CITY PLANNING BOARD

BOARD AGENDA

Planning Board Regular Meeting - Monday, February 10, 2025 - 2:00 p.m.
City Hall - City Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

4. **CONSIDERATION OF ABSENCES**

5. **APPROVAL OF MINUTES**

   a. Minutes from the January 13, 2025 meeting

6. **NEW BUSINESS**

   a. Conditional Use - Elite Academy Daycare - 2210 Orange Avenue

7. **COMMENTS FROM THE PUBLIC**

   Any person who wishes to comment on any subject may be heard at this time. Please limit your comments to three (3) minutes or less, as directed by the Chair, as this section of the Agenda is limited to thirty minutes. The Planning Board will not be able to take any official actions under Comments from the Public. Speakers will address the Board and the Public with respect. Inappropriate language will not be tolerated.

8. **DIRECTOR'S REPORT**

9. **BOARD COMMENTS**

10. **ADJOURNMENT**

Any person seeking to appeal any decision by the Planning Board with respect to any matter considered at this meeting is advised that a record of proceedings is required in any such appeal and that such person may need to insure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.
Persons who require special accommodations under the Americans with Disabilities Act (ADA) should contact (772) 467-3729, at least five (5) days prior to the meeting. Persons who are hearing or speech impaired may use the Florida Relay System by dialing 711.

Planning Board **5. a.**

Meeting Date: 02/10/2025

Re: Planning Board Minutes 1/13/25

Submitted For: Kev Freeman, Planning Director, Planning Department

Information

SUBJECT:

Minutes from the January 13, 2025 meeting

Attachments

Planning Board Minutes 1/13/25

Form Review

Form Started By: Alicia Rosenthal Started On: 01/15/2025 12:59 PM

Final Approval Date: 01/17/2025

D R A F T

CITY OF FORT PIERCE

PLANNING BOARD

Planning Board Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE CITY PLANNING BOARD HELD ON MONDAY, JANUARY 13, 2025, IN FORT PIERCE CITY HALL, COMMISSION CHAMBERS, 100 NORTH US HIGHWAY 1, FORT PIERCE, FLORIDA.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

The new Planning Board member, Christopher Widing, introduced himself to the Board.

Present: Alexander Edwards; Christopher Widing; Nichelle Clemons; Justine Carter; Clayton Johnson; Anton Kreisl, Chairman

Absent: Gloria Baxevanis

Staff Present: Kev Freeman, Planning Director
Kerry Driver, Planner
Alicia Rosenthal, Planning and Development Organizer

4. CONSIDERATION OF ABSENCES

Ms. Baxevanis was excused.

5. APPROVAL OF MINUTES

a. Minutes from the December 9, 2024 meeting

Motion was made by Nichelle Clemons, and seconded by Alexander Edwards to approve the minutes from the December 9, 2024 meeting.

AYE: Nichelle Clemons, Justine Carter, Clayton Johnson, Alexander Edwards, Christopher Widing, Chairman Anton Kreisl

Passed

6. NEW BUSINESS

a. Annexation - S. Market Ave - Parcel ID: 2434-601-0062-000-6

Ms. Driver gave an overview of the requested voluntary annexation of one (1) parcel at or near the intersection of S. Market Ave. and Oleander Avenue. The subject property has a St. Lucie County Future Land Use designation of Industrial (IND) and a St. Lucie County Zoning classification of Industrial, Light (IL). The proposed City Future Land Use designation is Industrial (I) and Zoning classification of Light Industrial (I-1). The site area is approximately 2.60 acres and the current value of the property is $411,400.

Dennis Murphy, Applicant Representative, stated they plan to make the best use of the property within the city regulations.

Motion was made by Nichelle Clemons, and seconded by Justine Carter to forward a recommendation of approval of the annexation of Parcel ID: 2434-601-0062-000-6 to the City Commission.

AYE: Justine Carter, Clayton Johnson, Alexander Edwards, Christopher Widing, Nichelle Clemons, Chairman Anton Kreisl

Passed

b. Zoning Text Amendment - Port of Fort Pierce Overlay Zoning District

Mr. Freeman provided the background of the Port of Fort Pierce Overlay Text Amendment. He explained the overlay district will take precedence over the current zoning. He highlighted that the Port of Fort Pierce is one of the 15 deep water seaports in Florida, which has immense economic value. Mr. Freeman highlighted that the illustrative Port of Fort Pierce Master Plan shows one of the potential scenarios of development in the port. It is important to know that what is being done today does not affect the implementation of the uses of the port as it stands. The city is enabling the development of the Master Plan and also broadening it to maintain the property rights of the property owners in the area.

Mr. Freeman stated several initiatives are underway near the Port, including major transportation improvements such as North Causeway Reconstruction, implementation of the SUNTrail Greenway, Fisherman's Wharf redevelopment and the Kings Landing development. He said that staff had been working on moving the port forward for four years. Mr. Freeman stated future development within the Port of Fort Pierce Overlay District will be processed either through a minor site plan or by the conditional use procedure. He noted the current Zoning and Future Land Use of the properties will not be amended at this time and the overlay will provide the framework for allowed uses and for the application/approval process.

Mr. Freeman stated that based on discussions with the property owners, ownership and connectivity between properties on both sides of N. 2nd Street, the whole track down the west side of the port has been included to be part of the overlay district. Mr. Freeman explained that four (4) lots have boundary discrepancies of what is actually recorded and will require a subdivision application to be submitted by St. Lucie County. Mr. Freeman showed the current Future Land Use and Zoning. He said to better organize the overlay district and for discussions with the property owners, the overlay was split into two sections, north port

and south port. The north port and south port areas will be similar in the ultimate development patterns. Mr. Freeman reviewed the use table changes, and he stated Conditional Uses will require additional approval.

Johua Revord, Director of Port, Inland Beaches for St. Lucie County, commented that future development needs to focus on how to take advantage of the deep water access. If everything in the use table is by right it limits the ability of the Port Authority to engage in those elements. Different types of lodging mixed with heavy, intense industrial uses could ultimately impact how the port is developed later on. If there is no opportunity for Conditional Use on higher industrial uses and everything is by right, the port authority has their hands tied. Mr. Revord answered questions from the Board on the lodging concerns and how he sees the port differently than how it looks today. Mr. Revord stated the county will be developing Harbour Pointe Park.

