



February 13, 2018

Little Angels Learning Academy
Cynthia O'Connell
420 N 2nd Street
Fort Pierce, FL 34950

**SUBJECT: Technical Review
Little Angels Learning Academy – 436 N 7th Street
Conditional Use with No New Construction**

Dear Mrs. O'Connell,

The following are technical review comments from the Planning Department's review of the application for **Conditional Use with No New Construction**:

1. The Survey includes property seemingly outside of the conditional use request scope. Please provide clarification whether any academy activities are considered outside of Parcel 2410-603-0028-000-8.
2. Please clarify, with specificity, the maximum quantity of children proposed for enrollment at the academy, and the maximum quantity of children anticipated on-site, simultaneously, during normal business hours. Notes of 58, 50, and 70 are referenced. Is the request, a maximum of 70 children between 2 months & 12 year olds?
3. The Conditional Use application references outdoor play space, to be determined with DCF, however please denote the anticipated, or conceptual, area intended for outdoor activities. What is the projected maximum quantity of children to be engaged in outdoor activities at one time.
4. Pursuant to City Code Section 22-60 (d) (3) e. Two vehicular parking spaces shall be provided, per classroom. In reviewing the presented floor plan, it appears that four (4) classrooms are present inclusive of the Infant/Toddler room. Six (6) parking spaces are denoted on the plan submitted, however it appears that 7 spaces are accounted for. Pursuant to City Code Section 22-60, "typical" parking spaces only require a stall width of 9.5ft., which may provide opportunity for additional parking.
5. Pursuant to City Code Section 22-60 (c)(4) Access. Each parking or loading space shall be directly accessible from a street or alley or other public right-of-way or from an adequate access aisle or drive leading to or from a street or alley. Except for single-family dwellings and duplexes, all off-street parking and loading facilities shall be so arranged that no automobile shall have to back into any street. The orientation of parking appears to be consistent with longstanding function of the site, however the proposed conditional use is projected to increase the intensity and traffic to and from the site. Please ensure dimensions and configuration are provided in overlay upon a scales site plan/survey to verify compliance.
6. The presented Conditional Use plan indicate parent pick-up and drop-off activities will be provided on-property. Please overlay the intended loading area, traffic pattern, and queuing area for this component of the operation. As use of a van/bus is presented for collection and drop-off of children, please identify the intended loading area, or reserved space for access by this vehicle.
7. The site layout plan and support documents do not present any reference or improvements to site landscaping, or identify site lighting meeting the City Code requirement of a 2 Footcandle average. Please work to integrate such improvements, or existing features, into the site improvement plan to ensure compliance with City Code.

8. Pursuant to City Code Section 22-60 (f), please integrate a bicycle rack on-site, capable of serving 2 bicycles.
9. Please identify a refuse collection area for the proposed business.

-It's noted that the subject site is located within the Lincoln Park Historic District. If dimensional requirements or standards are deemed required, but are considered by the applicable to be infeasible, consideration of a variance application to the Historic Preservation Board may be discussed with our Historic Preservation Planner, Maria Lewicka.

The presented review is specific to Planning Department's review of the proposed **Conditional Use with No New Construction**. **The comments of the Planning Department, and corresponding departments within the TRC, will provide their review comments at the TRC Meeting. At which time, you're provided an opportunity to present inquiry, clarification, or acknowledgement of any identified comment. A follow-up meeting may be scheduled to explore any concepts or potential resolutions further.** Please contact me should you have any questions regarding the project at (772) 467-3729 or by e-mail: kbenton@city-ftpierce.com.

Sincerely,



Kori Benton
Senior Planner

ST. LUCIE COUNTY FIRE DISTRICT
FIRE PREVENTION BUREAU
Office of the Fire Marshal



Telephone: (772) 621-3322
Fax: (772) 621-3604

BUREAU OF FIRE PREVENTION

SITE PLAN REVIEW

TO: Site Plan Applicant

SITE PLAN: Little Angels Learning Academy

REVIEW DATE: 2/12/2018

PLANNER: KORI BENTON

REVIEWED BY: Captain Paul Langel

Site Plan Approved: _____

Site Plan Approved with conditions: X

Site Plan Approval withheld pending written acknowledgement of conditions: _____

Site Plan Rejected: _____

The Following Revisions Are Necessary:

- 1. Please submit a completed application for Development/Site Plan Review (St. Lucie County Fire District Development & Site Plan Review Application). This form is available on-line at <http://www.slcfcd.com/permits.htm>**
- 2. Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.**
- 3. ~~Please provide an electronic copy of the Site Plan (pdf format)~~-Received 2/12/2018**
- 4. A separate review and permit is required for Underground Fire Mains connected to standpipes or sprinkler systems.**

"Our Family Serving Yours"

5160 N.W. Milner Drive, Port St. Lucie, Florida 34983-3392

Telephone: (772) 621-3400 Fax: (772) 621-3500

www.slcfcd.com



TECHNICAL REVIEW COMMITTEE (TRC) COMMENTS FORM

FROM : Paul Thomas, CBO, CFM, Building Official 

RE : 436 N. 7th St. – Little Angels Learning Academy –CU with No New Construction (KB)

DATE : February 15, 2018

The proposed may trigger the following Code requirements:

- I. Change of Use I-4
 - Life-safety plan
 - ADA parking, accessibility and restrooms

PT/km



TRC comments for the 2/15/18 TRC meeting
Damian Spotts to: kbernton@city-fpierce.com, arosenlhal@city-fpierce.com
Cc: John Schramm

02/20/2018 12:56 PM
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History: This message has been forwarded.

