

**CITY OF RIVIERA BEACH CITY COUNCIL  
AGENDA ITEM SUMMARY**

MEETING DATE: NOVEMBER 2, 2011

AGENDA ITEM SUMMARY NO. 111-111-4

- AWARDS / PRESENTATIONS / PETITIONS
- CONSENT
- PUBLIC HEARING
- ORDINANCE ON SECOND READING
- ORDINANCE ON FIRST HEARING

- REGULAR
- RESOLUTION
- DISCUSSION & DELIBERATION
- BOARD APPOINTMENT
- WORKSHOP

**TITLE/SUBJECT:** A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, APPROVING A SPECIAL EXCEPTION APPLICATION FROM TIAWJANNA SWEETING DAYCARE TO OPERATE A LARGE FAMILY CHILD CARE HOME LOCATED AT 1668 W 26TH STREET AND; PROVIDING FOR AN EFFECTIVE DATE.

**RECOMMENDATION / MOTION:** Staff recommends a motion to approve the resolution.

|                                    |                          |
|------------------------------------|--------------------------|
| •City Attorney <i>PHG 10/25/11</i> | Library – N/A            |
| •City Clerk <i>JS</i>              | Marina – N/A             |
| Community Development – N/A        | Police – N/A             |
| •Finance <i>KA</i>                 | Public Works – N/A       |
| Fire – N/A                         | Purchasing – N/A         |
| Human Resources – N/A              | Recreation & Parks – N/A |
| Information Services – N/A         | Utility District – N/A   |

APPROVED BY CITY MANAGER: *Ruth C. Jones* DATE: 10-25-11

|   |   |  |
|---|---|--|
| <b>Originating Dept.</b><br>COMMUNITY DEVELOPMENT<br><i>SMC</i>   | <b>Costs:</b> <u>None to City</u><br><br><b>Current FY:</b> <u>2010-2011</u><br><b>Funding Source:</b><br><input type="checkbox"/> Capital Improvement<br><input type="checkbox"/> Operating<br><input type="checkbox"/> Other: | <b>City Council Actions:</b><br><input type="checkbox"/> Approved<br><input type="checkbox"/> Approved w/conditions<br><input type="checkbox"/> Denied _____<br><input type="checkbox"/> Tabled to _____<br><input type="checkbox"/> Referred to Staff _____ |
| <b>User Dept.</b><br>_____  | <b>Budget Account Number:</b><br>_____  | <b>Attachments:</b><br>1. FIA<br>2. Resolution<br>3. Staff Report<br>4. Special Exception Application<br>5. Site Plan<br>6. Location Map<br>7. P&Z Minutes   |
| <b>Advertised: Yes</b><br>Date: <u>September 29, 2011</u><br>Paper: <u>Palm Beach Post</u><br><input type="checkbox"/> Not Required |   |  |
| <b>Affected Parties</b><br><input checked="" type="checkbox"/> Notified <input type="checkbox"/> Not Required                       |   |  |

**SUMMARY:** Currently, the City of Riviera Beach's Land Development Code permits the use of daycare facilities when all existing City regulations are satisfied. On November 3, 2010, the City of Riviera Beach City Council approved Resolution No. 138-10, which directed staff to develop new land development regulations pertaining to daycare uses in order for the City's Code of Ordinances to be consistent with House Bill Number 1045 (HB 1045). On May 18, 2011, City Council passed and approved new regulations for "daycare and other preschool facilities" via Ordinance No. 3092.

Tiawjanina Sweeting has submitted a Large Family Child Care Home Special Exception application to staff, which has been reviewed for compatibility and consistency with the City's Comprehensive Plan and Land Development Regulations. After the staff review process was completed, the Planning and Zoning Board reviewed the Special Exception Application and recommended approval on October 13, 2011.

**RECOMMENDATION/MOTION:** Staff recommends a motion to approve the resolution.



# EXHIBIT A-1

## II. FISCAL IMPACT ANALYSIS

- A. Five Year Summary of Fiscal Impact:  
Resolution Approving Tiawjanna Sweeting Daycare  
Special Exception Application #SE-11-09

| Fiscal Years          | <u>2011</u> | <u>2012</u> | <u>2013</u> | <u>2014</u> | <u>2015</u> |
|-----------------------|-------------|-------------|-------------|-------------|-------------|
| Capital Expenditures  |             |             |             |             |             |
| Operating Costs       |             |             |             |             |             |
| External Revenues     |             |             |             |             |             |
| Program Income (City) |             |             |             |             |             |
| In-Kind Match (City)  |             |             |             |             |             |
| NET FISCAL IMPACT     |             |             |             |             |             |

NO. ADDITIONAL FTE  
POSITIONS (Cumulative)

Is Item Included in Current Budget? Yes No X  
Budget Account No.: Fund Dept/Div. Org. Object

Reporting Category

- B. Recommended Sources of Funds/Summary of Fiscal Impact:  
- None.

