

Myrtle Peterson
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Jan 30, 2018

Mr. Kori Benton- Historic Preservation Officer
City of Ft Pierce Planning Dept.
100 N US Highway 1
Ft Pierce, FL 34954-1480

Subject:
Little Angels Learning Academy
436 N 7th St, Ft Pierce, FL 34950

Dear Mr. Benton,

The proposed project is for a conditional use of a Day Care facility. We are combining two (2) separate day care facilities.

Operation of the facility will be from 6:30 am until 10 pm, five days a week (Monday through Friday). Closed on Saturday and Sunday.

There will be 8 employees with split shifts to accommodate parents working late.

TRAFFIC STATEMENT

- We will have about (50) Fifty children, 2 months old up to 5 years old, in the day care program. Little Angles will provide transportation for (30) Thirty of those children in our company van. The other (20) twenty children will be picked up/dropped off by their parents.
- We will have (20) Twenty children, 6 years old to 12 years old, in the before and after school programs. NONE of these children will be dropped off or picked up by their parents. We provide all transportation to and from the

facility for this group of children. Note: These children arrive after 3:00 in the afternoon.

- Only about (20) Twenty of the total 70 children (2 months to 5 years old) will actually be picked up/dropped off by parents since we provide transportation. Those pick up and drop off times are all different.
- Based on ITE, Trip Generation 8th Edition, 20 students x 4.48 trips/student = 90.6 trips. (This day care picks up all after school kids and 30 kids for the day care so only 20 children are actually dropped off/picked up)
- Note: This is a total of (70) seventy children and (8) eight adults for a total of (78) Seventy eight. the 78 person occupant load is the expected load for the building which is less than the maximum allotted by the building code. The Occupancy calculation on the architectural documents is for life safety and fixture calculations prescribed by the building code. The building code limit for the structure is 92 people. The 92 occupant figure is required to be used for the construction documents by the building and fire departments.
- The drop off will be right out front ON OUR PROPERTY. This is in addition to the actual parking spaces. Please see attached plan. We will have a designated employee outside during peak times to sign the children in and out. The drop off aisle will be 83 feet long and 10 feet 6 inches wide located between the parking spaces and the street.
- This facility is closer to the Ave D bus station and the homes of many of the families I serve. Therefore, they will be able to walk to the new facility decreasing traffic.

The building is approximately 3,040 sf. There will be (8) Eight parking spaces. (1) of the parking spaces will be an accessible parking space with access aisle leading to a walk to the front door. There will be a bike rack for at least (2) bikes on the south side of the building. There is existing site lighting in the form of lights over the front walk and a pole light on the SW corner of the property. The existing site plan also shows flood lights being installed. A photometric study will be done during the construction documents phase to ensure minimum 2 foot candle jurisdictional and code required light levels are maintained. Building code light level requirements are noted on the architectural drawing life safety noted Sheet A0.7, 453.10.3.5 There will be garbage cans located on the South side of the building as well noted on the site plan. The back of the currently has a 6' chain link fence (the north side being a 4' chain link fence which will be replaced.). The gate within this fence will be locked at all times.

There will be a separate fenced playground the size and requirements to be determined by DCF (600 sf approximately). The playground will be located in the NW side of the property closest to the building and the residential neighbor. Please note that the portion of the rear site being allowed as a playground is being given as a concession to the tenant. The owner had originally meant for this to be building use only.

Please refer to the architectural drawing for any questions.

Founder and director of Little Angels Learning Academy is Myrtle Peterson a lifelong Fort Pierce resident. Little Angles has been in business for 3 years and continues to show community acceptance through growth. A larger facility that is centrally located is the primary reason for the

Sincerely,

Myrtle Peterson, Director
Little Angels Learning Academy