



TO: Members of the City of Fort Pierce Planning Board

THROUGH: Jennifer Hofmeister, AICP, LCAM, Planning Director

FROM: Vennis Gilmore, Planner

RE: **Dreamchaser Preschool**
505 North 7th Street

BOARD DATE: June 9, 2020

STAFF REPORT

Owner/Applicant: Dreamchaser Preschool LLC
 700 S. 33rd Street
 Fort Pierce, FL 34947

Applicant's Request: Approval of a Conditional Use with No New Construction to operate a 7,126 square foot preschool

Location(s): 505 N. 7th Street

Parcel ID: 2410-601-0134-000-8

Future Land Use: Medium Density Residential (RM)

Current Zoning: Medium Density Residential Zone (R-4)

Surrounding FLU:

North	East	South	West
General Commercial (GC)	GC	GC	RM

Surrounding Zoning:

North	East	South	West
General Commercial (C-3)	C-3	C-3	R-4

Utilities: FPUA

Staff Analysis:

Request

In accordance with Sections 22-22 and 22-76 of the City Code, the applicant is requesting the review and approval of a Conditional Use with No New Construction to allow a preschool facility. The applicant is seeking to operate the preschool in an existing 7,126 square foot structure on a property that is approximately 0.68 acres. The property has a Future Land Use designation of Medium Density Residential with a compatible zoning classification of Medium Density Residential Zone (R-4).

The property is located at the northwest corner of North 7th Street and Cedar Place. The surrounding uses are institutional to the north and south and single-family and multi-family residential to the east and west.

The subject property was declared surplus Fort Pierce Community Redevelopment Agency land by Resolution No. 16-R38 in August 2016. The property was marketed previously and the last proposal offering of \$50,000 was rejected by the City Commission in April of 2017. Staff placed a new RFP and two proposals were offered. A selection team comprised of Purchasing, Public Works, and Grants Administration reviewed the proposals and after careful review and consideration, recommended the sale be awarded to Maloma Peterkin of Dreamchaser Preschool, in the amount of \$75,000 for the purpose of a preschool program. On November 19, 2018 the City Commission approved Resolution No. 18-R57 authorizing the sale of 505 7th Street to Maloma Peterkin of Dreamchaser Preschool. All supporting documents for Resolution No. 18-R57 are attached.

The proposed facility is approximately 7,126 square-feet. The applicant has submitted a new floor plan that will consist of nine (9) classrooms, three (3) restrooms, an office, and a kitchen for food preparation only (no cooking). All meals for the students and employees will be prepared onsite. The facility will include an outside fenced playground area in the front of the building; based on the Department of Children and Family Services' requirements. The site is adjacent to 14 parking spaces for the use of the employees and visitors. The facility can be accessed by vehicle from the development entrance located on Cedar Place and by pedestrians from Cedar Place and North 7th Street.

Operation of the proposed facility will be from 6:30 am to 6:00 pm, Monday through Friday. There will be a total of 12 employees with split shifts. This location will accommodate approximately 98 kids on average. The facility will host children ages six (6) weeks to four (4) years old. All children will be provided transportation by the preschool, if needed.

The subject property is also within the City of Fort Pierce Historic Lincoln Park District. This designation may require the applicant to go before the Historic Preservation Board for a Certificate of Appropriateness, if exterior renovations are needed for ADA Compliance or other exterior improvements.

Future Land Use and Zoning

The RM designation is intended for parcels that are best suited for multi-family residential uses ranging in density from 6.5 to 12 dwelling units per acre. This category allows small-lot single family units and multi-family dwellings including duplexes, condominiums, and townhomes. Limited commercial uses intended to serve the residential uses are allowed. Compatible public, quasi-public, and special uses including parks, churches, non-profit clubs, schools, and daycare facilities are also allowed.

With regard to zoning, the subject site is located within the R-4 district, which is designed to accommodate a variety of housing types, including conventional single-family dwellings, duplexes and, where desirable, townhome dwellings, mobile homes or multifamily housing with three (3) or more dwelling units. Maximum gross densities should generally not exceed ten (10) units per acre for conventional developments and 12 units per acre for innovative residential developments. This intensity of residential use is envisioned for locations which have public water and sewer service and which have adequate access to arterial or collector streets. Certain nonresidential uses are permitted under the parameters and safeguards set forth in the zoning district.

Conditional Use

As stated in City Code Section 22-74, the purpose of the Conditional Use process is to allow, when desirable, uses that would not be appropriate generally or without restriction throughout a particular zoning district, but which, if controlled as to number, area, location, or relation to the neighborhood, would not adversely affect the public health, safety, comfort, good order, appearance, convenience, and the general welfare.

Technical Review Committee

All affected departments have reviewed the proposed Conditional Use with regards to the requirements of the City Code. Findings from the review by corresponding departments and the associated responses by the applicant are provided.

Staff Recommendation

The proposed use offers a provision of Daycare Centers and Childcare Facilities (Preschools) representing a limited commercial use that is compatible with the surrounding neighborhood and is generally consistent with the City's Comprehensive Plan and Land Development Code with appropriate restrictions. Therefore, Staff recommends **APPROVAL** with the following two (2) conditions:

- 1) Per City Code Section 22-60. – Off-Street Parking and Loading. (j) Lighting. Prior to Certificate of Occupancy, **please provide a Lighting Plan or a Certified Letter to ensure the minimum requirement of two (2) footcandles.**
- 2) Per City Code Section 22-62 Sidewalks. b) Applicability: In order to provide continual access for pedestrians, sidewalks and sidewalk linkages shall be required to be provided by the property owner or permit applicant when one of the following events occur: (4) Plans submitted for site plan, conditional use, PUD/PUR, and subdivision review. **Please install a sidewalk along Avenue E and Cedar Place connecting to the North 7th Street existing sidewalk or submit**

payment in-lieu to the City of Fort Pierce Engineering Department within ninety (90) days of Conditional Use Approval.