



THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO: Linda Cox, MBA, City Manager
THROUGH: Kevin Freeman, Planning Director
FROM: Kerry C. Driver, Planner
RE: **Conditional Use: No New Construction**
2210 Orange Avenue
BOARD DATE: March 17, 2025

STAFF REPORT

Owner: ARS Holdings of Florida LLC
930-3 Malabar RD SE
Palm Bay, FL 32907

Applicant: Lany and Claudel Romulus
5991 NW Baynard Dr.
Port St. Lucie, FL 34986

Applicant's Request: Approval of Conditional Use: No New Construction

Location(s): 2210 Orange Avenue

Parcel ID: 2409-602-0010-000-2

Future Land Use: General Commercial (GC)

Current Zoning: C-3, General Commercial

Surrounding FLU:

| North | East | South | West |
|-------|------|-------|------|
| RL | GC | GC | GC |

Surrounding Zoning:

| North | East | South | West |
|-------|------|-------|------|
| R-3 | C-3 | C-3 | C-3 |

Utilities: FPUA

Staff Analysis:

Request

In accordance with Article V Sections 125-235 of the City Code, the applicant is requesting the review and approval of a Conditional Use- No New Construction to open and operate daycare center, New Elite Academy.

Future Land Use & Zoning

The General Commercial (GC) future land use designation provides for higher intensity commercial developments or horizontal and vertical mixed-use developments. Uses allowed within this designation include multifamily residential, intensive and general commercial, retail, service, offices, tourist/entertainment facilities, hotels/motels, parks and recreation, along with compatible public, quasi-public, and special uses. This land use designation allows for a maximum density of 15 dwelling units per acre and a maximum FAR of 1.0. Development shall include either commercial or mixed uses fronting major roadway corridors with higher intensity near major intersections Residential uses may comprise up to 20 percent of the total floor area of the General Commercial future land use designation.

The subject site has a zoning district classification of the General Commercial (C-3) district which is primarily intended for a broad variety of business activities including shoppers' goods stores, convenience goods and service establishments, offices and tourist/entertainment facilities. Many public and semi-public uses are also appropriate. Compared to the C-4 zone, this district is more suitable for uses requiring a high degree of accessibility to vehicular traffic, low intensity uses on large tracts of land, most repair services and small warehousing and wholesaling operations. Although this zone should be located along or near arterial or collector streets, it is not the intent of this district to encourage the extension of strip commercial areas. Instead, it should promote concentrations of commercial activities.

Conditional Uses

According to Article V, Sec. 125-235, 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 tot 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.

Design Review

The applicant is proposing to utilize the existing building and convert it into an eight (8) large classroom facility with a built-out kitchen, which will equate to approximately 7,487 square feet. Current interior walls will be demolished to achieve the buildout.

Parking

The property has ample parking for the employees and parent drop-off and pick-up therefore, no additional parking requirements apply.

Landscaping

The applicant proposes to bring the landscaping up to code by pruning all dead and broken limbs, inspecting all trees in the proposed designated playground area, prune tree suckers and lower branches for clearance. Mulch will be added to the playground area and all planting. A landscape maintenance agreement must be notarized and signed prior to the issuance of certificate of occupancy.

Traffic Impact Statement

No traffic impact statement submitted or required for this application.

Lighting

The applicant provided a photometry listing the current foot-candles specs. No additional lighting is required.

Technical Review Committee

All affected departments have reviewed the proposed Conditional Use: No New Construction with regards to the requirements of the City Code. Findings from the review by corresponding departments and the associated responses by the applicant are provided with the staff's supporting documents.

Property Owner Response Summary

A total of 74 notifications of the proposal were mailed to the owners of property located within 500 feet of the subject property. As of February 28, 2025, there have been one (1) response by adjacent property owners regarding the request. An update will be provided to the City Commission at the public hearing.

Planning Board Recommendation

The Planning Board, at their February 10, 2025 meeting, voted 6-0 to recommend approval of the request with conditions as excepted from Sec. 125-325:

1. Sign permits should be applied for prior to the issuance of certificate of occupancy
2. A notarized landscape maintenance agreement is due prior to the issuance of certificate of occupancy

Staff Recommendation:

The proposed application meets the minimum standards of the City's Code Section 125-235. Therefore, Staff recommends that the City Commission **APPROVE** the subject Conditional Use: No New Construction subject to the noted two Conditions.