



Dalton Learning Center

Special Exception Use

(P25-041)

City Council Meeting of July 28, 2025
Bethany Grubbs, AICP Senior Planner/Public Art Program

General Information

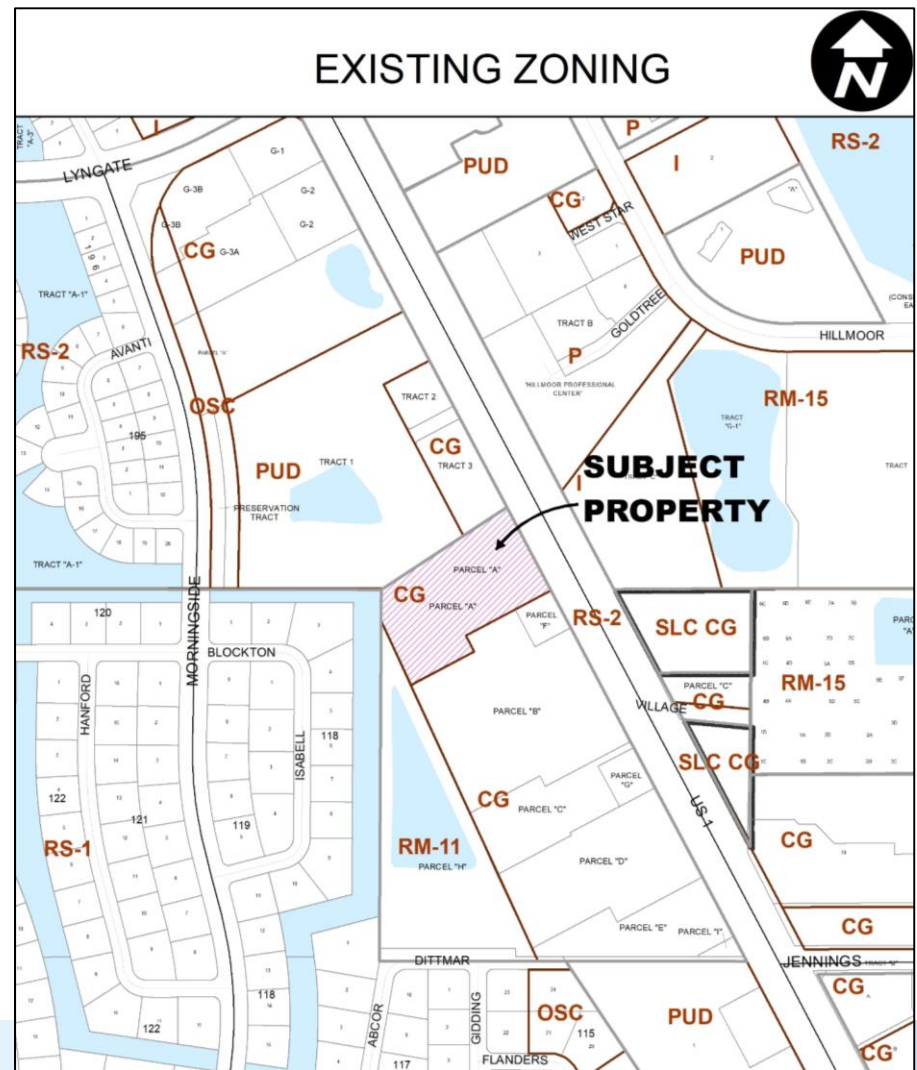
Applicant's Request:	The request is for approval of a Special Exception Use (SEU) to allow a K-8 private school within the Commercial General (CG) Zoning District per Section 158.124(C)(8) of the Zoning Ordinances.
Applicant:	Gail Dawkins, Dalton Learning Center, Inc.
Agent:	Austin Dingwall, AIA, Austin Dingwall Architecture, PLLC
Property Owner:	Phyl's Academy Preschools, Inc.
Location:	10011 S US Highway 1 - Located approximately 0.3 miles south of SE Lyngate Drive on the west side of S US Highway 1

