the staff will park in the 92 spots allotted for staffing. The lead administration will be assigned designated parking in the front of the school, where an additional 42 parking spots exist.

Deliveries:

We contract with vendors for food service, trash pick-up and book delivery. Book deliveries typically occur prior to school starting, so this will not impact school year traffic. Our food service provider is "Preferred Meals" who services all of our schools. We have invested significant infrastructure to accommodate this vendor, as large freezers are necessary on site to hold the frozen food, and we therefore anticipate this will be a long

6245 North Federal Highway, 5th Floor, Fort Lauderdale, FL 33308

Phone: 954-202-3500 • Fax: 954-202-3512

www.charterschoolsus.com



term relationship. Frozen deliveries are made 2-3 times a week, at our request. This is also true for contracted trash pick-up. Deliveries are scheduled to avoid peak drop-off or pick-up hours, not only due to traffic congestion, but for security reasons. These deliveries are made prior to 7am or after 4pm.

ACCESS CONTROL:

Charter schools, just like public schools, must be in compliance with all requirements of the Jessica Lunsford Act. All vendors, contractors, and/or visitors go through security screening. There are different levels of security screening; Level I and Level II. An example of a Level I would be a parent or a vendor, where a driver's license is required. Level I requires a campus visitor be escorted by school personnel with Level II clearance. An employee/teacher would be considered a Level II which requires finger printing and background checks. Because of our adherence to the Jessica Lunsford Act security requirements, we are not able to connect the Lowe's site to the south by means of a paved thoroughfare. The Jessica Lunsford Act prohibits general patrons from the Lowe's site, traveling through our school property.

Enter District:

Dade

ESE Percent
Attendance for Budget

10.00%

100%

100%

100%

100%

100%

Homeroom Classrooms

	Year 1	Year 2	Year 3	Year 4	Year 5
Kindergarten	5	5	5	5	5
1st Grade	4	4	4	4	4
2nd Grade	4	4	4	4	4
3rd Grade	3	4	4	4	4
4th Grade	3	3	3	4	4
5th Grade	3	3	3	4	4
6th Grade	4	4	4	4	4
7th Grade	2	4	4	4	4
8th Grade	0	3	4	4	4
9th Grade					
10th Grade					
11th Grade					
12th Grade					
	28	34	35	37	37

Student Teacher Ratio

	Year 1	Year 2	Year 3	Year 4	Year 5
Kindergarten	20	20	20	20	20
1st Grade	23	23	23	23	23
2nd Grade	23	23	23	23	23
3rd Grade	23	23	23	23	23
4th Grade	23	23	23	23	23
5th Grade	23	23	23	23	23
6th Grade	25	25	25	25	25
7th Grade	25	25	25	25	25
8th Grade	25	25	25	25	25
9th Grade					
10th Grade					
11th Grade					
12th Grade					

Students by Grade Budgeted Enrollment

	Year 1	Year 2	Year 3	Year 4	Year 5
Kindergarten	100	100	100	100	100
1st Grade	92	92	92	92	92
2nd Grade	92	92	92	92	92
3rd Grade	69	92	92	92	92
4th Grade	69	69	69	92	92
5th Grade	69	69	69	92	92
6th Grade	100	100	100	100	100
7th Grade	50	100	100	100	100
8th Grade	0	75	100	100	100
9th Grade	0	0	0	0	0
10th Grade	0	0	0	0	0
11th Grade	0	0	0	0	0
12th Grade	0	0	0	0	0
	641	789	814	860	860

Staffing Matrix
St. Lucie County

	Y11	Y12	Y13	Y14	Y15
Total Number of Students - Full Enrollment	641	789	814	860	860
Administration Staff					
Principal	1.00	1.00	1.00	1.00	1.00
Assistant Principal	-	1.00	1.00	1.00	1.00
Dean of Students	-	-	-	1.00	1.00
Business Administrator	1.00	1.00	1.00	1.00	1.00
Administrative Assistant	1.00	2.00	2.00	3.00	3.00
Receptionist	1.00	1.00	1.00	1.00	1.00
Registrar/DPC	1.00	1.00	1.00	1.00	1.00
Guidance Counselors	1.00	1.00	1.00	1.00	1.00
Media Specialist	1.00	1.00	1.00	1.00	1.00
Media Assistant (Clerk) per hour	-	1.00	1.00	1.00	1.00
Food Service-Director per hour	1.00	1.00	1.00	1.00	1.00
Food Service per hour	1.00	2.00	2.00	3.00	3.00
Before/Aftercare Director per hour	1.00	1.00	1.00	1.00	1.00
Before/Aftercare per hour	4.00	5.00	5.00	6.00	6.00
	14.00	19.00	19.00	23.00	23.00
Instruction Staff					
Teachers (K-5)	22.00	23.00	23.00	25.00	25.00
Teachers (6-8) (Math, Sci, SS, LA, Reading)	4.00	8.00	9.00	9.00	9.00
General Music / Chorus Teacher	1.00	2.00	2.00	2.00	2.00
Art Teacher	1.00	2.00	2.00	2.00	2.00
PE Teacher	2.00	2.00	2.00	2.00	2.00
Foreign Language Teacher	1.00	1.00	1.00	2.00	2.00
Leadership Teacher	1.00	1.00	1.00	1.00	1.00
Technology Teacher	1.00	1.00	1.00	1.00	1.00
ESOL	1.00	1.00	1.00	1.00	1.00
ESE	1.00	2.00	2.00	2.00	2.00
Reading Specialist	1.00	1.00	1.00	1.00	1.00
Math Specialist	1.00	1.00	1.00	1.00	1.00
Curriculum Resource Teacher	1.00	1.00	1.00	1.00	1.00
	38.00	46.00	47.00	50.00	50.00
TOTAL Staffing	52.00	65.00	66.00	73.00	73.00



July 18, 2011

Roxanne M. Chesser, P.E.
Engineering Department
City of Port St. Lucie
121 SW Port St. Lucie Blvd
Port St. Lucie, Florida 34984

Dear Ms. Chesser,

Enclosed, please find information we believe is consistent with your request to identify and present parallel schools for your consideration of the parking needs for Charter Schools USA's new Renaissance Charter School at Tradition in Port St. Lucie. I have enclosed site plans for St. Lucie Charter School (K-8), for North Broward Academy of Excellence (K-8) in North Lauderdale, Florida and Gateway Charter School (K-8) in Fort Myers, Florida. These are just four of over twenty schools we manage statewide with similar facilities for parking and stacking.

You will notice that in each case, there is no adjacent parking being used to supplement the school's onsite count. We are truly limited to the parking spaces on our own physical site.

For St. Lucie Charter School we have 1,290 students and 102 staff and a total of 120 parking spaces, including handicap spaces, plus an additional 80 overflow with special events spaces in the pick-up/drop-off stacking lane which is the same design used for this site. We have room for stacking 119 vehicles using 22 LF dimension for each automobile. Afternoon dismissals are staggered with the buses and grade levels to facilitate pick-up completion within about one hour.

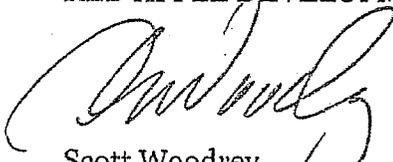
For NBAE, we have 850 students with a total staff of 76, and 82 parking spaces, including handicap spaces. We have onsite stacking for only 39 cars. We have 9 of the parking spaces currently identified on the site for Guest Parking. All special events are coordinated by grade to allow for adequate parking. Afternoon pick-up is currently averaging between 30 and 45 minutes in its entirety.

For Gateway Charter School, we have 1479 students and 106 total staff and 133 total parking spaces. We currently have 15 of those spaces closed off for temporary storage containers at the rear of the school. This leaves approximately 118 useful spaces, including handicap spaces. We have room for the stacking of 90 vehicles, using a 20 LF dimension for each automobile. Afternoon dismissals are staggered with the busses and the grade levels to facilitate pick-up completion within about one hour.



