



TO: TECHNICAL REVIEW COMMITTEE
FROM: VENNIS GILMORE, PLANNER
RE: TECHNICAL REVIEW PROJECT# 20-04000009
MEETING DATE: NOVEMBER 19, 2020

Conditional Use – Skyline Childcare – 4812 S. US Highway 1

The above referenced **Conditional Use w/ No New Construction** is being submitted for your review and comments. The request seeks to establish a Child Care Facility; with three (3) classrooms for Entertainment, Arts & Crafts, and Computer Assistance. The subject site is zoned General Commercial Zone (C-3) with a Future Land Use of General Commercial (GC). Per City Code Section 125-187. – Allowed Uses; Child Care Facilities are classified as a Conditional Use in the General Commercial Zone (C-3). The Child Care Facility is approximately 2,046 gross sq. ft. The subject site location has approximately a total of 3.21 acres.

Please review and provide two copies of comments on the project. Please send all comments to the following emails vgilmore@cityoffortpierce.com, arosenthal@cityoffortpierce.com, or through interoffice mail to the Planning Department. If you have comments please respond in a timely manner before the date of the Technical Review Committee Meeting.

Please do not hesitate to contact me should you require any additional information at 772-467-3741.

Thank you.

Vennis Gilmore, Planner



Conditional Use – No New Construction

Property address or Location 4812 S US HIGHWAY 1, FORT PIERCE, FL, 34982

Parcel ID #(s) 3403-502-0031-010-6

Project description Before / After School Childcare Program

Wynne Building Corp

Property Owner(s)

8000 S US HIGHWAY 1 STE 402

Street Address

PORT SAINT LUCIE FL 34952

City State Zip

(772) 878-5513

Phone Number

cheri@wynnebc.com

Email Address

DANAY NAVARRO

Applicant/Representative, Title, Company

804 EL RANCHO DRIVE

Street Address

FORT PIERCE FL 34982

City State Zip

7864583648

Phone Number

danaynavarro@gmail.com

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 -- *ST. LUCIE* COUNTY

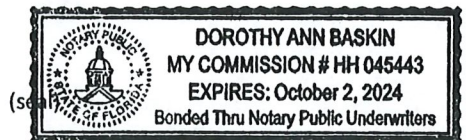
The foregoing instrument was acknowledged before me this 5 day of OCTOBER, 2020, by

MATTHEW LYLE WYNNE who is personally known to me or has produced

as identification.

Dorothy Ann Baskin

Signature of Notary



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 _____

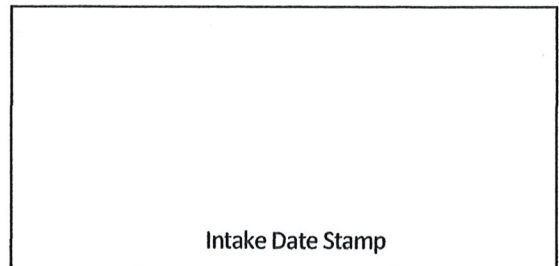
Fees _____ Control # _____ B. Permit # _____

Intake Planner _____

Planner Assigned _____

Approved By _____ Date _____

Comments _____



Intake Date Stamp



CONDITIONAL USE: NO NEW CONSTRUCTION

Submit one original, seven (7) hard copies and one (1) CD of the following for initial submittal, subsequent submittals will be required:

- If no site improvements are required:
 - As-built survey
 - Floor plan of existing building(s)
- If parking and drainage improvements are required:
 - As-built survey;
 - Site plan, to scale, including existing improvements and proposed parking, driveways, landscaping & storm drainage;
 - Lighting plan
- Complete, notarized application

Application Type:

- Conditional Use: No new construction with no site improvements
- Conditional Use: No new construction with parking and drainage improvements

Site Information:

Building Size 18,800 SF Parking Spaces: 123

Surrounding Uses: (i.e. single family home, retail, industrial, etc.)