Ken Pruitt, Representing Safe Harbor Marinas, Harbortown, spoke in favor of the overlay district. He stated Harbortown, located in the North Port portion of the port, is undergoing a 10 million dollar renovation, and he said there is no lodging in the foreseeable future. Mr. Pruitt noted the north portion of the port is primarily already developed. He said the overlay district will provide protection for the city and the county.

Paul Sinnott, St. Lucie Village resident, asked the city and county to protect Harbour Pointe Park for public use, recreation, open space and passive use.

Harold Smyth, from Causeway Cove Marina, mentioned that lodging in the port is needed for yacht maintenance crews coming in from all over the country and for yacht owners' guests that are not staying on a boat. He mentioned that one boat can take 10,000 gallons of fuel, and he suggested looking at the capacity for fuel storage. The port makes a better seaplane base than the shuffleboard courts. He wanted to know if high and dry boat storage is included under 'Other Water - Dependent Use'. Mr. Smyth applauded the Port Overlay District, and he highlighted the overlay can support both the ecological and economic value of the port.

Carmela Bell, President of Destin Beach, Inc., stated she is speaking on behalf of the properties owned in the South Port area by Destin Beach, which is the largest landowner in the south port area. She stated she appreciated Mr. Revord's comment about the land being put to the highest and best use. She suggested two of the Conditional Use categories, greater than 30,000 gallons of fuel storage and a heliport be put in the permitted use category. She also suggested adding a seaplane base and manufacturing as a conditional use.

Kris Einstein, Downtown Business Owner, said the port is a much better place for a seaplane than downtown Fort Pierce.

Mr. Widing stated getting an overlay done is wise and is a long process. He is very supportive of the overlay district.

Ms. Clemons asked Mr. Freeman the overall feeling of the community on the heliport and seaplane. Mr. Freeman said he had heard the heliport should be a permitted use. He stated he has concerns about unintended consequences of development in other areas of the port. Ms. Clemons asked if a seaport could be added to the use table.

Mr. Kreisl said he liked that the Planning Board and City Commission could work with the property owner on how the conditional uses are implemented.

Ms. Carter asked how the city is going to balance industrial use with lodging and retail use

regarding the overall placement of certain facilities. Mr. Freeman explained that without a master plan designating the area for certain uses, there is no way to do that unless you make everything a Conditional Use. The city does not want to take away property owners' rights. Ms. Carter stated she has some concerns about freedom of use and property rights and how to deal with issues that arise. Mr. Freeman compared the freedom of permitted uses with straight zoning. He said initiative has to be taken to move the port forward, and he highlighted that whatever is proposed in the master plan can still happen.

Chair Kreisl said getting the city out of the way may be the path forward, but the broad uses could limit what others could build on their property and also knowing what their neighbors could build on their property. He concluded by saying, we have to start somewhere.

Mr. Widing said he is very positive about an overlay district being created. The overlay district helps frame everything that is trying to be done in a proper and professional way. It is a collective move on the use table to make things more understandable for everybody.

Motion was made by Nichelle Clemons, and seconded by Christopher Widing to forward the proposed Port of Fort Pierce Overlay Zoning District Text Amendment to the City Commission with a recommendation of approval with the following addition to the use table:

1. Add Seaports as a Conditional Use

AYE: Clayton Johnson, Alexander Edwards, Christopher Widing, Nichelle Clemons, Justine Carter, Chairman Anton Kreisl

Passed

c. **Comprehensive Plan Text Amendment - Fort Pierce Utilities Authority - Water Supply Facilities Work Plan**

Mr. Freeman said the Proposed Comprehensive Plan Text Amendment is required to adopt the Fort Pierce Utilities Authority (FPUA) Water Supply Facilities Work Plan by reference. The purpose of the Fort Pierce Utilities Authority (FPUA) Water Supply Facilities Work Plan (Work Plan) is to identify and plan for the water supply sources and facilities needed to serve existing and new development within the local government’s jurisdiction. The Florida Statutes require local governments to prepare and adopt Work Plans into their comprehensive plans within 18 months after the South Florida Water Management District (District) approves a regional water supply plan or its update.

Mr. Freeman stated, the residents of the City of Fort Pierce obtain their water from the FPUA, which is responsible for ensuring enough capacity is available for existing and future customers. The Work Plan will reference the initiatives to ensure adequate water supply for the City of Fort Pierce.

Mr. Freeman explained that once the City adopts, by reference, the current 2024-2034 FPUA Ten-Year Water Supply Facilities Work Plan, it will be sent to the state for their review and ultimate adoption.

No one spoke for or against the Comprehensive Plan Text Amendment.

Motion was made by Justine Carter, and seconded by Alexander Edwards to forward the proposed Comprehensive Plan amendment to the City Commission with a recommendation for approval.

AYE: Clayton Johnson, Alexander Edwards, Christopher Widing, Nichelle Clemons, Justine Carter, Chairman Anton Kreisl

Passed

7. **COMMENTS FROM THE PUBLIC**

There were no comments from the public.

8. **DIRECTOR'S REPORT**

Mr. Freeman said 2025 will be an interesting year. He said there was discussion at the January 13, 2025, City Commission day meeting about Kings Landing movement with the hotel. He said staff has been negotiating with the developer on reconfiguring the site components and incorporating as much parking as they can into the development. The project will come back to the Planning Board as a Major Amendment to the Site Plan and will also go to the Historic Preservation Board.

Mr. Freeman said at the end of last year, staff met with the Property Appraiser's office because they were hearing difficulties with the plat process and obtaining a building permit. An amendment to the process will be on the next City Commission agenda.

Mr. Freeman said landscaping is a big issue and the city has a very qualified member of the Planning Board to help out. Staff will be bringing some code changes to provide a better look at landscaping and make it more flexible and beneficial for the city, as far as what is seen at the sites.

Mr. Freeman noted the department is getting a lot of inquiries about having development discussions.

Mr. Freeman said he met with Chair Kreisl about better describing the city limits on annexations coming forward to the Planning Board.