Finally, the staffing matrix submitted for your review is a worst case scenario. In reality, the Before/Aftercare staff are actually school teachers and staff that will be on campus fulfilling other roles throughout the day. Additionally, the Food Service staff will only be on campus during the middle of the day, and will not be on campus during either the drop-off or pick-up periods of the day. This frees up additional parking spaces, and reduces the total staff count at the peak periods. Proposed parking during those periods is 134 spaces, including handicap spaces, with room for stacking 119 vehicles. In addition, we have designed overflow parking in the stacking lanes for special events. If these examples are insufficient for you to consider our site plan's appropriateness, I can provide more examples. Thank you for your consideration of this material.

Sincerely,
RED APPLE DEVELOPMENT, LLC



Scott Woodrey
Director of Construction

Enter District:

Dade

ESE Percent
Attendance for Budget

10.00%

100%

100%

100%

100%

100%

Homeroom Classrooms

	Year 1	Year 2	Year 3	Year 4	Year 5
Kindergarten	5	5	5	5	5
1st Grade	4	4	4	4	4
2nd Grade	4	4	4	4	4
3rd Grade	3	4	4	4	4
4th Grade	3	3	3	4	4
5th Grade	3	3	3	4	4
6th Grade	4	4	4	4	4
7th Grade	2	4	4	4	4
8th Grade	0	3	4	4	4
9th Grade					
10th Grade					
11th Grade					
12th Grade					
	28	34	35	37	37

Student Teacher Ratio

	Year 1	Year 2	Year 3	Year 4	Year 5
Kindergarten	20	20	20	20	20
1st Grade	23	23	23	23	23
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3rd Grade	23	23	23	23	23
4th Grade	23	23	23	23	23
5th Grade	23	23	23	23	23
6th Grade	25	25	25	25	25
7th Grade	25	25	25	25	25
8th Grade	25	25	25	25	25
9th Grade					
10th Grade					
11th Grade					
12th Grade					

Students by Grade Budgeted Enrollment

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2nd Grade	92	92	92	92	92
3rd Grade	69	92	92	92	92
4th Grade	69	69	69	92	92
5th Grade	69	69	69	92	92
6th Grade	100	100	100	100	100
7th Grade	50	100	100	100	100
8th Grade	0	75	100	100	100
9th Grade	0	0	0	0	0
10th Grade	0	0	0	0	0
11th Grade	0	0	0	0	0
12th Grade	0	0	0	0	0
	641	789	814	860	860

Staffing Matrix

St. Lucie County

	Y11	Y12	Y13	Y14	Y15
Total Number of Students - Full Enrollment	641	789	814	860	860
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Assistant Principal	-	1.00	1.00	1.00	1.00
Dean of Students	-	-	-	1.00	1.00
Business Administrator	1.00	1.00	1.00	1.00	1.00
Administrative Assistant	1.00	2.00	2.00	3.00	3.00
Receptionist	1.00	1.00	1.00	1.00	1.00
Registrar/DPC	1.00	1.00	1.00	1.00	1.00
Guidance Counselors	1.00	1.00	1.00	1.00	1.00
Media Specialist	1.00	1.00	1.00	1.00	1.00
Media Assistant (Clerk) per hour	-	1.00	1.00	1.00	1.00
Food Service-Director per hour	1.00	1.00	1.00	1.00	1.00
Food Service per hour	1.00	2.00	2.00	3.00	3.00
Before/Aftercare Director per hour	1.00	1.00	1.00	1.00	1.00
Before/Aftercare per hour	4.00	5.00	5.00	6.00	6.00
	14.00	19.00	19.00	23.00	23.00
Instruction Staff					
Teachers (K-5)	22.00	23.00	23.00	25.00	25.00
Teachers (6-8) (Math, Sci, SS, LA, Reading)	4.00	8.00	9.00	9.00	9.00
General Music / Chorus Teacher	1.00	2.00	2.00	2.00	2.00
Art Teacher	1.00	2.00	2.00	2.00	2.00
PE Teacher	2.00	2.00	2.00	2.00	2.00
Foreign Language Teacher	1.00	1.00	1.00	2.00	2.00
Leadership Teacher	1.00	1.00	1.00	1.00	1.00
Technology Teacher	1.00	1.00	1.00	1.00	1.00
ESOL	1.00	1.00	1.00	1.00	1.00
ESE	1.00	2.00	2.00	2.00	2.00
Reading Specialist	1.00	1.00	1.00	1.00	1.00
Math Specialist	1.00	1.00	1.00	1.00	1.00
Curriculum Resource Teacher	1.00	1.00	1.00	1.00	1.00
	38.00	46.00	47.00	50.00	50.00
TOTAL Staffing	52.00	65.00	66.00	73.00	73.00

Storage Partners at Tradition
3300 PGA Blvd., Suite 350
Palm Beach Gardens, Florida 33410

June 29, 2011

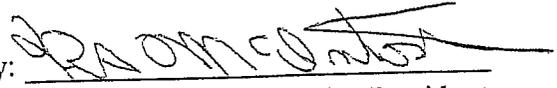
Planning & Zoning Department
City of Port St. Lucie
121 SW Port St. Lucie Blvd.
Port St. Lucie, Florida 34984

To Whom It May Concern:

Storage Partners at Tradition is the owner of that certain parcel of unimproved land consisting of approximately 5.36 acres in the City of Port St. Lucie identified as Tradition Plat No. 53, according to the plat recorded in Plat Book 58 Page 24 of the Public Records of St. Lucie County, Florida.

On June 6, 2011, we entered into a contract to sell the above property to Red Apple Development, LLC. We hereby consent to Red Apple Development, LLC and its engineers and other authorized agents, including Daniel A. Fee, P.E. of CDI Engineering and Planning, making filings and submittals, including proposed site plans, for their development of the above property.

Storage Partners at Tradition

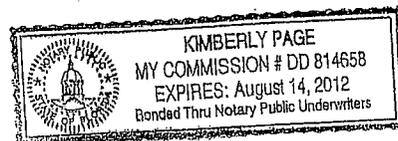
By: 
Robert A. McIntosh, Vice President

STATE OF FLORIDA)
COUNTY OF Palm Beach)

The foregoing instrument was acknowledged before me this 29th day of June, 2011 by Robert A. McIntosh Vice President of Storage Partners at Tradition Florida Limited Liability Company, on behalf of the above referenced company. He is personally known to me or has produced _____ as identification.


Notary Public (Signature)
Print Name: Kimberly Page

My Commission Expires: 8/14/2012



This Instrument prepared by:
Barry E. Somerstein, Esq.
Ruden, McClosky, Smith,
Schuster & Russell, P.A.
P.O. Box 1900
Fort Lauderdale, FL 33302

COPY
SPECIAL WARRANTY DEED
THIS SPECIAL WARRANTY DEED, made this 5th day of January 2009

between TRADITION DEVELOPMENT COMPANY, LLC, a Florida limited liability company, having an address at 10521 S.W. Village Center Drive, Suite 201, Port St. Lucie, Florida 34987 (hereinafter called the "Grantor"), and STORAGE PARTNERS AT TRADITIONS, LLC, a Florida limited liability company, having an address at 3300 PGA Boulevard, Suite 400, Palm Beach Gardens, FL 33410 (hereinafter called the "Grantee").

(Wherever used herein the terms "grantor" and "grantee" shall include singular and plural, heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires)

WITNESSETH:

COPY
That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration to Grantor in hand paid by Grantee, receipt of which is hereby acknowledged, has granted, bargained and sold to Grantee, and Grantee's heirs, successors and assigns forever, the following described land, situate, lying and being in St. Lucie County, Florida, to wit:
See Exhibit "A" attached hereto and made a part hereof ("Property").

SUBJECT TO:

- (a) Taxes and assessments for the year 2009 and subsequent years.
- (b) Special assessment liens imposed by the Tradition Community Development District No. 1 and 4.
- (c) Zoning restrictions and prohibitions imposed by governmental authority.
- (d) Restrictions, agreements, covenants, conditions, reservations, dedications and easements of record, but this provision shall not operate to reimpose the same.
- (e) All matters that an accurate survey may reveal.