C. Departmental Fiscal Review:

  
Mary McKinney, Dir. of Community Development

## III. REVIEW COMMENTS

A. Finance Department and/or Purchasing/Intergovernmental Relations/Grants Comments:

  
Finance Department

\_\_\_\_\_  
Purchasing and Grants

B. Other Department Review:

  
Department Director



RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, APPROVING A SPECIAL EXCEPTION APPLICATION FROM TIAWJANNA SWEETING DAYCARE TO OPERATE A LARGE FAMILY CHILD CARE HOME LOCATED AT 1668 W 26<sup>TH</sup> STREET AND; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the City Council amended existing Daycare Land Development Regulations via Ordinance No. 3092 on May 18, 2011; and

**WHEREAS**, Special Exception review and approval by the City Council is required for a Large Family Child Care Home (up to 12 children); and

**WHEREAS**, Section 31-62 of the City of Riviera Beach Land Development Code establishes the requirements for granting Special Exception applications; and

**WHEREAS**, Tiawjanna Sweeting, the applicant, submitted a special exception application for a Large Family Child Care Home on August 9, 2011; and

**WHEREAS**, the application meets the City's code requirements for granting a special exception; and

**WHEREAS**, Staff has reviewed the proposed application and recommends approval; and

**WHEREAS**, the Planning and Zoning Board met October 13, 2011 to review the Special Exception application and made a recommendation to the City Council for approval of the application; and

**WHEREAS**, the City Council finds that the proposed special exception application is consistent with the adopted City of Riviera Beach Comprehensive Plan and the City's Land Development Code.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, AS FOLLOWS:**

**SECTION 1.** The special exception application for the Large Family Child Care Home located at 1668 W 26<sup>th</sup> Street is approved.

**SECTION 2.** This Resolution shall act as the final order which is not required to be recorded in the public records of Palm Beach County.



RESOLUTION NO. \_\_\_\_\_  
PAGE 2

SECTION 3. This Resolution shall take effect immediately upon approval.

PASSED and APPROVED this \_\_\_\_ day of \_\_\_\_\_, 2011.

\*\*\*\*\* THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK \*\*\*\*\*



RESOLUTION NO. \_\_\_\_\_  
PAGE 3

APPROVED:

\_\_\_\_\_  
THOMAS A. MASTERS  
MAYOR

\_\_\_\_\_  
JUDY L. DAVIS  
CHAIRPERSON

ATTEST:

\_\_\_\_\_  
CARRIE E. WARD  
MASTER MUNICIPAL CLERK  
CITY CLERK

\_\_\_\_\_  
BILLIE E. BROOKS  
CHAIR PRO TEM

\_\_\_\_\_  
CEDRICK A. THOMAS  
COUNCILPERSON

\_\_\_\_\_  
DAWN S. PARDO  
COUNCILPERSON

\_\_\_\_\_  
SHELBY L. LOWE  
COUNCILPERSON

MOTIONED BY: \_\_\_\_\_

SECONDED BY: \_\_\_\_\_

B. BROOKS \_\_\_\_\_

J. DAVIS \_\_\_\_\_

C. THOMAS \_\_\_\_\_

D. PARDO \_\_\_\_\_

S. LOWE \_\_\_\_\_

REVIEWED AS TO LEGAL SUFFICIENCY

  
\_\_\_\_\_  
PAMALA HANNA RYAN, CITY ATTORNEY

DATE: 10/25/11





**CITY OF RIVIERA BEACH STAFF REPORT  
CASE NUMBER SE-11-09  
OCTOBER 13, 2011**

**AN APPLICATION FROM TIAWJANNA SWEETING DAYCARE REQUESTING A SPECIAL EXCEPTION APPROVAL TO OPERATE A LARGE FAMILY CHILD CARE HOME, AT 1668 W. 26<sup>TH</sup> STREET, WITHIN A SINGLE FAMILY STRUCTURE ON A 5500 SQ. FT. PARCEL.**

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- A. Applicant:** Tiawjanna Sweeting.
- B. Request:** The applicant is requesting a special exception to operate a Large Family Child Care Home within the Single Family (RS-6) Zoning District.
- C. Location:** The proposed location is on the north side of W 26<sup>th</sup> Street, West of Avenue S.
- D. Property Description and Uses:** The subject property description and uses are as follows:

Parcel Control Number: 56-43-42-29-08-000-0190.