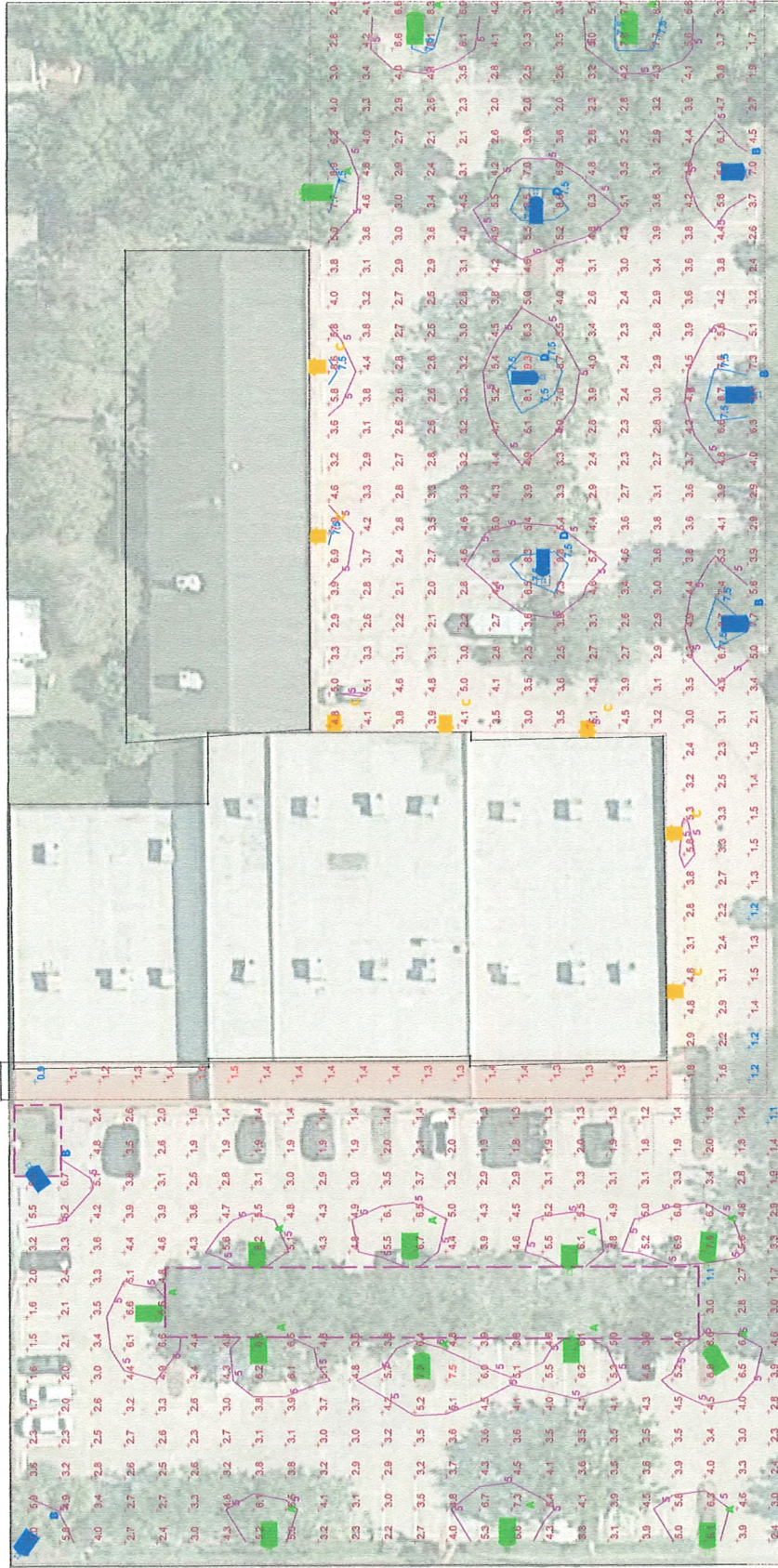
North	South	East	West

The application for conditional use with the application for site plan review, when not exempt in accordance with the requirements of section 22-75, shall be reviewed as a unit in accordance with the requirements of section 22-58 except that:

- (1) The city commission shall hold a public hearing in accordance with the provisions of section 22-143 prior to acting on the application for conditional use.
- (2) In the event the city planning board disapproved the application for conditional use or in case of a protest against said application signed by twenty (20) per cent of the owners within five hundred (500) feet of the area included in said application, such application shall not be approved except by a four-fifths vote by the city commission.
- (3) In permitting a conditional use or the modification of an existing conditional use, the city commission may impose, in addition to those standards and requirements expressly specified in this chapter, any condition which it finds to be necessary to protect the best interest of the surrounding property of the city.