COPY
FTL:2693429:5

(f) Commercial Charter for Tradition recorded in Official Records Book 2098, Page 1697, as amended, of the Public Records of St. Lucie County, Florida, (collectively "Master Declaration").

(g) Matters appearing on the site plan and/or plats pertaining to the Property.

(h) Those matters described in Exhibit "B" attached hereto and made a part hereof.

(i) Terms, conditions, restrictions and limitations of the Memorandum of Lease with Publix Supermarkets, Inc. recorded in Official Records Book 2033, Page 612, as amended by First Amendment to Memorandum of Lease as recorded in Official Records Book 2252, Page 1137, both of the Public Records of St. Lucie County, Florida recognizing that Publix Supermarkets, Inc. is not leasing the Property.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in otherwise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through and under Grantor.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of

J. Paul Fanning
Signature
J. Paul Fanning

Printed Name
Mary Christine Moor
Signature
Mary Christine Moor
Printed Name

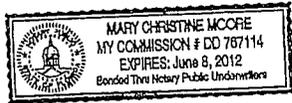
TRADITION DEVELOPMENT COMPANY, LLC, a Florida limited liability company
By: *Wesley S. McCurry*
Name: Wesley S. McCurry
Title: President

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COPY

STATE OF FLORIDA)
) SS:
COUNTY OF ST. LUCIE)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by Wesley S. McCurry, the President of TRADITION DEVELOPMENT COMPANY, LLC, a Florida limited liability company, freely and voluntarily under authority duly vested in him by said corporation and that the seal affixed thereto is the true corporate seal of said entity. He is personally known to me or who has produced _____ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 5th day of January, 2009.



Mary Christine Moore
Notary Public

Mary Christine Moore
Typed, printed or stamped name of Notary Public

My Commission Expires:

COPY

FTL 2693429:5
COPY

EXHIBIT "A"

Property

COPY

COPY

COPY

FTL:2693429:5

SKETCH TO ACCOMPANY DESCRIPTION.
THIS IS NOT A SURVEY!

COPY

DESCRIPTION:

A PARCEL OF LAND LYING IN SECTIONS 4 AND 9, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF TRADITION PLAT NO. 53, RECORDED IN PLAT BOOK 58, PAGES 24 AND 25, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 02°08'30" WEST, A DISTANCE OF 88.53 FEET; THENCE SOUTH 01°39'42" EAST, A DISTANCE OF 308.75 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF VILLAGE PARKWAY (TRACT R-1) OF TRADITION PLAT NO. 10 RECORDED IN PLAT BOOK 43 PAGES 19, 19A THRU 19C; THENCE NORTH 72°23'51" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 153.31 FEET TO A POINT, SAID POINT BEING A POINT OF NON RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 1225.06 FEET (THE RADIUS OF WHICH BEARS NORTH 65°05'31" WEST FROM THIS POINT); THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 17°19'49", AN ARC DISTANCE OF 370.54 FEET; THENCE SOUTH 84°21'37" EAST, A DISTANCE OF 37.42 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 0.719 ACRES, MORE OR LESS.

COPY

NOTE: THIS IS NOT A SKETCH OF SURVEY, BUT ONLY A GRAPHIC DEFINITION OF THE DESCRIPTION SHOWN HEREON. THERE HAS BEEN NO FIELD WORK, VIEWING OF THE SUBJECT PROPERTY OR INSTRUMENTS SET IN CONNECTION WITH THE PREPARATION OF THE INFORMATION SHOWN HEREON.

NOTE: LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT-OF-WAY AND FOR EASEMENTS OF RECORD.

Michael T. Kłodzieczyk
MICHAEL T. KŁODZIECZYK
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA REGISTRATION NO. 3864

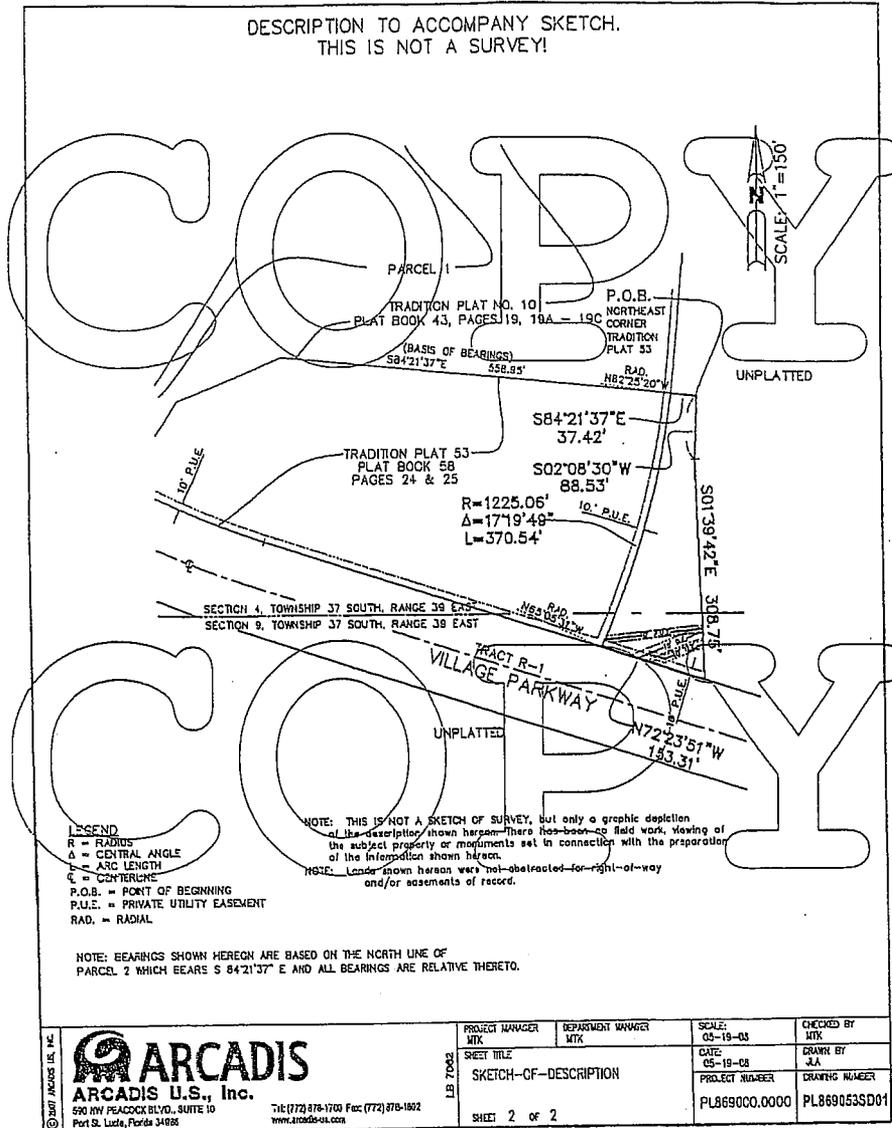
5/24/08
DATE OF SIGNATURE:

 ARCADIS U.S., Inc. 680 NW PEACOCK BLVD., SUITE 10 Fort St. Lucie, Florida 34982 Tel: (772) 878-1700 Fax: (772) 878-1802 www.arcadis-us.com	PROJECT MANAGER MTK	DEPARTMENT MANAGER MTK	SCALE 1"=150'	CHECKED BY MTK	
	SHEET TITLE SKETCH-OF-DESCRIPTION		DATE 05-19-08	DRAWN BY JJA	
	SHEET 1 of 2		PROJECT NUMBER PL869000.0000	DRAWING NUMBER PL869093SD01	
	LIB 7082				

FTL2693429:5

COPY

DESCRIPTION TO ACCOMPANY SKETCH.
THIS IS NOT A SURVEY!



