



CITY OF FORT PIERCE

PLANNING BOARD

February 10th, 2025

New Elite Academy – Conditional Use
2210 Orange Ave.

APPLICANT

Lany and Claudel Romuls

PROPERTY OWNER(S)

ARS Holdings of Florida, LLC

PARCEL ID #(S):

2409-602-0010-000-2

New Elite Academy 2210 Orange Ave



SITE LOCATION

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



SITE AREA= 1.032/- Acres

New Elite Academy 2210 Orange Ave



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.

Daycare details:

- Daycare (academy) has extensive waitlist
- HOH: 5:00a-6:00p
- Servicing approximately 152 children; ages 6 weeks to 5 yo
- 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

New Elite Academy 2210 Orange Ave



FUTURE LAND USE

FLU: GC, General Commercial

*surrounded by RL (Low Density Residential)



New Elite Academy 2210 Orange Ave



ZONING

Zoning: C-3, General Commercial

*surrounded by R-3, Single Family Moderate density



New Elite Academy 2210 Orange Ave



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.



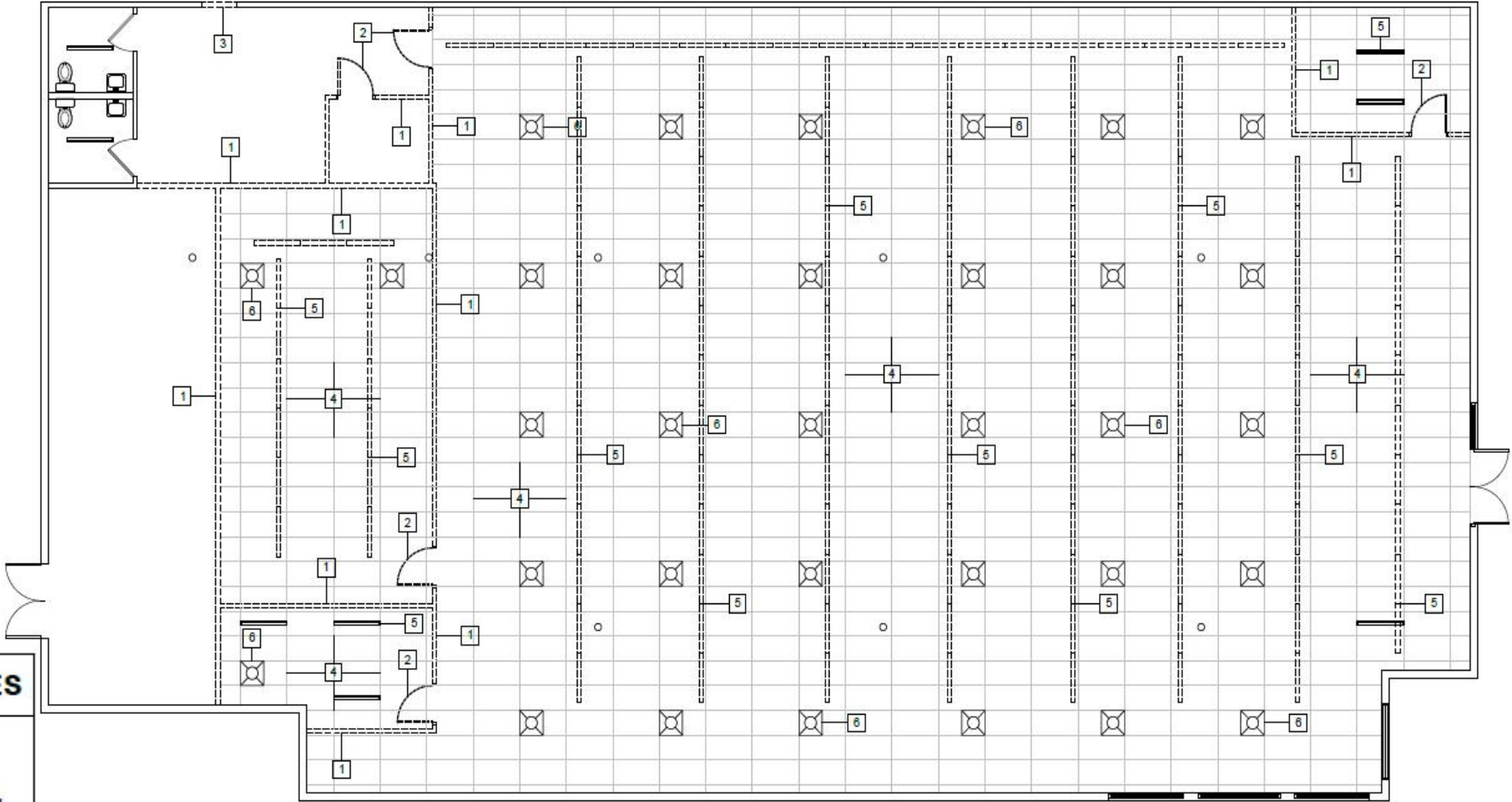
EXISTING BUILDING



New Elite Academy 2210 Oreange 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.

