



CITY OF FORT PIERCE

CITY COMMISSION

March 17th, 2025

New Elite Academy – Conditional Use: No New Construction
2210 Orange Ave.

APPLICANT

Lany and Claudel Romulus

PROPERTY OWNER(S)

ARS Holdings of Florida, LLC

PARCEL ID #(S):

2409-602-0010-000-2

New Elite Academy 2210 Orange Ave – Conditional Use



SITE LOCATION

Zoning: C-3, General Commercial
FLU: GC, General Commercial



SITE AREA= 1.032/- Acres

New Elite Academy 2210 Orange Ave – Conditional Use



SUMMARY

A 'conditional use: no new construction' application has been submitted for review, proposing to operate New Elite Academy daycare at 2210 Orange Ave.

The property is in the C-3, General Commercial zoning district and has a future land use designation of GC, General Commercial.



FUTURE LAND USE

FLU: GC, General Commercial

*surrounded by RL (Low Density Residential)



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ZONING

Zoning: C-3, General Commercial

*surrounded by R-3, Single Family Moderate density



New Elite Academy 2210 Orange Ave – Conditional Use



CONDITIONAL USE

Article V: Section 125-325

The purpose of the conditional use process is to allow, when desirable, uses that would not be appropriate generally or without restriction throughout the particular zoning district, but which, if controlled as to number, area, location or relation to the neighborhood, would not adversely affect the public health, safety, comfort, good order, appearance, convenience and the general welfare.