Mr. Freeman said staff is meeting internally to hopefully move forward with the City Commission on an annexation agreement or boundary limitation. This will give the Planning department a strategy on parameters that will be used to further judge if the annexation is in the best interest of the city. The purpose is to cure the enclaves in the city, which will make servicing the areas more efficient and, to look at the impact of service levels in the city with annexations moving westward.

Mr. Freeman said staff is moving forward with a Law Enforcement Impact Fee discussion with the City Commission in February 2025. Currently, there is no Law Enforcement Impact Fee.

In conclusion, Mr. Freeman said he is talking with the parking committee regarding code ideas for downtown.

9. BOARD COMMENTS

Chair Kreisl said he is happy Kings Landing is moving forward and parking is being addressed.

Mr. Widing asked for an explanation of the dates on the Water Supply Plan.

10. ADJOURNMENT

Planning Board **6. a.**

Meeting Date: 02/10/2025

Re: Conditional Use: No New Construction - New Elite Academy Daycare - 2210 Orange Ave

Submitted For: Kev Freeman, Planning Director, Planning Department

Information

SUBJECT:

Conditional Use - Elite Academy Daycare - 2210 Orange Avenue

SUMMARY:

The applicant is requesting the review of an application for a condtional use for a daycare located at 2210 Orange Avenue. The applicant is seeking to move New Elite Academy and operate the daycare in an existing, stand alone 7,487 sq. ft building, currently known as the Jaber's Market.

RECOMMENDATION:

Staff's recommendation is for the Planning Board to vote Approval of the proposed Conditional Use application and move it to City Commission with the two (2) conditions.

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

ALTERNATIVES:

1. Recommend approval with additional conditions
2. Recommend disapproval

RESPONSIBLE STAFF:

Kerry C. Driver - Planner

COORDINATED WITH:

Technical Review Committee

Fiscal Impact

OTHER INFORMATION:

N/A

Attachments

Staff Presentation

Applicant File

Staff Supporting Documents

Form Review

Form Started By: Kerry Driver Started On: 01/23/2025 02:36 PM
Final Approval Date: 01/29/2025