Application Outlook





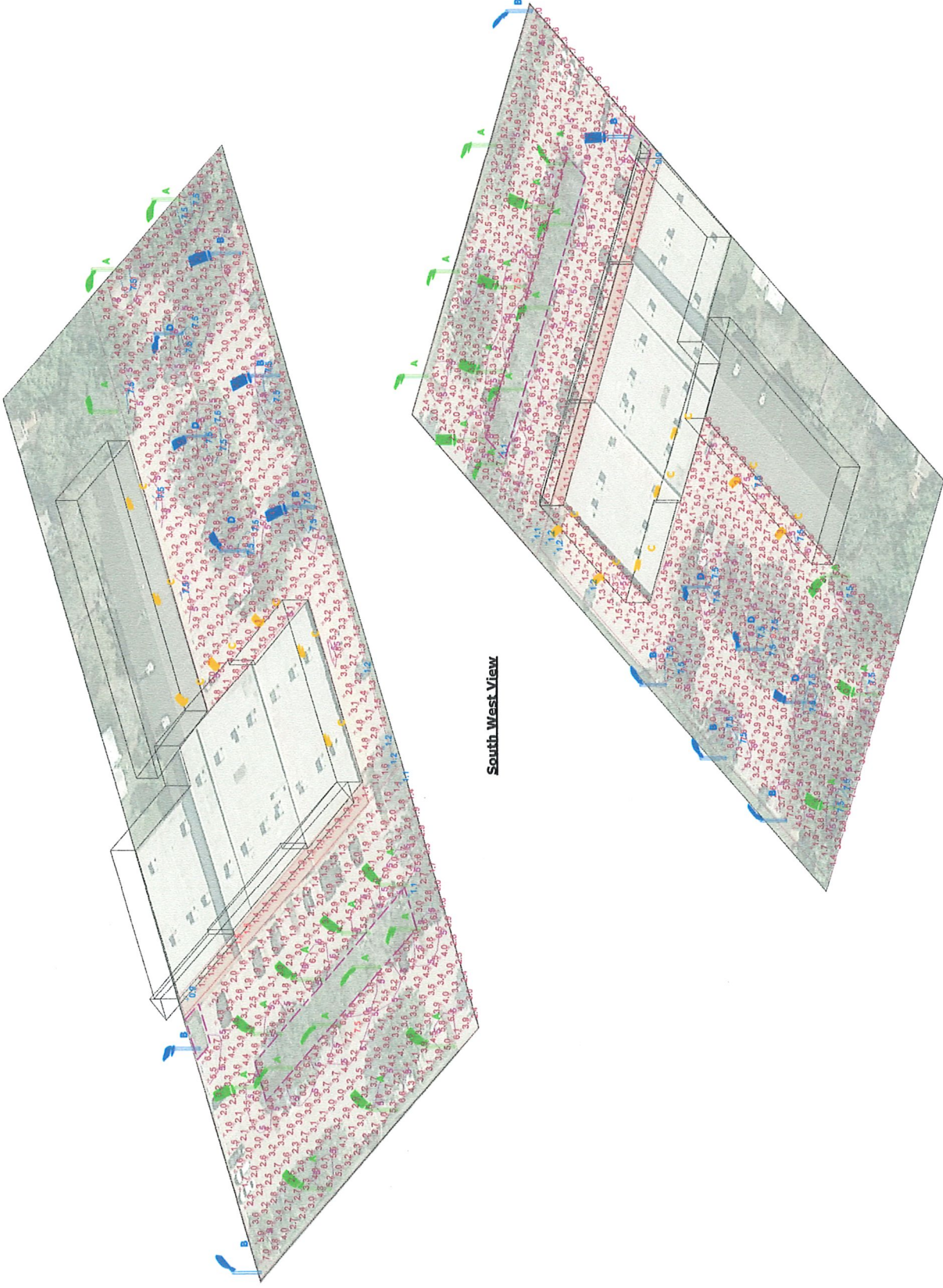
Plan View

 Scale - 1" = 35ft

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Back Parking Lot	+	4.0 fc	9.3 fc	1.2 fc	7.8:1	3.3:1
Front Parking Lot	+	3.8 fc	7.5 fc	1.1 fc	6.8:1	3.5:1
Under Canopy	+	1.3 fc	1.5 fc	0.9 fc	1.7:1	1.4:1

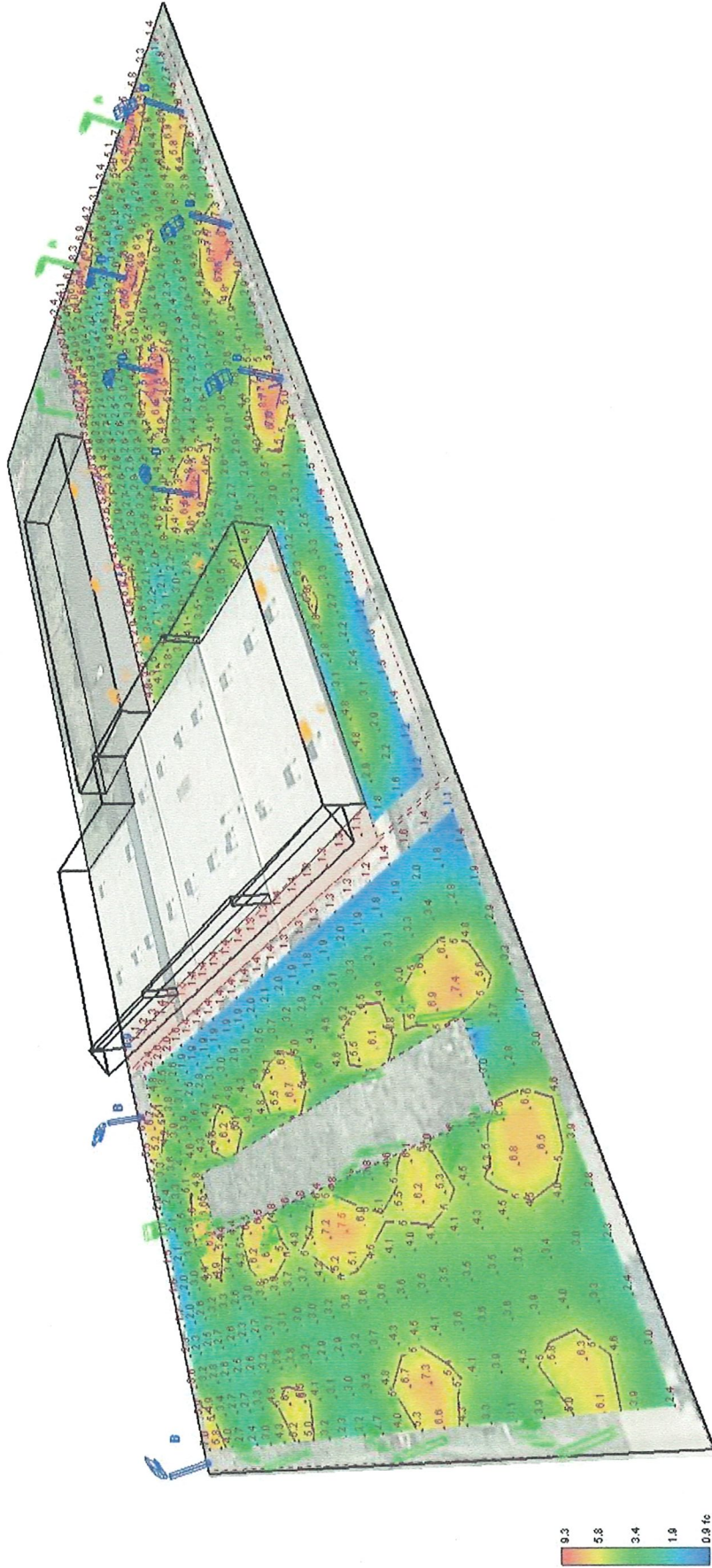
Symbol	Label	QTY	Manufacturer	Description	Number Lamps	Filename	Lumens per Lamp	Lumen Multiple	LLF	Wattage	Efficiency	Polar Plot	Notes
	A	15	Lumipro Lighting	100W Street Light Pole Mount T3 Lens	1	1-ST-RM-100W-T3.IES	13364	1	1	100.302	100%		Max: 6663cd
	B	5	Lumipro Lighting	120W Street Light Pole Mount T3 Lens	1	1-ST-RM-120W-T3.IES	16724	1	1	118.811	100%		
	C	7	Lumipro Lighting	60W Street Light B Mount NO POLE T3 Lens	1	1-ST-RM-60W-T3.IES	8182	1	1	60.7121	100%		
	D	3	Lumipro Lighting	120W Street Light Pole Mount T4 Lens	1	1-ST-RM-120W-T4.IES	16293	1	1	120.897	100%		