LEGEND
 R = RADIUS
 Δ = CENTRAL ANGLE
 L = ARC LENGTH
 C = CENTERLINE
 P.O.B. = POINT OF BEGINNING
 P.U.E. = PRIVATE UTILITY EASEMENT
 RAD. = RADIAL

NOTE: THIS IS NOT A SKETCH OF SURVEY, but only a graphic depiction of the description shown hereon. There has been no field work, viewing of the subject property or measurements set in connection with the preparation of the information shown hereon.
 NOTE: Lines shown hereon were not abstracted for right-of-way and/or easements of record.

NOTE: BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF PARCEL 2 WHICH BEARS S 84°21'37" E AND ALL BEARINGS ARE RELATIVE THERETO.

<p>ARCADIS ARCADIS U.S., Inc. 530 NW PEACOCK BLVD., SUITE 10 Fort St. Lauderdale, Florida 33408 TEL: (772) 878-1700 Fax: (772) 878-1802 www.arcadis-us.com</p>	PROJECT MANAGER MTX	DEPARTMENT MANAGER MTX	SCALE: 05-19-08	CHECKED BY MTX	
	SHEET TITLE SKETCH-OF-DESCRIPTION		DATE: 05-19-08	DRAWN BY JLA	
	SHEET 2 of 2		PROJECT NUMBER PL869000.0000	DRAWING NUMBER PL869053SD01	
	© 2007 ARCADIS U.S., INC.				

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COPY

EXHIBIT "B"

The following restrictions, covenants and provisions shall be deemed a part of the conveyance described in the Special Warranty Deed to which these Deed Restrictions are attached and shall be deemed covenants running with the land applicable to the property described in such Special Warranty Deed ("Property") combined with the property more particularly set forth on Exhibit "C" attached hereto previously conveyed to Grantee by Special Warranty Deed recorded in Official Records Book 2605, Page 374 of the Public Records of St. Lucie County, Florida ("Previously Conveyed Property") (the Property and the Previously Conveyed Property are hereinafter collectively referred to as the "Combined Property") and shall be binding upon the owner of the Combined Property and its successors and assigns, to wit:

1. In order to assure uniformity and compatibility of the development within the Community known as "Tradition" ("Project") Grantee acknowledges and agrees that the Combined Property shall be considered as one plot and parcel of land, and no portion of said plot and parcel of land shall be sold, transferred, devised or assigned separately, except in its entirety as one plat or parcel of land, and Grantee's use of the Combined Property ("Proposed Use") shall be for developing thereon (i) a self-storage warehouse project consisting of not more than an aggregate of 95,000 square feet not to exceed thirty five (35) feet in height and (ii) professional office buildings consisting of not more than an aggregate of 30,000 square feet not to exceed forty-two (42) feet in height. The Combined Property shall not be used for any life-science, medical research and/or bio-technology uses (including, without limitation, office space for said uses) without Grantor's prior written consent, which consent may be withheld in Grantor's sole and absolute discretion). Outdoor storage of cars, boats and recreational vehicles at ground level (not stacked) in connection with the self-storage warehouse use shall be permitted provided Grantee shall construct a berm or wall that is at least 6 feet in height from finished floor elevation (and if a wall is utilized, it shall include columns and five feet (5') of articulation every forty feet (40') and landscaping along all boundaries of the Combined Property so that said outdoor storage of cars, boats and recreational vehicles shall not be visible from off the Combined Property (said berm or wall and landscaping to be approved by Grantor and the Tradition Commercial Association, Inc. (the "Association") in their sole and absolute discretion). Grantee shall be responsible for any governmental requirements in connection with the Proposed Use.
2. For a period of twenty (20) years from the date hereof, (i) the Combined Property shall be restricted to the Proposed Use; and (ii) neither Grantee, nor its successors in interest or assigns, shall seek to obtain any change in zoning, use or density of the Combined Property or any part thereof without the prior written consent of Grantor, which consent may be withheld by Grantor in its sole and absolute discretion.
3. Grantor reserves all rights with respect to the name "Tradition" or any association or club created in connection therewith, provided, however, that Grantee shall have the right to use "at Tradition" or "of Tradition" as part of the name of Grantee's development. Except as set forth above, Grantee shall have no right whatsoever to any of such names in connection with

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COPY

the Combined Property or in any advertising or promotional materials or in any other manner without the prior written consent of Grantor. ”

4. Grantee acknowledges that Grantor, or at Grantor's option, the Tradition Commercial Association, Inc. ("Association"), shall have the exclusive right to franchise, establish or enter into a contract for providing cable, gas, internet, telephone and other telecommunication services (or any portion of such services) to all or any part of the Project upon terms and conditions as Grantor (or the Association, as applicable) may deem appropriate, provided that such service is competitive with that otherwise available in the marketplace generally, recognizing that such service may not be the lowest rate charged, but will be competitive with the pricing for similar services in the Treasure Coast area. Grantee agrees to comply with the terms of any agreement between Grantor (or the Association) and any provider of service and Grantee agrees to execute any documents and grant any easements in connection with such systems or services requested by Grantor or the Association or the provider of any of such service as may be reasonably necessary to install, construct or maintain any of the respective systems. Additionally, Grantee shall fully cooperate with the provider of such services with respect to the installation of any wiring, equipment or other apparatus or device required by said provider to be placed on the Combined Property and the improvements thereon.
5. Grantor and Grantee acknowledge that Grantor may be entitled to certain impact fee credits for transportation impact fees, right-of-way impact fees, school impact fees, park impact fees, waste water impact fees, fire service impact keys and/or other impact fees or similar extractions by applicable governmental authority to which Grantor may be entitled to such credits (collectively "Impact Fee Credits"). Grantor may also in certain areas be entitled to credits against utility fees and/or hook up charges otherwise required to be paid to applicable utility authorities ("Utility Credits"). The parties agree that when Grantee is required to pay impact fees, utility connection fees or other fees or extractions to applicable governmental or quasi-governmental authorities to which Grantor has Impact Fee Credits or Utility Credits for such obligations (as recognized by such governmental or utility authority, as applicable), Grantee shall purchase from Grantor such impact fee, utility fee or other credit in an amount equal to that which Grantee would otherwise have been required to pay to the applicable governmental or quasi-governmental authority. It is the intent of the parties that if Grantor has any Impact Fee Credits or Utility Credits available, then Grantee shall be obligated to purchase and use such Impact Fee Credits or Utility Credits that Grantor has for which Grantor shall be compensated as set forth herein (rather than using or transferring any other impact fees or impact fee credits or utility fees or utility fee credits available to Grantee) so that Grantor's Impact Fee Credits or Utility Credits will be used up as quickly as possible to alleviate the risk of Grantor being left with Impact Fee Credits or Utility Credits that cannot be used in connection with development of the Project. It is the intent of the parties that by Grantee paying Grantor for such Impact Fee Credits or Utility Credits, Grantee shall not be required to pay double for such amounts and that upon paying Grantor for such amounts, Grantee shall not be obligated to pay applicable governmental authorities for the rights which are purchased from Grantor.
6. In order to assure uniformity and compatibility of the development within Tradition (the "Project"), Grantee acknowledges and agrees that the Combined Property shall only be used

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for the construction of the Proposed Use unless Grantee shall obtain Grantor's written approval of a different use (which consent shall not be unreasonably withheld). All architectural exterior elevations, site plans (or changes to the approved site plan), signage (temporary and/or permanent) utility plans, drainage plans and landscaping plans for any development and/or construction on the Combined Property, whether conceptual, preliminary, proposed or final and all modifications, alterations and additions thereto ("Plans") must be submitted to Grantor and Association and shall be subject to Grantor's and Association's written approval and all infrastructure improvements, buffers, lakes, retention areas, conservation areas and/or open space shall additionally require the approval of Grantor and the Association. The approval of such Plans may be based on aesthetic grounds of Grantor and the Association, provided Grantor agrees that it shall not unreasonably withhold its approval to such Plans if such Plans are consistent with Grantor's design guidelines. Additionally, Grantor agrees that in the event that Grantor does not approve or disapprove such Plans within ten (10) business days of delivery to Grantor of such Plans and reasonable documents related thereto as Grantor may request (which may include Grantor's request for additional documentation in connection therewith), then Grantor shall be deemed to have approved such Plans. No construction or installation of any improvements or development of any portion of the Combined Property acquired by Grantee shall be undertaken, except in accordance with the complete and final Plans which have been approved in writing by Grantor and Association as set forth above (which Plans, if approved by Grantor and the Association, referred to as the "Approved Plans"). Grantor hereby agrees that during such period of time as Grantor controls the Association, that the written approval of Grantor to the Plans shall also constitute the written approval of the Plans by the Association.

