THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Conditional Use – No New Construction

Property address or Location 505 N 7th st, Fort Pierce Fl 34950

Parcel ID #(s)

Project description

Property Owner(s)	Applicant/Representative, Title, Company
Maloma Peterkin-Young	Dreamchaser Preschool LLC
784 SE Atlantus Ave	700 S 33rd St
Street Address	Street Address
Port St lucie Fl 34983	Fort Pierce Fl 34947
City State Zip	City State Zip
772-882-1239	772 489-2979
Phone Number	Phone Number
MalomaPPeterkin@gmail.com	DreamchaserPreschool@gmail.com
Email Address	Email Address

Property Owner(s) Acknowledgements: *- This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein.*

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this _____ day of Aug, 20 19, by Maloma Perterkin-Young who is personally known to me or has produced DL FL as identification.

Signature of Notary Shanna Gorby

Notary Public State of Florida
Shanna Gorby
My Commission GG 342283
Expires 06/06/2023

INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3729

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic District	Historic Designation
				Contributing Individual Non-Contributing None

Pre-Application Meeting Date_____ Fees_____ Control #_____ B. Permit #_____

Intake Planner_____

Planner Assigned_____

Approved By_____ Date _____

Comments_____

Intake Date Stamp

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Property Identification

Site Address: 505 N 7th ST
Sec/Town/Range: 10/35S/40E
Map ID: 24/10N
Zoning: Med Densit

Parcel ID: 2410-601-0134-000-8
Account #: 23247
Use Type: 8900
Jurisdiction: Fort Pierce

Ownership

DREAMCHASER PRESCHOOL LLC
784 SE Atlantus AVE
Port St Lucie, FL 34983

Legal Description

FEE AND MAY`S RE-S/D BLK K LOTS 1, 2, 3, 18, 19 AND 20 (MAP 24/10C)

Current Values

Just/Market Value:	$341,000
Assessed Value:	$244,637
Exemptions:	$244,637
Taxable Value:	$0

Property taxes are subject to change upon change of ownership.

- **Past taxes are not a reliable projection of future taxes.**
- **The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.**

Total Areas

Finished/Under Air (SF):	7,126
Gross Sketched Area (SF):	10,256
Land Size (acres):	0.68
Land Size (SF):	29,800

Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this parcel: Download PDF

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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Property Identification

Site Address: Avenue E
Sec/Town/Range: 10/35S/40E
Map ID: 24/10N
Zoning: Med Densit

Parcel ID: 2410-601-0137-000-9
Account #: 23248
Use Type: 8000
Jurisdiction: Fort Pierce

Ownership

Ft Pierce City Of
PO Box 1480
Fort Pierce, FL 34954

Legal Description

FEE AND MAY'S RE-S/D BLK K LOTS 4 AND 17 (MAP 24/10C)

Current Values

Just/Market Value:	$16,500
Assessed Value:	$16,500
Exemptions:	$16,500
Taxable Value:	$0

Property taxes are subject to change upon change of ownership.

- **Past taxes are not a reliable projection of future taxes.**
- **The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.**

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	0.23
Land Size (SF):	10,000

Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this parcel: Download PDF

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Request for Proposal

505 N 7th St

Fort Pierce, FL 34950

Owner: City of Fort Pierce

On Behalf of

DREAMCHASER PRESCHOOL LLC

A Florida Limited Liability Company

700 S 33rd Street

Fort Pierce, FL 34947

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Dreamchaser Preschool, LLC

Company Overview

Dreamchaser Preschool LLC, is a Florida limited liability company was incorporated September 10, 2015. Company was previously operating under CANDYLAND CHILDREN CENTER LLC that was originally established on October 3, 2013. We have adopted word from Harriet Tubman to be a mission statement, *"Every great dream begins with a dreamer. Always remember, you have within you the strength, the patience, and the passion to reach for the stars to change the world."* At Dreamchaser we groom every child to reach for the star and to make a change in their community and the world. We have over one hundred and ten pupils currently at our facility. Our pupils are currently from new born to kindergarten. Our center offer childcare, VPK, after-school programs, summer camps, food service, transportation for participants. Our center is inclusive ELC participants at our center. Our facility includes fence playground, outdoor play stations in mulch covered area for pupils. Our staff is well trained and certified daycare candidates which consist of twelve fulltime and part-time employees. Our staff payroll is over $250,000 annually.