Luminaire Locations		Location						Aim					
No.	Label	X	Y	Z	MH	Orientation	Tilt	X	Y	Z	X	Y	Z
11	A	73.00	67.00	15.00	15.00	270.00	40.00	58.46	67.00	0.00			
22	A	427.00	151.00	15.00	15.00	180.00	22.00	427.00	143.32	0.00			
23	A	484.00	114.50	15.00	15.00	270.00	20.00	476.94	114.50	0.00			
24	A	484.00	48.00	15.00	15.00	270.00	20.00	476.94	48.00	0.00			
29	A	6.00	87.00	15.00	15.00	90.00	35.00	18.33	87.00	0.00			
30	A	94.00	25.00	15.00	15.00	95.00	30.00	104.35	24.09	0.00			
36	A	5.00	25.00	15.00	15.00	90.00	40.00	19.54	25.00	0.00			
37	A	68.00	113.50	15.00	15.00	270.00	40.00	53.46	113.50	0.00			
39	A	5.50	161.00	15.00	15.00	90.00	40.00	20.04	161.00	0.00			
40	A	73.50	164.00	15.00	15.00	270.00	35.00	61.17	164.00	0.00			
42	A	69.50	25.00	15.00	15.00	240.00	35.00	58.82	18.83	0.00			
43	A	79.50	192.50	15.00	15.00	0.00	35.00	79.50	204.83	0.00			
44	A	92.00	67.50	15.00	15.00	90.00	45.00	109.12	67.50	0.00			
45	A	92.50	164.50	15.00	15.00	90.00	40.00	107.04	164.50	0.00			
46	A	95.00	117.00	15.00	15.00	90.00	40.00	109.54	117.00	0.00			
20	B	293.00	10.00	15.00	15.00	0.00	35.00	293.00	22.33	0.00			
23	B	433.00	11.00	15.00	15.00	0.00	45.00	433.00	28.12	0.00			
25	B	364.00	8.00	15.00	15.00	0.00	30.00	364.00	21.86	-6.01			
36	B	4.50	239.00	15.00	15.00	125.00	45.00	18.53	239.18	0.00			
37	B	125.50	235.00	15.00	15.00	235.00	45.00	111.48	225.18	0.00			
1	C	179.03	36.81	12.50	12.50	180.00	35.00	179.03	27.14	0.00			
2	C	228.00	37.00	12.50	12.50	180.00	35.00	228.00	27.33	0.00			
4	C	373.00	147.50	10.00	10.00	180.00	30.00	373.00	140.86	0.00			
5	C	320.50	147.00	10.00	10.00	180.00	40.00	320.50	137.63	0.00			
7	C	260.00	140.00	15.50	15.50	90.00	35.00	271.77	140.00	0.00			
8	C	259.50	105.50	15.50	15.50	90.00	30.31	269.43	105.50	0.00			
9	C	258.00	61.50	13.50	13.50	90.00	35.00	268.37	61.50	0.00			
2	D	306.50	75.00	16.00	16.00	90.00	15.00	312.57	75.00	0.00			
3	D	427.00	77.00	16.00	16.00	270.00	15.00	420.93	77.00	0.00			
4	D	369.50	75.00	16.00	16.00	0.00	20.00	369.50	82.64	0.00			

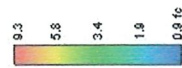


North East View

South West View



Current View



AC

NOTE

ARCHITECT

TrendArchitect

DESIGNED : ARC

CHECKED : ARC

DATE : Aug 2020

CLIENT:

Skyline Child Care, LLC

PROJECT

SITE PLAN

LOCATION

4812 S US-1
FORT PIERCE

SHEET NO:

