



TO: Nicholas Mimms, P.E, City Manager

THROUGH: Rebecca Grohall, AICP, Planning Director

FROM: Brandon Creagan, LEED Green Associate, Planner

SUBJECT: **Conditional Use – No New Construction**
Sunrise City Spa
305 S. 7th Street

DATE: January 23, 2018

STAFF REPORT

Owner(s)/Applicant(s): Angel French
305 S. 7th Street
Fort Pierce, FL 34950

Property Owner: Colonnades IV LLC (Charles Hayek)
1111 Fernandina Street
Fort Pierce, FL 34949

Requested Action: Approval for the Conditional Use with no New Construction

Location: 305 S. 7th Street

Parcel IDs: 2410-705-0011-000-9

Collective Size: 0.24 acres

Zoning: C-1, Office Commercial

Future Land Use: OP, Offices – Professional & Business Services

Surrounding Zoning:

North	East	South	West
C-1	C-3	C-3	C-1

Staff Analysis:

In accordance with Section 22-76 of the City Code, the applicant is requesting approval for a Conditional Use with No New Construction to operate a Massage, Yoga, & Spa business, known as Sunrise City Spa at 305 S. 7th Street

The business has been in existence for 3 years and was formally operated out of the Arcade Building. Due to a need to expand the business the applicant has decided to relocate the business to 305 S. 7th Street. The property is .24 acres in sized and is zoned C-1, Office Commercial. The type of use would necessitate Conditional Use Approval. The last business to be run out of this address was Cygnua Business Media, INC, in 2012. The business was in operation from 2003-2012 and it was an advertising agency.

The business will provide 2 offices, 2 treatment rooms, 2 lobby areas, a yoga studio, a public restroom, and a kitchen that will be open to employees only. There will be entrances and exists at both the front and back of the building. The business will only be conducted on the first floor of the structure. There will be a handicap ramp located in the back of the structure along with parking in the back as well. All sessions will only be conducted by appointment only.

There is only one driveway that leads to the parking lot in the back of the building. As it stands now the driveway width does not meet the requirements of City Code 22-61, Access Control. Since there is only one driveway it would normally be required that any driveway used for a commercial purpose would have to be at minimum 24 feet wide. With that said the property is historically designated and the driveway can be used as is for the proposed business. It is however recommended that the applicant install either a sign indicating to drivers that there is a narrow driveway or a mirror so that drivers can see if someone is about to enter or exit the driveway. Since the business is by appointment only it should alleviate the concerns of utilizing a narrow driveway. The driveway should also be adequately lit if not already, to allow drivers to see if another car is about to enter or exit the driveway at times when it is dark outside. Both the parking lot and driveway areas should be lit to a minimum average of 2 foot candles pursuant to City Code 22-60 (j).

Technical Review Committee:

All affected City Departments have reviewed the proposed Conditional Use with No New Construction and have provided conditional approval based on compliance with requirements of the City Code. The comments generated from the technical review are provided for review.

Planning Board:

At their January 9, 2018 meeting the Planning Board voted 7-0 to recommend approval of the request as presented.

Public Notification:

Pursuant to City Code 22-143 (b), notice by mail shall be given to each owner of the property located, or having any part thereof, situate within five hundred (500) feet of any point of the property for which the request has been made and to the owner of the property for which the request has been made. Sixty (60) letters were mailed to property owners within 500 feet of the

subject site. As of January 23, 2018 nine (9) letters in support have been returned to the Planning Department regarding the proposed Variance. An update will be given at the City Commission meeting.

Staff Recommendation:

Staff recommends that the City Commission approve the Conditional Use with No New Construction.