

CORNERSTONE CHARTER ACADEMY

City Belle Isle, Florida
City Council Meeting
4/18/23



CONCEPT PLAN

Ordinance 23-02



Co-Applicants:
Cornerstone Charter Academy
Pine Castle United Methodist Church
City of Belle Isle

Project Team
FEG Engineering
CIVICA Architecture
TPD Engineering



Cornerstone Charter School CONCEPT Plan Ordinance 23-02

Co-Applicants

*Cornerstone Charter Academy
City of Belle Isle, Florida*

Pine Castle United Methodist Church

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FEG Engineering

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CCA Class of 2023 Accomplishments

- 8 students graduating with **AA degrees** in 2023
- 5 students graduating as **certified Bio-Medical Technicians** (25 over the past 5 years)
- National Hispanic recognition award from **College Board**
- 2022 school **winner for the Heisman High School Scholarship**
- One of the 100 chosen (out of thousands nationally) for **Disney Dreamer and Doers** with his name in Times Square and on Good Morning America
- Two of our **student athletes** have signed with colleges **to play at the collegiate level**
- Winner of the **Mayors MLK Humanitarian Award for community service**
- 5 out of the top 10 graduates this year are **Legacy Students**
- 60% of our graduates earned the **Scholar Diploma Designation**

CCA Past Accomplishments

- Last year's Valedictorian attended **West Point**
- 2019 CCA graduate is graduating from the **Naval Academy** this year with an appointment to become a **Marine pilot**
- **2 National Merit Scholarship winners** and multiple finalists
- 25%-30% of our graduates qualify for **Bright Futures** every year with **over \$1 million in additional scholarships** each year
- **5 Eagle Scouts** have completed their service projects in and around CCA and Belle Isle
- Football team won their first ever **SSAC State Title** this year
- Over 250 students have taken **dual enrollment** since 2020
- Thriving theatre department that has **won multiple Dr. Phillips Applause Awards**
- **Service Learning Club** has raised tens of thousands of dollars for **Childrens Miracle Network** each year



CORNERSTONE CHARTER ACADEMY

PROPOSED MASTER PLAN

03.28.2023

CIVICA
Architecture

Traffic Assessment



Background

- Existing Shifts:
 - **Grades K-5:**
 - Drop-off 7:15 AM
 - Pick-up 2:35 PM
 - **Grades 6-12:**
 - Drop-off 7:30 AM
 - Pick-up 2:45 PM



Background

- **Comprehensive Traffic Analysis**
 - Traffic data collection
 - Traffic observation
 - Existing traffic analysis
 - Trip generation analysis
 - Buildout traffic analysis with suggested improvements
 - Queueing analysis
- **Purpose of the analysis is to provide recommendations for traffic circulation**



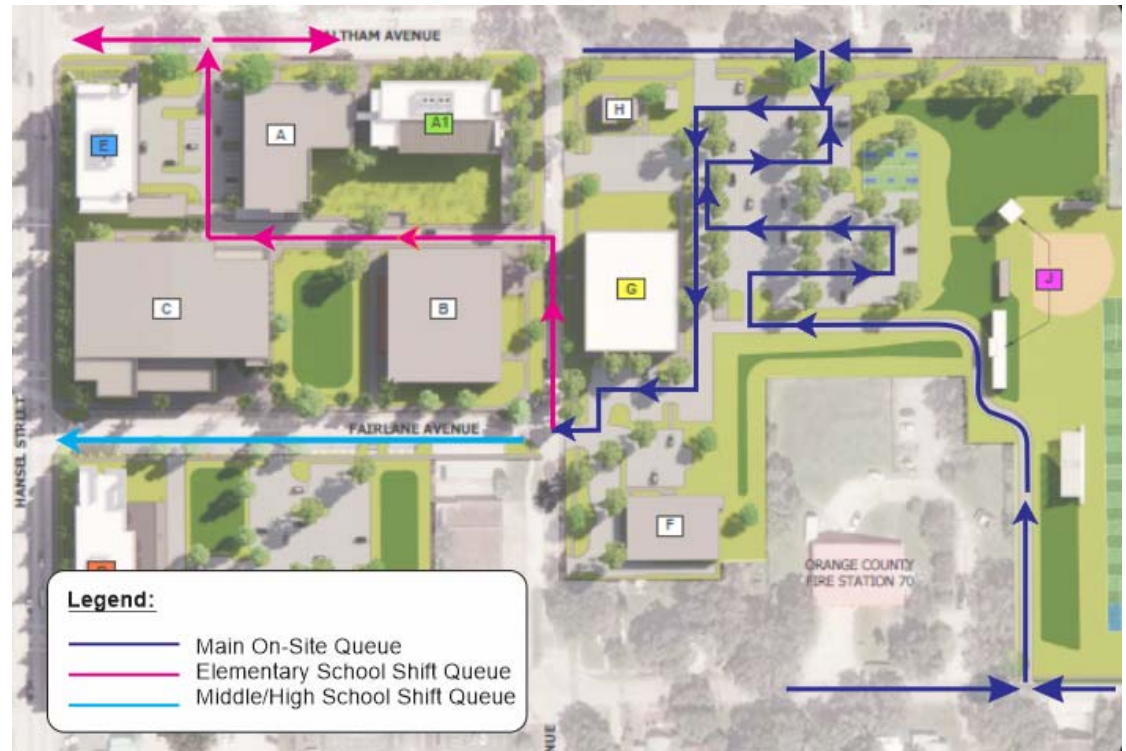
Proposed Improvements

- Drop-off / Dismissal will operate in three (3) shifts - minimum of ½-hour apart
- Site will have on-site queueing for all 3 shifts
- New entrance on Wallace Street to enhance on-site queueing.
- Site will have on-site queueing for all 3 shifts within the parking lot on the property east of Randolph Ave



