



Lany Romulus  
New Elite Academy  
1907 Okeechobee Road  
Fort Pierce, FL 34950

**Project#: PZCON2024-00002 – Conditional Use No New Construction**  
**New Elite Academy @ 2210 Orange Avenue**  
**Technical Review Committee comments for November 21, 2024, TRC Meeting**

#### **City of Fort Pierce Planning Department**

Conditions:

1. Playground area should provide ample shading (illustration required)
  - a. Covered area
  - b. Trees
2. Provide illustration of how traffic will flow for pick-up and drop-off.

Advisory Comments

1. Sign permits will be required.

#### **Fort Pierce Engineering Department**

Conditional Use: **Do Not Recommend Approval**

1. Removal of the existing asphalt overlay into the N 22<sup>nd</sup> Street Right of Way is required.
2. Should a driveway connection to N 22<sup>nd</sup> Street be required, the applicant shall submit an application for a driveway permit.
3. Continuation of the N 22<sup>nd</sup> Street sidewalk is required along the limits of the property.

#### **Fort Pierce Building Department**

1. Building Official or his representative has no comments at the time of this meeting but reserves the submission of comments upon completion of the official plan review.
2. All new construction or alterations shall meet the requirements of the Florida Building Code 8<sup>th</sup> Edition.
3. Building Permit required.
4. Signed and sealed construction drawings required.
5. Must meet the following Accessibility requirements
  - a. Accessible route
  - b. Handicapped parking spaces



- c. Means of egress
6. Change of Use required
  - a. Shall include a signed and sealed Life Safety Plan
  - b. Shall include a signed and sealed comprehensive drawing, detailing how the building and MEC elements will comply with the Florida Building Code requirements

**Fort Pierce Police Department**

Please ensure the lighting of the property meets or exceeds the standards set forth by city code. Please also ensure security fencing features are designed to prevent unauthorized intrusions. Consider CPTED style fencing which reinforces the territory while allowing for natural surveillance.

**\*St. Lucie County Planning Department**

**Advisory**

1. Encourage the installation of designated sidewalk and crosswalk striping (signs where warranted) – curbing to provide for safe pedestrian movements. I understand the FDOT is soon to complete a mill and resurface project with various pedestrian enhancements along the Orange Ave. corridor, including this area.

**St. Lucie County PW/Engineering**

No response was received.

**St. Lucie Transportation Planning Organization**

No response was received.

**Fort Pierce Utilities Authority**

**W/WW Engineering:** This location is currently connected to FPUA water and sewer. At the time of the building permit submittals, FPUA will work with the applicant to address any modification to services if required or to address any additional fees that may be required.

**Electric Engineering:** FPUA Electric & Gas Engineering has reviewed the application. **Approved**

**Gas:** **Approved**

**FPUAnet Fiber:** FPUAnet **Approves**



### **St. Lucie County Fire District**

Site Plan Requires RE-submittal

The Following Conditions/Revisions are Necessary:

1. Please submit a completed application for Development/Site Plan Review (St. Lucie County Fire District Development & Site Plan Review Application). This form is available on-line at <https://www.slcfcd.com>.
2. Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.
3. Please provide an electronic revised copy of the site plan (pdf format).
4. Please provide written acknowledgement of the conditions/revisions provided
5. A separate review and permit is required for Underground Fire Mains connected to standpipes or sprinkler systems.
6. The Fire District reserves the right for future comments at the site plan & building construction phase.
7. Be advised, although there is no new construction planned for this project it will be subject to a New Business Inspection and a Change of Occupancy Review. The project will have to meet all of the Occupancy requirements at that time to be in compliance with the currently adopted version of the Florida Fire Prevention Code

### **Fort Pierce Solid Waste**

No response was received.

### **Florida Department of Transportation**

No response was received.

### **St. Lucie County School Board**

No response was received.