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

SITE LOCATION

Zoning: C-3, General Commercial

FLU: GC, General Commercial

SITE AREA= 1.032/- Acres

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

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

CONDITIONAL USE

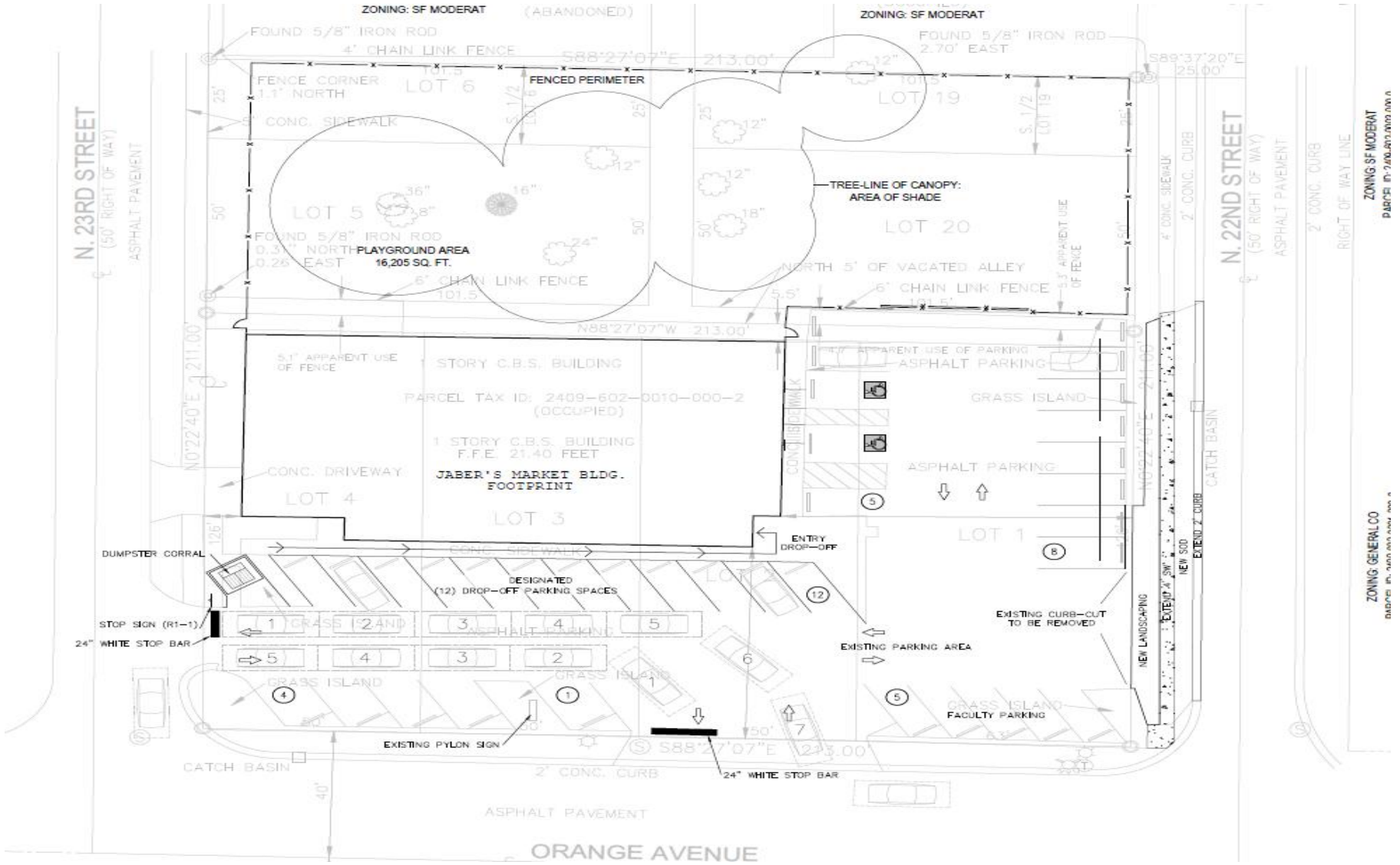
Article V: Section 125-325

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

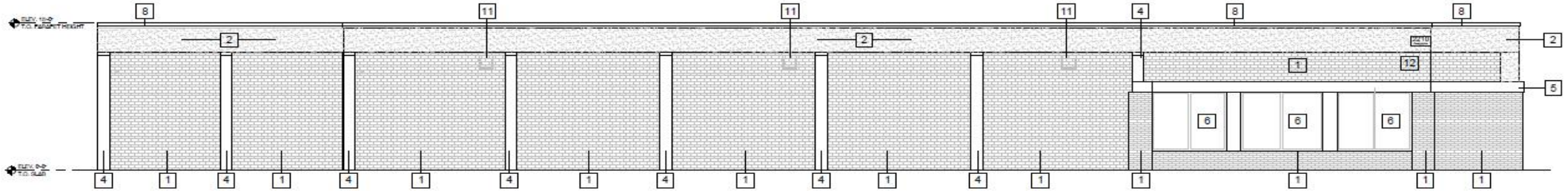
New Elite Academy 2210 Oreange Ave

SITE PLAN

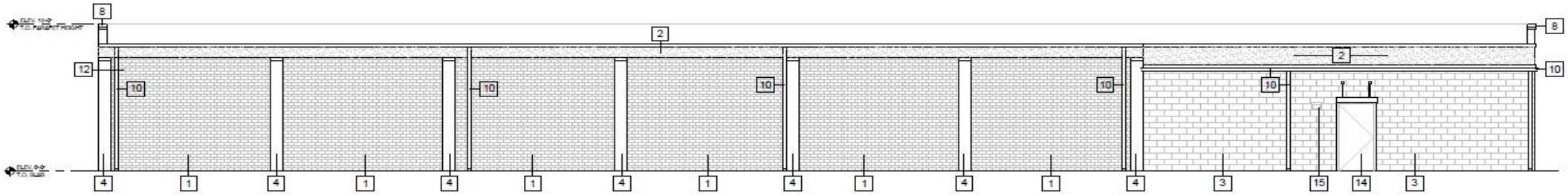


New Elite Academy 2210 Orange Ave