Parcel Size: 5500 sq. ft.

Existing Use: One residential structure, currently occupied by the applicant, as a Family Day Care Home with up to 6 kids and 1 staff member.

Future Land Use: Single Family Residential.

Zoning: Single Family (RS-6) Zoning District.

**E. Adjacent Property Description and Uses:**

North: Residential Building; Multiple Family (RM-15) Zoning, Medium Density Multiple Family Residential Future Land Use.

South: Residential Building; Single Family (RS-6) Zoning, Single Family Residential Future Land Use.

East: Vacant Lot; Single Family (RS-6) Zoning, Single Family Residential Future Land Use.

West: Residential Building; Single Family (RS-6) Zoning, Single Family Residential Future Land Use.

**F. Background:**

On May 18, 2011, City Council passed and approved new regulations for "daycare and other preschool facilities".

Shortly thereafter, Tiawjanna Sweeting submitted her official Large Family Child Care Home Special Exception application to staff, which has been reviewed for compatibility



and consistency with the City's Comprehensive Plan and Land Development Regulations. The following staff analysis has been prepared for your review.

#### **G. Staff Analysis:**

**Proposed Use:** The applicant is requesting to operate a Large Family Child Care Home at 1668 W. 26<sup>th</sup> Street. This facility will typically have up to 12 children and 2 full-time employees.

**Zoning Regulations:** This proposed use would comply with the City's Land Development Regulations if a Special Exception approval was granted by City Council, in the Single Family (RS-6) Zoning District.

**Comprehensive Plan:** The proposed use would be consistent with the City's Comprehensive Plan.

**Levels of Service:** City services such as roads, water, sewer, and garbage collection are currently available to the site.

**Landscaping:** Staff considers the existing landscaping is appropriate and adequate at this time. Landscaping will have to be maintained according to the City's Land Development Code.

**Parking/Traffic:** The applicant is providing two parking spaces in total. The applicant also stated that the other employee does not have a car and the substitute lives in this house. Two parking spaces would be sufficient for the pick-up and drop-off at different schedules.

#### **H. Special Exception Analysis**

***a. Ingress to and egress from the property and the proposed structures thereon, if any, including such considerations as automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.***

- Ingress and egress to this site are directly off of Avenue S only because there is a dead end west of the property.

***b. Off-street parking and loading areas, where required, including consideration of relevant factors in subsection (2)a. of this section, and the economic, noise, glare or odor effects of the location of such areas on adjacent and nearby properties and properties generally in the district.***

- Existing driveway would provide two parking spaces. This same driveway is proposed and has been used as drop off / pickup area.

***c. Refuse and service areas, including consideration of relevant factors in subsections (2)a. and b. of this section.***

- Regular schedule for roll out garbage containers collection.

***d. Utilities, including such consideration as hook-in locations and availability and compatibility of utilities for the proposed use or structure.***

- Utilities are currently available and active. They would not be altered by the proposed use.



***e. Screening, buffering and landscaping, including consideration of such relevant factors as type, dimensions and character to preserve and improve compatibility and harmony of use and structures between the proposed special exception and the uses and structures of adjacent and nearby properties and properties generally in the district.***

- Adequate landscaping exists on-site which must be maintained according to the City's Land Development Code.
- Six-foot (6') wooden fence is installed around the back yard providing adequate buffering from other properties as required by Ordinance 3092 except the east side, which is adjacent to a vacant lot, but will be installed by applicant.

***f. Signs, or outside displays, if any, and proposed exterior lighting, if any, with reference to glare, traffic safety and economic effects of same on properties in the district.***

- No signs are currently installed nor proposed to be installed at this location.

***g. Required yards and open spaces. The board shall make such recommendations as it deems necessary, guided by the factors that may be described in this zoning district, based on the nature of the request and its effect.***

- As ordained by City Council through Ordinance No. 3092, 75 sq. ft. per child is required. Being that this facility is applying for a license for up to 12 children the minimum required outdoor play area is 900 sq. ft. The applicant has provided proof of having 1294 sq. ft. available for outdoor play area.
- This Ordinance also requires a minimum of 420 sq. ft. dedicated only to the day care area. The applicant has provided floor plans showing that the day care area is 594 sq. ft.