Project Summary

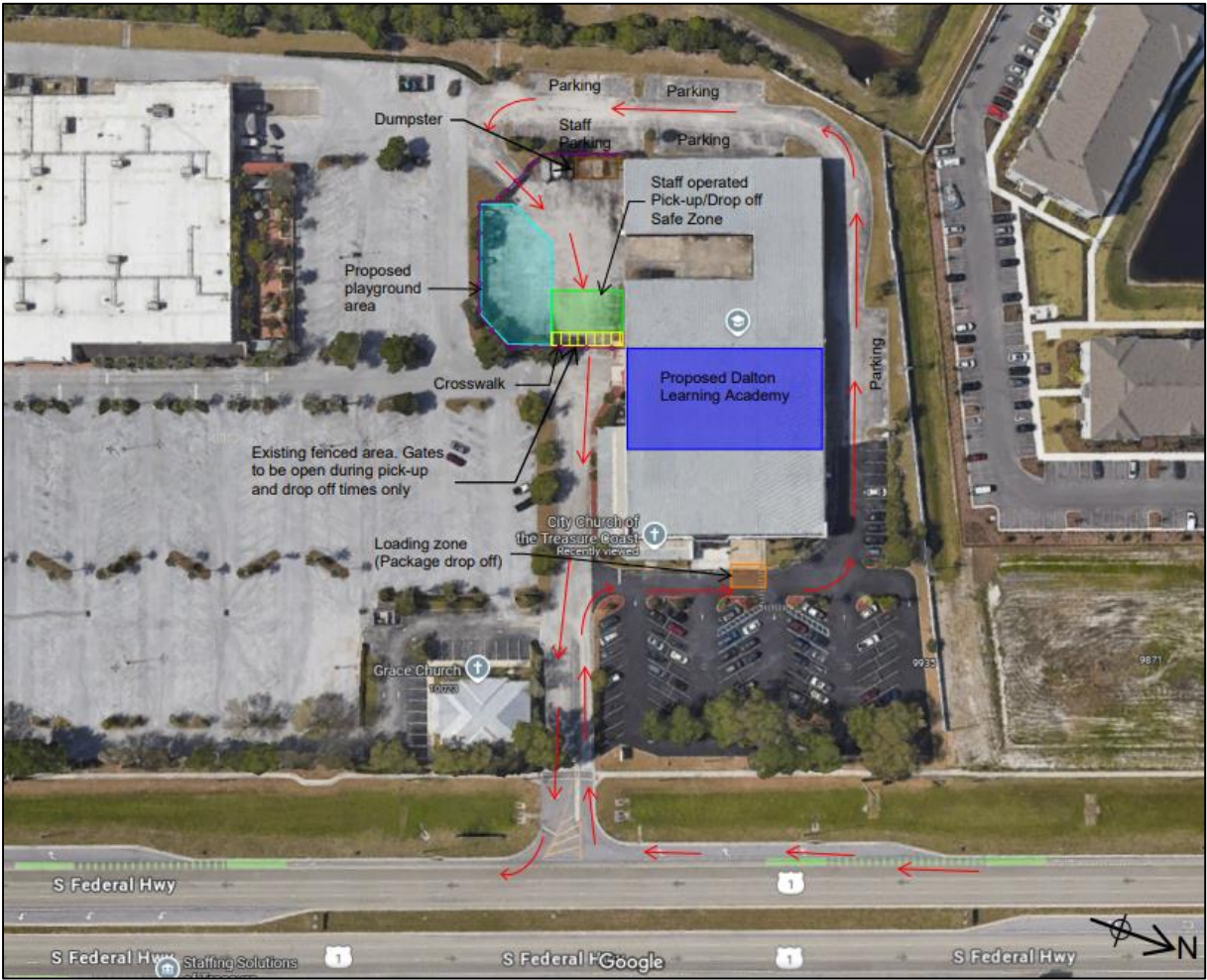
- The applicant is requesting a special exception use (SEU) to allow a K-8 private school in the Commercial General (CG) zoning district.
- The proposed school will occupy approximately 14,450 square feet of the overall 44,320 square-foot-building.
- The school will consist of 12 classrooms serving students from kindergarten through 8th grade (K-8).
- 200 students
 - Each classroom will accommodate approximately 17 students, along with one teacher and one teacher's aide.
- School hours of operation: 7:00 a.m. to 5:30 p.m.
 - Instructional hours: 8:30 a.m. to 3:30 p.m.

Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	RH/CG/OSC	CG, PUD	Apartments and Vacant Commercial
South	CG, RM	CG, RM- 11	Shopping Center
East	RL, ROI	RS-2, I, P	6-Lane Divided Highway, Nursing and Rehabilitation Center
West	RM, RL	RM-11, RS-1	Single-Family Residences and a Retention Pond



Conceptual Site Plan



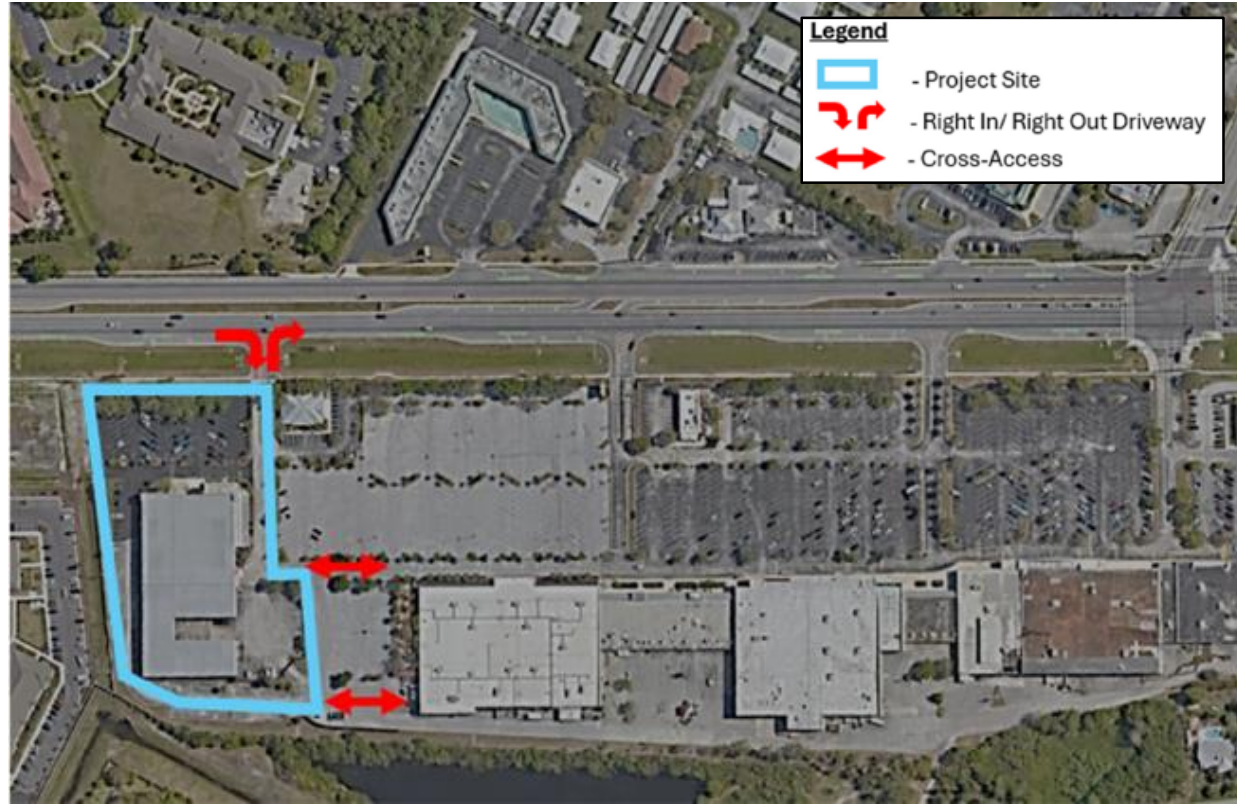
Project Access

Access provided via:

- Right-in/right-out driveway on US 1
- Cross-access through Town Centre shopping center








To reduce U-turn maneuvers on US 1:

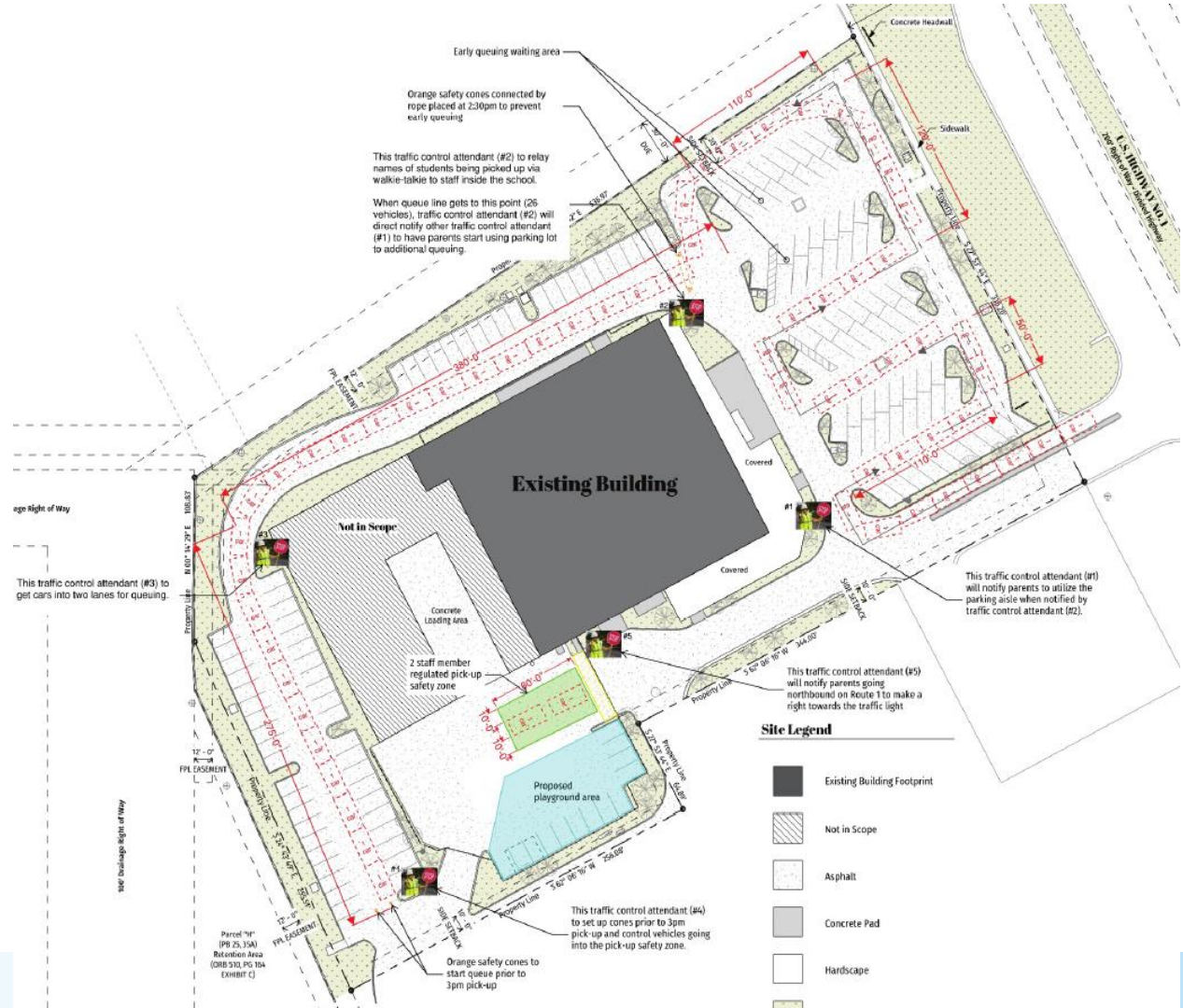
- Directional signage
- Parent communication