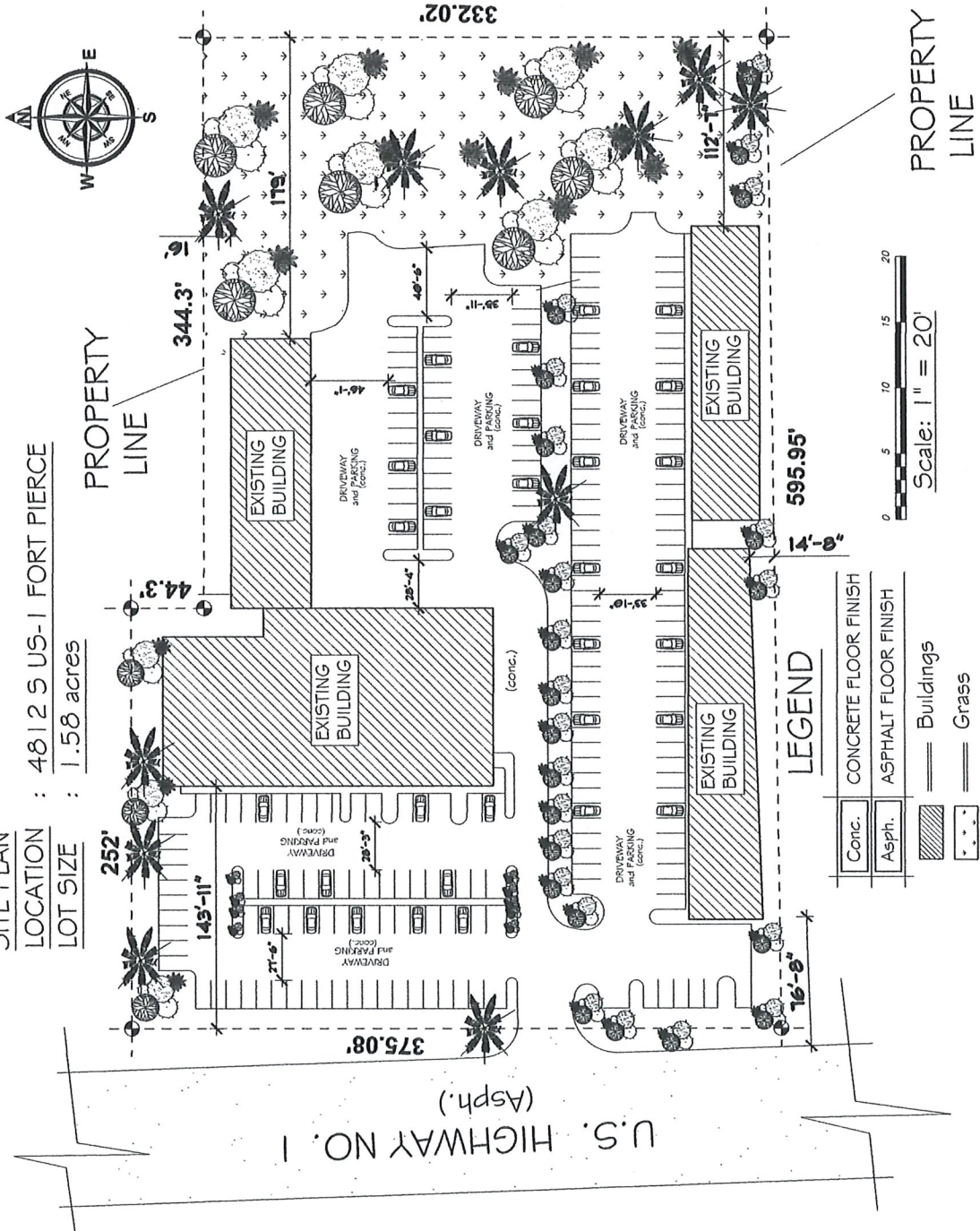
01

SCALE :
1" : 20'