**I. Recommendation:** Staff recommends that the Planning and Zoning Board review and make a recommendation to City Council.



**For Staff Use Only**

|  |  |
|--|--|
| <b>City of Riviera Beach</b><br><br>Community Development Department<br>600 W. Blue Heron Boulevard<br>Riviera Beach, Florida 33404<br><br>Phone: (561) 845-4060<br>Fax : (561) 845-4038 | Date: <u>AUGUST 9, 2011</u> Case Number: <u>SE-11-09</u> |
|  | Project Title: <u>TIAWJANNA SWEETING DAYCARE</u>         |
|  | Fee Paid: <u>EXEMPT- ORD 3092</u> Notices Mailed:        |
|  | 1 <sup>st</sup> Hearing: 2 <sup>nd</sup> Hearing:        |
|  | Publication Dates (if required)                          |

**UNIFORM LAND USE APPLICATION**

(Please attach separate sheet of paper for required additional information)  
**Complete appropriate sections of Application and sign.**

|                  |   |
|------------------|---|
| <b>APPLICANT</b> | Name of Property Owner(s): <u>Freddie and Tiawjanna Sweeting</u>                                  |
|                  | Mailing Address: <u>1668 west 26<sup>th</sup> Street Riviera Beach FL.33404</u>                   |
|                  | Property Address: <u>1668 west 26<sup>th</sup> Street Riviera Beach FL.33404</u>                  |
|                  | Name of Applicant (if other than owner): <u>Tiawjanna Sweeting</u>                                |
|                  | Home: <u>(561) 429-8632</u> Work: <u>(561) 429-8632</u> Fax: <u>(561) 502-3188<sup>cell</sup></u> |
|                  | E-mail Address: <u>Sweetingfamilycc@att.net</u>   |

**PLEASE ATTACH LEGAL DESCRIPTION**

|                          |   |
|--------------------------|---|
| <b>PROPERTY</b>          | Future Land Use Map Designation: <u>SFR</u> Current Zoning Classification: <u>RS6</u>   |
|                          | Square footage of site: <u>2,549 sq. ft</u> Property Control Number (PCN): <u>56-43-42-29-08-000-0190</u>   |
|                          | Type and gross area of any existing non residential uses on site: <u>NA</u>   |
|                          | Gross area of any proposed structure: <u>NA</u>   |
|                          | Is there a current or recent use of the property that is/was in violation of City Ordinance? [ ] Yes [ <input checked="" type="checkbox"/> ] No             |
|                          | If yes, please describe: <u>NA</u>  |
|                          | Have there been any land use applications concerning all or part of this property in the last 18 months? [ ] Yes [ <input checked="" type="checkbox"/> ] No |
|                          | If yes, indicate date, nature and applicant's name:   |
|                          | Briefly describe use of adjoining property: North: <u>residential</u>   |
|                          | South: <u>residential</u>   |
| East: <u>residential</u> |   |
| West: <u>residential</u> |   |

|               |  |
|---------------|--|
| <b>REZONE</b> | Requested Zoning Classification:                                       |
|               | Is the requested zoning classification contiguous with existing?       |
|               | Is a Special Exception necessary for your intended use? [ ] Yes [ ] No |
|               | Is a Variance necessary for your intended use? [ ] Yes [ ] No          |



|                 |  |                     |
|-----------------|--|---------------------|
| FUTURE LAND USE | Existing Use:                                | Proposed Use:       |
|                 | Land Use Designation:                        | Requested Land Use: |
|                 | Adjacent Land Uses: North:                   | South:              |
|                 | East:  | West:               |
|                 | Size of Property Requesting Land Use Change: |                     |

