



**TO:** Members of the City of Fort Pierce Planning Board

**THROUGH:** Kevin Freeman, Planning Director

**FROM:** Ryan Altizer, Planner

**RE:** **Brighter Care Adult Daycare Center- Conditional Use- 22-04000005  
 415 Avenue A**

**BOARD DATE:** November 14, 2022

**STAFF REPORT**

**Owner:** Kraaz & Kraaz Finance LLC  
 415 Avenue A  
 Fort Pierce, FL 34950

**Representative:** Brighter Care Adult Daycare Center LLC  
 415 Avenue A  
 Fort Pierce, FL 34950

**Applicant's Request:** Approval of a Conditional Use with No New Construction to operate a 4,892 square-foot Adult Daycare Center

**Location(s):** 415 Avenue A

**Parcel ID:** 2410-506-0005-000-3

**Future Land Use:** General Commercial (GC)

**Current Zoning:** General Commercial (C-3)

**Surrounding FLU:**

North	East	South	West
GC (FP)	GC (FP)	GC (FP)	GC (FP)

**Surrounding Zoning:**

North	East	South	West
C-3 (FP)	C-3 (FP)	C-3 (FP)	C-3 (FP)

**Utilities:** FPUA

## **Staff Analysis:**

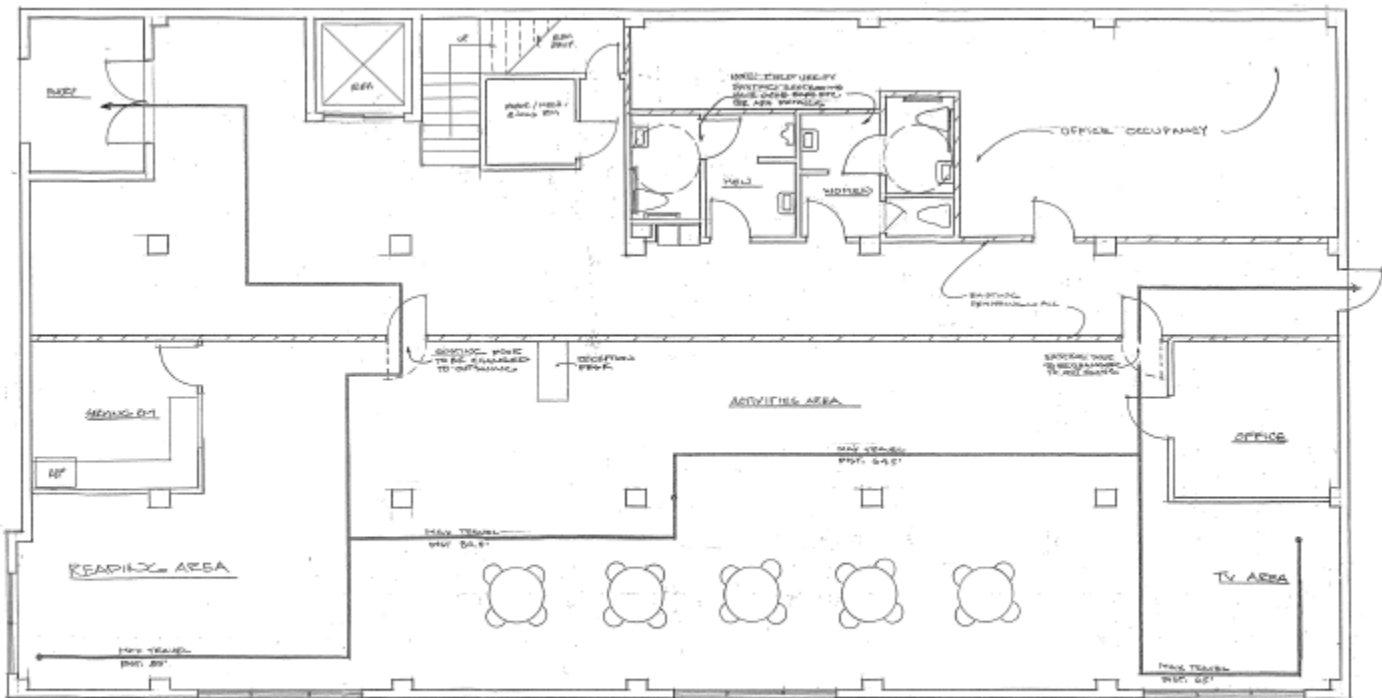
### **Request**

In accordance with Sections 125-76 and 125-133 of the City Code, Article 5 of Chapter 125 of the City Code, the applicant is requesting the review and approval of a Conditional Use with No New Construction to allow for an Adult Daycare. The applicant is seeking to operate the adult daycare in an existing 4,892 square foot portion of an existing building. The property has a Future Land Use designation of General Commercial with a compatible zoning classification of General Commercial (C-3).

The property is located South of Avenue A and North of Orange Avenue, West of US Highway 1 and East of 5<sup>th</sup> Street. The surrounding uses are all general commercial.