SITE PLAN

LOCATION : 4812 S US-1 FORT PIERCE

LOT SIZE : 1.58 acres



PROPERTY LINE

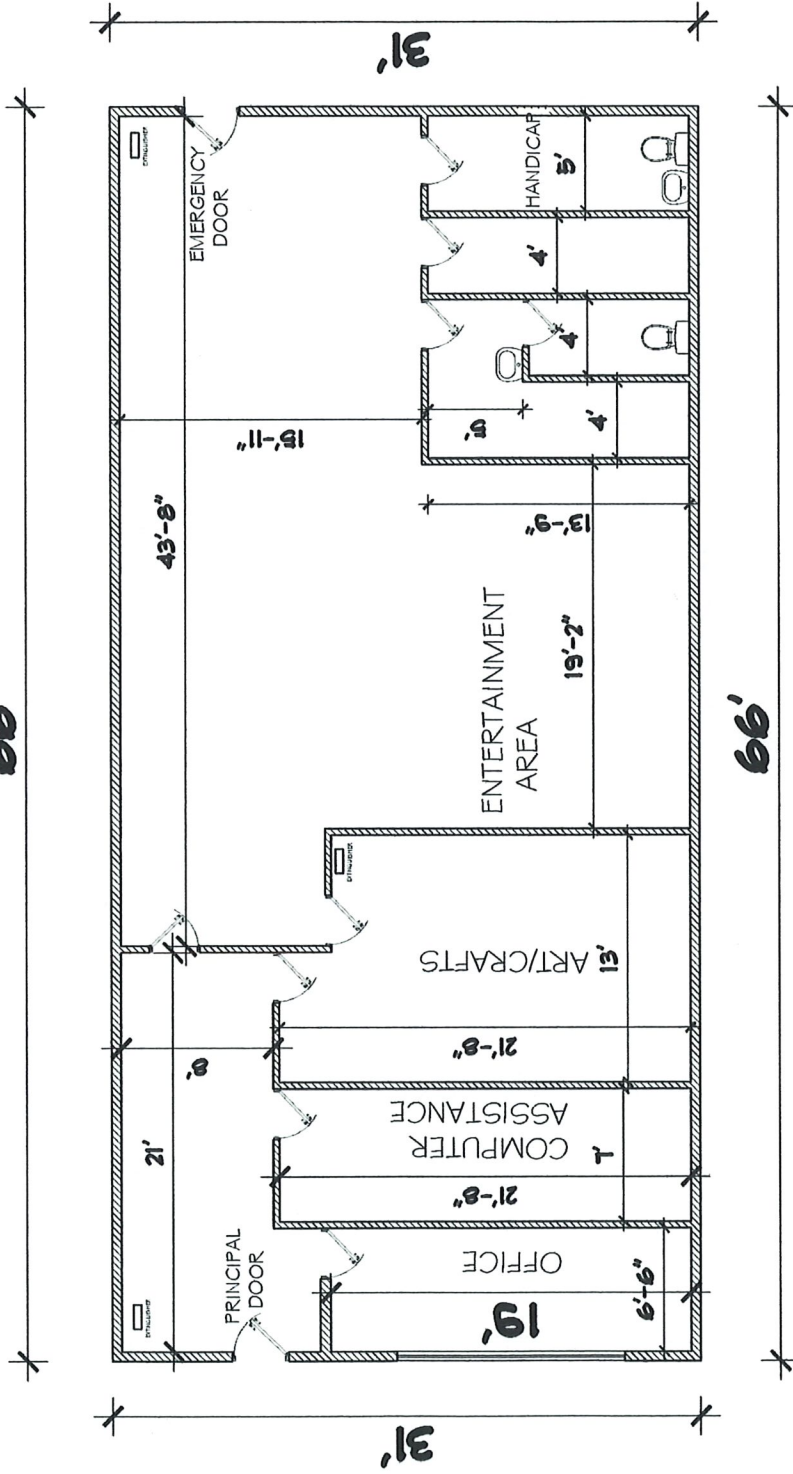


LEGEND

- Conc. CONCRETE FLOOR FINISH
- Asph. ASPHALT FLOOR FINISH
- Buildings
- Grass
- Asphalt Floor

SKYLINE CHILD CARE AT EL RIO PLAZA

66'



NOTE

DESIGNED : ARC
 CHECKED : ARC
 DATE : Aug 2020

SKYLINE CHILD CARE, LLC

Floor Plan

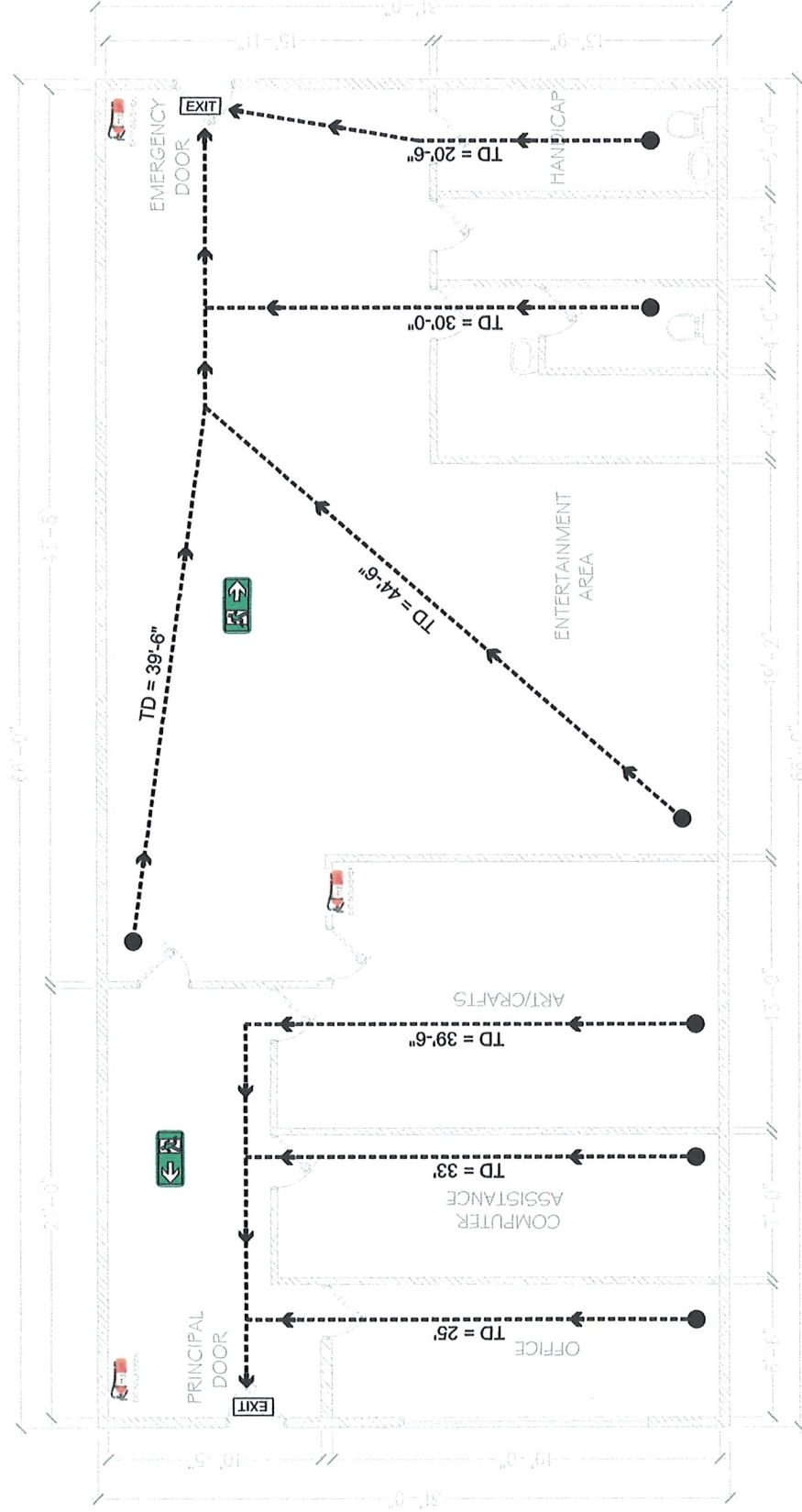
LOCATION
 4812 S US-1
 FORT PIERCE

SHEET NO:
01
 SCALE:
 1/8" = 1'-0"