|   |  |
|---|--|
| SPECIAL EXCEPTION   | Describe the intended use requiring a Special Exception: <u>Large Family Child Care Home</u>   |
|   | Provide specific LDR ordinance section number and page number: <u>Sec 31-544 ord. 3092</u>   |
|   | How does intended use meet the standards in the Land Development Code? <u>Comply with City/County and state regulations for use.</u>   |
|   | Demonstrate that proposed location and site is appropriate for requested use: <u>Adequate indoor and outdoor space to meet requirements for use.</u>   |
|   | Demonstrate how site and proposed building(s) have been designed so they are compatible with adjacent uses and neighborhoods: <u>Tiauwjenna Sweeting home day care has the look of an residential property.</u>                                      |
|   | Demonstrate any landscaping techniques to visually screen use from adjacent uses: <u>Privacy fence in front and back of property to visually screen use from adjacent use.</u>   |
|   | Demonstrate what is proposed to reduce the impact of any potential hazards, problems, public nuisances generated by use: <u>business and property will be maintained according to Health Department City fire, zoning and building requirements.</u> |
|   | Demonstrate how utilities and other service requirements of the use can be met: <u>Does not have any effect on any utilities and other service that's required.</u>  |
|   | Demonstrate how the impact of traffic generated will be handled:   |
|   | On-site: <u>Adequate Parking for use</u>   |
| Off-Site: <u>Pick up and drop off times vary, traffic will not be affected.</u> |  |
| Other:  |  |

|          |  |
|----------|--|
| VARIANCE | Describe the Variance sought:  |
|          | Demonstrate that the Variance is needed to overcome a hardship caused by the unique physical conditions of the site:                   |
|          | Specify the minimum Variance requirements including: height, lot area, size of structure, size of yard, setback, buffer or open space: |
|          | Other:   |



|                  |  |
|------------------|--|
| <b>SITE PLAN</b> | Describe proposed development:   |
|                  | Demonstrate that proposed use is appropriate to site:  |
|                  | Demonstrate how drainage and paving requirement will be met:   |
|                  | Demonstrate any landscaping techniques to visually screen use from adjacent uses:  |
|                  | Demonstrate what is proposed to reduce the impact of any potential hazards, problems, public nuisances generated by use: |
|                  | Demonstrate how utilities and other service requirements of the use can be met:  |
|                  | Demonstrate how the impact of traffic generated will be handled:<br>On-site:<br>Off-site:                                |

|              |  |
|--------------|--|
| <b>OTHER</b> | <p><b><u>COMMUNICATION TOWER CO-LOCATION REQUIREMENTS:</u></b></p> <ul style="list-style-type: none"> <li>• Three sets of signed and sealed Construction documents, elevations and all equipment shelters, cabinets, Coax, telephone and power conduits identified. These plans will then be used to obtain the Building Permit.</li> <li>• Antenna manufacture cut sheets including antenna size and shape.</li> <li>• Zoning map of area with site clearly marked.</li> <li>• Photos of existing building or tower and surrounding uses.</li> <li>• Letter of non-interference and FCC compliance from applicant's Radio Frequency Professional.</li> <li>• Map of surrounding carrier existing locations in all directions with type i.e. Guyed, Self-Support, Monopole, Rooftop.</li> <li>• Letter of structural capacity and building code compliance.</li> <li>• Notes on plan or letter demonstrating floor area coverage not in excess of restrictions</li> <li>• Provide Photo Enhancements of proposal.</li> <li>• Statement that proposal is in compliance with Environmental Regulations prior to permit issue.</li> </ul> |
|--------------|--|

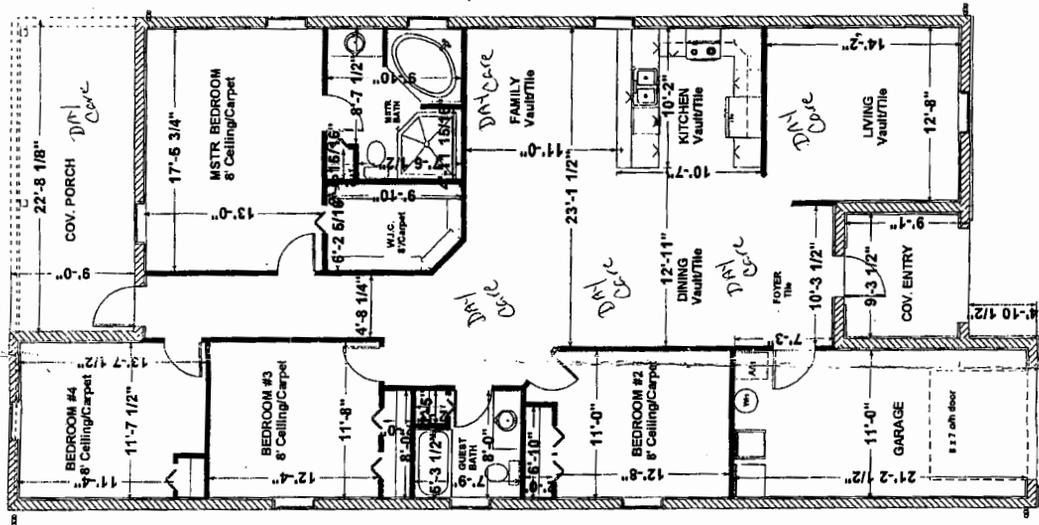
|   |                   |
|---|-------------------|
| <b>Confirmation of Information Accuracy</b>   |                   |
| <p>I hereby certify that the information on this application is correct. The information included in this application is for use by the City of Riviera Beach in processing my request. False or misleading information may be punishable by a fine of up to five hundred dollars (\$500.00) and imprisonment of up to thirty (30) days and may result in the summary denial of this application.</p> |                   |
| <br>Signature  | 7-20-2011<br>Date |



