



TO: Members of the City of Fort Pierce Planning Board

THROUGH: Rebecca Grohall, AICP, 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: March 29, 2019

STAFF REPORT

Property Owner/Applicant: Michael Menard
 1211 South 11th 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.

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 that the Planning Board forward a recommendation to approve the request.