





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

**THROUGH:** Rebeca Guerra, AICP, LEED-AP, CPD Interim Planning Director 

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

**RE:** **Application for Conditional Use with No New Construction**  
**Patti's Hair Lounge/Neighborhood Commercial Service**  
**808 Delaware Avenue**

**DATE:** April 22, 2019

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**STAFF REPORT**

**Property Owner/Applicant:** Michael Menard  
 1211 South 11<sup>th</sup> Street  
 Fort Pierce, FL 34950

**Applicant's Request:** Approval of a Conditional Use Application (No New Construction) for Patti's Hair Lounge.

**Site Location:** 808 Delaware Avenue

**Parcel ID:** 2410-707-0008-000-1

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

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

**Site Size:** 0.16 acres

**Surrounding Zoning**

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

**Utilities:** Fort Pierce Utility Authority (FPUA)

## **Staff Analysis:**

### **Request**

In accordance with Sections 22-22, and 22-76 of the City Code, the applicant is asking for approval of a Conditional Use in order to accommodate the proposed Patti's Hair Lounge.

### **Background**

The subject building is located in Office Commercial Zoning District (C-1). The Future Land Use of this property is Offices – Professional & Business Services (OP). The proposed 644 square foot hair lounge will replace existing office space.

### **Parking Calculations**

There is no additional parking required to accommodate the proposed conditional use (Patti's Hair Lounge).

### **Technical Review Committee**

Technical Committee reviewed the request for a Conditional Use at February 21, 2019 meeting. There were no comments at this time.

### **Planning Board**

At their April 9th, 2019 meeting, the Planning Board voted unanimously, to recommend approval of the requested Conditional Use.

### **Staff Recommendation**

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