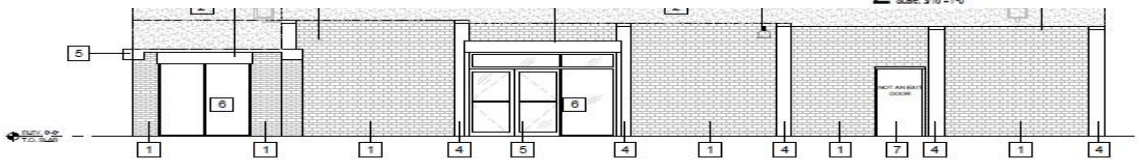
EXTERIOR ELEVATIONS



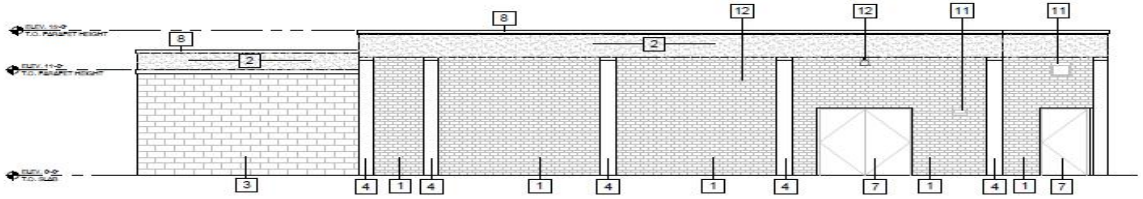
1 South (front) Elevation



2 North (rear) Elevation



3 East (entrance) Elevation



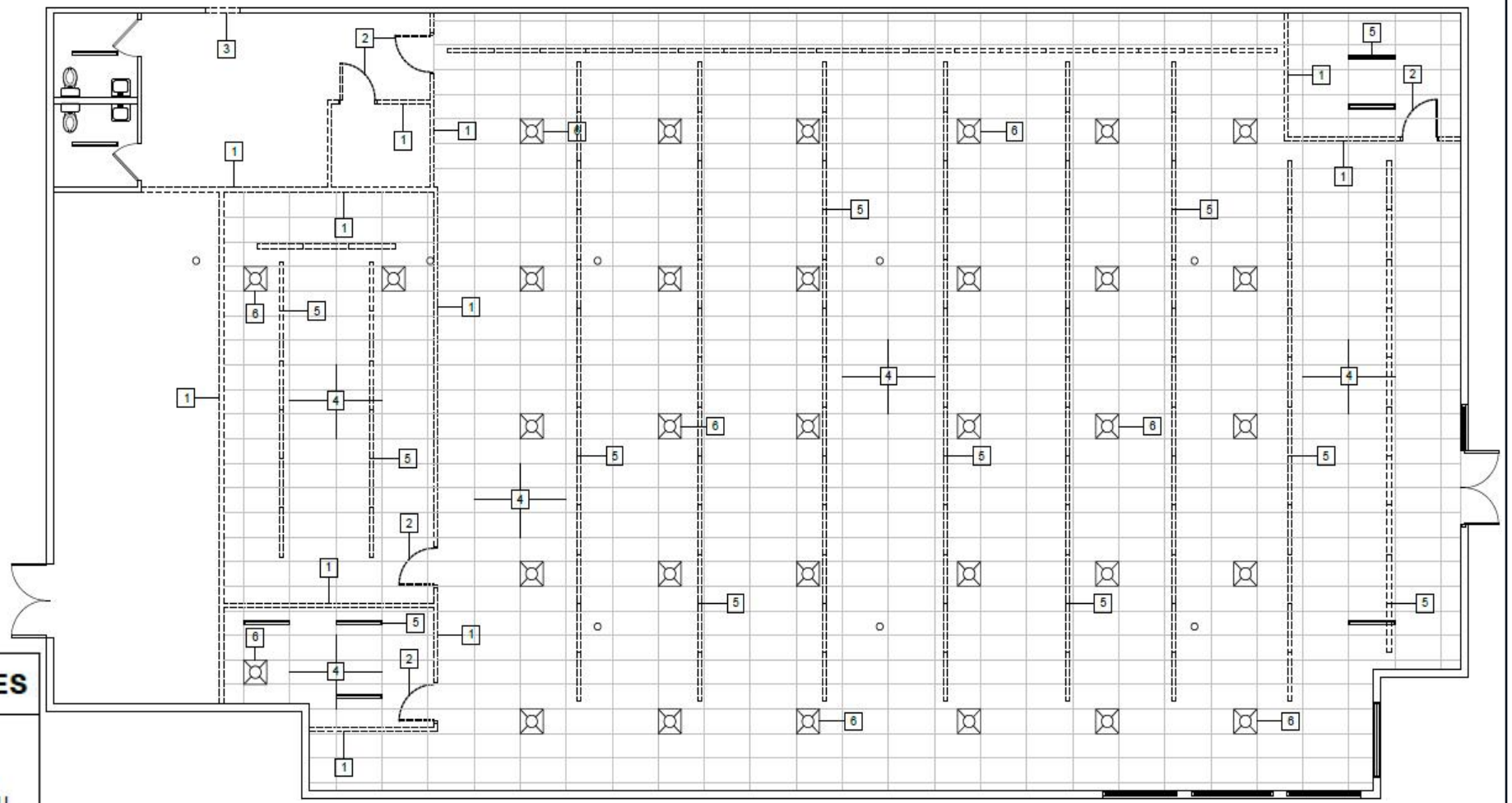
4 West (side) Elevation

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

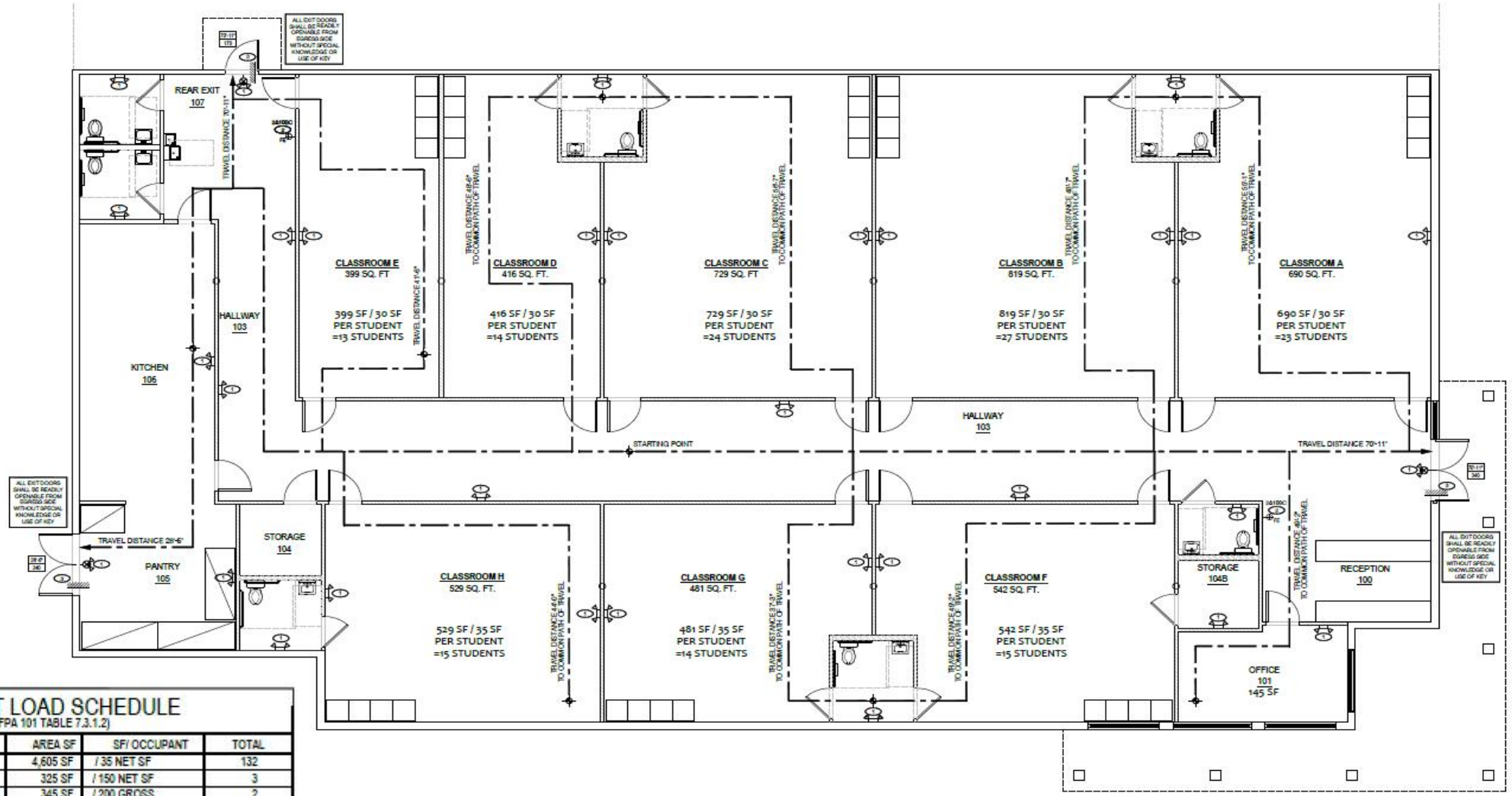


DEMOLITION PLAN NOTES

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

New Elite Academy 2210 Orange Ave

PROPOSED FLOOR PLAN



OCCUPANT LOAD SCHEDULE

(2018 NFPA 101 TABLE 7.3.1.2)