Part of our goal to acquire subject property is to aid in our facility expansion. Our future expansion is to include K-5th Grade pupils. This will provide increase in pupil and teacher ratio. Our expansion will add more jobs to the area, increase in tax base from additional staff and property taxes that will go towards our city budget.

The administrator and Owner, Maloma Peterkin has over 20 years working in childcare. It was out of this desire and passion that she has build a growing daycare service in the Fort Pierce community.

Intended Property Use

The property located at 505 N. 7th Street, Fort Pierce, Florida 34950 is owned by The City of Fort Pierce. The building is zoned for school or educational building. Dreamchaser Preschool LLC acquiring subject property will continue same use in expanding company. The educational services provided by our company will match existing use and will not need to be re-zoned.

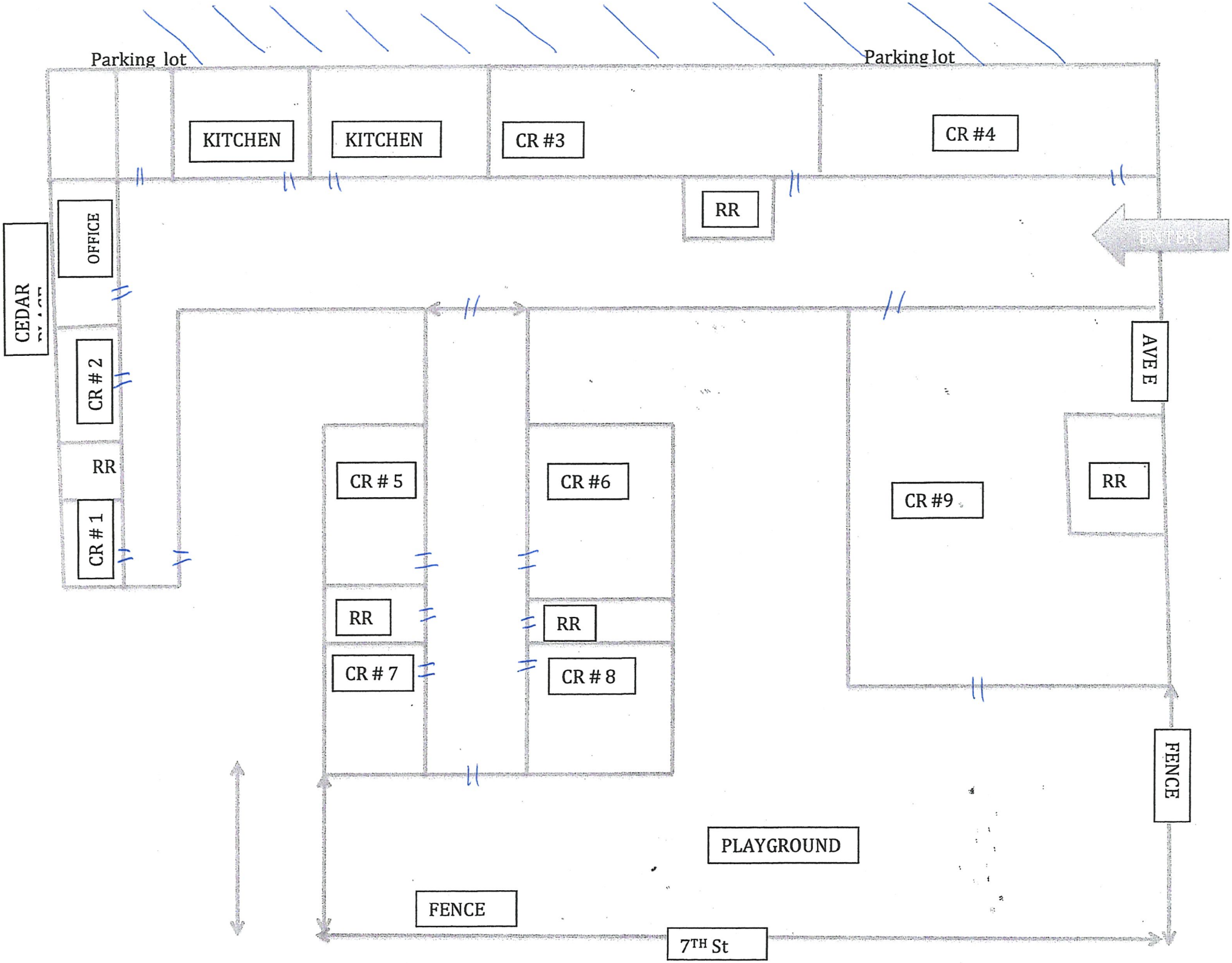
Renovation/Improvement after Acquisition