Tawanna Sweeting  
1668 W 26th St  
Riviera Beach, FL 33404-4067

**FLOOR PLAN**

|              |                     |
|--------------|---------------------|
| Living       | 1995 sq. ft.        |
| Garage       | 269 sq. ft.         |
| Entry        | 83 sq. ft.          |
| Porch        | 202 sq. ft.         |
| <b>TOTAL</b> | <b>2549 sq. ft.</b> |
| overall      | 35'-9" x 74'-9"     |

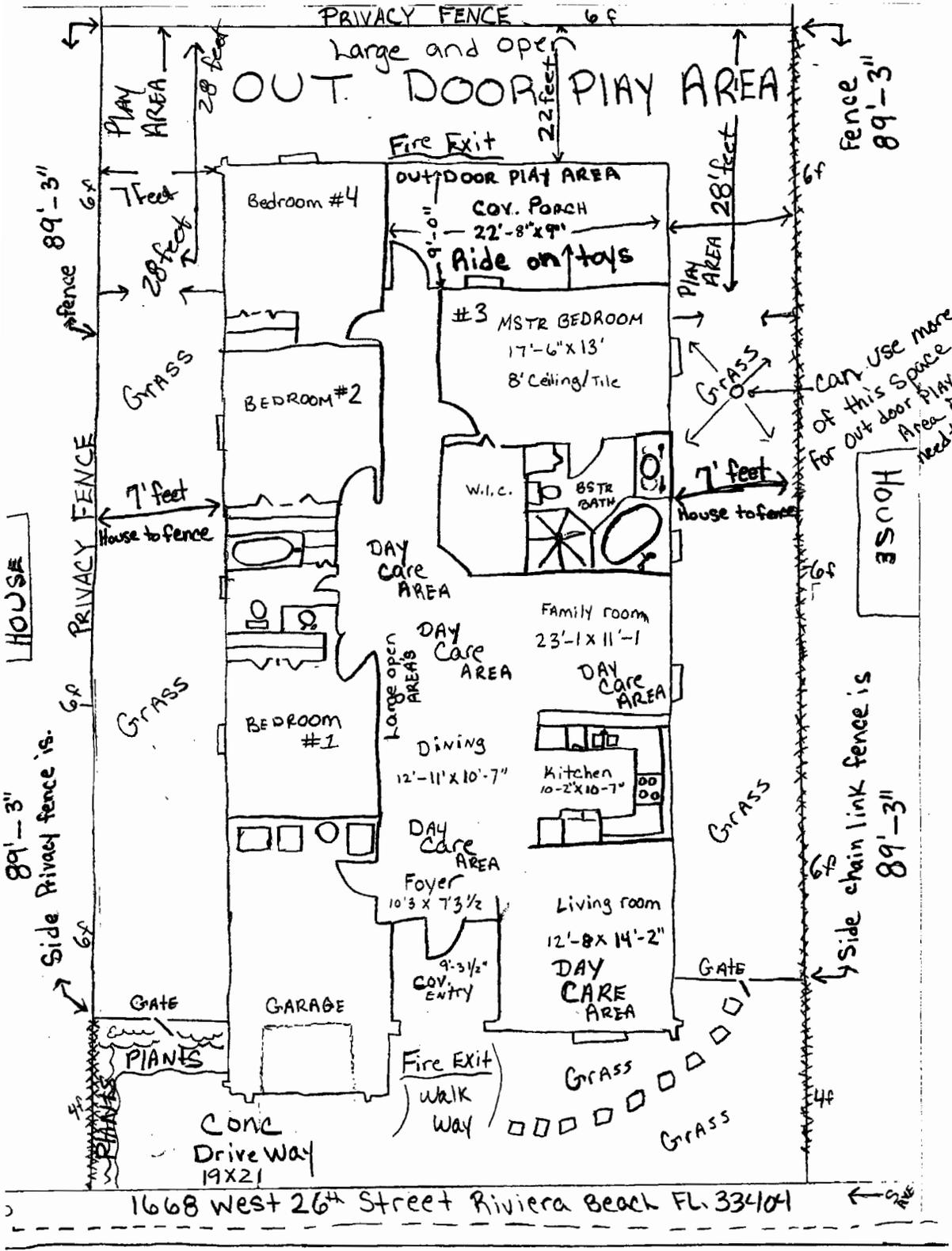




Grass  
Open  
Lot

Little  
House

55' feet  
Back fence

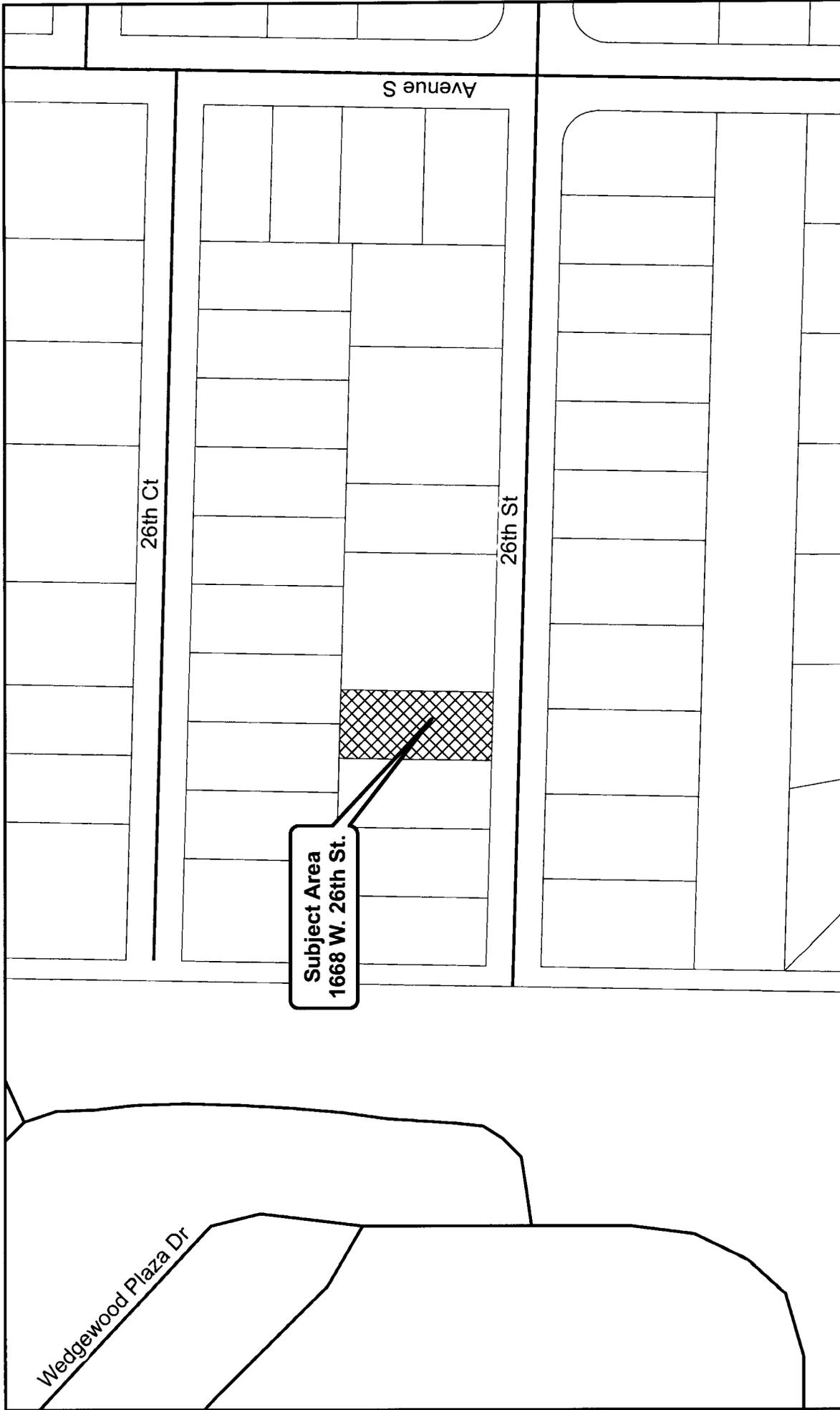


Front of house is  
55' feet



Tiawanna Sweeting  
1668 West 26th Street  
Riviera Beach, FL 33404





**Data and Map Disclaimer:** The Data is provided as is without warranty or any representation of accuracy, timeliness or completeness. The burden for determining accuracy, completeness, timeliness, merchantability and fitness for use of the Data rests solely on the requester. The City of Riviera Beach and Palm Beach County make no warranties, expressed or implied, as to the accuracy, completeness, timeliness, merchantability or fitness for a particular purpose. The requester acknowledges and accepts the limitations of the Data, including the fact that the Data is dynamic and is in a constant state of maintenance, correction, and update.

**Location Map**  
**1668 W. 26th St., SE-11-09**  
**TIAWJANNA SWEETING**  
**DAYCARE**

0 95 190 380 Feet

-  Subject Area
-  Parcels
-  Roads





**A. Application for Special Exception Approval: (SE-11-09)**

**AN APPLICATION FROM TIAWJANNA SWEETING DAYCARE REQUESTING A SPECIAL EXCEPTION APPROVAL TO OPERATE A LARGE FAMILY CHILD CARE HOME, AT 1668 W. 26<sup>TH</sup> STREET, WITHIN A SINGLE FAMILY STRUCTURE ON A 5500 SQ. FT. PARCEL.**

**a. Presentation by Staff.**

Mr. Velasquez – Reviewed the applicant’s request and documentation via power point.