EXISTING ACADEMY BUILDING & OPERATION



New Elite Academy 2210 Orange Ave



PROPOSED LOCATION



New Elite Academy 2210 Oreange Ave – Conditional Use

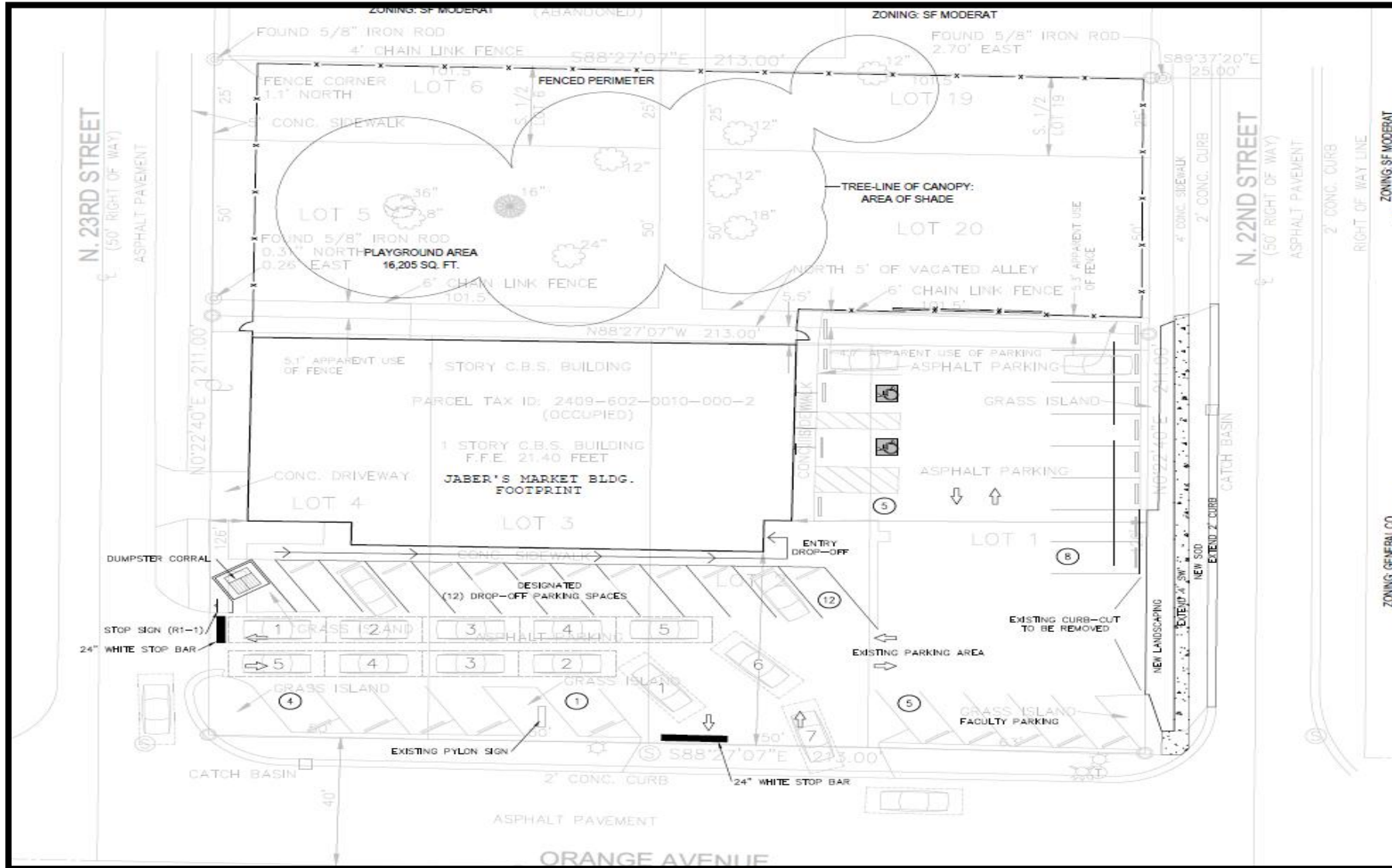


DAYCARE DETAILS

- Daycare (academy) has extensive waitlist
- HOH: 5:00a-6:00p
- Servicing approximately 152 children; ages 6 weeks to 5 y.o
- 30 full time jobs (24 administrative and 6 accessory staff)
- Modifications include:
 - 8 classrooms with adjoining restrooms
 - Electrical and plumbing updates with secure access
 - Installation of exterior mulch playground
 - Buildout kitchen



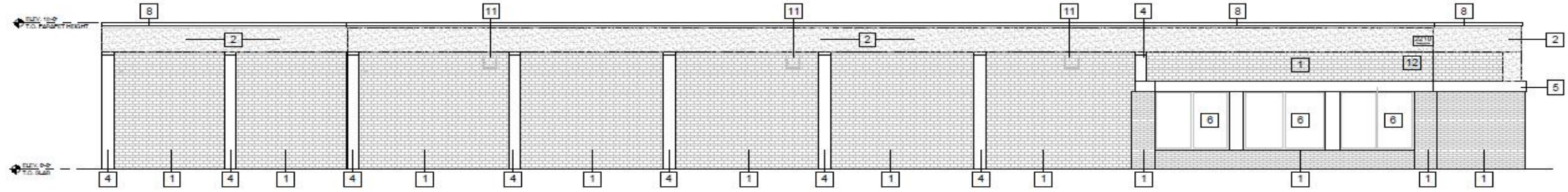
SITE PLAN



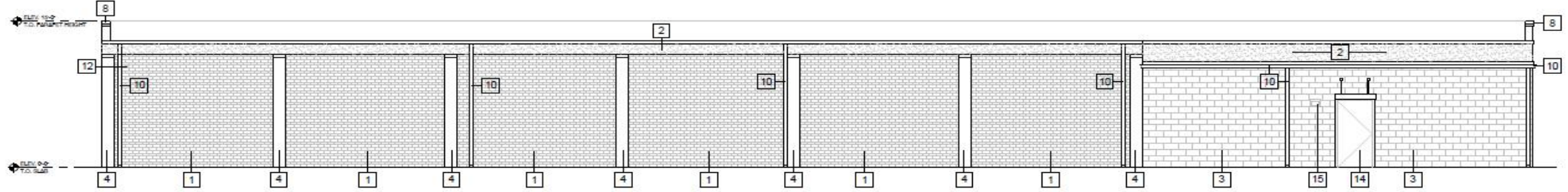
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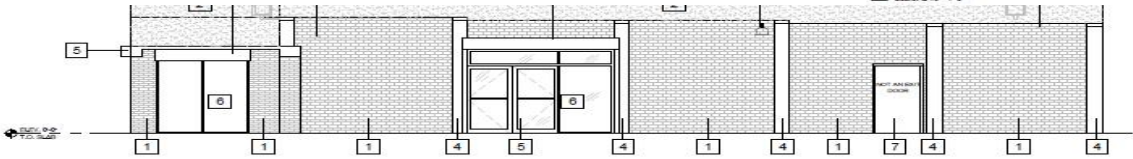
EXTERIOR ELEVATIONS



