



# CITY OF FORT PIERCE

## PLANNING DEPARTMENT

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

TO: Robert J. Bradshaw, City Manager

THROUGH: Rebecca Grohall, AICP, Planning Manager

FROM: Kori Benton, Senior Planner

RE: Application for Conditional Use  
Daniel M. Foundation – Specialized Childcare Facility  
4300 Okeechobee Road - Suites 48 & 48A

DATE: August 27, 2015

### STAFF REPORT

Owner: Orange Blossom Investment LLC  
4146 Okeechobee Rd  
Fort Pierce FL 34947-5412

Applicant: The Daniel M. Foundation, Inc.  
Gregory Melton, Executive Director  
827 Sunrise Blvd.  
Fort Pierce, FL 34950

Requested Action: Approval of a conditional use to operate of a specialized child care facility.

Location: 4300 Okeechobee Road  
Orange Blossom Business Center – Suites 48 & 48A

Parcel ID: 2418-431-0001-000-0

Zoning: C-3, General Commercial Zone

Surrounding Zoning

North	East	South	West
R-4	C-3	C-3	C-3

Future Land Use: GC, General Commercial

Parcel Size: 8.36 acres

Utilities: Located within the FPUA Retail Service Area

## Staff Analysis:

The applicant is requesting Conditional Use approval to relocate and expand an existing specialized child care facility, the Daniel M. Foundation, into the Orange Blossom Business Center. The subject property is zoned C-3, General Commercial.

The Orange Blossom Business Center is currently home to a variety of professional and governmental offices, and a private school. Most notably, the site is home to the St. Lucie County Supervisor of Elections, St. Lucie County School Board Office, Policy Studies Inc., Convey Health Solutions, and St. James Christian Academy.

The Daniel M. Foundations' present facility at 827 Sunrise Boulevard is approximately 2,700 square-feet, and has been in operation since 2001. The proposed facility is approximately 5,000 square-feet, providing the capacity to serve more children. The expanded facility offers accommodation for additional classrooms, offices, and an indoor, air conditioned play area. The private care facility will provide care to 22 students to 50 students, initially, with the ability to expand services from 30 to 75 children on any given day.

The interior of the subject suites will undergo a minor retrofit to accommodate 3 classrooms, offices, multi-purpose room, lunchroom, restrooms, and storage. The applicant has coordinated with FPUA to prepare a plan to install a minor grease trap to facilitate minor food preparation and clean-up on-site. Most food service for the students is originated off-site, and delivered to the establishment.

Students enrolled at the facility will be delivered to and picked up through the office, directly with a staff member for safety. Most children are delivered via parents; however some students are brought to the facility for after school care by St. Lucie County School Board Busses. The facility may accept 4 to 6 different busses delivering an individual child. Students delivered via bus are ushered directly from the bus by a designated staff member. The summer camp and occasional Saturday sessions operated at the facility provide the same controlled welcome for students. The facility will be equipped with security cameras at the entrance for safety of the students and faculty.

The facility can be accessed from the established entrances to the Business Center located on Okeechobee Road and Hartman Road. Passenger vehicles and the limited school buses will travel along the principal access drives located around the perimeter of the development to minimize the interaction between school bus and car traffic from loading/unloading area. A defined bus route that the St Lucie County School Board busses will use in the afternoon to deliver the children to our facility has been provided and approved. The proposed facility will be adequately parked, introducing a short-term bicycle rack at the facility to comply with City Code.

The traffic review for the proposed re-use of the suites may result in an increase of approximately 66 daily week day trips. Based on the proposed change of use, the PM Peak hour trip generation will increase by 29 trips. The change in use represents a significant reduction in the quantity of weekend trips from the previous retail tenants. The traffic increase does not present any level of service concerns for this corridor.

## Technical Review Committee

All affected City Departments have reviewed the proposed Conditional Use and have approved it based on it meeting the requirements of the City Code.

**Planning Board Recommendation:**

The Planning Board, at their August 11<sup>th</sup>, 2015 meeting, voted unanimously to recommend approval of the requested Conditional Use.

**Property Owner Response Summary:**

A total of 29 notifications of the proposed Conditional Use were mailed to the owners of property located within 500 feet of the subject property. As of August 27, 2015, 0 responses have been received. An update will be provided to the City Commission at the public hearing.

**Staff Recommendation:**

The requested Conditional Use is consistent with the consistent with City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience and general welfare; Staff recommends that the City Commission approve the application.