Grantee shall submit to Grantor, and Grantor shall have the right to approve, any and all modifications to the Plans (made either before or after any Closing). Grantor shall also have the right to review and approve any and all material modifications to the Plans required by any applicable governmental agency, including, without limitation, St. Lucie County, Florida.

Grantee shall perform all construction and development of any work to be performed by or through Grantee substantially in accordance with the Approved Plans.

7. Grantor reserves the right of access and entry at any time upon and over the Combined Property in order to enforce Grantor's rights and to inspect the Combined Property and any improvements thereon; provided, however, that the utilization of this right shall not unreasonably interfere with the development or use of such Combined Property upon reasonable notice to Grantee and accompanied by Grantee's representative if they are available. In addition to Grantor's rights hereunder, Grantor and the Association shall have additional access rights pursuant to the Declaration.
8. Grantee acknowledges that Grantor is in the initial stages of its development of the Project and that certain further documents may be executed by Grantor and recorded in the Public Records of St. Lucie County in connection with such development. In accordance therewith, Grantee hereby consents to the recording of such matters as are customary in the initial stages of developments such as the Project, including, but not limited to, agreements with and easements to drainage district, utility companies, property owner's associations, cable

companies and agreements or orders with or by governmental or quasi-governmental authorities, provided that none of the above would interfere with Grantee's planned development of the Combined Property contemplated by the site plan approved by Grantor based on the largest footprint of a Proposed Use.

9. Grantee shall not damage, cause to be damaged or permit to be damaged any property or improvements in the Project owned by Grantor or the Association, which improvements shall include, but are not limited to, streets, drainage lines, central water lines, central sewer lines, signage, landscaping, entry features, irrigation systems, lakes, lake banks, wetlands or littoral areas and Grantee assumes full responsibility and liability for any reconstruction, maintenance or repair of any such improvements arising as a proximate cause from Grantee's construction activities or the construction activities of Grantee's employees, contractors, subcontractors or agents. Should Grantee fail to promptly reconstruct, maintain and repair any such improvements damaged by Grantee, its employees, agents, contractors or subcontractors, or to pay the cost of such reconstruction, maintenance or repair, then Grantor shall be entitled to all other remedies available at law or in equity. Grantor shall have the right, but not the obligation, after notice to Grantee specifying such damage and ten (10) days to cure, to perform such reconstruction, maintenance or repair and Grantee shall be liable to reimburse Grantor for any and all reasonable out of pocket costs and expenses in connection with such activities. Notwithstanding the above, Grantor shall not perform any such reconstruction, maintenance or repair (unless an emergency exists) if such respective damage cannot be cured within a respective ten (10) day period and Grantee has commenced same within such ten (10) day period and diligently continues same to completion within a reasonable time. Grantee agrees that prior to performing its construction activities, it will coordinate with the appropriate utility authorities for location and stub-out of existing utility facilities. In the event Grantee causes damage to the Project or any portion thereof and fails to cure such damage within the cure period set forth above, Grantee shall immediately reimburse Grantor for any reasonable costs incurred by Grantor in curing such damage without Grantor waiving its other rights and remedies available against Grantee as may otherwise be available at law or in equity with respect to such damage.
10. Grantee shall provide an irrigation system of one hundred percent (100%) coverage of all landscaped or sodded area for the Combined Property and the area between the Combined Property and/or Common Area (as defined in the Declaration) parcel(s) line and the adjoining road.
11. The grading of the Combined Property acquired by Grantee will be the responsibility of Grantee and Grantee will grade the Combined Property to meet the requirements of the drainage plan and system for the Combined Property and to meet the tie-in requirements for the overall Project drainage system applicable to the Combined Property. Grantee will maintain, prepare and replace all filters so as to provide filtration to prevent sedimentation in catch basins, man holes and drainage lines during construction by Grantee of improvements on the Combined Property and it shall be Grantee's obligation to remove any sedimentation in the catch basins, man holes or drainage lines after the Closing of the affected portion of the Project caused by or through Grantee. Grantor reserves the right after ten (10) days written notice to Grantee (or without notice in the case of emergency) to enter onto any portion of

the Combined Property to install such filters, remove any sedimentation or correct any grading deficiency at the cost and expense of Grantee and Grantee shall promptly reimburse Grantor for any and all reasonable costs and expenses incurred.

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EXHIBIT "C"

Previously Conveved Property

Parcel 2 as shown on Tradition Plat No. 10 according to the Plat thereof recorded in Plat Book 43, at Pages 19 and 19A-19C of the Public Records of St. Lucie County, Florida.

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COPY

COPY

FTL2693429:5

Thresiamma Kuruvilla

From: Daniel Holbrook
Sent: Tuesday, August 30, 2011 8:12 AM
To: Thresiamma Kuruvilla
Cc: Pat Shutt; Anne Cox
Subject: FW: Charter schools 1002.33

Please include this email with the staff report for the Tradition project. Thanks

From: SANDERS, Marty [mailto:Marty.Sanders@stlucieschools.org]
Sent: Wednesday, August 24, 2011 10:42 AM
To: Daniel Holbrook
Cc: Roxanne Chesser; Brian Reuther; Jerry Bentrott; Pam Hakim
Subject: Charter schools 1002.33

Daniel: Reviewing the charter school in Tradition brought to my attention some code issue regarding charter schools. The Department of Education has developed the state requirements for educational facilities (FBC chapter 423 and FS 1013.37) specifically for education facilities to keep children safe. SREF provides a more stringent code that required for other private facilities. The Florida statute (1002.33) authorizing charter schools indicates that the charter schools are not required but may choose to comply with SREF.

Specifically the code says: FACILITIES.— (18)

A startup charter school shall utilize facilities which comply with the Florida Building Code pursuant to chapter 553 except for (a) the State Requirements for Educational Facilities. Conversion charter schools shall utilize facilities that comply with the State Requirements for Educational Facilities provided that the school district and the charter school have entered into a mutual management plan for the reasonable maintenance of such facilities. The mutual management plan shall contain a provision by which the district school board agrees to maintain charter school facilities in the same manner as its other public schools within the district. Charter schools, with the exception of conversion charter schools, are not required to comply, but may choose to comply, with the State Requirements for Educational Facilities of the Florida Building Code adopted pursuant to s. 1013.37. The local governing authority shall not adopt or impose any local building requirements or site-development restrictions, such as parking and site-size criteria, that are addressed by and more stringent than those found in the State Requirements for Educational Facilities of the Florida Building Code. Beginning July 1, 2011, a local governing authority must treat charter schools equitably in comparison to similar requirements, restrictions, and processes imposed upon public schools that are not charter schools. The agency having jurisdiction for inspection of a facility and issuance of a certificate of occupancy or use shall be the local municipality or, if in an unincorporated area, the county governing authority.

As you are aware, the City has been silent on this issue since the School Board is required to meet SREF (FBC chapter 423). As such school meet a much more stringent safety requirement than other facilities. You may want to review with your staff and other departments on the need to adopt more stringent requirements for charter or private schools in the city. SREF provide much of the framework to address pedestrian, bus and parent pickup issues that can be very problematic.

Please let me know if you need any assistance from me regarding this issue.

Marty E. Sanders, P.E.
Executive Director of Growth Management, Land Acquisition, Inter-Governmental Relations, Facilities & Maintenance

School Board of St. Lucie County
327 NW Commerce Park Drive
Port St. Lucie, FL 34986

phone 772.340.7105
fax 772.340.4848
cell 772.216.5755

Under Florida's "Public Records" law, absent a specific exclusion, written communications to or from St. Lucie County School District employees are considered public records. E-mail communication with this correspondent may be subject to public and media disclosure upon request.