Proposed On-Site Queueing

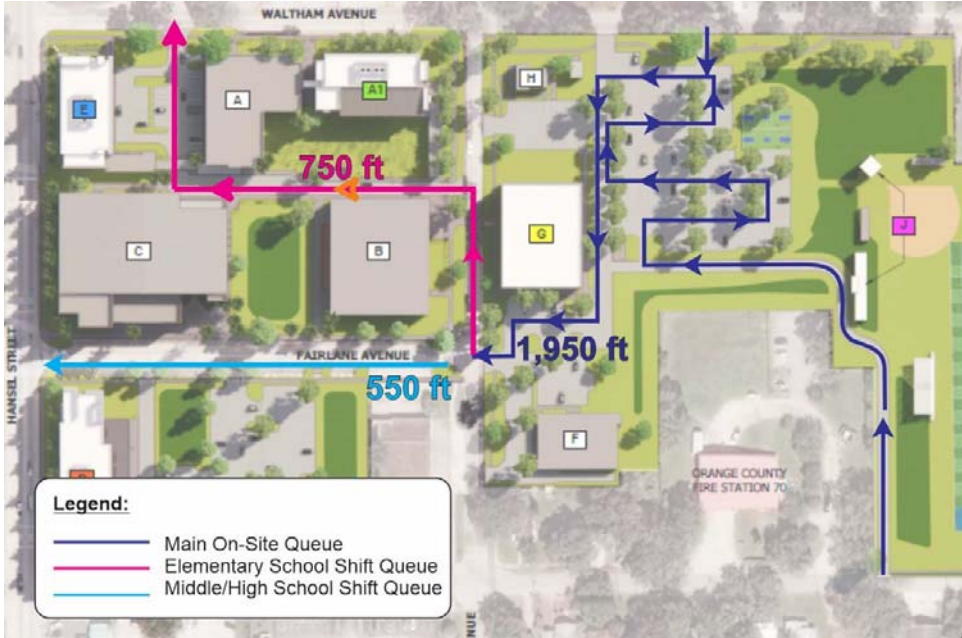
- Entry on Waltham Ave for traffic coming from the north
- Entry on Wallace Street for traffic coming from the south
- Queueing will form within parking lot in **conga line configuration**
- **Randolph Ave will be closed at Waltham Ave and on Wallace St during drop-off/pick-up**
- Elementary School Shift:
 - Drop-off/Pick-up at Building A
 - Exit on Waltham Ave (can turn right and left)
- Middle/High School Shift:
 - Drop-off/Pick-up on Fairlane Ave
 - **Exit right** at the intersection of Fairlane Ave



Proposed Improvements

	Existing On-Site Queue Length Provided (Estimated from Traffic Observations)	Proposed On-Site Queue Length (Provided Within Site)***
Elementary School	750 ft *	2,700 ft
Middle/High School	770 ft **	2,500 ft

* 795 ft additional queue backs up on Waltham Ave, Randolph Ave and Wilks Ave
 ** 1,580 ft additional queue backs up on Wallace St and Randolph Ave south of Wallace St
 *** Total stacking provided within the site



Proposed Conditions Traffic Simulation – Elementary School Shift



Proposed Conditions Traffic Simulation – High School Shift



Recommendations

- **Three (3) shifts** for Elementary, Middle and High School, approximately **30-minutes apart**.
- **On-site vehicle stacking** within the parking lot on the property east of Randolph Avenue.
- At the City's request, **Randolph Avenue** will be closed to traffic from the north on Waltham Avenue and the south on Wallace Street during Arrival and Dismissal.
- **Fairlane Avenue** to become 1-Way only westbound, and vehicles to exit right-only on Hansel Avenue.
- **Police/traffic attendant guidance** at the intersections of Hansel Avenue/Waltham Avenue and Hoffner Avenue/Randolph Avenue.
- Station **staff members / traffic attendants** within the site and at the entry driveways to **guide traffic** into the school site queue and ensure proper circulation.
- **Traffic study** considered 100% student vehicle drop-off/pick-up as a **conservative analysis**.
 - Large portion of **pedestrians** and **“golf-cart”** pick-up locations,
 - The school expansion will also **expand the after-school programs** which will account for a percentage of students staying on campus after dismissal times and will **reduce the number of vehicles** arriving to the site at drop-off/d dismissal.

Response to P&Z Meeting Comments

1. What policy does the Traffic Study comply with?

- City of Belle Isle MuniCode Sec 46-62
- Orange County “Traffic Operational Analysis Methodology for Schools”

2. Projected conditions of roadway segments within 1-mile operating at deficient Levels of Service

- Traffic report findings (modified):
 - 1 segment is operating at deficient Level of Service under existing conditions
 - 1 segment is projected to operate at deficient Levels of Service at buildout conditions
- Using SCHOOL PEAK HOUR (2:00-4:00 P.M. Peak Hour) for existing traffic volumes, there will be no capacity deficiency on the Hansel Avenue segment.

Hansel Avenue Segment 176 - Roadway Capacity Analysis

Roadway Capacity	Existing Volumes		Committed Trips	School Trips	Total	Capacity Exceeded?
2,440	4:00 - 6:00 P.M.	2,337	1	214	2,552	Yes
	2:00 - 4:00 P.M.	1,730	1	214	1,945	No

Response to P&Z Meeting Comments

3. Project Impact on Hoffner Avenue is too significant

- Trips Generated by SCHOOL EXPANSION

Trip Generation Comparison

	No. of Students	A.M. Peak Hour			P.M. Peak Hour		
		Total	Enter	Exit	Total	Enter	Exit
Existing Highest Shift Traffic	905	751	383	368	600	300	300
Proposed Highest Shift Traffic	1,100	913	466	447	779	390	389
Net New Trips		162	83	79	179	90	89

- Impact of EXPANSION TRIPS on Hoffner Avenue is only 4.00% of Capacity

Roadway Capacity	% of Trips	# of Trips Added due to Expansion	% of Capacity
800	35%	32	4.00%

Response to P&Z Meeting Comments

4. Why were the intersections of Hansel Avenue/Oakridge Road and Orange Avenue/Oakridge Road excluded from analysis?

- Based upon our preliminary assessment of trip generation/ trip distribution, we determined that Oak Ridge Road would not be significantly impacted.
- Data was collected for further analysis and results show that these intersections will operate at acceptable Levels of Service at buildout.