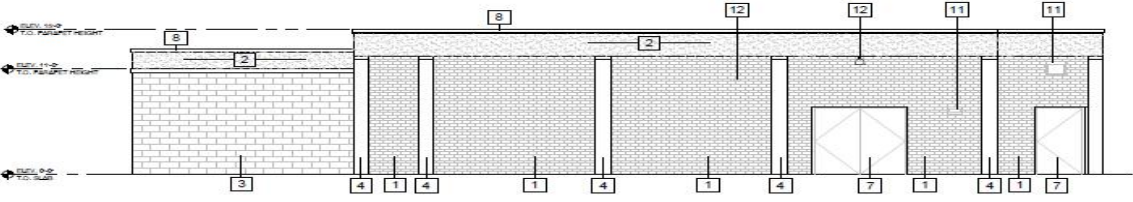
1 South (front) Elevation
Scale: 3/16"=1'-0"



2 North (rear) Elevation
Scale: 3/16"=1'-0"



3 East (entrance) Elevation
Scale: 3/16"=1'-0"



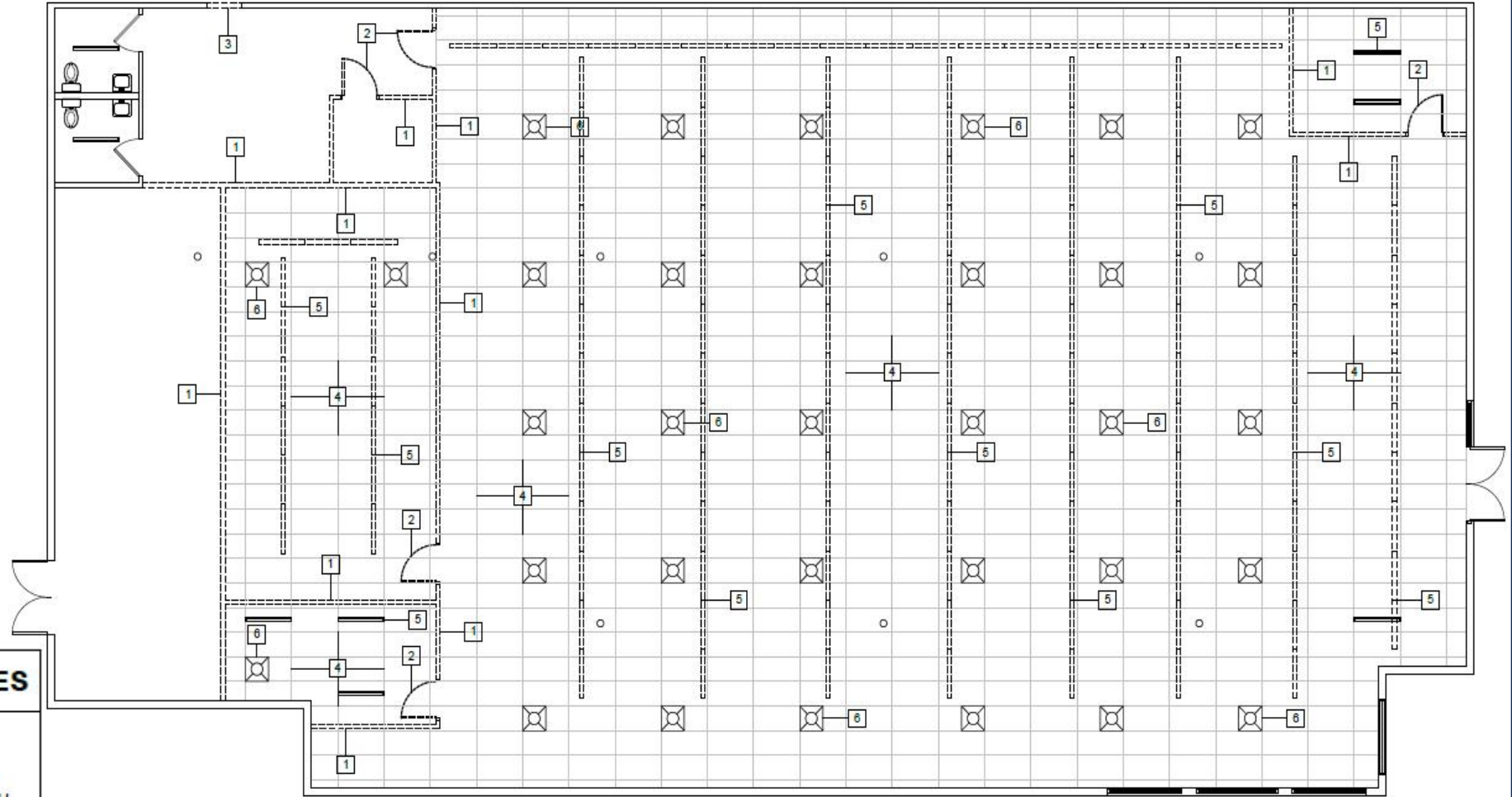
4 West (side) Elevation
Scale: 3/16"=1'-0"