Ms. Brooks – One question to staff. Did we just approve one on this street? Or was it 26<sup>th</sup> court?

Mr. Velasquez –The previous applicant approved by the planning and zoning board recently passed away and the item did not go to city council.

Ms. Brooks – I want to make sure we don’t run into problems because the locations are so close, we would have two within 250 ft. if both were approved.

Mr. Gagnon – Right. One of the requirements is that the person that has the accreditation is present on site. Since the circumstances would prevent that from happening, they would not be able to meet all requirements, so the application was withdrawn prior to going to City Council.

Mr. Kunuty – So the application is officially withdrawn and not existent at this time.

Mr. Gagnon – Correct.

Mr. Whigham – That was the same question I had. I went by there the other day and I just want to thank the applicant for keeping the sign out in front, letting neighbors know that there will be a daycare there. I noticed that the whole neighborhood is clean, that means, you people care about your street, and I appreciate you keeping that sign out there letting them know what you are doing, your home is well kept, so I’m pretty sure that the kids that will be there will be well kept, and I just want the board to know that it is a beautiful location, thank you.

Ms. Brooks – Are we ready to vote?

Mr. Baumgart – Madam Chair, I just wanted to repeat what I have said to the previous applicants, that all of the requirements have been met and that from the exteriors, they all look like top notch operations. Like Mr. Whigham said, when you drive through the neighborhood it certainly looks like they are doing a fine job, so I have no problem. As long as the neighbors don’t complaint, and we have heard nothing from any neighbors yet so I have no problems.