The proposed facility is approximately 4,892 square-feet. The applicant has submitted a floor plan that will consist of 748 square feet of office space, 132 square feet of serving area, 1,676 square feet of common area and 2,336 square feet of activity area. No cooking will be performed at the center, but nutritious meals will be provided for the patient. The site is located inside the Kraaz & Kraaz Finance building with access to adequate parking spaces for the use of employees and visitors. The facility can be accessed by vehicle from the building entrance located on Avenue A and by Pedestrians on Orange Avenue and Avenue A.

Operation of the facility will be from 9:00 am to 4:00 pm, Monday through Friday. There will be a total of 4 employees and the site will accommodate approximately 10 patients. The Daycare is geared towards patients with dementia and other disabilities.



Brighter Care Adult Daycare Floor Plan

### ***Future Land Use and Zoning***

The GC designation provides for higher intensity commercial developments or horizontal and vertical mixed-use developments. Uses allowed within this designation include multifamily residential, intensive and general commercial, retail, service, offices, tourist/entertainment facilities, hotels/motels, parks and recreation, along with compatible public, quasi-public, and special uses. This land use designation allows for a maximum density of 15 dwelling units per acre and a maximum FAR of 1.0. Development shall include either commercial or mixed uses fronting major roadway corridors with higher intensity near major intersections. Residential uses may comprise up to 20 percent of the total floor area of the General Commercial future land use designation. Regarding zoning, the subject site is located within the C-3 district, which is intended to provide for a broad variety of business activities including shoppers' goods stores, convenience goods and service establishments, offices and tourist/entertainment facilities. Many public and semi-public uses are also appropriate. Compared to the C-4 zone, this district is more suitable for uses requiring a high degree of accessibility to vehicular traffic, low intensity uses on large tracts of land, most repair services and small warehousing and wholesaling operations. Although this zone should be located along or near arterial or collector streets, it is not the intent of this district to encourage the extension of strip commercial areas. Instead, it should promote concentrations of commercial activities.

### ***Conditional Use***

As stated in City Code Section 125-76, 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 an adult daycare as 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**.



Brighter Care Adult Daycare Center, LLC  
415 Avenue A  
Fort Pierce, FL 34950

**Subject: Conditional Use - 415 Avenue A - Technical Review Committee Comments for October 20, 2022 TRC Meeting**

**City of Fort Pierce Planning Department**

1. How many employees will the center employ at this site?
2. How many patients are expected to be at the site daily?
3. A lighting/photometric Plan is required for a Conditional Use with No New Construction

**Fort Pierce Engineering Department**

Comments may be forthcoming

**Fort Pierce Building Department**

1. Building Official or his representative has no comment at the time of this meeting, but reserves submission of comments upon completion of the official plan review.
2. Any construction will need to meet the requirements of the Florida Building Code 7th Edition.
3. Must meet the following Accessibility requirements:
  - accessible route
  - handicapped parking spaces
  - Means of egress
4. Change of Use required
  - To include a signed and sealed Life Safety Plan
5. Building Permit required.

**Fort Pierce Police Department**

Comments may be forthcoming

**St. Lucie County Planning Department**

Comments may be forthcoming

**St. Lucie County PW/Engineering**

No comments at this time

**City Clerk Office**

Comments may be forthcoming

**Code Enforcement**

Comments may be forthcoming

**Fort Pierce Utilities Authority**

FPUA W/WW Engineering: No comment on the conditional use application for the Brighter Care Adult Daycare located at 415 Avenue A.

This location is an active water and sewer customer of FPUA; Please contact 772-466-1600 Ext. 3428 if any modification to the existing water or sewer service is required.

FPUA Electric & Gas Engineering: Electric and Gas Engineering Department have reviewed the application – TRC Brighter Care Adult Daycare. Approved.

FPUA does not conduct photometric studies. If additional rental lights of the same type are desired to meet the code requirement, the customer will need to have prepared a photometric study showing the proposed locations of the additional lights. FPUA will then provide a cost estimate for the additional lighting. Please contact Sal Scimeca for additional lighting details, customer requirements and project coordination.

Sal Scimeca  
Engineering Technician II  
Electric and Gas Engineering  
1701 S. 37th Street, Fort Pierce, FL 34947  
sscimeca@fpua.com  
Office: (772)466-1600 Ext. 6957

**St. Lucie County Fire District**

1. Please submit a completed application for Development/Site Plan Review (St. Lucie County Fire District Development & Site Plan Review Application). This form is available on-line at <https://www.slcfcd.com>
2. Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.
3. Please send the Fire District electronic plans for the site and buildings.
4. Be advised, although there is no new construction planned for this project it will be subject to a New Business Inspection and possibly a Change of Occupancy Review. The project will have to meet all of the Occupancy requirements at that time to be in compliance with the currently adopted version of the *Florida Fire Prevention Code*.

**Florida Department of Transportation**

Comments may be forthcoming

**St. Lucie County School Board**

No comments at this time