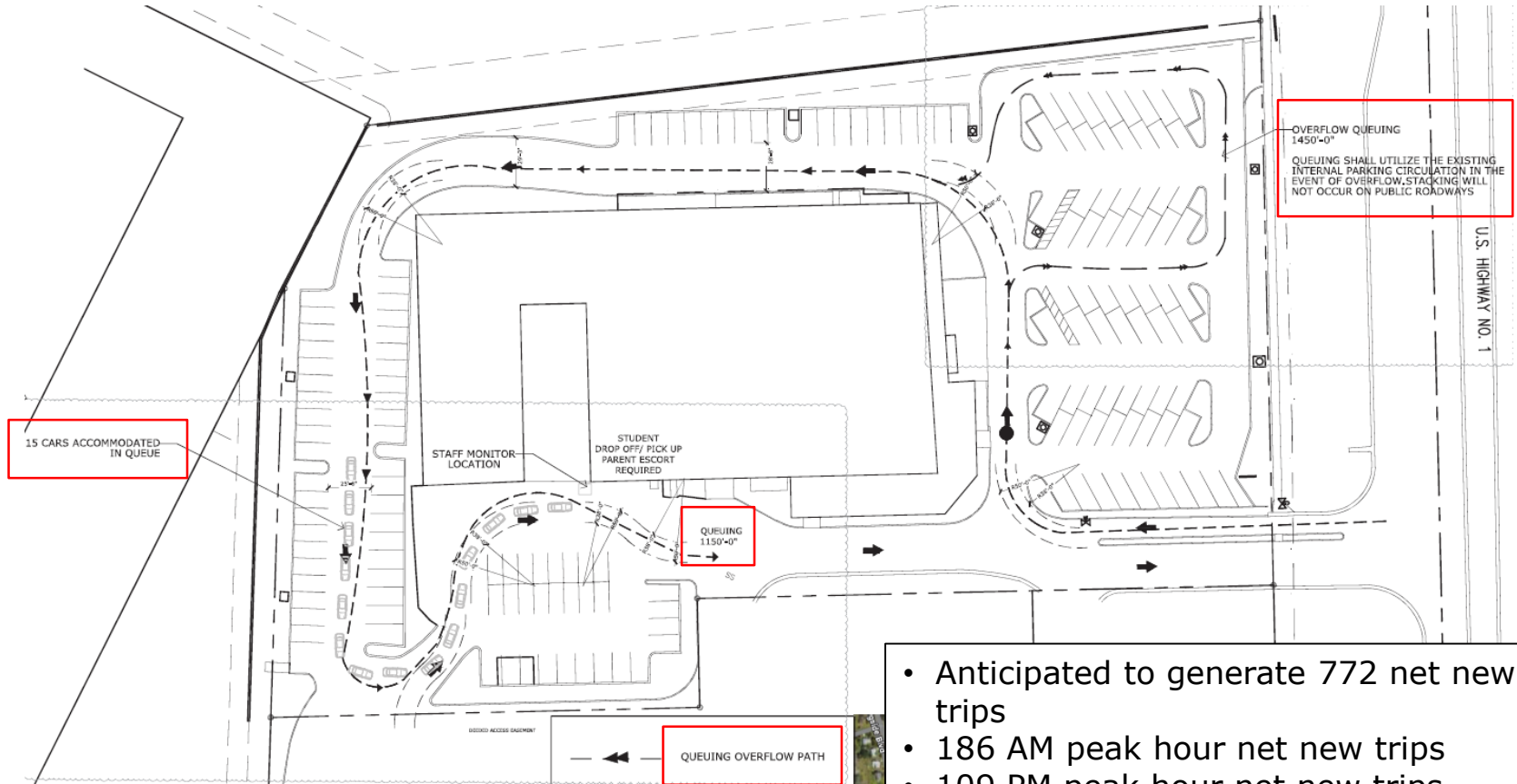
Traffic Queuing

Site Legend

-  Existing Building Footprint
-  Not in Scope
-  Asphalt
-  Concrete Pad
-  Hardscape
-  Permeable Landscape
-  Traffic control attendant