Kori,

As discussed, here are the comments regarding the 2/15/18 TRC meeting that the PD was unable to attend.

Case 1712-000003, Smith Residence, variance: NO COMMENT

Case 1804-000004, Arcade amusement center, con'd use: NO COMMENT

Case 2430-503-0139-0004, Carriage Point, Major amendment: Please try to design the walking trail's route so that the people who may be at the picnic area / covered rec area / dog park have maximum opportunity to see the users of the trail, allowing for maximum natural surveillance for users of the trail. Incorporate proper lighting means to illuminate the trail after dark to protect the users and to discourage undesired activities.

Case 18-428-00003, Costa Seafood, con'd use: Please provide proper and adequate lighting for the parking area.


Case 1804-000002, Broderick Dwelling rental, con'd use: NO COMMENT.

Case 1807-000002, Fresh Wind-Fresh Fire church, Abandonment / Rezoning: NO COMMENT for both.

Case 1804-000003, Little Angels, Con'd use: Please ensure there is sufficient exterior lighting for the property. Consider the use of a CPTED style transparent type fence to define the perimeter of your property.

Case 1807-000001, Second Street Station, Design review: NO COMMENT



Re: TRC Comments Needed before you go, please 
 Kori Benton to: Alicia Rosenthal

02/22/2018 08:39 A
 Show Detail

▼ 2 attachments



Little Angels - TRC Comments.docx FWFF TRC Comments.docx

Site Plan, Rezoning, Future Land Use Map Amendment - Fresh Wind Fresh Fire Church -

411 N. 25th Street - Kori Benton

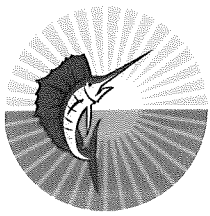
- W/WWW Engineering: Water and Wastewater are available for this property.
 - Electric & Gas Engineering: Electric is approved please contact Sal Scimeca for details about electrical service (772)466-1600x6957
- Gas is approved with comments. FPUA has a 2' steel gas main that is within the Ave C ROW it appears that it will be toward the bottom of the proposed drainage pond and may be in conflict. FPUA requests that an elevation be given for the bottom of the pond to ensure the gas main maintains a min of 36" cover. If the gas main is found to be in conflict it will be the responsibility of the owner to cover the cost for the gas main adjustment. This conditional approval is based on the understanding of granting a 10' utility easement requested in the approval of the Ave C ROW abandonment if you have any questions please feel free to contact Jason Mittler (772)466-1600x6306.

b. Abandonment - Fresh Wind Fresh Fire Church - 400 N. 26th Street - Kori Benton

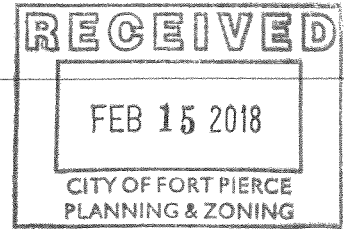
- W/WWW Engineering: No comment
 - Electric & Gas Engineering: Electric approved with no comments
- Gas approved with comments. FPUA has a 2' steel gas main that is located within the section of Avenue C that is proposed to be abandoned. FPUA will approved the request if a 10' utility easement centered on the 2" gas main is given. Please feel free to contact Jason Mittler to discuss in more details (772)466-1600x6306.

f. Conditional Use with No New Construction - Little Angels Learning Academy - 436 N. 7th Street - Kori Benton

- W/WWW Engineering: Water and wastewater service is available. If fire protection is needed plans will be required. If a three compartment sink is required, a grease trap will need to be installed.
- Electric & Gas Engineering: No comment



THE SUNRISE CITY
FORT PIERCE
 ENGINEERING
 DEPARTMENT
Florida



To : Kori Benton, Senior Planner

FROM : John R. Andrews, P.E., City Engineer *JRA*

RE : Little Angels Learning Academy – 436 N 7th Street
TRC No. 18-0400003

DATE : February 13, 2018

This is to advise you that we have completed the review of the following documents as received by this office on February 6, 2018:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Conditional Use | <input type="checkbox"/> P/D Drawings |
| <input type="checkbox"/> Test Reports & Related Documents | <input type="checkbox"/> Certificate of Completion |
| <input type="checkbox"/> Record Drawings | <input type="checkbox"/> Permits from applicable Local, State & Federal Agencies |
| <input type="checkbox"/> Clearances from all applicable Local, State and Federal Agencies | |

Based on our reviews and appropriate site final inspection, we

- Recommend Do Not Recommend
- Approval of Conditional Use Building Permit c/o

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.

See attached for engineering comments

JRA/tst/dhr

TST

Q:\ENGINEERING\Site Development Projects\Little Angels\Conditional Use\Submittal No. 1 - 020218\CU Approval 021318.docx