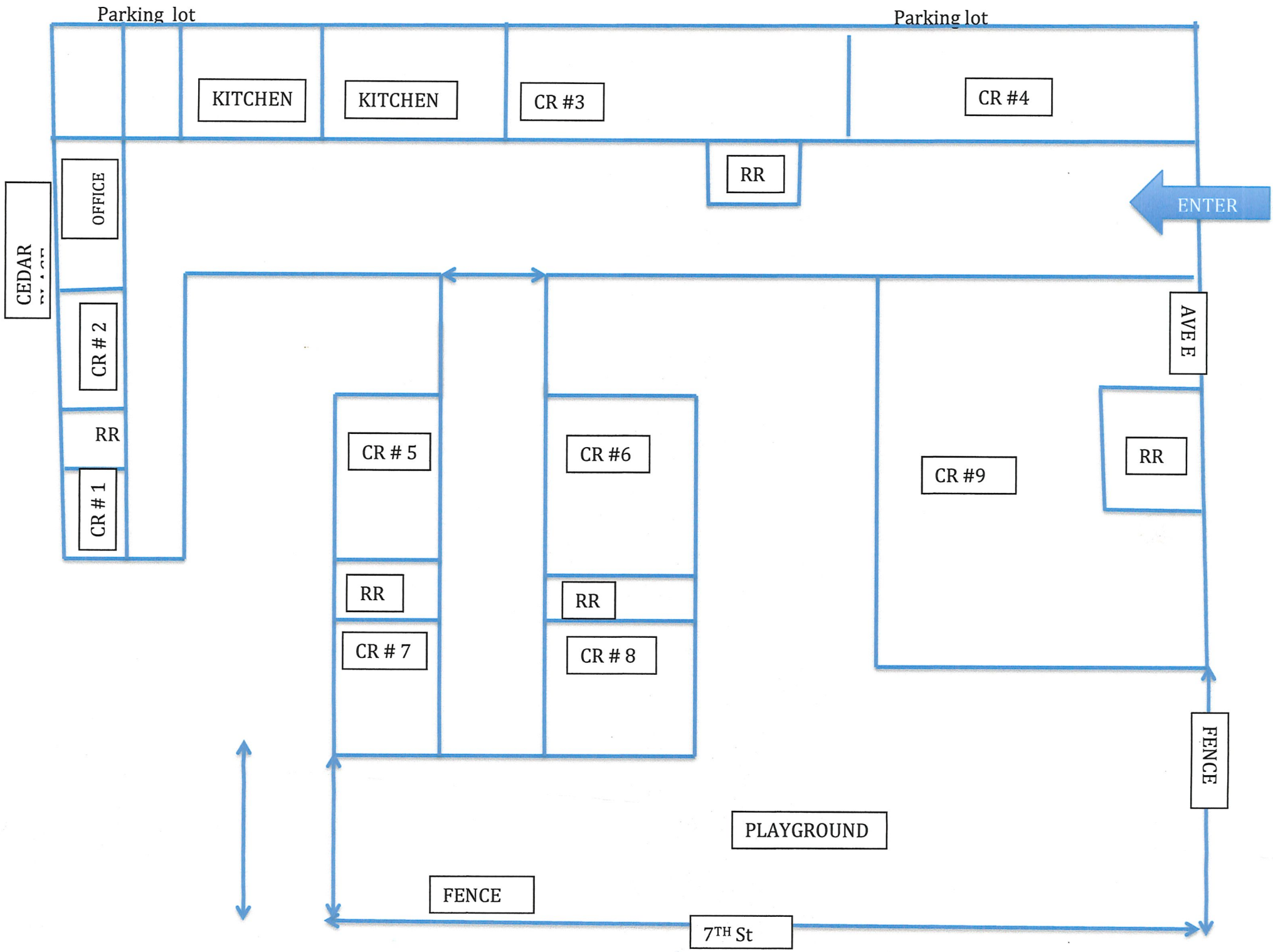
Our intent is to make a cash offer on subject property for acquisition. We are currently in the process of establishing business line of credit for renovations and improvement. Our planned renovation and improvements will include:

1. Replace missing or damage air condition unit
2. Fence entire compound
3. Resurface driveway and parking lot
4. Add play station for pupils with mulch covered area.
5. Re-paint building interior and exterior.
6. Repairs windows and other exterior damages
7. Refinished floors
8. Update kitchen and bathrooms
9. Refinished basements
10. Change main entry door way.
11. Update landscape to add curb appeal.
12. Install security cameras and security alarm system.
13. Install local network and cable network.

Economic Impact

Dreamchaser Pre-School, LLC will have a positive economic impact within the City of Fort Pierce and surrounding area. Some of the impact include contributing to property tax collected by county and city for privately owned real estate. Increase job creation for area by hire 2- 5 more full and part-time employee that will increase employment taxes collect by state. We offer above minimum wages to our staff to lower staff attrition and retain dedicated and certified teachers and staff for our facility. The community will enjoy continued quality childcare and a more convenient location for child drop off and pick you.


Parking lot
Parking lot
KITCHEN
KITCHEN
CR #3
CR #4
RR
ENTER
OFFICE
CEDAR
CR # 2
RR
CR # 1
AVE E
CR # 5
CR #6
CR #9
RR
RR
RR
CR # 7
CR # 8
FENCE
PLAYGROUND
FENCE
7TH St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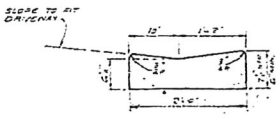
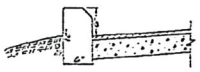
CR # 7
CR # 8
FENCE
PLAYGROUND
FENCE
7TH St