Intersection	Control	Time Period	EB		WB		NB		SB		Overall	
			Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS
Oak Ridge Rd & Hansel Ave	Signal	A.M.	0.0	A	--	--	17.8	B	--	--	17.8	B
		P.M.	0.0	A	--	--	20.1	C	--	--	20.1	C
Oak Ridge Rd & Orange Ave	Signal	A.M.	19.7	B	18.3	B	--	--	8.4	A	11.9	B
		P.M.	20.9	C	19.2	B	--	--	9.4	A	13.5	B
Hoffner Ave & Marinell Dr	Stop	A.M.	0.0	A	3.7	B	29.6	D	--	--	4.0	A
		P.M.	0.0	A	2.3	A	28.7	D	--	--	3.2	A

Response to P&Z Meeting Comments

5. The roadway segments operating at deficient Levels of Service should follow Orange County's Concurrency requirements for mitigating deficient Levels of Service.

- All public schools are exempt from Orange County's concurrency requirements.

6. The stop-controlled intersection of Waltham Avenue/Hansel Avenue was not analyzed under police officer control during drop-off/pick-up

- This intersection was analyzed under stop-control and under signal control in the traffic report. The signal control mimics the operation under police officer traffic guidance.
 - The intersection will operate at satisfactory Levels of Service under signal (police officer) control.
-

Student Services Building
14,000 SF

Elementary School Expansion
33,750 SF

Gymnasium
16,100 SF

Concession / Scorer's Box
1,150 SF



8323 NW 12th St, Suite 106
Doral, FL 33126
tel: 305.593.9999
44 FIDELITY
www.civicafl.com
info@civicafl.com

PROJECT:
**CORNERSTONE
CHARTER ACADEMY
MASTER PLAN**



906 WALTHAM AVE.
BELLE ISLE, FL 32809
PARCEL No:
24-23-29-3400-00-092
24-23-29-3400-00-093
24-23-29-3400-00-094
24-23-29-3400-00-095
24-23-29-3400-00-114

APPLICANT:
CORNERSTONE
CHARTER ACADEMY
906 WALTHAM AVE.
BELLE ISLE, FL 32809
ISSUED FOR:
ZONING SUBMITTAL
CIVCA PROJECT No.:
220208

CONSULTANTS:
FEG
FLORIDA ENGINEERING
& ARCHITECTURE
P.L.L.C.
Engineering the Future

KEY PLAN

[A]	ELEMENTARY SCHOOL - EXISTING
[B]	ELEMENTARY SCHOOL - NEW 2-STORY BLDG.
[C]	MIDDLE SCHOOL & GYM - EXISTING
[D]	MIDDLE SCHOOL - NEW 2-STORY BLDG.
[E]	STUDENT SERVICES - NEW 2-STORY BLDG.
[F]	FIELD HOUSE - EXISTING
[G]	GYMNASIUM - NEW 2-STORY BLDG.
[H]	HOUSE - EXISTING
[I]	FIELD HOUSE, CONCESSIONS & RESTROOMS