Mr. Kunuty – Were the neighbors noticed?

Mr. Velasquez – Yes, they were noticed within 300 feet.

Mr. Kunuty – This is a question for staff, I agree with what everybody said that the street is a nice street, the house is probably the nicest house on the block, that is all positive. My only concern is being on a dead end street, we are going to double the capacity of the property and there is only one way out. There is one way in and one way out, and when I was there looking at it, people are going to turn around at the three neighbors to the south who have big concrete driveways, so I would just like staff to comment on the fact that is dead end and how the traffic is going to work.

Mr. Gagnon – Being that there is only one main ingress and egress point, traffic is something that has to be reviewed thoroughly. As previously stated, there were no initial concerns from the neighborhood itself. The trips per day will be somewhat increased but I don’t think that it would generate the level that would cause any discomfort or safety issues in the neighborhood. I think additionally, this is a politeness item if the applicant requests that customers only use their property to turn around.



Mr. Kunuty – That could be done, in reality of life this is not always going to happen, someone is going to be running late drop the kids off, make a u-turn and go. But you said traffic needs to be studied further?

Mr. Gagnon – No, what I was saying is that during staff review phase traffic is something that is accounted for and contemplated. Staff doesn't feel as if that would impede the progress of this application.

**Motion to approve the Special Exception Application from TIAWJANNA SWEETING DAYCARE by Mr. Brannen 2<sup>nd</sup> by Mr. Whigham; Approval (5-1) with Mr. Kunuty dissenting.**