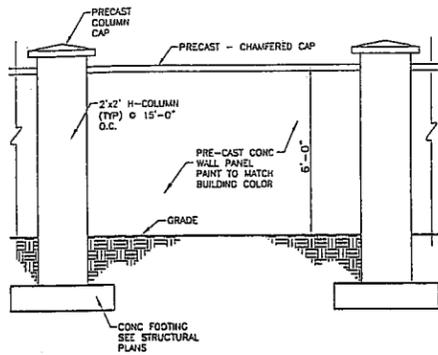
St. Lucie Public Schools



NORTH

SCALE: 1" = 40'-0"

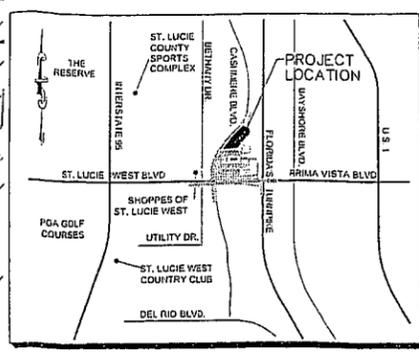
48 HOURS BEFORE DIGGING
BROWARD - PALM BEACH - MIAMI DADE
ST. LUCIE - HARTSHORNS
CALL FREE
1-800-432-4770
SUNSHINE
NOTIFICATION CENTER



PERIMETER WALL DETAIL
N.T.S.

PHASE 1B
ST. LUCIE WEST PLAT No. 50
2.5 AC. PARCELS 1-11-12-13-14-15-16-17-18-19-20
ZONING: CG

- EXISTING**
- LIMITS OF EXIST. CONCRETE SIDEWALKS, PORCHES & PADS
 - CENTERLINE
 - EXIST. R/W LINE
 - EXIST. PAVEMENT
 - EXIST. CONC. CURB
 - EXISTING FENCE
 - EXISTING WOOD UTILITY POLE
 - EXIST. CONCRETE UTILITY POLE
 - EXIST. WATER LINE
 - EXIST. FORCE MAIN
 - W/DIRECTION OF FLOW
 - EXIST. INTERCONNECT CONDUIT
 - EXIST. SAN. SEWER
 - W/DIRECTION OF FLOW
 - EXIST. GAS LINE
 - EXIST. UNDERGROUND TELEPHONE
 - EXIST. OVERHEAD ELECTRIC
 - EXIST. STORM SEWER LINE
 - EXIST. "CABLE TELEVISION" UNDERGROUND CABLE
 - EXISTING ELEVATION
 - EXIST. CATCH BASIN
 - EXIST. WOOD LIGHT POLE
- PROPOSED**
- LIMITS OF CONCRETE SIDEWALKS, PORCHES & PADS
 - PROPERTY LINE
 - CENTERLINE
 - R/W LINE
 - PROPOSED PAVEMENT
 - PROPOSED TYPE 'D' CONCRETE CURB
 - PROPOSED TYPE 'F' CONCRETE CURB
 - PROPOSED FENCE
 - PROPOSED WOOD UTILITY POLE
 - PROPOSED CONCRETE UTILITY POLE
 - PARKING SPACE COUNT
 - PROPOSED GAS LINE
 - PROPOSED UNDERGROUND TELEPHONE
 - PROPOSED SEWER LINE
 - PROPOSED WATER LINE
 - PROPOSED STORM DRAIN LINE
 - PROPOSED "CABLE TELEVISION" UNDERGROUND CABLE
 - PROPOSED LIGHT POLE
 - PROPOSED CATCH BASIN
 - NEW ASPHALT
 - LIMITS OF PAVEMENT RESTORATION



LOCATION MAP
N.T.S.

LEGAL DESCRIPTION
ALL OF PARCELS 1, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

SITE DATA TABLE:

PROJECT CONTACT DATA:

PROPERTY OWNER:
AMERICAN FEDERATED TITLE CORP.
3850 HOLLYWOOD BLVD., #400
HOLLYWOOD, FL 33021
(954) 989-2200

DEVELOPER:
RED APPLE DEVELOPMENT, LLC
6245 N. FEDERAL HWY, 5th FL
FT LAUDERDALE, FL 33308
(954) 202-3500

ENGINEER: CDI ENGINEERING AND PLANNING
320 DAVE BOULEVARD
FORT LAUDERDALE, FL 33315
(954) 524-8800

ARCHITECT: McARDY DEVELOPMENT Co.
2530 MARKETPLACE RD #301
FORT MYERS, FL 33912
(239) 735-7800

WATER SERVICE PROVIDER: ST. LUCIE WEST SERVICE DISTRICT
WASTEWATER SERVICE PROVIDER: ST. LUCIE WEST SERVICE DISTRICT
LAND USE: CH(HIGHWAY COMMERCIAL)/CG(GENERAL COMMERCIAL)
ZONING: CG (GENERAL COMMERCIAL)

SITE COMPUTATIONS:
GROSS SITE AREA = 260,214 S.F. (6.517 AC)

BUILDING AREA:
CHARTER SCHOOL (3-STORY) = 103,262 S.F.
F.A.R. = 0.3949
BUILDING HEIGHT = 35'-0" (3-STORIES)

PERVIOUS/IMPERVIOUS CALCULATIONS:
BUILDING AREA (GROUND FL) = 37,783 S.F. (14,097)
PARKING/AREA = 104,728 S.F. (39,892)
SIDEWALK/CONCRETE = 7,340 S.F. (2,745)
TOTAL IMPERVIOUS AREA = 149,851 S.F. (3.440 AC)(55.87%)
PERVIOUS AREA = 118,363 S.F. (2,717 AC)(44.13%)
NET SITE AREA = 260,214 S.F.(100.00%)

INTERIOR LANDSCAPE AREA:
INTERIOR REQUIRED = 20% x V.I.U.A.
= 20,945.8 S.F.
INTERIOR PROVIDED = 118,363 S.F.

PARKING CALCULATIONS:
PARKING REQUIRED:
(2 SPACE/CLASSROOM x 81) = 162 SPACES

PARKING PROVIDED:
STANDARD (8.5' x 18') = 112 SPACES
OVERFLOW/SPECIAL EVENTS = 80 SPACES
HANDICAP (12' x 18') = 8 SPACES
TOTAL PROVIDED = 200 SPACES

SETBACKS:

DIRECTION:	REQUIRED:	PROVIDED:
FRONT (WEST)	25'	111.45'
REAR (EAST)	20'	20'
SIDE (NORTH)	20'	316.81'
SIDE (SOUTH)	10'	16'

UPLAND PRESERVATION STATEMENT:
REFER TO DRAWING 15-1 "TREE PRESERVE AREA PLAN" FOR THE UPLAND TREES WHICH ARE TO BE PRESERVE ON-SITE. THE REQUIRED UPLAND PRESERVE WILL BE MITIGATED OFF-SITE BY PAYMENT OF THE MITIGATION FEE.

WELLFIELD PROTECTION STATEMENT:
THE PROJECT IS NOT LOCATED WITHIN A WELLFIELD ZONE OF PROTECTION.

DRAINAGE STATEMENT:
THE REQUIRED 1/2" PRE-TREATMENT FOR WATER QUALITY WILL BE ACHIEVED UTILIZING EXFILTRATION TRENCH PRIOR TO OVERFLOWING TO THE ST. LUCIE WEST WASTEWATER DRAINAGE SYSTEM LAKE ADJACENT TO THE EAST OF THE SITE. PER SPWMD PERMIT #56-00573-5-187

TRAFFIC STATEMENT:
BASED ON A STUDENT POPULATION OF 1200-STUDENT, THE PROJECT TRIPS GENERATION PER ITS TRIPS GENERATION 7th EDITION (LAND USE CODE 534). DURING THE MORNING PEAK HOUR THE SCHOOL CAN BE EXPECTED TO GENERATE UP TO APPROXIMATELY 628 INBOUND TRIP. DURING THE AFTERNOON PEAK HOUR OF THE SCHOOL, THE SCHOOL CAN BE EXPECTED TO GENERATE UP TO APPROXIMATELY 361 INBOUND TRIPS.