No.	DATE	ISSUED FOR	BY

DRAWN BY: TW
DATE: 05/2023
KEY PLAN

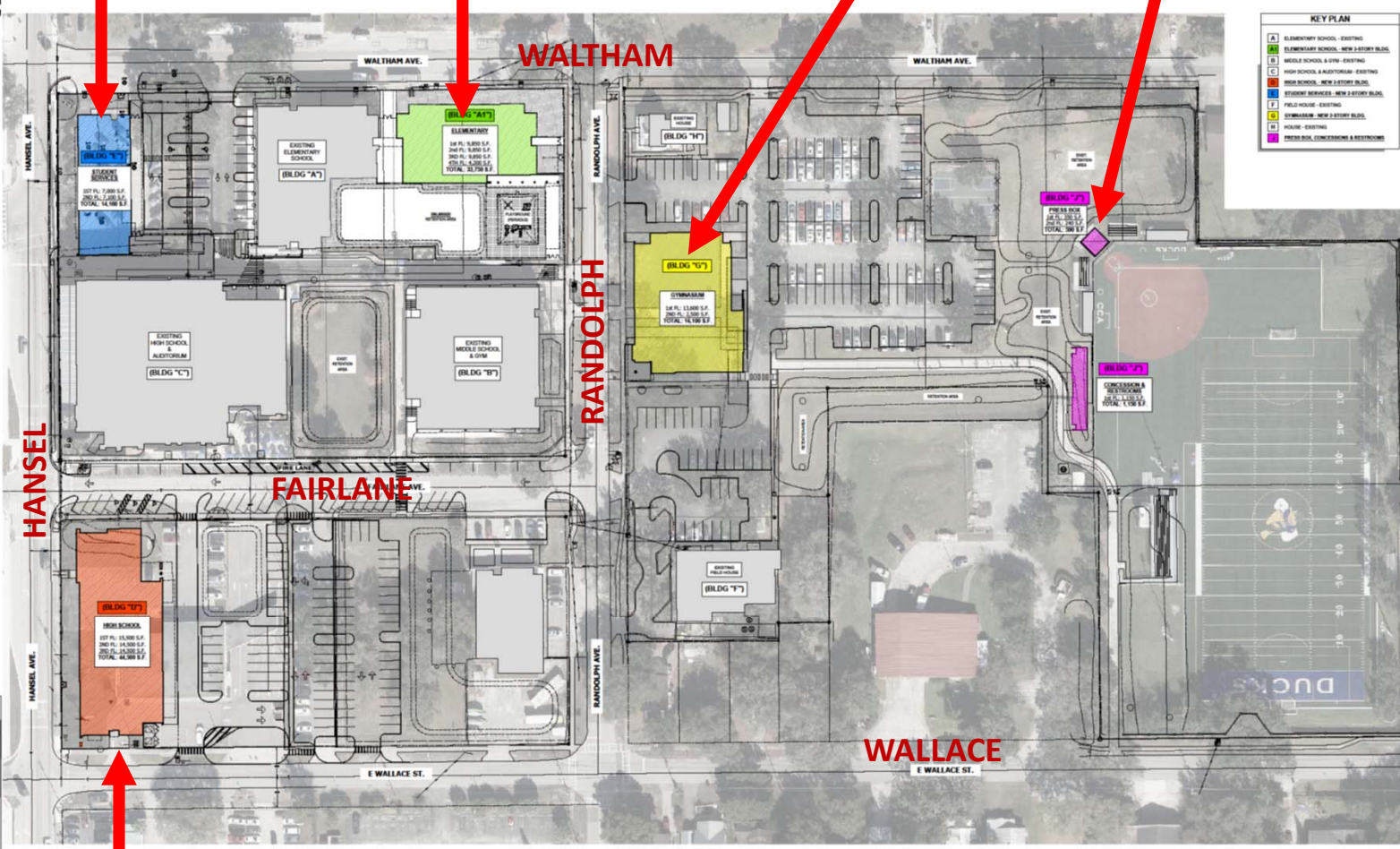
APPROVED BY: JG/PL
SCALE: AS SHOWN

1/4" PL. FFD, 1/4" X 1/4" GRID (1/8")
SEAL/SIGNATURE

REVISIONS TABLE
No. Description
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**OVERALL
SITE PLAN
(AS REFERENCE)**

SHEET NUMBER
A100



High School Annex
44,500 SF

SITE PLAN (OVERALL)
SCALE: A1:1, A200

PLEASE REFER TO FINAL CIVIL & LANDSCAPING DWG PREPARED BY FEG (FLORIDA ENGINEERING & ARCHITECTURE, INC.) (THIS ARCHITECTURAL SITE PLAN IS SHOWN HERE FOR GENERAL LOCATION & CROSS REFERENCE PURPOSES ONLY.)



VIEW LOOKING NORTH EAST



CORNERSTONE CHARTER ACADEMY

AERIAL VIEWS





03.28.2023

CIVICA
Architecture

NEW ELEMENTARY CLASSROOM WING (3-STORY)

at the current location of the "Villages"

- THREE-STORY, ±29,600 SF BUILDING
- COVERED CONNECTION TO EXISTING ELEMENTARY CLASSROOM BUILDING
- CAFETERIA
- CLASSROOMS FOR GRADES K-1
- CLASSROOMS FOR GRADES 2-5
- ART ROOM
- "PROJECT LEAD THE WAY" (PLTW) ROOM
- MUSIC ROOM
- EXCEPTIONAL STUDENT EDUCATION (ESE) ROOM

- | | | | |
|---|---------------------------------------|---|-----------|
|  | CLASSROOMS & OTHER EDUCATIONAL SPACES |  | CAFETERIA |
|  | ADMINISTRATION |  | SUPPORT |



