



TO: Nicholas Mimms, PE, City Manager

THROUGH: Rebecca Grohall, AICP, Planning Director

FROM: Vennis Gilmore, Planning Analyst

RE: **Application for Conceptual Site Plan
 Sunrise Country Pre-School
 2706 Sunrise Blvd.**

DATE: June 20, 2018

STAFF REPORT

Owner(s): OCD Kids, Inc.
 2706 Sunrise Blvd.
 Fort Pierce, FL. 34982

Applicant: Paul Jacquin & Sons, Inc. / Michael Jacquin, President
 7348 Commercial Circle
 Fort Pierce, FL. 34951

Applicant's Request: Approval of a conceptual site plan for a 2,796 sq. ft. preschool to be constructed at the subject site

Location: 2706 Sunrise Blvd.

Parcel ID: 2421-513-0014-000-5

Current Zoning: R-2, Single-Family Intermediate Density Zone

Surrounding Zoning:

| North | East | South | West |
|-------|------|-------|------|
| R-2 | R-2 | R-2 | R-2 |

Future Land Use: RL, Low Density Residential

Site Size: 1.06 acres

Utilities: FPUA

Staff Analysis:

Request

The applicant is seeking approval of a conceptual site plan to build a 2,796 sq. ft. pre-school. The project's floor plan will consist of five (5) classrooms. This proposed site plan is an addition to an existing pre-school at the subject site. The 1.06 acres property is located just east of Sunrise Boulevard between Rosedale Avenue and Jasmine Avenue.

History

Sunrise Country Pre-School is an existing preschool that was established to provide quality infant, toddler, and pre-school experiences in a safe, warm, friendly, and child-oriented environment. The pre-school currently has two (2) locations within the City of Fort Pierce. The pre-schools offer care for children ages 6 weeks to 4 years old. This proposed site plan is an addition to an existing pre-school at the subject site. The current pre-school at the subject site consists of a one (1) story frame building of about 3,435 sq. ft. and a 350 sq. ft. covered area that will be enclosed in the future for office space. The existing pre-school has twenty-four (24) parking spaces with one (1) designated space for handicap accessibility.

Site Plan

The current application is proposing to build a building consisting of 2,796 sq. ft. The proposed pre-school addition will consist of five (5) classrooms. The proposed building's design will continue the existing architectural feature on the subject site and include a gable roof building with a continued porch in front of each classroom entry. There will be two (2) restrooms with outdoor access. The site plan includes the addition of a proposed concrete walkway; connecting the five (5) classroom expansion to the remainder of the campus. The site plan also includes a new dumpster enclosure location to the far-east of the parking lot. There are no additional parking spaces being added.

Technical Review Committee

All affected departments have reviewed the proposed Conceptual Site Plan with regards to requirements of the City Code. Findings from the review by corresponding departments and any associated responses by the applicant are provided for viewing by the City Commission.

Planning Board Recommendation:

The Planning Board, at their June 12th, 2018 meeting, voted unanimously to recommend **approval** of the request.

Staff Recommendation

The proposed Conceptual Development Plan generally meets the requirements of the City Code and is conceptually consistent with the City's Comprehensive Plan; therefore Staff recommends **approval** of the conceptual plan.

*** The applicant has asked that their agenda item be moved to the July 16th City Commission public hearing. Planning staff has agreed to the moving of the applicant's public hearing.***