EXTERIOR ELEVATION NOTES	
1	PAINTED BRICK WALL.
2	PAINTED STUCCO.
3	PAINTED CMU WALL.
4	EXISTING PAINTED PILASTER.
5	EXISTING STOREFRONT DOOR.
6	EXISTING STOREFRONT WINDOW.
7	EXISTING PAINTED DOOR.
8	EXISTING METAL PARAPET COPING.
9	EXISTING ENTRANCE CANOPY.
10	EXISTING GUTTER AND DOWNSPOUT.
11	EXISTING WALL-PACK FLOOD LIGHT.
12	EXISTING SECURITY CAMERA.
13	ROLL-UP GATE.
14	NEW REAR DOOR AND CANOPY.
15	NEW SECURITY WALL PACK FLOOD LIGHT.

New Elite Academy 2210 Oragne Ave



DEMOLITION FLOOR PLAN



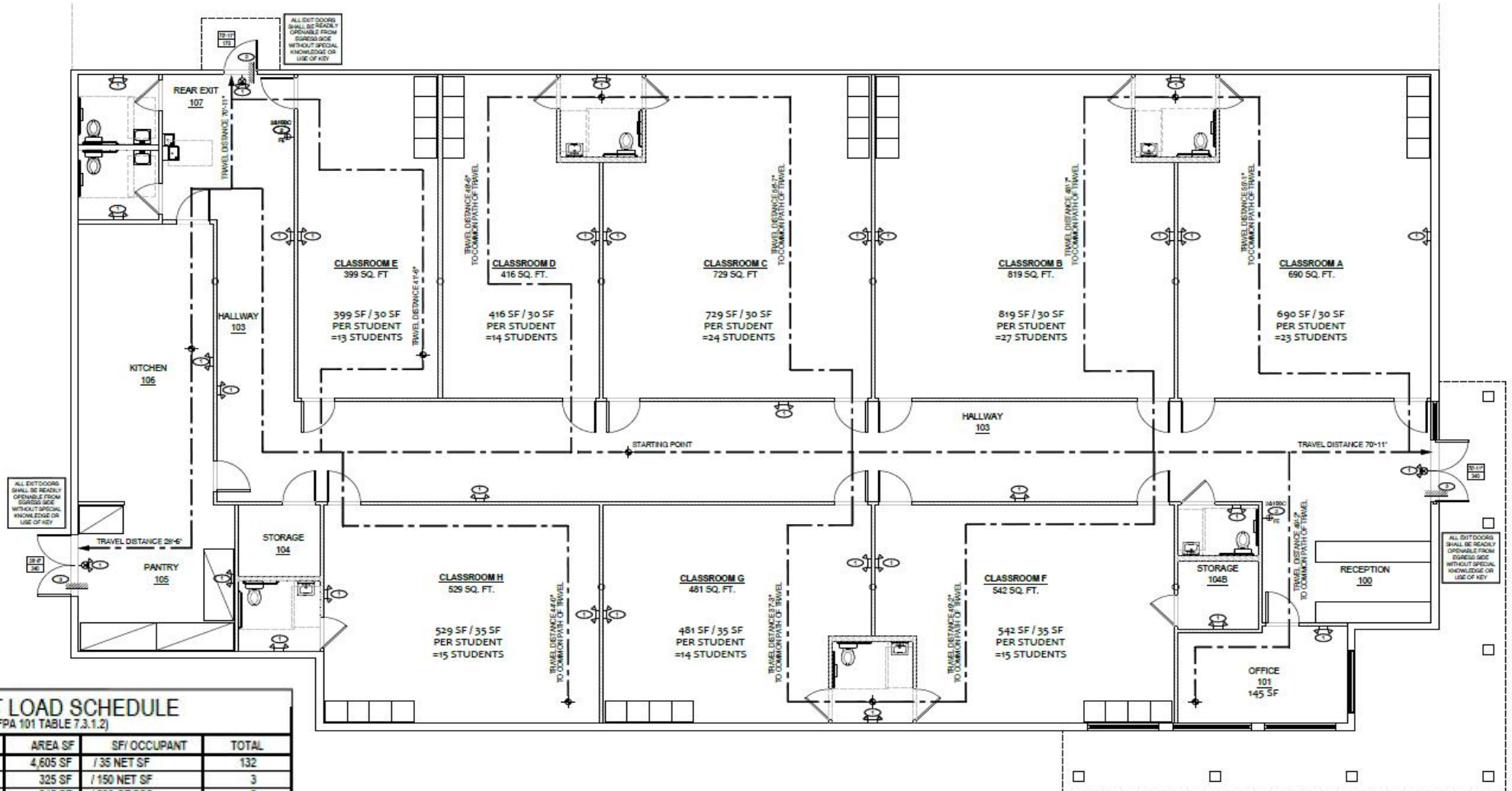
DEMOLITION PLAN NOTES

- 1 REMOVE EXISTING INTERIOR WALL.
- 2 REMOVE INTERIOR DOORS.
- 3 REMOVE PORTION OF EXISTING EXTERIOR WALL.
- 4 REMOVE EXISTING CEILING GRID.
- 5 REMOVE EXISTING STRIP CEILING LIGHTS.
- 6 REMOVE EXISTING VENT GRILLS.

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PROPOSED FLOOR PLAN



OCCUPANT LOAD SCHEDULE

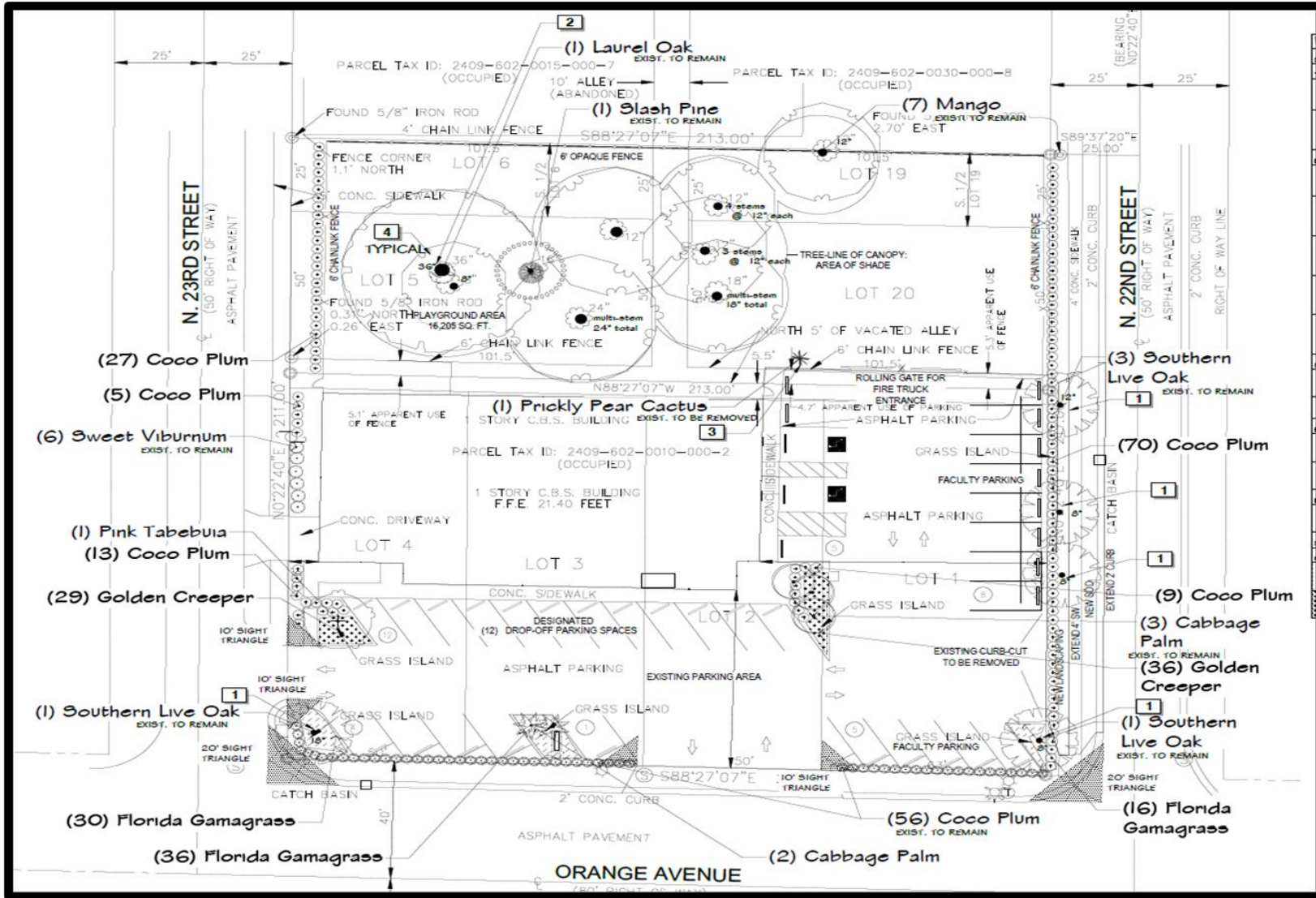
(2018 NFPA 101 TABLE 7.3.1.2)