UTILITY STATEMENT:
NO TREES OR OTHER INVASIVE ROOT PLANTINGS SHALL BE LOCATED WITHIN 10 FEET OF A CITY UTILITY MAIN. ALL OTHER UTILITIES SHALL BE MINIMUM OF 6 FEET HORIZONTAL SEPARATION FROM CITY UTILITY MAINS FOR PARALLEL INSTALLATIONS AND A MINIMUM OF 18" BELOW CITY UTILITY MAINS. (ALL MEASUREMENTS ARE FROM THE OUTSIDE TO OUTSIDE).

CITY STREET LIGHTING STATEMENT:
CONTRACTOR WILL BE RESPONSIBLE FOR THE RELOCATION OF EXISTING CITY OF PORT ST. LUCIE STREET LIGHTING AND ANY CONDUIT THAT MAY CONFLICT WITH THE PROPOSED DRIVEWAYS AND TURN LANES.

HAZARDOUS WASTE STATEMENT:
IF HAZARDOUS WASTES ARE TO BE STORED OR UTILIZED ON THE SITE, THEN THE DISPOSAL OF HAZARDOUS WASTE SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS.

PARTIAL MANAGEMENT TRACT NO. 1
ST. LUCIE WEST PLAT No. 50
2.5 AC. PARCELS 1-11-12-13-14-15-16-17-18-19-20
ZONING: CG

LOVE'S OF ST. LUCIE WEST
WATER MANAGEMENT TRACT NO. 1
ZONING: CG

LOVE'S OF ST. LUCIE WEST
FENCIBLE & DRIVING: CG
2" LANDSCAPE BUFFER

ENGINEERING AND PLANNING
320 DAVE BOULEVARD
FORT LAUDERDALE, FLORIDA 33315
(954) 524-8800 FAX: (954) 524-8802
CDI ENGINEERING AND PLANNING

DRWG. TITLE : SITE PLAN

PROJECT : ST. LUCIE CHARTER SCHOOL
300 N.W. CASHMERE BOULEVARD, PORT ST. LUCIE, FL 34986

CLIENT : RED APPLE DEVELOPMENT, LLC

PROJECT NO. 262.02

DRAWN BY K.B.

DESIGNED BY D.A.F.

CHECKED BY D.A.F.

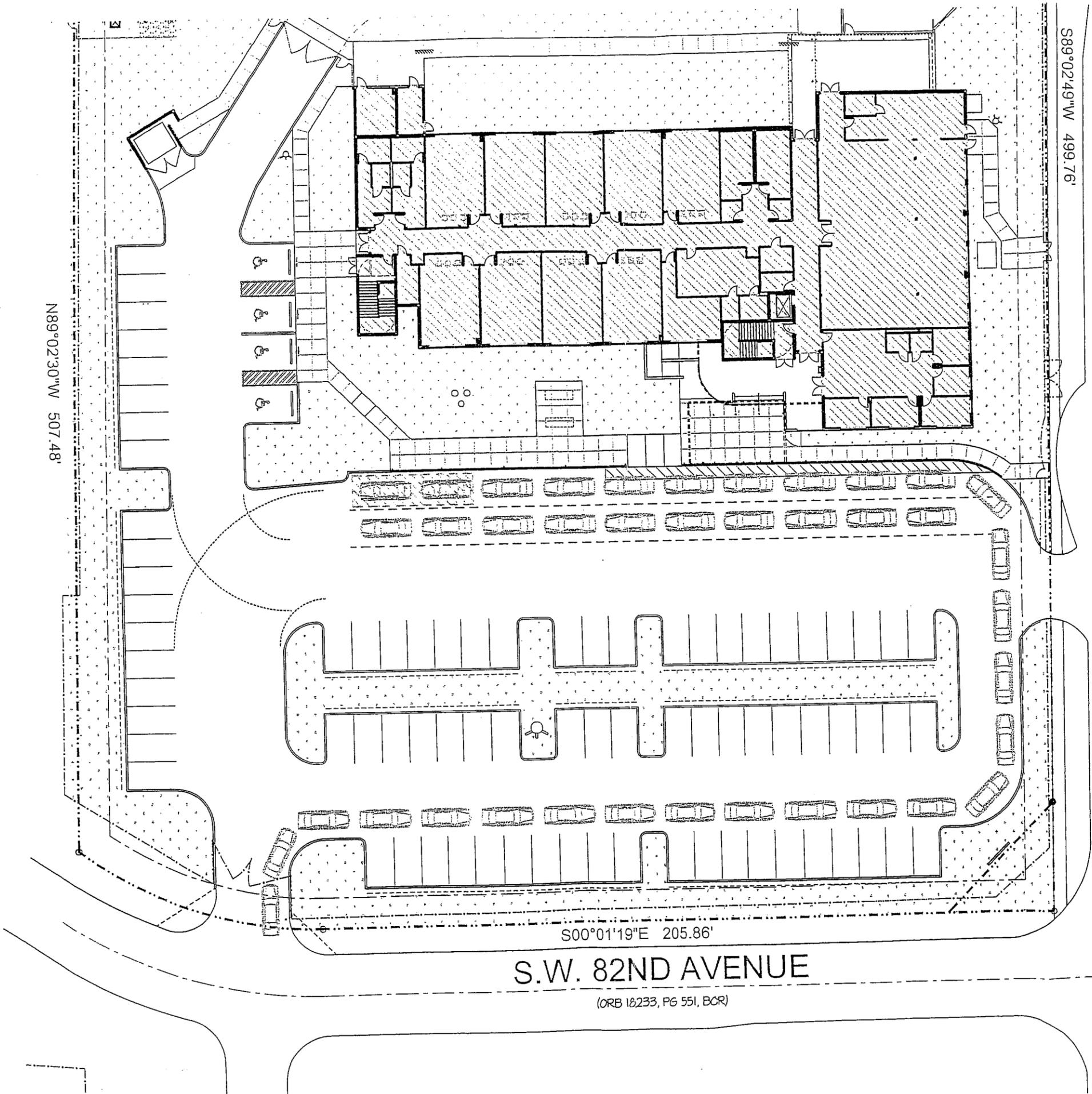
DATE : 4/15/08

DWG. NO. SP-1

SHT. NO. 1 of 23

REVISIONS :

- 6-26-08 PER SPRC
- 7-10-08 PER ENGINEER
- 9-13-08 PER SPRC
- 11-10-08 PER SPRC
- 1-14-09 PER P.S.L
- 3-30-09 PER S.L.C. REC
- 6-01-09 PER FIELD COND.



S89°02'49"W 499.76'

N89°02'30"W 507.48'

S00°01'19"E 205.86'

S.W. 82ND AVENUE

(ORB 18233, PG 551, BCR)