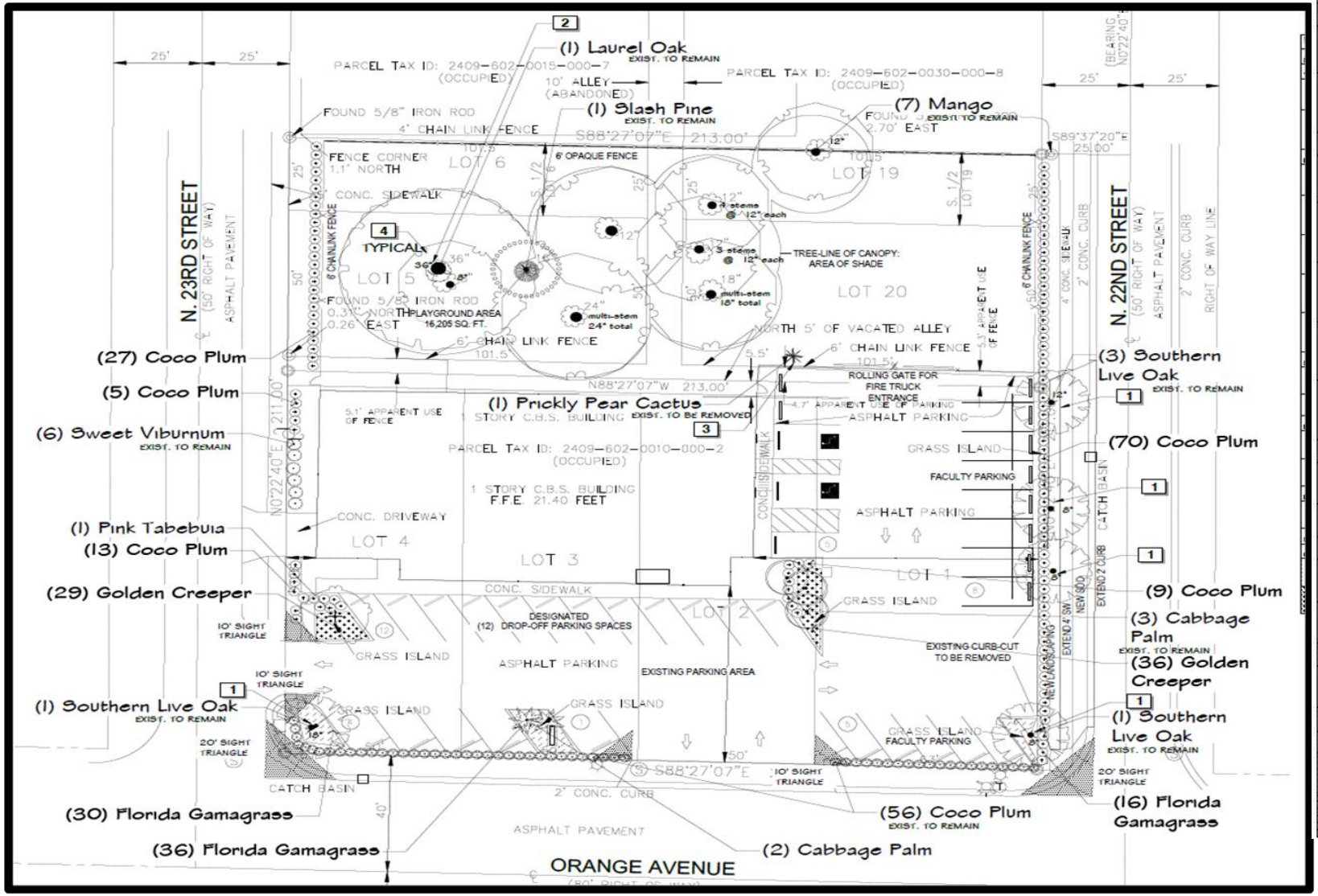
SPACE NAME	TYPE OF SPACE	AREA SF	SF/ OCCUPANT	TOTAL
CLASSROOMS	DAYCARE	4,605 SF	/ 35 NET SF	132
OFFICE/RECEPTION	BUSINESS	325 SF	/ 150 NET SF	3
KITCHEN	KITCHEN/CAFETERIA	345 SF	/ 200 GROSS	2
STORAGE/PANTRY	STORAGE	335 SF	/ 300	2
RESTROOMS	RESTROOMS	420 SF	N/A	–
HALLWAY	CORRIDOR	+/- 1,457 SF	N/A	–
FACULTY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

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 ic2	124	Coco Plum Chrysobalanus icaco NATIVE	3 gal., 24" ht	
	Ixo nor	1	Nora Grant Pink Ixora Ixora coccinea `Nora Grant`	3 gal., 24" ht	
EXISTING SHRUBS					
	Chr ica	56	Coco Plum Chrysobalanus icaco 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.c.
	Ern lit	65	Golden Creeper Ernodea littoralis NATIVE	1 Gal., 12" Ht., Full	24" o.c.

New Elite Academy 2210 Orange Ave

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.

CITY OF FORT PIERCE

PLANNING BOARD

February 10th, 2025

New Elite Academy – Conditional Use
2210 Orange Avenue

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CONDITIONAL USE – NO NEW CONSTRUCTION

Property Information

Property address or Location
2210 Orange

Parcel ID #(s)
2409-602-0010-000-2

Project description
Conditional Use Review to convert use to Day Care Facility

Site Information

Building Size: 7711 Parking Spaces: 32

ARS HOLDINGS OF FLORIDA LLC	Lany and Claudel Romuls
Property Owner(s)	**Applicant/Representative, Title, Company**
930-3 Malabar Road se	5991 NW BAYNARD DR
Street Address	Street Address
PALM BAY FL 32907	PORT ST LUCIE FL 34986
City State Zip	City State Zip
321.432.0675	
Phone Number	Phone Number
shahankooor@gmail.com	lanyvalsaint@yahoo.com
Email Address	Email Address

Property Owner(s) Acknowledgements: *- This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein. The undersigned consents to inspection and photographing of the subject property by the Planning staff for purposes of consideration of this Application and/or presentation to the Planning Board and City Commission.*

Ankur Shah August 14, 2024

Property Owner(s) Signature(s)

APPOINTMENTS ARE REQUIRED FOR APPLICATION SUBMITTALS
CALL 772.467.3737 OR E-MAIL PLANNING_DL@CITYOFFORTPIERCE.COM
For more information, please refer to the website:
https://www.cityoffortpierce.com/971/Application-Submittal-for-Technical-Revi

General Information

- **Incomplete application packets will not be accepted.**
- In-take meetings are required for application submittals.
- Conditional Use approval is valid for one (1) year following City Commission approval.
- Fee Schedule - https://www.cityoffortpierce.com/DocumentCenter/View/2620/Fee-Schedule-
- Public Notice Fees - https://www.cityoffortpierce.com/DocumentCenter/View/8818/Public-Notice-Fees-

Submittal Requirements:

Submit one (1) original & three (3) hard copies and one (1) CD or Flash Drive of the following. Additional copies will be required of subsequent submittals.

