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**TO:** Members of the City of Fort Pierce Planning Board

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

**FROM:** Brandon Creagan, LEED Green Associate, Planner

**SUBJECT:** **Conditional Use – No New Construction**  
**Sunrise City Spa**  
**305 S. 7<sup>th</sup> Street**

**DATE:** January 2, 2018

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**STAFF REPORT**

**Owner(s)/Applicant(s):** Angel French  
305 S. 7<sup>th</sup> Street  
Fort Pierce, FL 34950

**Property Owner:** Charles Hayek  
1111 Fernandina Street  
Fort Pierce, FL 34949

**Requested Action:** Recommendation of Approval for the Conditional Use with no New Construction

**Location:** 305 S. 7th Street

**Parcel IDs:** 2410-705-0011-000-9

**Collective Size:** 0.24 acres

**Zoning:** C-1, Office Commercial

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

**Surrounding Zoning:**

North	East	South	West
C-1	C-3	C-3	C-1

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### **Staff Analysis:**

In accordance with Section 22-76 of the City Code, the applicant is requesting approval for a Conditional Use with No New Construction to operate a Massage, Yoga, & Spa business, known as Sunrise City Spa at 305 S. 7<sup>th</sup> Street

The business has been in existence for 3 years and was formally operated out of the Arcade Building. Due to a need to expand the business the applicant has decided to relocate the business to 305 S. 7<sup>th</sup> Street. The property is .24 acres in sized and is zoned C-1, Office Commercial. The type of use would necessitate Conditional Use Approval. The last business to be run out of this address was Cygnua Business Media, INC, in 2012. The business was in operation from 2003-2012 and it was an advertisaing agency.

The business will provide 2 offices, 2 treatment rooms, 2 lobby areas, a yogo studio, a public restroom, and a kitchen that will be open to employees only. There will be entrances and exists at both the front and back of the building. The business will only be conducted on the first floor of the structure. There will be a handicap ramp located in the back of the structure along with parking in the back as well. All sessions will only be conducted by appointment only.

There is only one driveway that leads to the parking lot in the back of the building. As it stands now the driveway width does not meet the requirments of City Code 22-61, Access Control. Since there is only one driveway it would normally be required that any driveway used for a commercial purpose would have to be at minimum 24 feet wide. With that said the property is historically designated and the driveway can be used as is for the proposed business. It is however recommended that the applicant install either a sign indicating to drivers that there is a narrow driveway or a mirror so that drivers can see if someone is about to enter or exit the driveway. Since the business is by appointment only it should alleviate the concerns of utilizing a narrow driveway. The driveway should also be adequately lit if not already, to allow drivers to see if antoher car is about to enter or exit the driveway at times when it is dark outside. Both the parking lot and driveway areas should be lit to a minimum average of 2 foot candles pursuant to City Code 22-60 (j).

The parking for the site will need to be verified and in compliance with the standards as set forth in City Code 22-60 (c)(1). The Fort Pierce Building Department has requested that building permits be filed for the required reconfiguration of the parking lot. The building permit should show how many parking spaces are to be provided, along with an ADA parking space, ADA ramp to the building, and an accessable route from the handicap space to the building.

### **Technical Review Committee:**

All affected City Departments have reviewed the proposed Conditional Use with No New Construction and have provided conditional approval based on compliance with requirements of the City Code. The comments generated from the technical review are provided for review.

**Staff Recommendation:**

Staff recommends that the Planning Board forward a recommendation of approval for the Conditional Use with No New Construction to the City Commission with the following condition.

1. The applicant submit a building permit as requested by the building department. The building permit should show compliance with the requirements as set forth in City Code 22-60, Off Street Parking & Loading. The permit would include: location of parking spaces that will be provided, along with an ADA parking space, ADA ramp to the building, and an accessible route from the handicap space to the building. The building permit should be submitted to the Building Department within 30 days of Conditional Use Approval by the City Commission.