3RD FLOOR - ELEMENTARY SCHOOL ADDITION



2ND FLOOR - ELEMENTARY SCHOOL ADDITION



1ST FLOOR - ELEMENTARY SCHOOL ADDITION

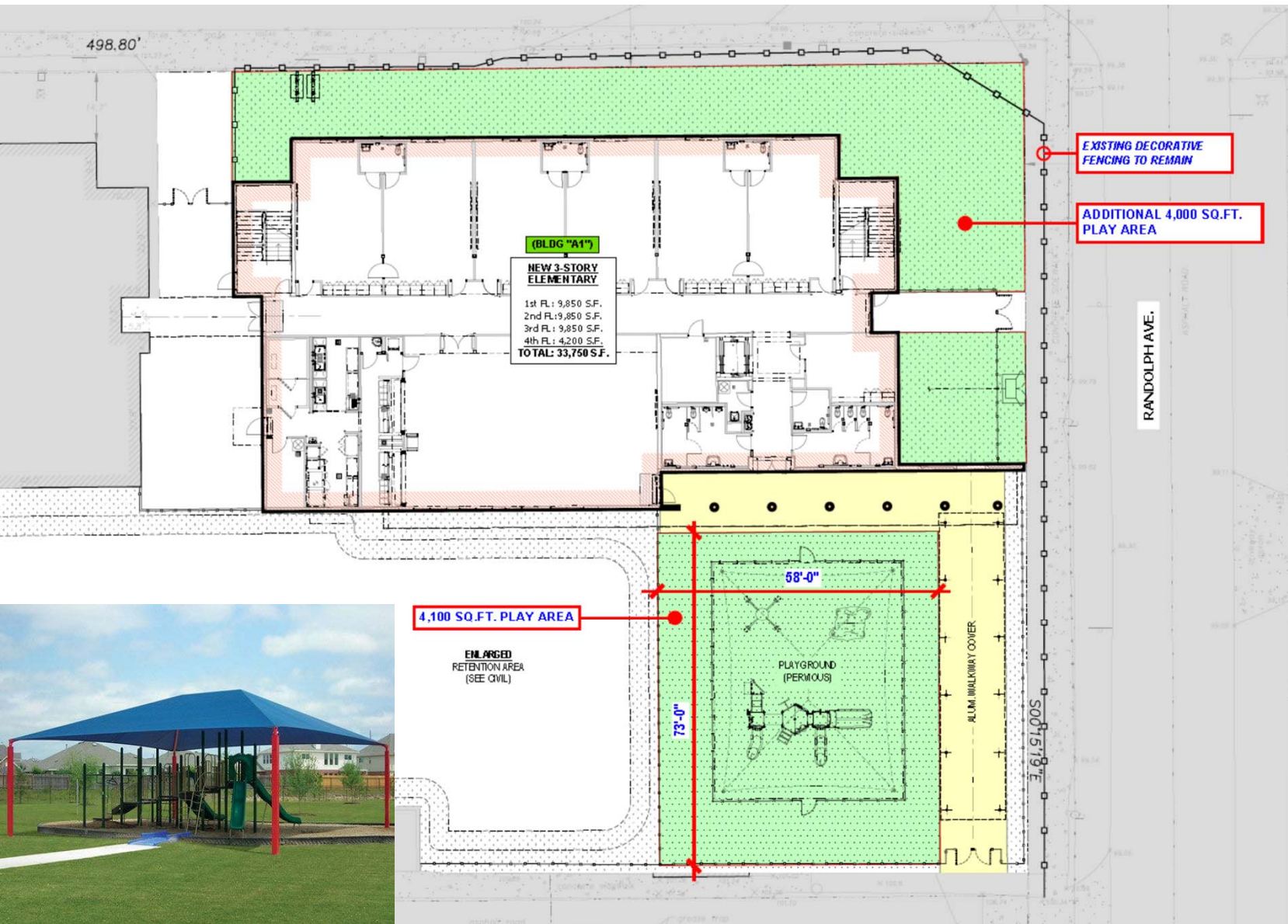


CORNERSTONE CHARTER ACADEMY

NEW BUILDING A1 - ELEMENTARY SCHOOL ADDITION - FLOOR PLANS

03.28.2023

CIVICA
Architecture



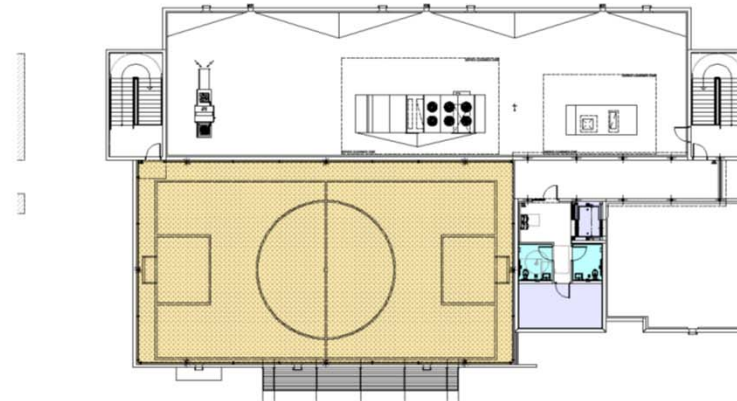
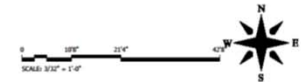
Elementary School

Ground Level Play Areas for K-2



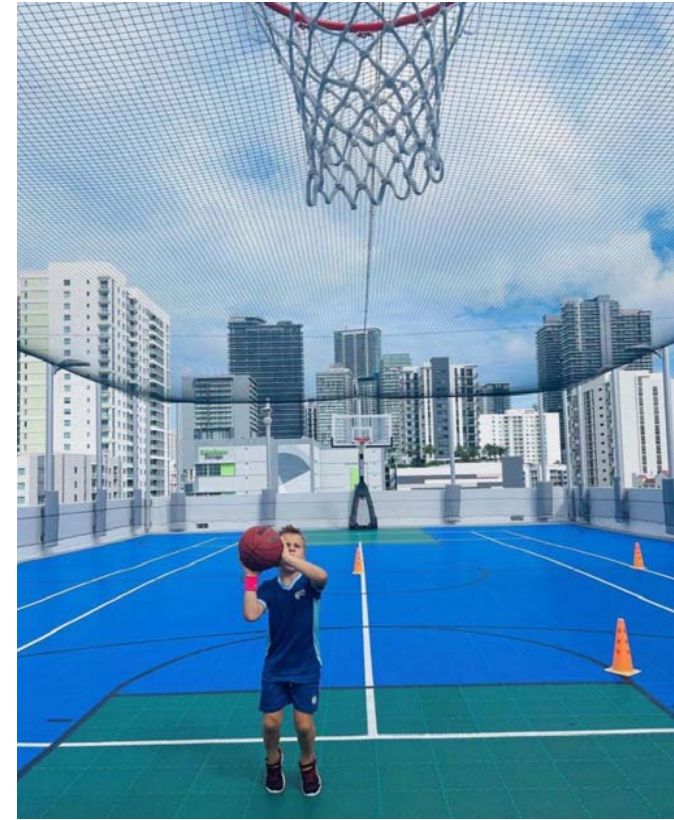
NEW ELEMENTARY CLASSROOM WING (3-STORY) at the current location of the "Villages"

- THREE-STORY, ±29,600 SF BUILDING
- COVERED CONNECTION TO EXISTING ELEMENTARY CLASSROOM BUILDING
- CAFETERIA
- CLASSROOMS FOR GRADES K-1
- CLASSROOMS FOR GRADES 2-5
- ART ROOM
- "PROJECT LEAD THE WAY" (PLTW) ROOM
- MUSIC ROOM
- EXCEPTIONAL STUDENT EDUCATION (ESE) ROOM



Elementary School Upper-Level Play Areas for 3-5

Fully Compliant with FBC, FFPC, FAC





NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



CORNERSTONE CHARTER ACADEMY

NEW BUILDING A1 - ELEMENTARY SCHOOL ADDITION - ELEVATIONS

03.28.2023

CIVICA
Architecture

NEW BUILDING "D" - HIGH SCHOOL CLASSROOM WING
at the old Bank of America parcel

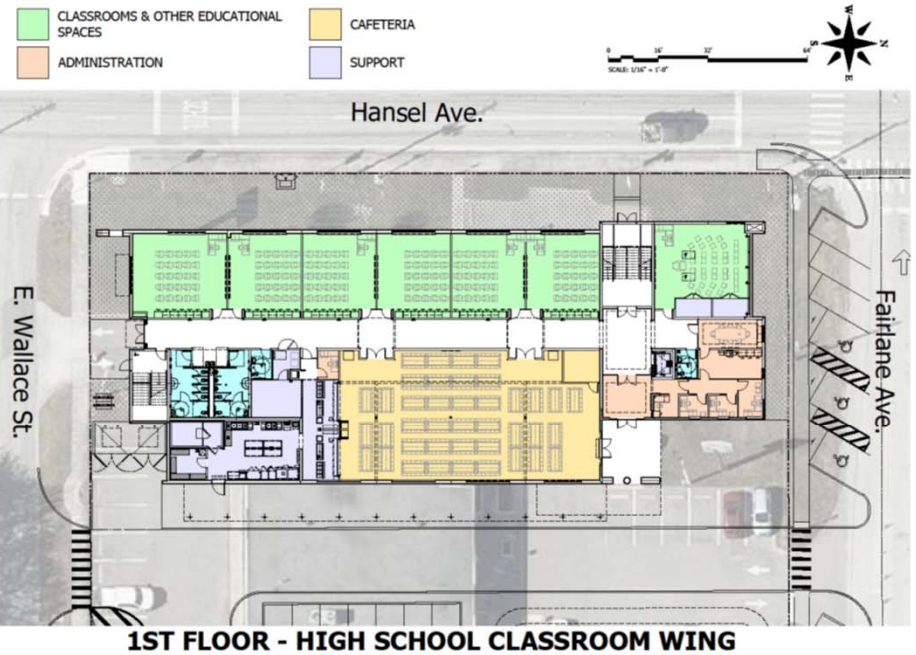
- THREE-STORY, ±50,400 SF BUILDING
- HIGH SCHOOL ADMINISTRATION OFFICE
- CAFETERIA
- GENERAL EDUCATION CLASSROOMS FOR GRADES 9-12
- ART ROOMS
- CHORUS ROOM
- MUSIC ROOM
- SEMINAR ROOM
- SCIENCE CLASSROOMS - LIFE, EARTH AND SPACE & PHYSICS