**BUILDING DEPARTMENT  
TECHNICAL REVIEW COMMITTEE (TRC)  
COMMENT FORM**

Meeting Date: 11.21.24  
Property Address: Conditional Use with No New Construction - New Elite Academy - 2210 Orange Avenue

Please be advised that the project may trigger the requirements indicated below:

- 1. Building Official or his representative has no comment at the time of this meeting, but reserves the submission of comments upon completion of the official plan review.
- 2. Pre-construction meeting with the City's Building Department is requested.
- 3. All new construction or alterations shall meet the requirements of the Florida Building Code 8th Edition.
- 4. Building Permit required.
- 5. Signed and sealed construction drawings required.
- 6. Must meet the following Accessibility requirements:
  - Accessible route
  - Handicapped parking spaces
  - Means of egress
- 7. Change of Use required
  - Shall include a signed and sealed Life Safety Plan
  - Shall include a signed and sealed comprehensive drawing, detailing how the building and MEC elements will comply with the Florida Building Code requirements.
- 8. Property exists in Special Flood Hazard Area. All Federal and State requirements shall be addressed.
- 9. Flood Development Permit required.
- 10. Final plat and approved parcel ID's required to submit or DPCR and building permit review.
- 11. Open permits, requiring attention exist.
- 12. Shall meet the Fire Prevention Code:
  - Sprinkler system is required.
  - Smoke alarm system is required.
- 15. Other

**Additional Comments/Requirements:**

Building Official's or Representative's Signature \_\_\_\_\_ Date: 11/19/20



**To : Kerry Driver, Planner**

**FROM : Selena Griffett, P.E.**

**THRU : Tracy Telle, Engineering Manager**

**RE : New Elite Academy  
2210 Orange Avenue  
PZCON2024-00002**

**DATE : November 13, 2024**

This is to advise you that we have completed the review of the following documents as received by this office on November 7, 2024

- |   |  |
|---|--|
| <input type="checkbox"/> Development Permit Compliance Review | <input type="checkbox"/> Construction Drawings                   |
| <input type="checkbox"/> Site Plan                            | <input type="checkbox"/> Test Reports & Related Documents        |
| <input type="checkbox"/> Executed Construction Contract       | <input type="checkbox"/> Record Drawings                         |
| <input type="checkbox"/> Permits                              | <input checked="" type="checkbox"/> Other <u>Conditional Use</u> |

Based on our reviews and appropriate site final inspection, we

- Recommend Approval                       Do Not Recommend Approval

Developer, Owner, Engineer, Contractor, and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

- See Attached for Comments

**ENGINEERING COMMENTS:**

1. Removal of the existing asphalt overlay into the N 22<sup>nd</sup> Street Right of Way is required.
2. Should a driveway connection to N 22<sup>nd</sup> Street be required, the applicant shall submit an application for a driveway permit.
3. Continuation of the N 22<sup>nd</sup> Street sidewalk is required along the limits of the property.



THE SUNRISE CITY  
**FORT PIERCE**  
POLICE DEPARTMENT  
"In Honor We Serve"

*Florida*

## Technical Review Committee meeting

**November 21, 2024**

Case #: PZCON 2024-00002

Planner: City of Ft. Pierce Planning Department.

Conditional Use With No New Construction.

2210 Orange Avenue., Ft. Pierce, New Elite Academy.

### **Comments:**

Please ensure the lighting of the property meets or exceeds the standards set forth by city code. Please also ensure security fencing features a design to prevent unauthorized intrusions. Consider CPTED style fencing which reinforces the territory while allowing for natural surveillance.



Fort Pierce Utilities Authority  
Water/Wastewater Engineering  
1701 South 37<sup>th</sup> Street  
Fort Pierce, FL 34947  
772.466.1600 x3473

## Technical Review Committee Meeting

TECHNICAL REVIEW PROJECT: PZCON2024-00002

**Conditional Use with No New Construction - New Elite Academy - 2210 Orange Avenue**

### Comments

W/WW Engineering: This location is currently connected to FPUA water and sewer. At the time of building permit submittals, FPUA will work with the applicant to address any modification to these services if required or to address any additional fees that may be required.

Electric Engineering: FPUA Electric & Gas Engineering has reviewed the application. **Approved.**

Gas: Approved.

FPUAnet Fiber: FPUAnet **Approves.**



Our mission is to provide our customers with economical, reliable, and friendly service in a continuous effort to enhance the quality of life in our community.







