



CITY OF FORT PIERCE

PLANNING DEPARTMENT

Roberta Croftel, AICP, Planning Manager
Comprehensive Planning & Development Review
Historic Preservation & Urban Design & Growth Management & Zoning

Conditional Use - No New Construction

Property address or location: Bay 4B, 4488 Okeechobee Road, Fort Pierce, FL & Bay 48a, 4490 Okeechobee Rd. Ft. Pierce, 34947

Parcel ID #(s): Pcn is 2418-431-0001-000-0

Project description: The Daniel M. Foundation, Inc. Specialized care for children with Emotional and behavioral disabilities and private school for same.

Alfred Brown, Property Manager

Gregory E. Melton, Executive Director

Property Owner(s)
Orange Blossom Business Center, LLC

Applicant/Representative, Title, Company
The Daniel M. Foundation, Inc.

Street Address
4300 Okeechobee Road

Street Address
827 Sunrise Blvd

City State Zip
Fort Pierce, FL

City State Zip
Fort Pierce, FL 34950

Phone Number
561-309-0047 Al Brown

Phone Number
greg@dmfbc.org

Email Address
alfredbrown10@gmail.com

Email Address

Property Owner(s) Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgment of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein.

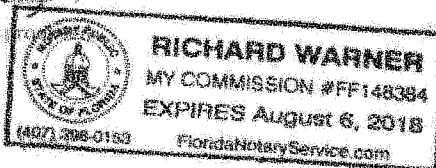
Alfred Brown property manager Orange Blossom Business Center/LLC
Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this 9 day of July 2015 by

Alfred Brown

who is personally known to me or has provided identification.



Signature of Notary

[Signature]

INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3729

TO BE COMPLETED BY STAFF

				Contributing Individual
				Non-Contributing None

Pre-Application Meeting Date _____

Fees _____ Control # _____ B. Permit # _____

Intake Planner _____

Planner Assigned _____

Approved By _____ Date _____

Comments _____



The Daniel M. Foundation, Inc.

Why we need to move to a new facility at OBBC.

We want to grow so that more children and families can benefit from the services we provide!

We have been operating out of a 2,700 square foot facility built in 1926 for the last 15 years. Due to the square footage, we are limited in the number of children that we can serve. Due to our current location, some parents will not utilize our current facility due to the neighborhood that we are located in. In addition, we the SLC School System will not deliver many children at our current location because of their bussing zones. Also, parents who live in west Port St Lucie would rather we have a facility that is closer to I-95.

By moving to the Orange Blossom Business Center ("OBBC"), and operating in a 5,000 square foot facility, we will be able serve more children. We will be better located for our parents. We will be in a newer facility than we are currently in. The new facility will be large enough to accomodate an indoor, air conditioned play area. Many days the children can't play outside due to the rain. On many other days, it is so hot and humid outside that we have to limit the time they play outdoors to avoid heat exhaustion.

We plan to expand our number of students that attend our private school from 22 students to 50 students. We plan to expand the other services that we provide from 30 to 75 children on any given day.

Discussion of students being delivered and picked up from our new facility.

The students who attend our school will be delivered by the parents to our door and picked up by the parents from our facility each day. The parents are required to come into our building for drop off and pick up. Busses DO NOT deliver students to our school.

The children who attend public school, but come to our facility in the afternoon for after school care are delivered to us by the St Lucie County School Board Busses. These children do not all ride one bus, so we may get from 4 to 6 different busses delivering children to us. We have a staff member who waits outside to receive each of the children directly from the bus. The bus is not allowed to "drop off" the child without one of our staff members receiving the child.

For summer camp and Saturday respite, the parents will deliver the children and pick them up from our facility each day. The parents are required to come into our building for drop off and pick up.

The parents will use the existing parking behind our facility, of which there is plenty.

We have included a depiction of the route that the St Lucie County School Board busses will use in the afternoon to deliver the children to our facility.

The Daniel M. Foundation, Inc ("DMFI") was founded in 1997 and began providing services in 1999. DMFI is a 501(c)3 public charity and our website is dmcbc.org. The Daniel M Foundation, Inc provides services under the name (dba) The Daniel M Center for Behavioral Change ("DMCBC").

Our mission is.

"To enhance the quality of life for children and families struggling with emotional and behavioral health needs"

Our Vision is.

"To become a national model for the education and care of children with mental health issues"

The Daniel M. Center for Behavioral Change provides respite relief for families of children with emotional, behavioral and mental health issues. Respite revitalizes the spirit and rests the soul. The center provides a safe, nurturing and fun environment that benefits the whole family.