3RD FLOOR - HIGH SCHOOL CLASSROOM WING



2ND FLOOR - HIGH SCHOOL CLASSROOM WING



1ST FLOOR - HIGH SCHOOL CLASSROOM WING

- CLASSROOMS & OTHER EDUCATIONAL SPACES
- CAFETERIA
- ADMINISTRATION
- SUPPORT



CORNERSTONE CHARTER ACADEMY
NEW BUILDING D - HIGH SCHOOL CLASSROOM WING - FLOOR PLANS

03.28.2023

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WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION







CORNERSTONE CHARTER ACADEMY
NEW BUILDING D - HIGH SCHOOL CLASSROOM WING - ELEVATIONS

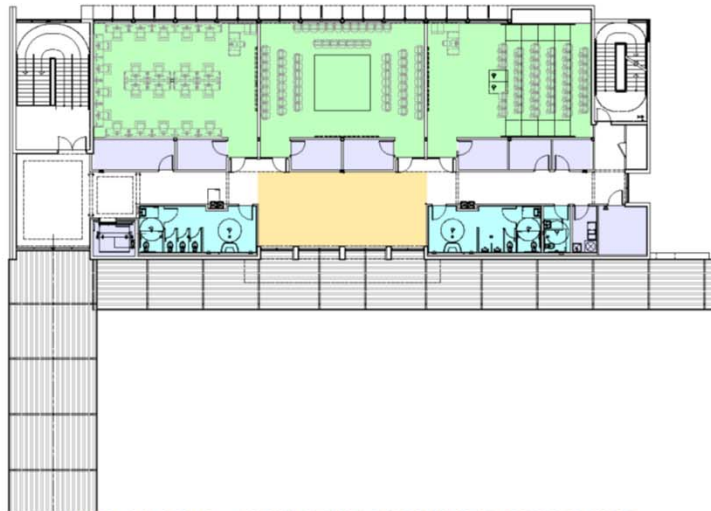
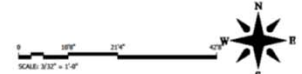
03.28.2023

CIVICA
 Architecture

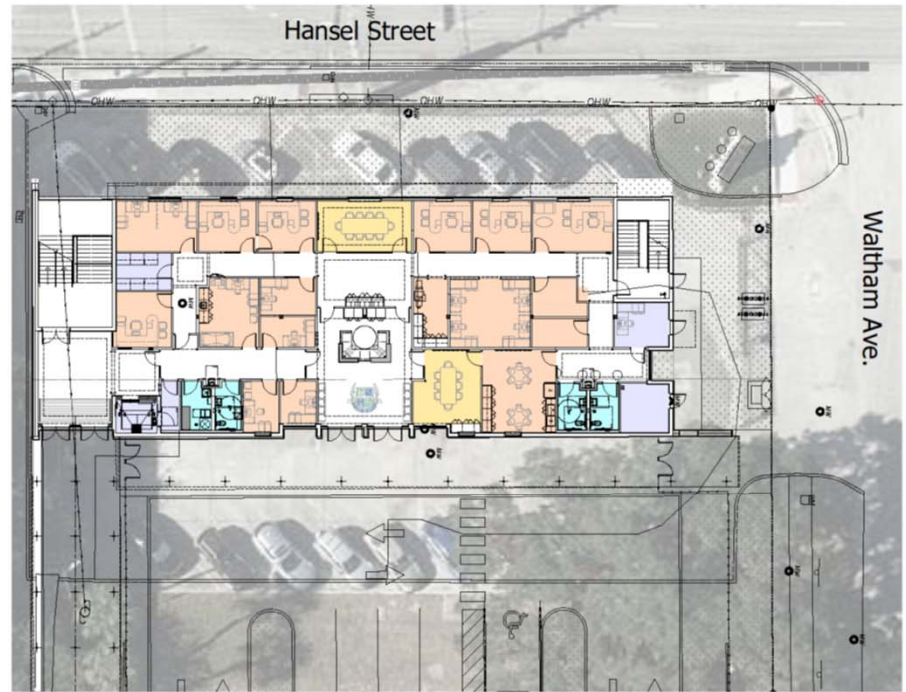
NEW BUILDING "E" - STUDENT SERVICES
at the old Texaco gas station

- TWO-STORY, ±14,100 SF BUILDING
- SCHOOL ADMINISTRATION OFFICES
- BLACK BOX THEATER
- LECTURE HALL
- HIGH SCHOOL MEDIA CENTER
- STUDENT LOUNGE AREA

	CLASSROOMS & OTHER EDUCATIONAL SPACES		ASSEMBLY AREAS
	ADMINISTRATION		SUPPORT



2ND FLOOR - STUDENT SERVICES BUILDING



1ST FLOOR - STUDENT SERVICES BUILDING



CORNERSTONE CHARTER ACADEMY
NEW BUILDING E - STUDENT SERVICES - FLOOR PLANS

03.28.2023

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Architecture



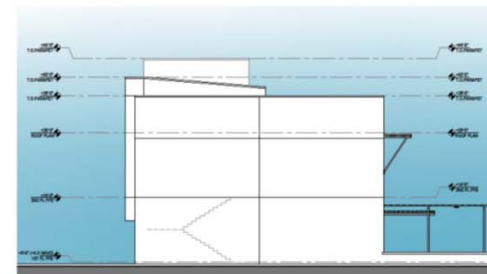
WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION

0 10' 20' 30' 40'
SCALE: 3/32" = 1'-0"



CORNERSTONE CHARTER ACADEMY

NEW BUILDING E - STUDENT SERVICES - ELEVATIONS

03.28.2023

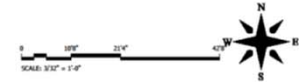
CIVICA
Architecture

NEW BUILDING "J" - FIELD CONCESSIONS & RESTROOMS

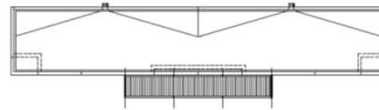
- TWO-STORY, ±1,740 SF BUILDING
- CONCESSIONS
- RESTROOMS
- COACH OFFICE
- BASEBALL/SOFTBALL SCORER'S BOX



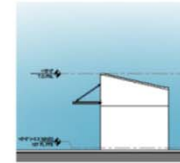
ELEVATION - SCORER'S BOX



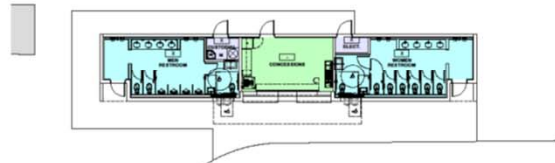
2ND FLOOR - SCORER'S BOX



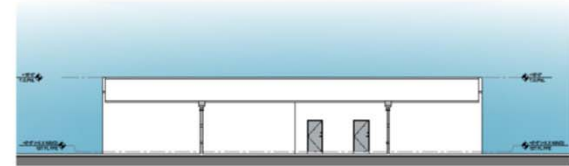
ROOF PLAN - CONCESSION + RESTROOM



1ST FLOOR - SCORER'S BOX



1ST FLOOR - CONCESSION + RESTROOM



ELEVATIONS - CONCESSION + RESTROOM



CORNERSTONE CHARTER ACADEMY
NEW BUILDING J - FIELD CONCESSIONS+RESTROOM FLOOR PLANS AND ELEVATIONS

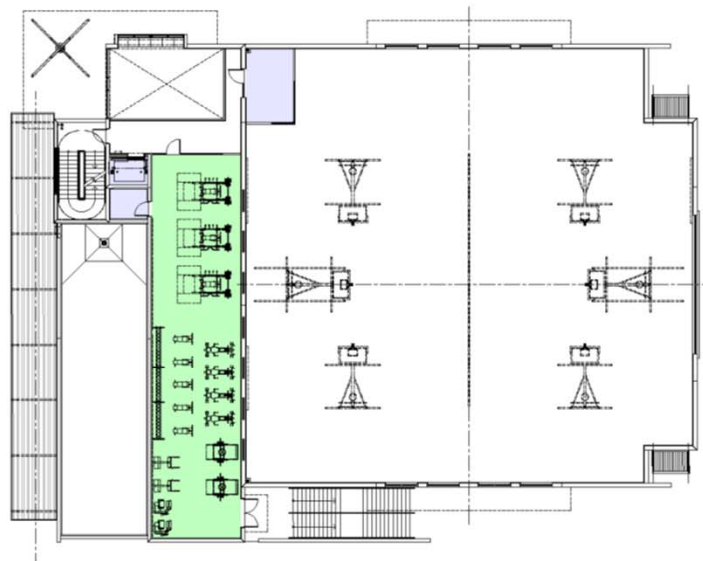
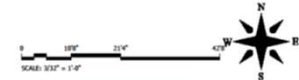
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CIVICA
 Architecture

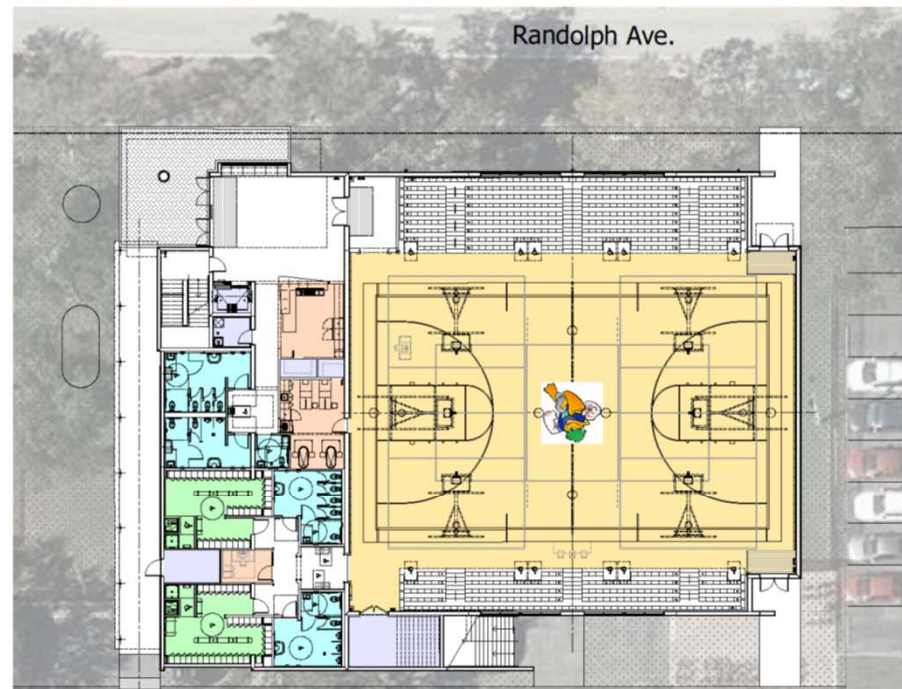
NEW BUILDING "G" - GYMNASIUM / AUDITORIUM

- ▶ TWO-STORY, ±17,100 SF BUILDING
- ▶ GYMNASIUM / AUDITORIUM WITH BLEACHERS
- ▶ REGULATION BASKETBALL / VOLLEYBALL COURT
- ▶ A/V SYSTEM CONTROL ROOM
- ▶ CONCESSION STAND
- ▶ LOCKER ROOMS
- ▶ WEIGHT ROOM