- ❑ As-built Survey
- ❑ Floor Plan of Existing Buildings
- ❑ Site plan, to scale, including existing improvements and proposed parking, driveways, landscaping & storm drainage
- ❑ Lighting Plan
- ❑ Complete Application

The application for conditional use with the application for site plan review, when not exempt in accordance with the requirements of section 125-236, shall be reviewed as a unit in accordance with the requirements of section 125-313 except that:

1. The City Commission shall hold a public hearing in accordance with the provisions of section 125-38 prior to acting on the application for conditional use.

2. In permitting a conditional use or the modification of an existing conditional use, the city commission may impose, in addition to those standards and requirements expressly specified in this chapter, any condition which it finds to be necessary to protect the best interest of the surrounding property of the city.

Re: Conditional Use Review

To whom this may concern:

My name is Lany Romulus, I represent the company New Elite Academy. We are looking to purchase this property at 2210 Orange Ave to transition into a childcare center. We have provided services in the local area for over 6 years previously as King's Kids Academy of Learning and for the past 4 years as New Elite Academy. We have also held an extensive waitlist for children in our community seeking childcare. Unfortunately, we have turned away many families due to not being able to accommodate more children in our current location. This new property will add additional childcare services to Fort Pierce with a greater capacity of approximately 152 children to service more families in Fort Pierce. Our goal with this location is to bring in the needed childcare services our area has been requesting as the city continues to develop. According to the Early Learning Coalition of Saint Lucie County, there is a great need for programs to offer infant and toddler slots, many families remain without service due to lack of slots in our county. We are also seeking a contract with East coast Migrant Headstart, who also stated they have a waitlist of over thirty children in Fort Pierce that they would like to place in partnering with a program like ours in a facility that we are projecting to have. This proposed location will be able to accommodate thirty-two infants (6 weeks old- 18 months), sixty toddlers (18 months to 35 months old), and 60 (3 to 5 years old). We will also be creating thirty full time positions, twenty-four teachers, and six other accessory staff (2 Assistant directors, two cooks, and two float staff). The purposed site will have eight large classrooms to accommodate the children we serve in our program. Our hours of operation will be 5:00 a.m. to 6:00 p.m. as we serve parents that work in the hospital (Lawnwood) and Pursuit Boats.

We are looking to close this property before January 2025, so all required updates, inspections, and licensing can take place so we can open for services by August 2025. I came upon this property on sell through a commercial property search engine. We decided to put an offer on this property as it provided us with the opportunity to build out a program design that fits our needs, to offer safety and quality childcare. We have gained some milestones in obtaining our vision working with a group of engineers with designs and layout of the proposed center at 2210 Orange Ave. Project interior buildout is projecting 4 to 8 months, kitchen build out timeframe project 10-12 weeks, playground installation project from 2 days to 8 weeks depending on availability of products, and classroom materials are already being purchased and stored for new location. We are not considering any changes to the parking lot, as our programs will require the parents to park their vehicles and escort their child into the building to sign in and sign out daily. We understand we may have higher volumes of traffic in and out of our parking lot at these brackets of time periods (8:00 a.m. to 9:00 a.m. and 4:00 p.m. to 5:30 p.m.). We feel that we have an adequate number of parking spaces to accommodate this level of traffic.

We will enforce strict rules, so parents are aware of the severity of adequate parking lot safety and preschool requirements.

Our team is led by Mr. Claudel Romulus, my husband. He has led a real estate project previously and is a key component in making sure we are in communication with all assigned contractors to work on this project. Bates Security is responsible for installing the fire safety system. TaylorMade Fire Systems is responsible for ensuring the sprinkler system is installed and up to code. We have LIS Architecture, Engineering, Construction Management working on our facility designs interior and exterior, ready to provide changes as requirements to get conditional use approved. We are in the search for contractors to start the project as soon we have sole ownership of the property.

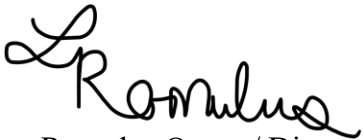
According to the Vice President of LIS Architecture, Engineering, Construction Management, Carlos Sobrin:

The project consists of the conversion of an existing convenience store to a daycare facility. Modifications to include Architectural, Electrical, Plumbing and limited Structural modifications for the accommodation of additional classrooms with adjoining restrooms. A defined entry will feature a reception area with an administrative office. A main hallway provides central access to eight classrooms with a kitchen, pantry, and storage area located towards the rear of the building. New interior finishes and lighting will be proposed throughout to create an inviting, fun environment for the children. The proposed hallway will terminate at a new rear egress door which will provide secure access to an exterior playground to be fenced in around the perimeter of the north portion of the property.

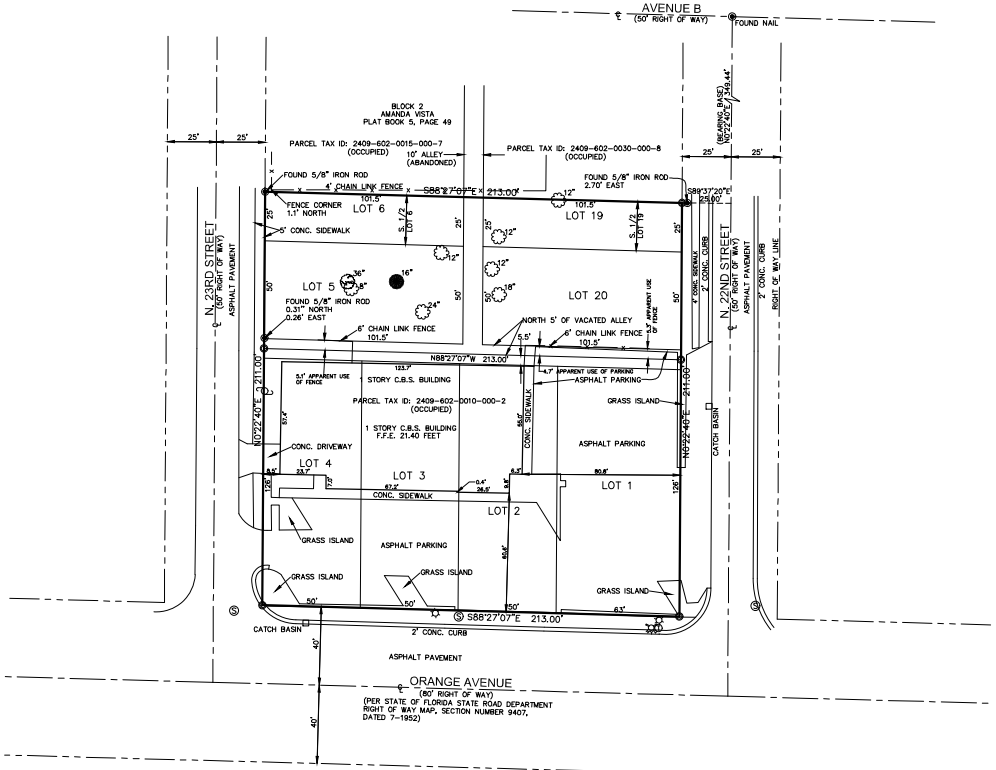
The exterior building will be re-branded with new signage and exterior wall-pack light fixtures for security purposes. No work is proposed to the existing site. Traffic circulation will remain as is. No changes are proposed to the existing parking and paved areas. The playground will be mulched to not disturb the current pervious area.

