



Gingerbread Lane Day Care

Special Exception Use

Project No. P24-028

Planning and Zoning Board Meeting

Cody Sisk, Planner II

August 6, 2024

Request Summary

- Owner/Applicant(s): H. Andrew Development 3, LLC & Thomas DeGrace, PE, Culpepper & Terpening, Inc.
- Location: Located north of the NW Airoso Boulevard and west of St. James Drive.
- Request: Approval of a Special Exception Use (SEU) to allow an enclosed assembly area over 3,000 square feet in the Neighborhood Commercial (NC) zoning district per Section 158.120(C)(1) of the Code of Ordinances.

Project Description

- The proposed conceptual site plan provides shared parking, ingress and egress, and a dumpster enclosure between the two sites.
- The overall 8,640 square foot of existing and proposed daycare uses
- Required to have a total of 29 parking spaces at one parking space per 300 square feet of gross floor area.

Surrounding Areas

Direction	Future Land Use	Zoning	Existing Use
North	RL	RS-2	Single Family Residential
South	RL	RS-2	Single Family Residential
East	CL	CN	Daycare
West	CL	CN	Retail and Restaurant



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Evaluation of SEU CRITERIA (Section 158.260)	FINDINGS
ADEQUATE INGRESS AND EGRESS (§ 158.260 (A))	The property is located within a vacant property, which at the time of site plan approval the site will have adequate ingress and egress for vehicles and pedestrian circulation. The Gingerbread Lane Daycare is located on NW Airoso Boulevard and one ingress and one egress, and cross-connections, which allows for adequate internal circulation and traffic flow. An existing entrance and sidewalk access are established to the parking lot from the daycare on the east side of the building.
ADEQUATE OFF-STREET PARKING AND LOADING AREAS (§ 158.260 (B))	Adequate off-street parking will be provided without creating undue noise, glare, odor, or other detrimental effects upon adjoining properties. Off-street parking is calculated based upon the provisions identified within Section 158.220(C) of the Zoning Code. The proposed conceptual site plan for Gingerbread Daycare indicates 1 parking space per 300 square feet of gross floor area. The 6,302 proposed and 2,338 existing square foot, daycare center is required to have 29 spaces. There are 29 spaces provided, which meets the minimum requirement. An agreement for shared ingress/egress, parking and use of the dumpster enclosure shall be required in conjunction with site plan approval.
ADEQUATE AND PROPERLY LOCATED UTILITIES (§ 158.260 (C))	Adequate utilities are available to service the proposed development. Port St. Lucie Utilities District will provide utility services to the site. Adequate utilities are available to service the proposed development.
ADEQUATE SCREENING OR BUFFERING (§§ 158.260 (D) (F))	Adequate buffering is being provided surrounding the site. The site is required to have a minimum of a 10' landscape buffer strip surrounding the site. The north property line will be required to have a landscape buffer wall because there is residential uses to the north.
SIGNAGE AND EXTERIOR LIGHTING (§158.260 (E))	At the time of site plan approval, outdoor lighting shall comply with the requirements of City Zoning Code Section 158.221. Outdoor signage shall comply with Chapter 155's 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 adjacent commercial uses.

Planning and Zoning Board Action Options:

- Make a motion to recommend approval to the City Council
- Make a motion to amend the recommendation and recommend approval
- Make a motion to recommend denial
- Make a motion to table