FIRST FLOOR PLAN

Scale: 1/8" = 1'-0"

SKYLINE CHILD CARE AT EL RIO PLAZA



LIFE SAFETY SYMBOLS

LEGEND:	
	EXIT SIGN
	EXIT SIGN DIRECTIONAL - ONE WAY
	TRAVEL DISTANCE
	PORTABLE FIRE EXTINGUISHER

LIFE SAFETY LAYOUT
 Scale: 3/16" = 1'-0"

note

DESIGNED : MH
CHECKED : MH
DATE : SEP 2020
PROJECT

SKYLINE CHILD CARE, LLC
 DRAWING:
 LIFE SAFETY LAYOUT

SHEET NO: **01**
 SCALE : 3/16" : 1'-0"



Florida Department of Transportation

RON DESANTIS GOVERNOR

3400 West Commercial Boulevard Fort Lauderdale, FL 33309

KEVIN J. THIBAUT SECRETARY

September 17, 2020

THIS PRE-APPLICATION LETTER IS VALID UNTIL – September 17, 2021 THIS LETTER IS NOT A PERMIT APPROVAL

Danay Navarro (Owner of Skyline Child Care, LLC) Skyline Child Care, LLC 804 El Rancho Dr. Fort Pierce, FL 34982

Dear Danay Navarro (Owner of Skyline Child Care, LLC): RE: Pre-application Review for Category B Driveway, Pre-application Meeting Date: September 17, 2020 St. Lucie County - Fort Pierce; SR 5; Sec. # 94010; MP: 8.45; Access Class - 5; Posted Speed - 45; SIS - No; Ref. Project: FM 435245.1-ATMS - ARTERIAL TRAFFIC MGMT-Alexander Estrada

Request: Use existing right-in/right-out driveway on the east side of SR 5, approximately 115 feet north of the southern property line.

SITE SPECIFIC INFORMATION Project Name & Address: Skyline Child Care, LLC – 4812 S US Highway 1 Fort Pierce, FL 34982 Applicant/Property Owner: Wynne Building Corp; Parcel Size: 3.21 Acres Development Size: 2,000 SF Child Daycare

WE APPROVE YOUR REQUEST

This decision is based on your presentation of the facts, site plan and survey - please see the conditions and comments below. You may choose to review this concept further with the District Access Management Review Committee (AMRC).

Conditions:

Comments:

- Proposed land use is before and after school care. All driveways not approved in this letter must be fully removed and the area restored. A Drainage Permit is required for any stormwater impacts within FDOT right-of-way (i.e. increased runoff or reduction of existing storage). The applicant shall donate property to the Department if right-of-way dedication is required to implement the improvements. Dimensions between driveways are measured from the near edge of pavement to near edge of pavement and for median openings are measured from centerline to centerline unless otherwise indicated.

The purpose of this Pre-Application letter is to document the conceptual review of the approximate location of driveway(s) to the State Highway System and to note required improvements, if any. This letter shall be submitted with any further reviews and for permitting. The Department's personnel shall review permit plans for compliance with this letter as well as current Department standards and/or specifications. Final design must consider the existing roadway profile and any impacts to the existing drainage system. Note, this letter does not guarantee permit approval. The permit may be denied based on the review of the submitted engineering plans. Be aware that any approved median openings may be modified (or closed) in the future, at the sole discretion of the Department. For right-of-way dedication requirements go to: https://osp.fdot.gov; click on Statewide Permit News; Scroll down to District 4; Scroll down to Additional Information and Examples and choose Right-of-way Donations/Dedications.

Please contact the Access Management Manager - Tel. # 954-777-4363 or e-mail: D4AccessManagement@dot.state.fl.us with any questions regarding the Pre-Approval Letter and Permits Office - Tel. # 954-777-4383 with any questions regarding permits.

Sincerely, [Signature] Date: 2020. 09.17 15:02: 57 -04'00'

Dalila Fernandez, P.E. District Access Management Manager



Executive Narrative Summary

Skyline Childcare, LLC, is seeking a conditional use to allow ours before/after school program to help our community. Focus on making a difference from those who have served our nation; Military Veterans, activate military members, lower-income legal guardians, parents, and single parents. We believe in shaping future leaders. Our program offers support and a comfortable manner in a learning environment, have fun and complete school assignments, promoting kindness and social skills.

We will open for business starting with our before school program Monday -Friday, 6:30 am to 8:30 am and after school program Monday – Friday, 3:00 pm to 6:30 pm. We are providing care for the age group of 5 years old through 12 years old. Our homework assistance, story times, computer educational activities, games, recreational dancing, arts & crafts, and learning activities will promote higher learning. Our program reinforces social, listening, independence, and motor skills for students' daily interactions.

Department of Children & Families is currently reviewing our curriculum to confirm the number of students that we can serve in the community. Our facility counts with 2000 sq. ft. It includes two accessible restroom (1 handicap), three rooms designated for activities, school homework assistance, and ample parking spaces. Skyline Childcare, LLC has employed two-teacher aid person, who will divide responsibilities by two group ages.

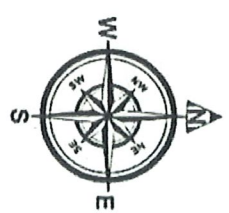
Our facility staff will adhere to Drop-off & Pick-Ups procedures due to COVID-19 to limit direct contact. Adults who drop off and pick up children must do so at the entrance to the facility. The staff will check each student's temperature and provide hand sanitizer at the main door entrance before students arrive safely to their group class.

