



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**
Little Scholars Academy, Child Day Care Facility
810 S 6th Street.

DATE: February 7, 2019

STAFF REPORT

Property Owner: Hoyt C Murphy Inc. ETAL
 509 Georgia Avenue
 Fort Pierce, FL 34949

Applicant/Business Owner: Rodolfo Diaz
 1310 SE Concha Street
 Port St. Lucie, FL 34983

Applicant's Request: Approval of a Conditional Use Application (No New Construction) for the operation a child day care facility serving children ranging from 12 months to 5 years old.

Site Location: 810 S 6th Street

Parcel ID: 2415-601-0456-000-6

Current Zoning: C-3, General Commercial Zoning District

Future Land Use: GC, General Commercial

Site Size: **2.89 acres**

Surrounding Zoning

North	East	South	West
C-1/C-3	C-3	R-4	C-1/R-4

Utilities: Fort Pierce Utility Authority (FPUA)

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 Little Scholars Academy, a day care facility for children ranging from 12 months to 5 years old.

Background

The proposed 4,235 square foot day care facility is located at the Sunrise Plaza commercial center, located in General Commercial Zoning District. The Future Land Use of this property is General Commercial. The existing uses of the commercial center are retail, service, arcade and storage. The only change to the site plan will be addition of a playground for the proposed day care facility that would require elimination of three parking spaces, fencing, speed bumps and additional signage.

Little Scholars Academy

Little Scholars Academy facility is focused toward making day care available to lower income parents in St. Lucie County providing a learning environment structured around the concepts of promoting social, cognitive, language, physical skills and development for each age group. The facility will have five (5) classrooms. Maximum number of children allowed per DCF is 58. The children drop off will begin at 6:30 am and pick up will end promptly at 6:30 pm.

Playground

The propose playground will be fully fenced in. The asphalt will not be removed; instead, a mulched area and rubber mats will be laid out. The playground equipment will be anchored into the ground.

Parking Calculations

Although the proposed daycare playground will eliminate three parking spaces, the provided calculations show that there is still sufficient parking provided to serve all the remaining uses.

Parking spaces provided:

Retail	11,989 sq. ft.	1 parking space/200 sq. ft.	=	59.95
Personal Service	2,817 sq. ft.	1 parking space/200 sq. ft	=	14.09
Business Establishment	6,595 sq. ft.	1 parking space/300 sq. ft.	=	21.98
Arcade	50 machines	1 parking space/.75 machines No.	=	37.5
Daycare	5 classrooms	2 parking spaces/classroom	=	10

Total parking spaces required:		=		143
Total parking spaces provided:		=	146 -3 (eliminated by playground)	143

Technical Review Committee

Technical Committee reviewed the request for a Conditional Use at the November 14 meeting. All comments were acknowledged by the applicant.

Planning Board

At their January 8th, 2019 meeting, the Planning Board voted unanimously, to recommend approval of the requested Conditional Use with the following conditions:

1. Install at least two (2) additional speed bumps on the property and add additional safety signage.
2. 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 the following conditions to be met prior to the Building Department Permit issuance:

1. 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.

The Planning Board recommended approval with the second condition:

2. Install at least two (2) additional speed bumps on the property and add additional safety signage.