



TO: Nicholas Mimms, PE, City Manager

THROUGH: Rebecca Grohall, AICP, Planning Director

FROM: Vennis Gilmore, Planning Analyst

RE: **Application for Conditional Use with New Construction
 Sunrise Country Pre-School
 2706 Sunrise Blvd.**

DATE: October 26, 2018

STAFF REPORT

Owner(s): Oveda Darrisaw
 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 Conditional Use with New Construction to construct a new one (1) story - 2,334 sq. ft. pre-school at 2706 Sunrise Blvd.

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

In accordance with Sections 22-22 and 22-76 of the City Code, the applicant is requesting the review and approval of a Conditional Use with New Construction to construct a 2,334 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.

The applicant received conceptual site plan approval of the pre-school by the City Commission at their July 16, 2018 meeting. The applicant has since reduced the footprint of the proposed pre-school to 2,334 sq. ft. Per City Code Section 22-22. – Allowed Uses; Schools are permitted as a Conditional Use.

Zoning & Land Use

The subject site is located within the Single-Family Intermediate Density Residential Zone (R-2) district which is primarily intended to provide for areas of single-family dwellings with an average net density of less than five (5) units per acre for conventional developments. In addition to housing, various public facilities and other nonresidential uses are permitted under the conditions and safeguards referred to in this section. Water and sewer service should be available. The site has a land use designation of Low Density Residential (RL).

The Low Density Residential (RL) designation is intended for parcels that are best suited for lower density residential uses. The predominant development typology will consist of single family detached housing but can also contain duplexes and multifamily residences. Limited commercial uses intended to serve the neighborhood shall be allowed. Compatible public, quasi-public, and special uses including parks, churches, non-profit clubs, schools and daycare facilities shall also be allowed. This land use category ranges in density from 1 to 6.5 dwelling units per acre. This category combines the previously allowed Residential Suburban (RS), Residential Urban (RU) and Low Density Residential (RI) categories.

Conditional Use

Per City Code Section 22-76; the purpose of the conditional use process is to allow, when desirable, uses that would not be appropriate generally or without restriction throughout the particular zoning district, but which, if controlled as to number, area, location or relation to the neighborhood, would not adversely affect the public

health, safety, comfort, good order, appearance, convenience and the general welfare. The use as presented features commercial aspects that are not generally appropriate for single-family, low-density environments.

The authorization of a Conditional Use with New Construction to construct a new one (1) story – 2,334 sq. ft. pre-school at 2706 Sunrise Blvd. with a maximum height of twenty-eight (28) feet will provide an opportunity for consistency with zoning district and land use designation as the use nor the height adversely affect the public health, safety, comfort, good order, appearance, convenience and the general welfare of the surrounding residential neighborhood. The Planning Board is encouraged to consider the existing use of the property being a day care/pre-school.

Site Plan

The applicant is proposing to build a building consisting of 2,334 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.

The goal of the project is to provide additional educational classroom space to the existing day care/pre-school. Open space to the north of the additional building was identified as sufficient to construct an additional single-story building, proposed 2,334 sq. ft. The two buildings will be connected via a covered concrete breezeway.

Site design was heavily influenced by available space. Due to the existing building on the site, new elements had to be fit in within the site. Careful attention was made to the parking lot, which had to be designed around an existing 41-inch Laurel Oak tree. The City Code open space requirement was incorporated into the design of the tree area to preserve the valuable tree. FPUA power poles and lines will also have to be diverted to make room for the site development.

Design Review

The majority of the architectural details selected for the Pre-School do exist on nearby buildings. Articulation of the building façade is achieved by the use of dimensional raised stucco banding around windows and doors, for lap siding to dead end to. Other design elements include multi-pitch roof to help contribute to the Old Florida Style Architecture. The building exterior colors will match the existing facility. The proposed building is a single story building with an Old Florida design which includes basic architectural details and architectural dimensional fiberglass shingle roofing; making it compatible with the existing nearby structures.

Technical Review Committee

All affected departments have reviewed the proposed Conditional Use with New Construction with New Construction with regards 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.

Property Owner Response Summary:

A total of 43 notifications of the proposal were mailed to the owners of property located within 500 feet of the subject property. An update will be provided to the City Commission at the public hearing.

Planning Board Recommendation:

The Planning Board, at their October 9th, 2018 meeting, voted to recommend **approval** of the request.

Staff Recommendation

The proposed Conditional Use with New Construction application meets the criteria specified in Section 22-25 and 22-59 of the City Code and promotes and protects the public health, safety and general welfare; therefore Staff recommends that the City Commission **approve** the application.