SPACE NAME	TYPE OF SPACE	AREA SF	SF / OCCUPANT	TOTAL
CLASSROOMS	DAYCARE	4,605 SF	/ 35 NET SF	132
OFFICE/RECEPTION	BUSINESS	325 SF	/ 150 NET SF	3
KITCHEN	KITCHEN/CAFETERIA	345 SF	/ 200 GROSS	2
STORAGE/PANTRY	STORAGE	335 SF	/ 300	2
RESTROOMS	RESTROOMS	420 SF	N/A	-
HALLWAY	CORRIDOR	+/- 1,457 SF	N/A	-
FACULTY	12:1 RATIO	N/A	132 / 12	11
TOTAL (GROSS)	N/A	+/- 7,487 SF	N/A	150

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LANDSCAPE PLAN



PLANT SCHEDULE					
SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	SIZE	
TREES					
	SAB SA2	2	Cabbage Palm Sabal palmetto NATIVE	10'-16' clear trunk	
	TAB HET	1	Pink Tabebuia Tabebuia heterophylla	12' HT., 2.5' CAL., 5' SPR	
EXISTING TREES					
	SAB SAB	3	Cabbage Palm Sabal palmetto NATIVE- SIZE AS NOTED	EXISTING 10'-16' CT	
	QUE LAU	1	Laurel Oak Quercus laurifolia NATIVE- EXISTING TREE SIZE AS NOTED	EXISTING TO REMAIN	
	MAN IND	7	Mango Mangifera indica EXISTING TREE - SIZE AS NOTED	EXISTING TO REMAIN	
	PIN DE2	1	Slash Pine Pinus elliottii densa NATIVE- SIZE AS NOTED	EXISTING TO REMAIN	
	QUE VIR	5	Southern Live Oak Quercus virginiana NATIVE- SIZE AS NOTED	EXISTING TO REMAIN	
SHRUBS					
	Chr io2	124	Coco Plum Chrysobalanus icooo NATIVE	3 gal., 24" ht	
	lko nor	1	Nora Grant Pink Ixora Ixora coccinea 'Nora Grant'	3 gal., 24" ht	
EXISTING SHRUBS					
	Chr ioa	58	Coco Plum Chrysobalanus icooo NATIVE- EXISTING	EXISTING TO REMAIN	
	Vib odo	6	Sweet Viburnum Viburnum odoratissimum EXISTING TO REMAIN	Existing- 36" ht	
EXISTING TO BE REMOVED					
	Opu aus	1	Prickly Pear Cactus Opuntia austrina EXISTING TO BE REMOVED	4'-6" HT	
SYMBOL CODE QTY COMMON / BOTANICAL NAME SIZE SPACING					
GROUND COVERS					
	Tri dwf	82	Florida Gamagrass Tripsacum floridanum NATIVE	1 Gal., 12" Ht., Full	24" o.o.
	Em lit	65	Golden Creeper Ernodea littorealis NATIVE	1 Gal., 12" Ht., Full	24" o.o.

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RECOMMENDATION

At the February 10th meeting, Planning Board voted unanimously to approve the conditional use: no new construction.

Staff recommendation is for City Commission to **Approve** the submitted application with the 2 conditions.

1. Sign permits should be applied for prior to the issuance of CO
2. A notarized Landscape Maintenance Agreement is due prior to the issuance of CO

ALTERNATIVE RECOMMENDATION

1. Recommend Approval with additional conditions.
2. Recommend Disapproval.

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