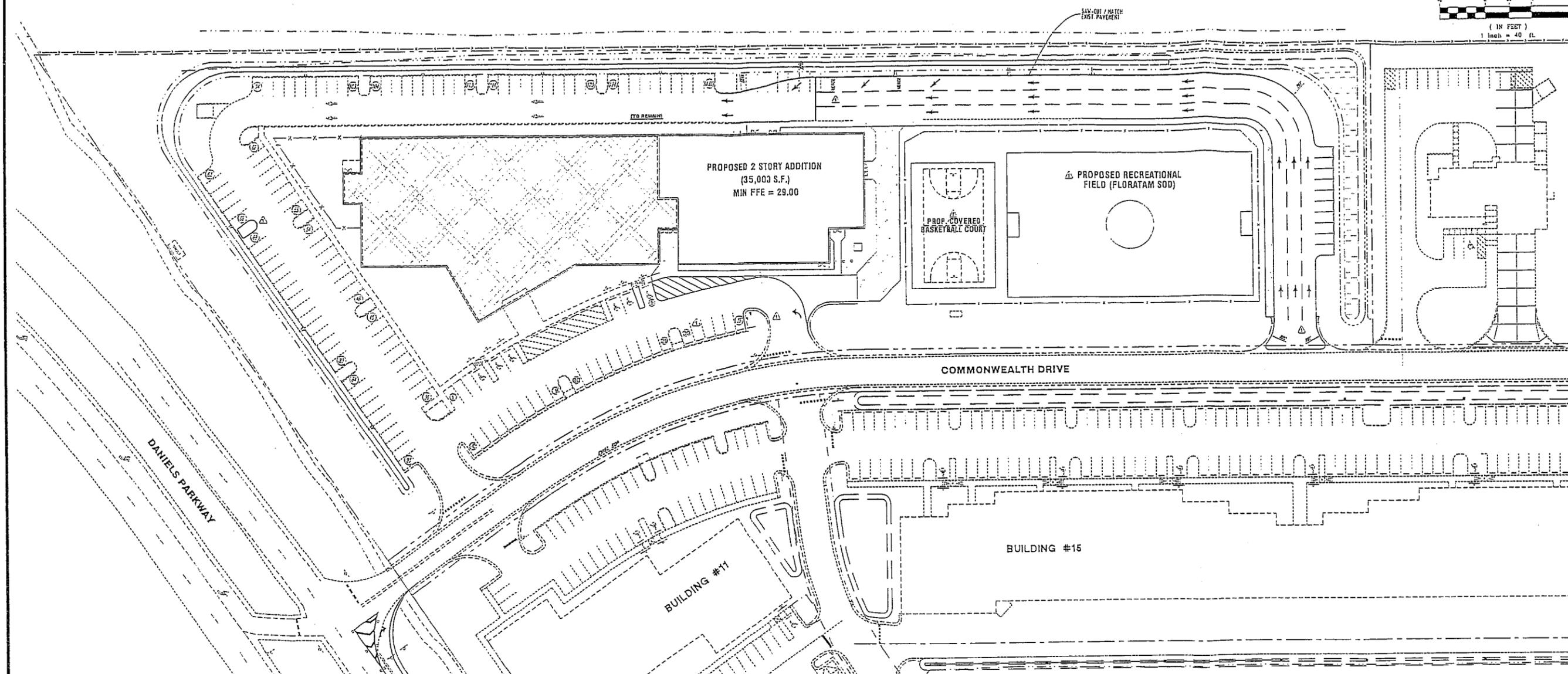
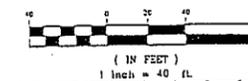
S.W. 177TH STREET

(ORB 1609, PG 530, BCR)

UNDEVELOPED

HM Z

GRAPHIC SCALE



GENERAL STATEMENT:

PROPOSED HEREIN ARE SITE IMPROVEMENTS FOR AN ADDITION TO GATEWAY CHARTER ELEMENTARY SCHOOL BUILDING TOTALING 35,000 S.F. THE PROJECT IS LOCATED ON LOT 1, BLOCK 'C', AND THE SOUTH HALF OF LOT 2, GATEWAY PHASE 15 PLAT (PG. 53, PG. 18), CONSISTING OF 6.78 AC.

GATEWAY P.U.D. SITE DATA:

GATEWAY LOT 1 AND SOUTH HALF LOT 2, BLOCK 'C' - PHASE 15 PLAT
TOTAL PARCEL AREA = 6.78 AC.
BUSINESS/COMMERCIAL DISTRICT: GATEWAY P.U.D.
SETBACKS FROM PARCEL BOUNDARY LINES = 25 FT. PLUS 1/2 FT. OVER 25 FT.
HGT. BLDG. HGT. = 30 FEET
MINIMUM LAKE SETBACK = 25 FEET FROM LAKE CONTROL
BUILDING SETBACK = 27.5 FEET FROM PARCEL BOUNDARY.

PARKING DATA:

(PER LEE COUNTY O.S.D. CH. 34)
PARKING REQUIRED:
EMPLOYEES/STAFF MEMBERS = 105
PLUS 1,500 STUDENTS / 40
TOTAL MINIMUM PARKING REQUIRED = 143 SPACES
TOTAL PARKING PROVIDED = 143 SPACES (INCL. 6 HOCP)

PROJECT DATA:

(PREVIOUSLY APPROVED DOS2005-00153)

TOTAL SITE AREA
6.78 AC. = 100%

EXIST. ONSITE IMPROVEMENTS PHASE 1

BUILDING 30,000 SF = 0.69 AC. = 10.18%
PAVEMENT/WALKS 78,942 SF = 1.63 AC. = 24.04%
GREEN AREA 150,656 SF = 3.46 AC. = 51.03%

PROP. ONSITE IMPROVEMENTS PHASE 2A

BUILDING 47,037 SF = 1.08 AC. = 15.93%
PAVEMENT/WALKS 73,610 SF = 1.69 AC. = 24.92%
GREEN AREA 174,690 SF = 4.01 AC. = 59.15%

PROP. ONSITE IMPROVEMENTS PHASE 2B

BUILDING 47,037 SF = 1.08 AC. = 15.93%
PAVEMENT/WALKS 77,548 SF = 1.78 AC. = 26.26%
GREEN AREA 170,751 SF = 3.92 AC. = 57.61%

PROJECT DATA:

AMENDMENT TO DOS2005-00153

TOTAL SITE AREA
295,394 S.F. = 6.78 AC. = 100%

EXIST. ONSITE IMPROVEMENTS PHASE 1

BUILDING 30,000 SF = 0.69 AC. = 10.18%
PAVEMENT/WALKS 78,942 SF = 1.63 AC. = 24.04%
GREEN AREA 150,656 SF = 3.46 AC. = 51.03%

**PROPOSED ONSITE IMPROVEMENTS
Amendment No. 1**

BUILDING 47,135 SF = 1.08 AC. = 15.96%
PAVEMENT/WALKS 89,248 SF = 2.05 AC. = 30.21%
GREEN AREA 159,011 SF = 3.65 AC. = 53.83%

FIRE FLOW DATA:

Time of Test: 10:30
Date of Test: 1-30-2008
Hydrant (Test) Location: Commonwealth Dr. 2nd Hydrant N. of Daniels
Hydrant (Test) Number: 7197
Static: 68
Residual: 60
Hydrant (Flow) Location: 12850 Commonwealth Dr.
Hydrant (Flow) Number: 7196
Pilot 1: 38 GPM 1862
Pilot 2: 38 Flow 4900 (@20psi)

FIRE FLOW CALCULATION:

Required Fire Flow = C * 18 * A
where C = Constant based on type of building construction
A = Gross Floor Area
School Building:
RFF = 1.0 * 18 * 95000
= 5548 gpm
Covered Basketball Court:
RFF = 0.8 * 18 * 7200
= 1229 gpm
SCHOOL BUILDING TO BE SPRINKLERED

FOR THE UNDERGROUND SPRINKLER SEE THE ENGINEER OF RECORDS FIRE PROTECTION DOCUMENTS TO THE POINT OF SERVICE. THIS IS NOT THE CIVIL ENGINEERS RESPONSIBILITY.

LEGEND:

- EXISTING SCHOOL BUILDING
- PROPOSED BUILDING ADDITION
- PROPOSED CONCRETE SIDEWALK
- PROPOSED NEW PAVEMENT PAVEMENT
- PROPOSED GREEN AREAS (SOI)
- PROPOSED DRY PRE-TREATMENT AREA
- PROPOSED "FLORITAM" SODDED AREA

NOT FOR CONSTRUCTION

Table with columns: No., AMENDMENT No. 1, REVISIONS, DATE

McGARVEY CONSTRUCTION CO., INC. Commercial - Industrial - Design/Build

GATEWAY WESTLINKS CHARTER ELEMENTARY SCHOOL EXPANSION

H.M. HOLE MONTES ENGINEERS-PLANNERS-SURVEYORS LANDSCAPE ARCHITECTS

405 Commercial Ct, Suite E Venice, FL 34292 Phone: (941) 412-3712 Florida Certificate of Authorization No.1772

SITE EXHIBIT

Table with columns: REFERENCE NO., DRAWING NO., PROJECT NO., SHEET NO.

