



**TO:** Nicholas Mimms, PE, City Manager  
 Honorable Mayor and City Commission

**THROUGH:** Rebecca Grohall, AICP, Planning Director

**FROM:** Maria Lewicka, AICP, Historic Preservation Planner

**RE:** **Application for Conditional Use with No New Construction  
 Prescribed Pediatric Extended Care (PPEC) (Unit 9 and 10) and Childcare Center (Unit 8)  
 2401 Frist Blvd.**

**DATE:** July 18, 2018

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**STAFF REPORT**

**Property Owner:** 2401 Frist Realty Assoc. LLC  
 3210 S Ocean Blvd #204  
 Highland Beach, FL 33487

**Applicant/Business Owner:** Respiratory Care Providers, Incorporated  
 Rochelle Scavella  
 5575 N.W. Wesley Court  
 Port St. Lucie, FL 34986

**Applicant’s Request:** Approval of a Conditional Use Application (No New Construction) for the operation a child care facility serving children with various medical needs.

**Site Location:** 2401 Frist Blvd

**Parcel ID:** 2416-702-0002-000-2

**Current Zoning:** C-1 Office Commercial Zoning District

**Future Land Use:** Offices – Professional & Business Services (OP)

**Surrounding Zoning:**

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

**Site Size:** 0.95 acres

**Utilities:** FPUA

**Site Size:** 0.95 acres

## Staff Analysis:

### Request

In accordance with Sections 22-22, and 2276 Of the City Code, the applicant is asking for approval of a Conditional Use in order to accommodate the proposed Prescribed Pediatric Extended Care (PPEC) regulated by Agency for Healthcare Administration ( Unit 9 and 10) and Childcare Center regulated by Department of Children and Families (Unit 8).

### Background

The subject property consist 0.97 acres located in Office Commercial Zoning District and is a part of Ft. Pierce Medical Park. The Future Land Use of this property is Offices – Professional & Business Services. The existing use of the building is medical office. There are no changes proposed to the site plan.

**Prescribed Pediatric Extended Care** is a mildly ill childcare center which provides service for children who requires medical care not found in traditional childcare centers. PPEC centers allow Medicaid eligible children from birth through age 20 with medically-complex conditions to receive continual medical care in a non-residential setting. Children can attend a PPEC up to a maximum of 12 hours per day while receiving nursing services, personal care, development therapies, and caregiver training. A parent can bring their child into the center for services at their discretion, or if needed on a daily basis for services.

The proposed hours of operation are from 7:00 AM to 5:30 PM. Service hours depending on the amount care the child may require that day. The proposed number of children receiving PPEC services is eleven (11) first year and twenty two (22) second year.

**Childcare Center** will be used for children transitioning out of a PPEC who may no longer qualify for nursing care, but may still need to be monitored by a nurse, and for children with special needs who are not sick enough to be in an approved PPEC center. The childcare center will also accommodate sick children who need medications (seizures, cardia meds, respiratory meds) that a regular childcare center may not feel comfortable giving. Number of children attending is 10.

### Parking Calculations (Both Centers)

Parking spaces provided:	5000 Sq Feet:	1 parking space/200 sq ft	=	25
Parking spaces required:	7 classes/therapy rooms :	2 spaces per classroom	=	14

### Technical Review Committee

Technical Committee reviewed the request for a Conditional Use at the June 19 meeting. All comments were acknowledged by the applicant.

### Planning Board Comments

At their July 10th, 2018 meeting, the Planning Board voted unanimously, to recommend approval of the requested Conditional Use with the following condition:

Comply with City Code Section 22-60. *Off-street parking and loading (j) Lighting (1)a. Please provide the lighting plan with a minimum average of two (2) footcandles.*

### **Staff Recommendation**

The requested Conditional Use with No New Construction is consistent with City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience and general welfare; Staff recommends approval of the Conditional Use with the following condition:

Comply with City Code Section 22-60. *Off-street parking and loading (j) Lighting (1)a*. **Please provide the lighting plan with a minimum average of two (2) footcandles.**