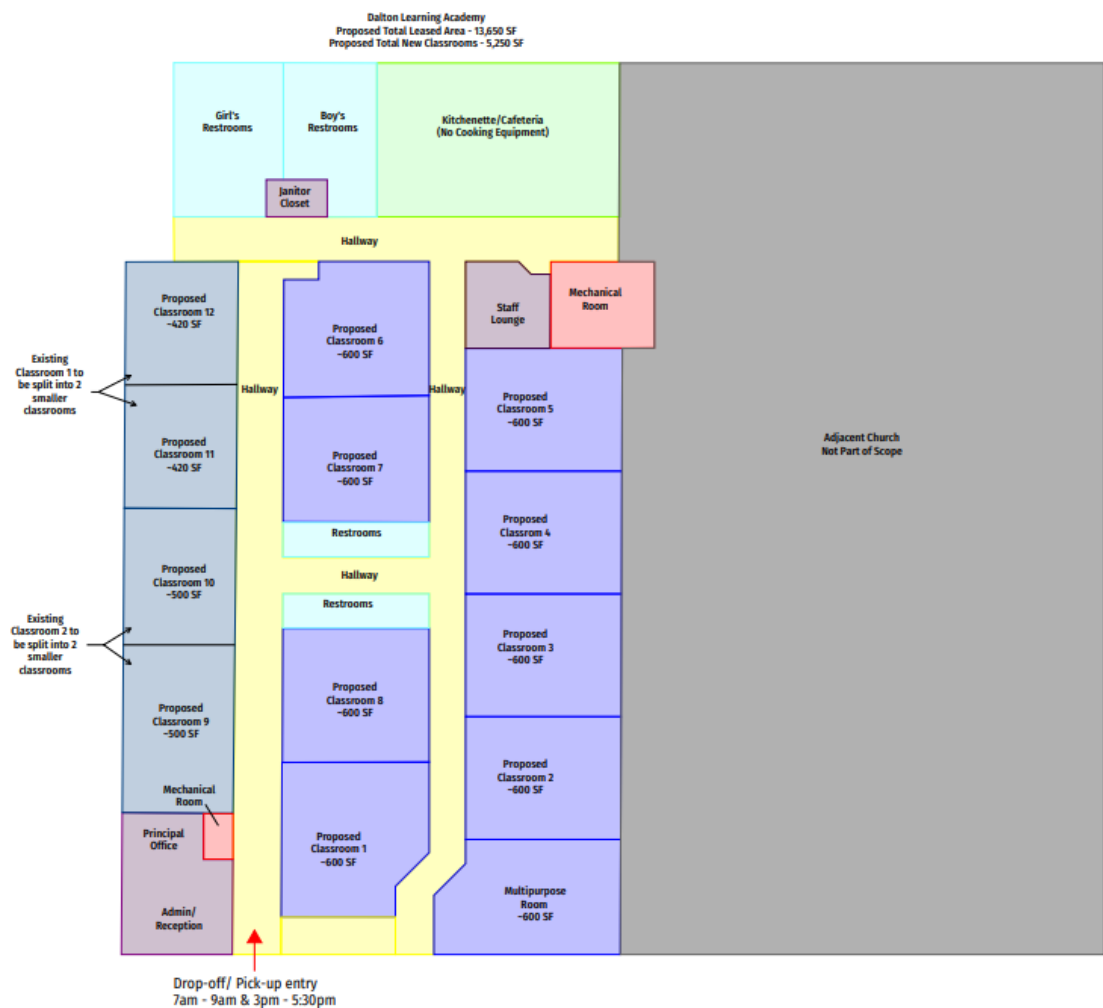


Queuing Analysis



- Anticipated to generate 772 net new daily trips
- 186 AM peak hour net new trips
- 109 PM peak hour net new trips
- Space for 52 vehicles to queue

