

Building Capacity/features

The building at 2445 E Main St, Lakeland FL 33801 is currently in the process of undergoing approval to serve as a Child Care Facility. Due to the previous use of the building as a church the building is currently unoccupied while it goes through the process of a Level 3 (Planning Commission) PC-Conditional Use- New application. We are writing this explanation of purpose/use in hopes to further explain the potential capacity of the building.

The plans that accompany this letter lay out the current indoor space/features of the building. Due to the ongoing application for the change of use an application for a childcare facility licensure cannot be submitted. Without this application the Department of Children and Families will not conduct a capacity measurement inspection of the facility therefore an accurate capacity cannot be determined at this time. Below you will find the calculations of the building's maximum children's capacity per DCF regulations and the potential changes the building could have in the future with DCF's permission.

As you enter the building through the main entrance door you will find a main hallway measuring 8' x 18'8". The first doors on the right measuring 60" lead to an open auditorium space this space will be divided into two classrooms using portable office dividers approved by the Department of Children and Families. The auditorium space will become classroom #1 and classroom #2. These will each measure 15' x 31' without counting the stage area. Classrooms #1 and #2 will have the capacity to fit 13 children each for a total of 26 children based on DCF's regulation of 35 sq ft per child. The stage area cannot be used because it contains stairs and there are no plans of removing them or making modifications to this area. In addition, the stage area also contains a music box near an exit door in the auditorium area of the building. This calculation is based on DCF's Child Care Facility Handbook:

C. To determine overall facility capacity, usable indoor floor space is calculated by measuring at floor level from interior walls and by deleting space for stairways, toilets and bath facilities, permanent fixtures and non-movable furniture.

D. Each room routinely used as a classroom must provide the minimum 35 square footage of usable indoor floor space per child.

The hallway also leads to a utility closet with a 36" door that has stairs access to the attic. The attic space is near the east side of the building. At the end of the hallway and by the closet there is a 32" door that opens to an office space measuring 8" x 8'1. On the west side of the building there is a 36" door that leads to a storage closet with shelves that measures 6'6" x 10'. Next to the storage closet there is bathroom #1 with two stalls and a

sink measuring 9'7" x 6'6". Continuing down the hallway there is bathroom #2 with an additional sink and 2-bathroom stalls. Both bathrooms have a waiting area inside that measure 9'6" x 3'6" and 7'9" x 3'6". At the end of the hall there is a 36" exit door that leads to the playground area.

Next to the exit door there is a lunch area that is part of an open kitchen, this entire space measures 15'9 x 32'1. Due to the open kitchen the lunch space will not be used as a classroom and will remain an area for lunch preparation/food storage unless a wall was put up to separate the two areas. If a wall is put up with DCF's **approval** it will make the lunch area a potential classroom. If this is the case the classroom will then measure 17' x 16' which will make the potential maximum capacity be 7 children. Based on DCF's handbook

C. To determine overall facility capacity, usable indoor floor space is calculated by measuring at floor level from interior walls and by deleting space for stairways, toilets and bath facilities, permanent fixtures and non-movable furniture. **Kitchens and designated food preparation areas, offices, laundry rooms, storage areas, hallways, and other areas not normally used or accessible to the children in daily operations are not included when calculating usable indoor floor space to determine total facility capacity.**

To the south of the building there are 3 classrooms each with a 36" door for entry/exit. To the left of the lunch/kitchen area there is classroom #3 measures 10' x 11'7" making the maximum capacity for the room be 3 children. Classroom #4 measures 10' x 24'9" which the capacity for that room will be 7 children. In classroom #5 the capacity will be 4 children since it measures 15'9" x 9'1". Based on the current conditions/features of the building the total capacity for a childcare facility at this site will be 40 children at 35 sq ft per child since the total usable indoor floor space is 1,435 without the lunch area. If the lunch area was to be made accessible with DCF's permission that will add 7 more children, and the total will then be 47 total maximum children that the facility would be approved for.

Parking area/Stormwater management system

The parking space available for the site can accommodate up to 15 9' x 18' parking spaces with 2 (9 feet wide with a five-foot access aisle and ramp) ADA parking spaces. The impervious surface area the pave park will create is approximately 10,245 sq ft.

Per SWFWMD's Applicant's Handbook Volume II and local requirements, we plan to address the water quality treatment volume by providing an on-site retention system for the

first 1.0 inch of runoff water from the project's impervious areas. The primary source of runoff will be the on-site parking lot, which is approximately 10,245 square feet in area. The required treatment volume will be approximately 797 cubic feet (about 6,000 gallons). We intend to meet this volume using a dry retention pond designed to fully percolate within 72 hours in accordance with the ERP criteria.

At this time, we are planning a pond footprint of approximately 2,361 sq ft with side slopes and storage depth designed to meet the requirements of both the treatment and recovery. Additional design details, calculations and recovery time analysis will be provided with our permit submittal. Please let us know if there are any site-specific concerns preferences or additional documentation that would be preferred prior to formal submittal. We are happy to coordinate early to ensure alignment with city and SWFWMD requirements.