We do NOT:

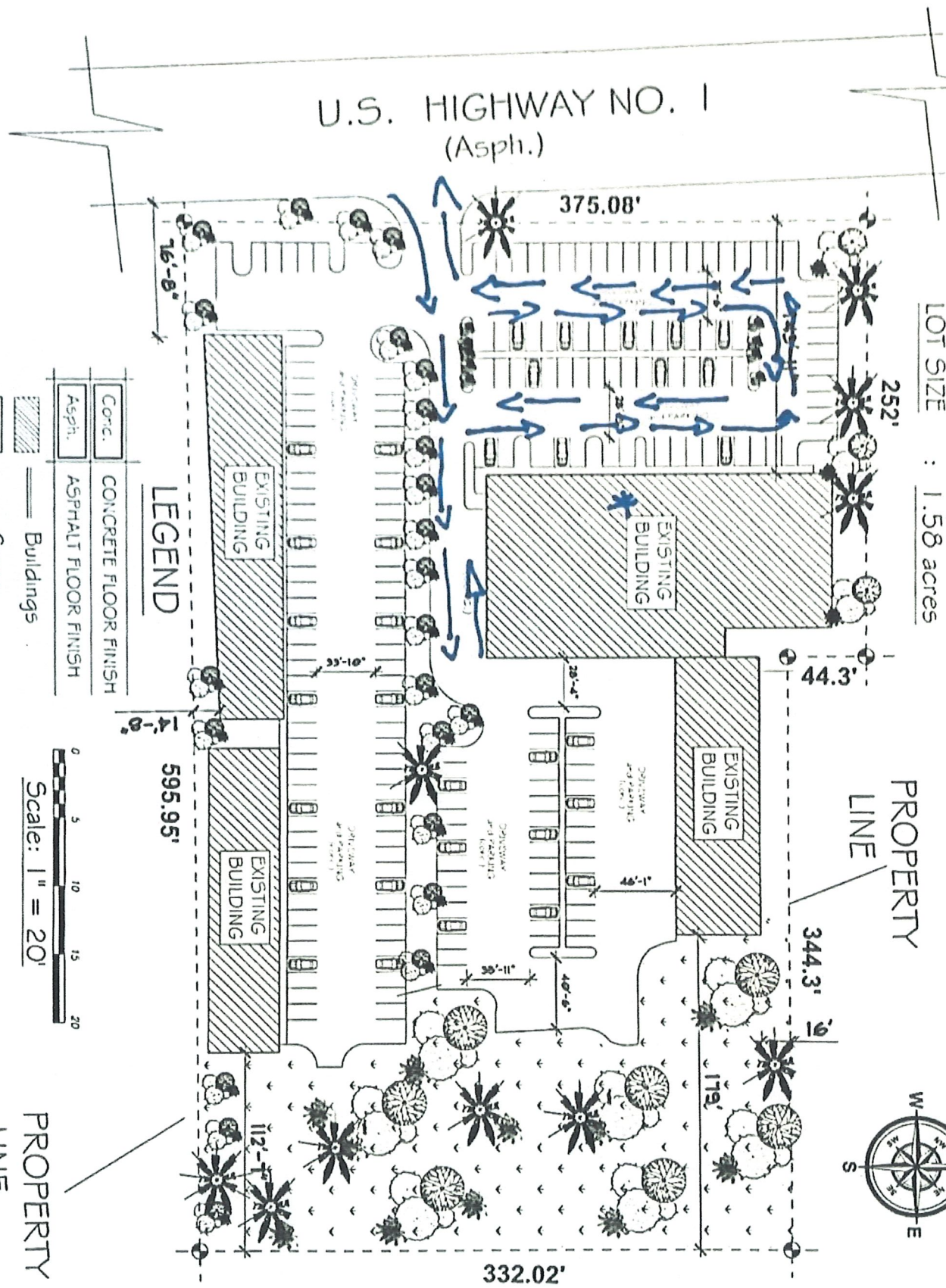
- Provide food – Parents will be responsible for providing food and snacks to students.
- Provide transportation from school to aftercare. Parents are fully responsible for drop-offs/pick-ups from our facility.
- Have playground

SITE PLAN
LOCATION : 4812 S US-1 FORT PIERCE
LOT SIZE : 1.58 acres

PROPERTY LINE

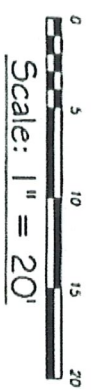


U.S. HIGHWAY NO. 1
 (Asph.)



LEGEND

- CONCRETE FLOOR FINISH
- ASPHALT FLOOR FINISH
- Buildings
- Grass
- Asphalt Floor



PROPERTY LINE

PARENT DROP-OFF AND PICK-UP PLAN

The Site plan attached illustrates the expected pattern of the traffic for anticipated student drop-offs/pick-ups. Skyline Childcare, LLC before school will be starting at 6:30am Monday – Friday, with parents parking on the available parking spaces to avoid holding the traffic flow within in the shopping center. Skyline Childcare, LLC after school program will be starting at 3:00pm – 6:30pm. Parents must follow same procedure as drop offs. However, parents **MUST** calling in to let Skyline Childcare, LLC that the student is ready to be pick up and parents shall park on the available parking spaces, calling in, walk towards the outside entrance of the facility and wait for student for dismissal due to COVID-19.