



Gingerbread Lane Day Care

Special Exception Use
Project No. P24-028

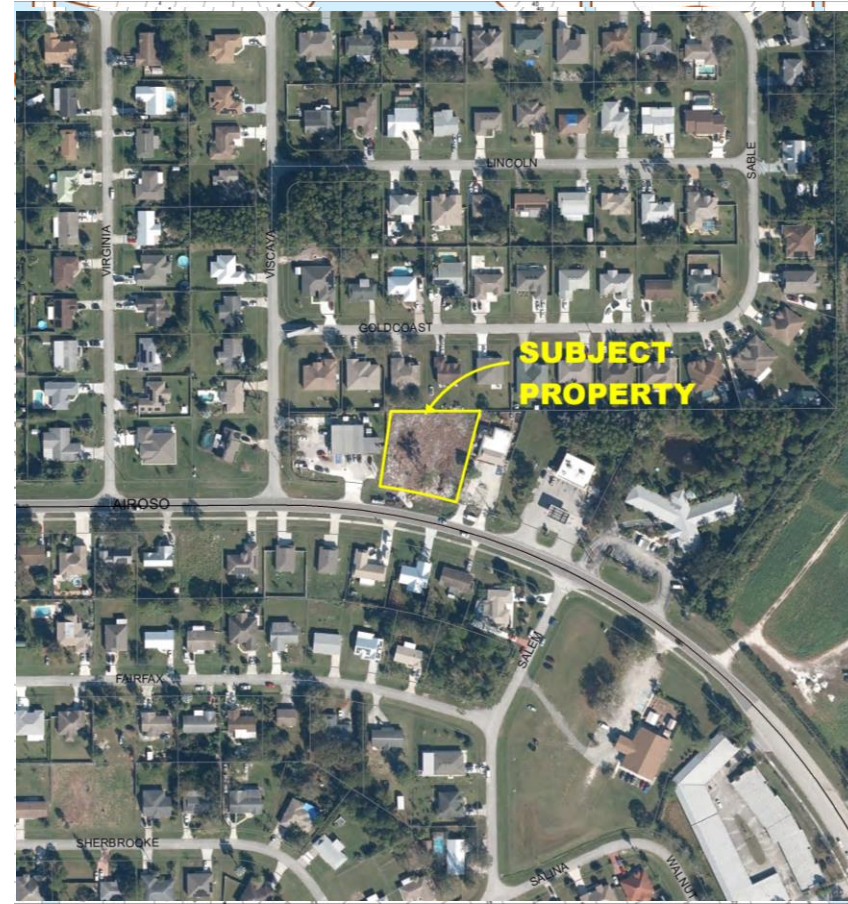
City Council Meeting
Cody Sisk, Planner II
August 26, 2024

Request Summary

- Owner/Applicant(s): H. Andrew Development, LLC, 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.

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



Project Description

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

**Evaluation of SEU CRITERIA
(Section 158.260)**

FINDINGS

**ADEQUATE INGRESS AND EGRESS
(§ 158.260 (A))**

The property will have adequate ingress and egress for vehicles and pedestrian circulation. There will be one ingress and one egress off of NW Airosa Boulevard and cross-connection between the adjacent existing daycare building and the proposed building on this site, which allows for adequate internal circulation and traffic flow. An existing entrance and sidewalk access are established to the parking lot from the daycare building on the adjacent site to the east.

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.

Recommendation:

The Planning and Zoning Board recommended approval at their August 6, 2024 meeting.