Our facility will be the preferred place for families to receive respite, and for their children to receive individualized education and specialized care. The positive, supportive and structured environment will allow families to continue to care for their children in their homes and keep these children in the community.

We are continually increasing the awareness of family needs in the community and developing community support to meet those needs.

Why DMCBC exists.

We believe that every child deserves a chance to learn, grow and change.

In the typical public school classroom, at least three children struggle with severe emotional or behavioral problems that make it hard for them to learn, hard for their teachers to teach, and hard for their parents to cope.

These children can be difficult. They can be disruptive. But they cannot be ignored. And yet, only one in three receive specialized services for their diagnoses.

At the Daniel M. Center for Behavioral Change, we believe every child matters. We provide the services children and families need to learn, grow and change.

These children (our children) have an extremely difficult time surviving in school and in society because you can't "see" their disability like you can with other handicaps. Our children are referred to as "bad kids" and they are punished, emotionally abused, and treated as outcasts due to their disability. Our children come to us with little no self esteem. If a child was blind, did not have a walking cane and walked into a wall, they would not be punished, they would be helped. Our children deserve the same kind of help, support and respect.

What DMCBC does.

DMCBC provides a full service respite program that provides for care through our after-school , Saturday and summer camp. We have daily contact with the parents/caregivers of the children that we serve.

Children from local schools are dropped off to us after school each day. Our children are not allowed to attend the afterschool programs at their schools. They are kicked out of all afterschool programs because those programs are not capable of providing appropriate care for our children. We have tutors that assist the children with completing their homework. Home work is a very stressful for the average child, but even more so when the child has a disability. By finishing the home work at our center, we have eliminated this stressful situation from the time that the child has at home. This enhances family life each day. After the homework is completed, we work with the children on social skills and they have play time.

The Daniel M. Foundation, Inc.

We provide respite care on Saturdays so that the parents may drop the child off for an 8 hour day. This allows the parents and other siblings to get a break. With any child that has a disability, they are extremely demanding of attention. Our children are the most demanding of attention. The family just focuses on "surviving" the stress of the child's disability. The caregivers and the other sibling's emotional needs are put on the back burner or completely ignored. Respite allows the rest of the family to get a rest from that stress and focus on themselves. This respite time is extremely important. Respite revitalizes the spirit and rests the soul.

We provide two three week sessions of summer camp. The primary purpose of this is to provide our children with the opportunity to attend summer camp. Our children are kicked out of all other summer camp programs because they are not capable of providing adequate care for our children. Summer camp allows the parents to work, and this helps minimize the financial burden on families. We take our children on 3 field trips a week, and they can actually enjoy summer camp with us.

DMCBC operates a private school under the name Positive Expectations Academy. The children that attend the school have a diagnosed disability and are eligible for the "MacKay Scholarship" which is a voucher that is paid to Positive Expectations Academy to pay for the expense of the education. Some of the children who attend Positive Expectations Academy participate utilize the other services that are discussed above.

What makes DMCBC successful?

Because we care. We are committed to helping these children achieve the most that they can.

We understand what children with emotional and behavioral disabilities deal with. Our Board of Directors includes parents who have dealt with these issues, in addition to including professionals with years of experience in assisting the population that we serve. We have a low child to staff ratio. We have a very experienced, specially trained and caring staff.

We currently have anywhere from 20 to 30 children at our center at one time all of whom have emotional and behavioral issues. We know that the children will act out. When they have an issue with another child or with a staff member, we help them work through it right then. We use 'on the job' training with the children. We work with their behaviors, keep them safe, redirect them and help them learn how to handle their frustrations differently. This is the secret to our success. The children who come through our doors gain self esteem, learn how to interact better socially, gain educationally and become more successful in life. We have children that attended in the past who are now enrolled in college and tech school.

The Daniel M. Foundation, Inc. was the first organization to provide the services that we provide to this special population of children. We wrote the book as to how to do it and we are still the only program that provides the type of services in the way we do in the State of Florida. We use proven methods that have been drawn from multiple evidence based research.

We are fortunate to be funded by the following agencies:

Children's Services Council of St. Lucie County.

Southeast Florida Behavioral Network (the managing entity for the Florida Department of Children and Families for community children).

The State of Florida Department of Education through the McKay Scholarship program.

Devereux Community Based Care of Okeechobee & the Treasure Coast (the managing entity for the Florida Department of Children and Families for the foster children).

In addition to providing support to us, all of our funding agencies monitor our programs.