DROP CURB DETAIL



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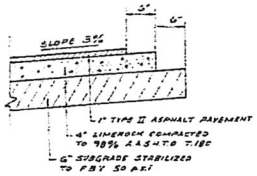
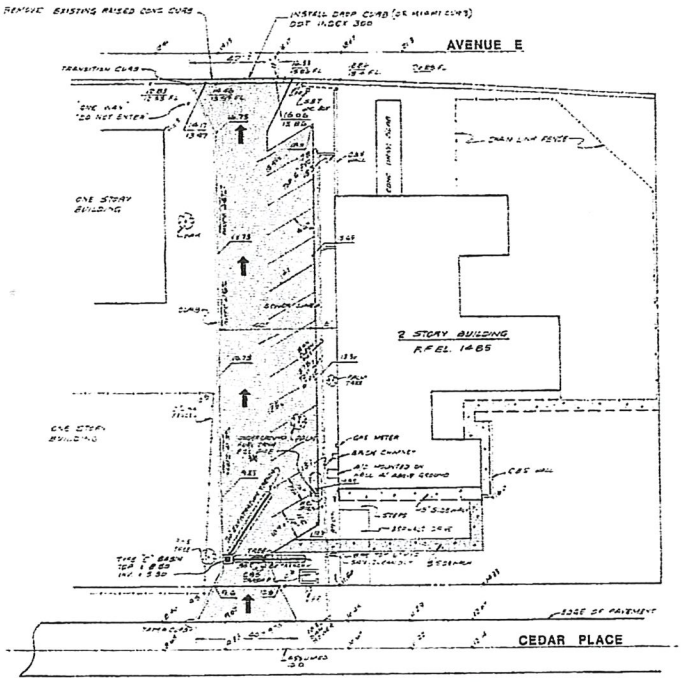
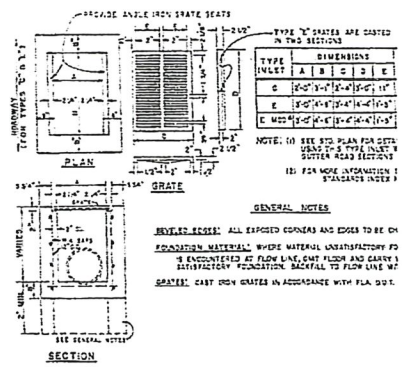
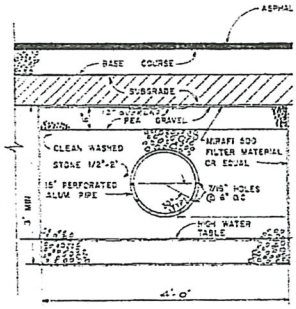


TYPICAL PAVEMENT DETAIL





CATCH BASIN DETAIL



EXFILTRATION TRENCH DETAIL

PAVING AND DRAINAGE NOTES

1. All construction to be in accordance with the Florida Department of Transportation and/or City of Fort Pierce requirements and specifications, as applicable (Ord. 2132).

2. Signing shall be "engineer grade", in accordance with the Florida Department of Transportation Standard Specifications, and Manual on Uniform Traffic Control Devices and City of Fort Pierce requirements. Stop signs shall be 30" x 30".

3. Concrete for structures, curbs, wheel stops, and sidewalks shall have minimum 28 day compressive strength of 3000 psi. Concrete for pavement and loading zones shall also have a minimum of 28 day compressive strength of 3000 psi.

4. The engineer and the City of Fort Pierce shall be notified for inspection of subgrade, base and asphalt, at least 24 hours in advance of subsequent construction.

5. Upright parallelogram signs to be provided at all landscaped parking spaces, in accordance with the Manual on Uniform Traffic Control Devices and the City of Fort Pierce requirements.

6. The Florida Department of Transportation approved local concrete riprap shoulder is an approved alternative to limerock.

7. Aluminum corrugated metal pipe shall meet the requirements of AASHTO M-196 and the Florida Department of Transportation Standard Specifications for Road and Bridge Construction, 1986 Edition, Section 945. Field joints shall meet the Florida Department of Transportation Standard Specifications Section 430-9.

8. Sidewalks to have rough broom finish perpendicular to normal direction of pedestrian movement.

9. The Contractor is to protect existing water and sewer services for reuse.

NOTE:
X EXTEND FILL PIPE AND PROTECT W/TRAFFIC METAL VALVE BOX MARKED "FUEL" OR "GAS"

LEGEND
X.XX EXISTING ELEVATIONS
XX.X PROPOSED ELEVATIONS

For Pe

DATE	REVISION
2-24-92	PER PLANNING BOARD REVIEW

CULPEPPER & TERPENING, INC.
CONSULTING ENGINEERS
LAND SURVEYORS
FORT PIERCE, FLORIDA

HEAD

PAVING &

DESIGNED BY	DRAWN BY
	DMW
DATE	SCALE
1-9-92	1" = 20'