Conceptual Floor Plan



<u>Evaluation of SEU CRITERIA</u> <u>(Section 158.260)</u>	<u>FINDINGS</u>
ADEQUATE INGRESS AND EGRESS (§ 158.260 (A))	The site plan demonstrates that the site has adequate ingress and egress for vehicles, the property is developed and will allow for pedestrian safety and convenience. The property is located on S US Highway 1 and has multiple shared access points along this roadway.
ADEQUATE OFF-STREET PARKING AND LOADING AREAS (§ 158.260 (B))	Adequate off-street parking and loading areas are provided without creating undue noise, glare, odor, or other detrimental effects upon adjoining properties. The required parking for the school use equates to 22 parking spaces. With a total of 1,715 spaces, there is a significant surplus relative to peak demand, which is estimated at 376 spaces on weekdays (12:00–1:00 PM) and 359 spaces on weekends (12:00–1:00 PM).
ADEQUATE AND PROPERLY LOCATED UTILITIES (§ 158.260 (C))	Adequate utilities are available to service the proposed development. The Port St. Lucie Utility Systems Department (PSLUSD) currently provides utility services to the site.
ADEQUATE SCREENING OR BUFFERING (§§ 158.260 (D) (F))	No additional buffering is required. The site’s approved landscape plan includes perimeter landscaping which provides adequate screening and buffering.
SIGNAGE AND EXTERIOR LIGHTING (§158.260 (E))	Outdoor lighting complies with the requirements of City Zoning Code Section 158.221. Outdoor signage complies with Chapter 155 Sign Code.
COMPATIBILITY WITH SURROUNDING USES (§§ 158.260 (H) (I) (J))	The site is in an area designated for commercial development and is consistent with the existing uses in the free-standing building along with the overall shopping center.

Planning and Zoning Board Recommendation

The Planning and Zoning Board recommended approval of the proposed amendment at the June 3, 2025, Planning and Zoning Board meeting with the following conditions:

Conditions of Approval

1. This Special Exception Use shall be granted exclusively to the current applicant and shall terminate automatically upon cessation of the approved business operation by the current Applicant. Any change in ownership, business entity, or discontinuation of the approved use shall render this Special Exception Use null and void; and
2. The shared parking agreement submitted as part of the application shall remain in full force and effect for the duration of the approved use. Any modification, amendment, or termination of the shared parking agreement shall require prior review and written approval by the City.

Conditions of Approval

3. This Special Exception Use approval permits a maximum enrollment of 200 students, subject to compliance with Florida Statutes § 1003.03, which governs class size limits in accordance with the state constitutional amendment on public school classroom capacity.
4. All traffic concerns and comments must be resolved to the satisfaction of the city prior to this project being heard at a City Council meeting. ***satisfied***
5. Any failure to comply with these conditions of approval shall render this Special Exception Use null and void.

Staff Recommendation

If Council moves to approve this application Staff recommends that it is with conditions 1,2, 3 and 5 as recommended by the Planning and Zoning Board. (Condition 4 has been satisfied).

And the following condition from Public Works:

Staff Recommendation

If the site is found to be out of compliance with the Operational Management Plan included as part of the Traffic Analysis for this Special Exception Use, the school owner or its authorized agent (“School Owner”) will have 45 days to:

- a. amend the Operational Management Plan, in a manner acceptable to the City’s Public Works Department, to mitigate traffic or stacking issues; or
- b. enforce the Operational Management Plan to ensure mitigation of traffic or stacking concerns (“Corrective Actions”).

If the School Owner does not timely take Corrective Actions this Special Exception Use approval will expire. If the Public Work’s Director determines that the School Owner is acting in good faith to resolve issues with the site and that the Corrective Actions will require more than 45 days to accomplish, the Public Work’s Director may provide the School Owner with an extension of time to take Corrective Actions.