



CITY OF FORT PIERCE

PLANNING DEPARTMENT

REBECCA GROHALL, AICP, PLANNING MANAGER
COMPREHENSIVE PLANNING ♦ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ♦ URBAN DESIGN ♦ URBAN FORESTRY ♦ ZONING

TO: Robert Bradshaw, City Manager
THROUGH: Rebecca Grohall, AICP, Planning Manager
FROM: Sandy Ramseth, AICP, Senior Planner
SUBJECT: Dora’s Learning Center – Conditional Use
DATE: November 19, 2014

STAFF REPORT

Applicant/Representative: Dora E. Duran
1905 Okeechobee Road
Fort Pierce, FL 34950

Property Owner: Herbert Rochester Holding LLC
5514 Palmetto Drive
Fort Pierce, FL 34982

Requested Action: Conditional Use approval for a Child Care Facility in C-3 Zoning

Location: 1905 Okeechobee Road

Parcel ID: 2409-712-0065-000-0

Current Future Land Use: GC, General Commercial

Current Zoning: C-3, General Commercial

	North	East	South	West
Surrounding Zoning:	C-3	C-3	R-3	C-3
Surrounding FLU:	GC	GC	RL	GC

Parcel Size: .29 acres

Applicant Request:

The applicant is requesting Conditional Use approval for the Child Care Facility. The proposal is to provide child day care services to approximately 25 children, ages 1 to 10 years old.

Per Section 22-22 "Allowed Uses", Child Care Facility is designated a "Conditional Use" in the C-3 zoning district, which necessitates this application.

The applicant has provided its child day care services to the City of Fort Pierce since March 2005. They operate between the hours of 6:00 a.m. to 5:30 p.m. from Monday through Friday, caring for children between the ages of 1 to 10 years old. They provide the children with a learning plan that is based on the "Creative Curriculum" which teaches the children while playing. In addition to education, they also provide a breakfast, lunch, and snack that has been approved the Florida State Health Department Food Program.

Staff Analysis:

The purpose of the conditional use process is to allow, when desirable, uses that would not be appropriate generally or without restriction throughout the particular zoning district, but which, if controlled as to number, area, location or relation to the neighborhood, would not adversely affect the public health, safety, comfort, good order, appearance, convenience and the general welfare.

Prior to Dora's Learning Center proposing to locate to 1905 Okeechobee Road, the day care facility occupied the location immediately next door at 1907 Okeechobee Road since 2005. A sale of this property forced the Learning Center to vacate the premises and look for a new site. Fortunately, the building immediately to the east was available, and the Learning Center is looking to move into it. The property owner of the new location will make extensive repairs and upgrades, including handicap accommodations, to provide for the child care facility.

The subject property is surrounded by mostly commercial uses, with Dora's Learning Center's previous location to the west, Tri-County Animal Hospital to the east, a single family residence to the south, and commercial uses across Okeechobee Road to the north. The Future Land Use of all surrounding properties is consistent with their Zoning.



Dora's Learning Center was previously located just to the west of its currently proposed location for the past nine years without complaints from the surrounding property owners. A child day care facility is on the low end of the spectrum in terms of intensity of use in the C-3 zoning district. The proximity to its former location will be equally

convenient for the parents who are used to dropping off their children. It is therefore, staff's recommendation to approve Dora's Learning Center as a Conditional Use.

A recent site visit indicates that more landscaping is needed to be installed; and what landscaping there is, needs to be cleaned-up, trimmed and weeded.

TRC Recommendations/Comments:

City Engineering:

The Engineering Department recommends approval with the following comment:

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

City Planning:

The Planning Department recommends approval with the following comment:

Per Section 22-59(g)(7) *Landscaping*, of the City Code; the property owner shall provide landscaping of the parking areas as required in Section 22-187, in particular items (4) and (6). In other words, those areas on the property currently available for planting/landscaping shall be landscaped accordingly, prior to final inspection and Certificate of Occupancy.

Applicant Response:

Applicant or representative was not present. TRC comments were emailed to them.

Other TRC Departments:

All other TRC reviewing Departments either had no comment, or expressed approval without conditions.

Planning Board Comments and Recommendations:

The Planning Board unanimously approved the request with an addition to the conditions that, *"that the parking lot lighting is up to code."*

Staff Recommendation:

The City Commission **APPROVE with the following condition:** *That all landscaping be completed prior to final inspection and Certificate of Occupancy and that the parking lot lighting is up to code.*