**BUREAU OF FIRE PREVENTION**

**SITE PLAN REVIEW**

**TO: Site Plan Applicant**

**SITE PLAN: New Elite Academy - 2210 Orange Avenue Project #: PZCON2024-00002**

**REVIEW DATE: 11/15/2024**

**PLANNER: Kerry C. Driver**

**REVIEWED BY: Captain Andres Elizondo, Lt Jesse Almand**

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**Site Plan Approved with conditions: \_\_\_\_\_**

**Site Plan Requires Re-submittal:   X**

**Site Plan Rejected: \_\_\_\_\_**

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**The Following Conditions/Revisions Are Necessary:**

- 1. Please submit a completed application for Development/Site Plan Review (St. Lucie County Fire District Development & Site Plan Review Application). This form is available on-line at <https://www.slcfcd.com>.**
- 2. Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.**
- 3. Please provide an electronic revised copy of the site plan (pdf format).**
- 4. Please provide written acknowledgement of the conditions/revisions provided**
- 5. A separate review and permit is required for Underground Fire Mains connected to standpipes or sprinkler systems.**

**ST. LUCIE COUNTY FIRE DISTRICT**  
Community Risk Reduction Division  
Office of the Fire Marshal



**Telephone:** (772) 621-3322  
**Fax:** (772) 621-3604

- 6. The Fire District reserves the right for future comments at the site plan & building construction phase.**
  
- 7. Be advised, although there is no new construction planned for this project it will be subject to a New Business Inspection and a Change of Occupancy Review. The project will have to meet all of the Occupancy requirements at that time to be in compliance with the currently adopted version of the *Florida Fire Prevention Code***

*"Our Family Serving Yours"*  
5160 N.W. Milner Drive, Port St. Lucie, Florida 34983-3392  
Telephone: (772) 621-3400 Fax: (772) 621-3500  
[www.slcfcd.com](http://www.slcfcd.com)



THE SUNRISE CITY

# FORT PIERCE

ENGINEERING  
DEPARTMENT

Florida

**To : Kerry Driver, Planner**

**FROM : Tracy Telle, Engineering Manager**

**RE : 2210 Orange Avenue - New Elite Academy  
File No. PZCON2024-00002**

**DATE : January 22, 2025**

This is to advise you that we have completed the review of the following documents as received by this office on December 27, 2024

- |   |   |
|---|---|
| <input type="checkbox"/> Development Permit Compliance Review | <input type="checkbox"/> Construction Drawings            |
| <input type="checkbox"/> Site Plan                            | <input type="checkbox"/> Test Reports & Related Documents |
| <input type="checkbox"/> Executed Construction Contract       | <input type="checkbox"/> Record Drawings                  |
| <input type="checkbox"/> Permits                              | <input checked="" type="checkbox"/> Conditional Use       |

Based on our reviews and appropriate site final inspection, we

- Recommend Approval  Do Not Recommend Approval

Developer, Owner, Engineer, Contractor, and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

- See Attached for Comments



**BUREAU OF FIRE PREVENTION**

**SITE PLAN REVIEW**

**TO: Site Plan Applicant**

**SITE PLAN: New Elite Academy - 2210 Orange Avenue Project #: PZCON2024-00002**

**REVIEW DATE: 11/15/2024, 12/31/2024**

**PLANNER: Kerry C. Driver**

**REVIEWED BY: Captain Andres Elizondo, Lt Jesse Almand**

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**Site Plan Approved with conditions:  X \_\_\_\_\_**

**Site Plan Requires Re-submittal: \_\_\_\_\_**

**Site Plan Rejected: \_\_\_\_\_**

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**The Following Conditions/Revisions Are Necessary:**

- ~~1. Please submit a completed application for Development/Site Plan Review (St. Lucie County Fire District Development & Site Plan Review Application). This form is available on-line at <https://www.slcfcd.com>. Received 12/9/2024~~
- ~~2. Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form. Received 12/31/2024~~
- ~~3. Please provide written acknowledgement of the conditions/revisions provided Received 12/31/2024~~
- ~~4. A separate review and permit is required for Underground Fire Mains connected to standpipes or sprinkler systems. Acknowledged 12/31/2024~~
- ~~5. The Fire District reserves the right for future comments at the site plan & building construction phase. Acknowledged 12/31/2024~~

ST. LUCIE COUNTY FIRE DISTRICT  
Community Risk Reduction Division  
Office of the Fire Marshal



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Fax: (772) 621-3604

6. ~~Be advised, although there is no new construction planned for this project it will be subject to a New Business Inspection and a Change of Occupancy Review. The project will have to meet all of the Occupancy requirements at that time to be in compliance with the currently adopted version of the *Florida Fire Prevention Code*~~  
**Acknowledged 12/31/2024**

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