 LOCKERS & WEIGHT ROOMS	 GYMNASIUM / AUDITORIUM
 OFFICES	 SUPPORT



2ND FLOOR - GYMNASIUM / AUDITORIUM



1ST FLOOR - GYMNASIUM / AUDITORIUM

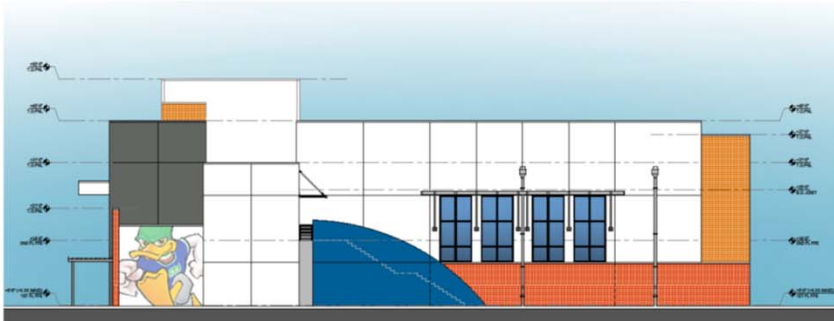


CORNERSTONE CHARTER ACADEMY

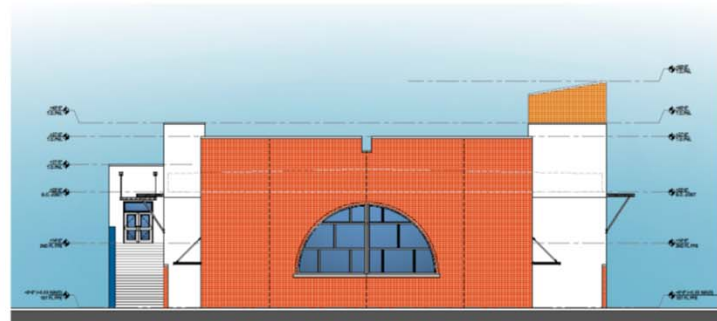
NEW BUILDING G - GYMNASIUM/AUDITORIUM FLOOR PLANS

03.28.2023

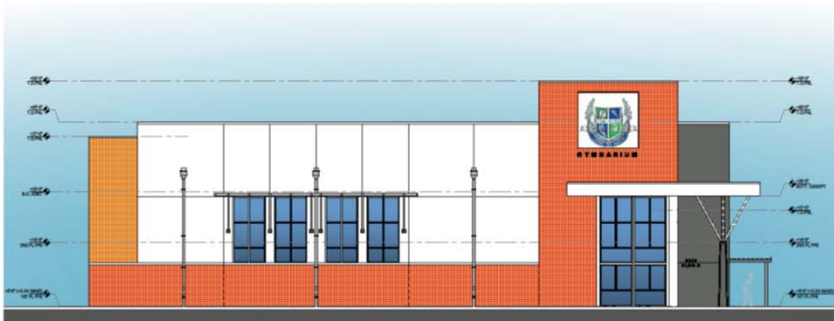
CIVICA
Architecture



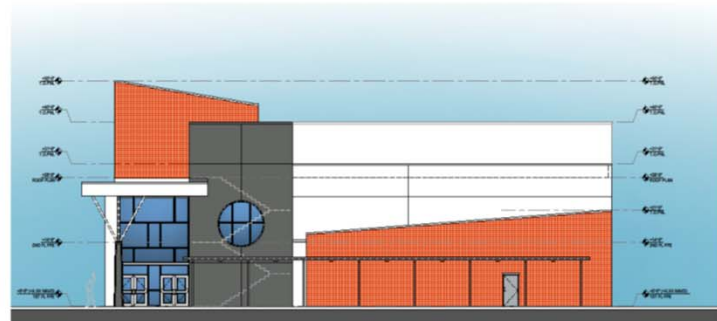
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

0 10' 20' 30' 40'
SCALE: 1/8" = 1'-0"



CORNERSTONE CHARTER ACADEMY
NEW BUILDING G - GYMNASIUM/AUDITORIUM ELEVATIONS

03.28.2023

CIVICA
Architecture

CORNERSTONE CHARTER ACADEMY

City Belle Isle, Florida

GYMNASIUM



STAFF REPORT

- **Approval of the requested REZONING per Ordinance 23-02 and per Belle Isle staff's recommendation of APPROVAL**
 - "The proposed Planned Development rezoning is to create consistency in the zoning use of the entire campus where the school is and will be in operation."
- **STAFF RECOMMENDATION:**
 - "Staff has no objection to the proposed concept plan."
 - "Staff recommends approval of the preliminary concept plan and PD district."
- **Approval of the following per Ordinance 23-02**
 - Concept Plan
 - Code Provisions
 - Permitted Uses
 - Special Exception Uses
 - Maximum Building Height
 - 4 stories / 57 feet
 - Setbacks consistent with the Concept Plan
 - Intensity
 - 0.45 Floor Area Ratio
 - Maximum Impervious Surface
 - .70
 - Architectural Features consistent with the Concept Plan
 - Vehicular Parking / Ingress / Egress
 - Lighting
 - Landscaping, Landscaping Buffers, Recreation, Open Space
 - Planned Development Name
 - Cornerstone Charter Academy PD
 - Development Plan / PD Expiration
 - Violation

Planning & Zoning recommended **APPROVAL** of Ordinance 23-02 w/ the following **Conditions of Approval**:

1. Randolph Ave to be closed **ONLY** during the Pick-up and Drop-off hours of the school and shall include appropriate safety measures.
2. Eliminate “Required” and “Allowable” columns on the site plan and reflect the floor area ratio, impervious surface ratio, and building setbacks standards.
3. Under sec.54-77(e) (5), the code requires the next phase of the PD process to govern “the use of land and the construction, modifications, or alterations of any buildings, structures or other improvements” on the property. The Site Note must be modified to reference the Development Plan, not the Final Construction Plans.
4. The Title of the Plan Set needs to be **Cornerstone Charter School CONCEPT Plan**, not Development Plan. Consistency with Code verbiage is important to eliminate any confusion in the future.

Staff Recommendation

**Approve the amendment recommended by the P&Z
Board on 4/11/23**

REQUEST

**Read Ordinance 23-02 for the first time and post for
Second Reading and Adoption on May 2, 2023**