New Elite Academy 2210 Orange Ave



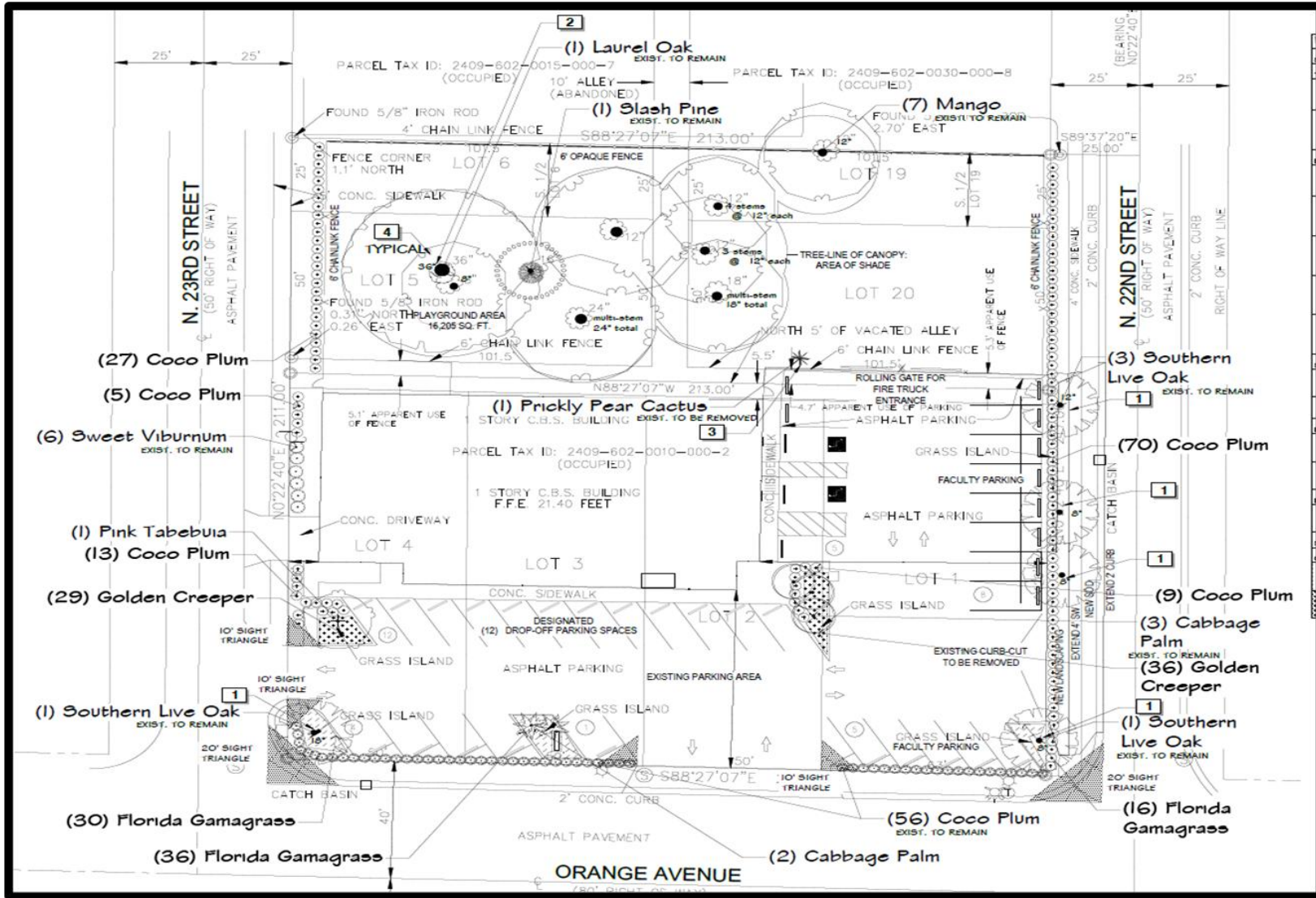
EXISTING ACADEMY BUILDING & OPERATION



New Elite Academy 2210 Orange Ave



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 | |
| | lco 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

Staff recommendation is for the Planning Board to move the proposed application type for approval to City Commission 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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