In closing we would like to share our school philosophy. We are invested in providing a nurturing and educational environment that promotes children's holistic development. This includes instilling important values such as good manners, caring, sharing, patience, responsibility, communication, and teamwork, as well as offering preschool activities that target specific areas of development. Our school emphasizes the importance of compliance with state regulations and promoting healthy habits through policies such as the candy-free zone. Overall, we prioritize the well-being and development of the children in our care. Thank you in advance for your time and this opportunity.

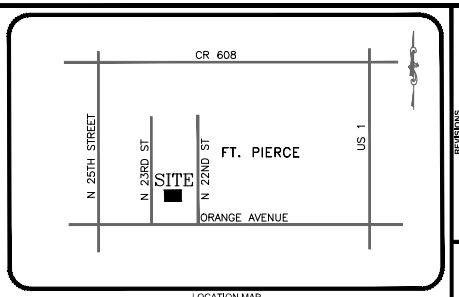
Sincerely,



Lany Romulus Owner/ Director



GRAPHIC SCALE
0 30 60
(IN FEET)
1 inch = 30' ft.



LOCATION MAP
(NOT TO SCALE)

LEGEND

O.R.B. – OFFICIAL RECORDS BOOK
℄ – CENTERLINE
(P) – PLAT
(M) – MEASURED
(D) – DEED
(C) – CALCULATED
L.B. – LICENSED BUSINESS
CONC. – CONCRETE
C.M.P. – CORRUGATED METAL PIPE
INV – INVERT
EL – ELEVATION
F.F.E. – FINISH FLOOR ELEVATION
P.U.E. – PUBLIC UTILITY EASEMENT
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M.E.S. – MITERED END SECTION
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HDPE – HIGH DENSITY POLY ETHYLENE PIPE
– OAK TREE
R.C.P. – REINFORCED CONCRETE PIPE
– SET 5/8" IRON ROD & CAP STAMPED "LB 7805"
– MANGO TREE
– OAK TREE
– PINE TREE
– SANITARY MANHOLE

DESCRIPTION

LOT 5, AND THE SOUTH HALF OF LOT 6, AND ALL OF THE LOT 20, AND SOUTH HALF OF LOT 19, BLOCK 2, ALAMANDA VISTA, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 49 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; TOGETHER WITH VACATED ALLEY LYING BETWEEN SAID LOTS, AND THE NORTH 5 FEET OF VACATED ALLEY LYING ADJACENT TO SAID LOTS 5 AND 20.

TOGETHER WITH:

LOTS 1, 2, 3, AND 4, BLOCK 2 OF ALAMANDA VISTA SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE 49, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS THE SOUTH 5 FEET THEREOF FOR ORANGE AVENUE.

SURVEYOR'S NOTES

1. THIS SURVEY MAP OR THE COPIES THEREOF, EXCEPT THOSE WITH ELECTRONIC SIGNATURE AND ELECTRONIC SEAL, ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

2. HORIZONTAL RELATIONSHIPS, AS SHOWN HEREON, ARE BASED ON THE FLORIDA STATE PLANE COORDINATE GRID, EAST ZONE, USING THE NORTH AMERICAN DATUM OF 1983 WITH THE 2011 ADJUSTMENT (NSRS 2011).

3. THE CENTERLINE OF N. 2ND STREET IS ASSUMED TO BEAR NORTH 00°22'40" EAST AND ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO.

4. THE HORIZONTAL LOCATION OF NON-DIMENSIONED FEATURES ARE PLOTTED TO SCALE, UNLESS NOTED OTHERWISE.

5. SYMBOLS SHOWN WITHIN THIS DRAWING ARE NOT SCALE DEPENDENT.

6. DESCRIPTION SHOWN HEREON PROVIDED BY CLIENT.

7. FIELD SURVEY LAST CONDUCTED ON OCTOBER 7, 2021.

8. OVERALL PARCEL CONTAINS 44,934 SQUARE FEET OR 1.03 ACRES, MORE OR LESS.

9. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

10. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.

11. UNDERGROUND IMPROVEMENTS, IF ANY, WERE NOT LOCATED, EXCEPT AS SHOWN.

12. LIMITS OF WETLANDS, IF ANY, UNDER GOVERNMENT JURISDICTION, WERE NOT DETERMINED AS PART OF THIS SURVEY.

13. BY GRAPHIC PLOTTING ONLY, SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A FLOOD ZONE DESIGNATION OF "X", ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP (FIRM) PANEL NUMBER 12111C0178J, HAVING AN EFFECTIVE DATE OF FEBRUARY 16, 2012. THIS INFORMATION SHOULD BE CONFIRMED WITH THE APPROPRIATE AGENCY PRIOR TO CONSTRUCTION.

14. TREE SIZES, AS SHOWN ADJACENT TO TREE SYMBOLS, WERE TAKEN AT BREAST HEIGHT AND ARE IN INCHES OF A FOOT.

CERTIFIED TO

ARS HOLDINGS OF FLORIDA LLC

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARY SURVEY, AS SHOWN HEREON, IS A TRUE AND CORRECT REPRESENTATION OF A FIELD SURVEY MADE UNDER MY DIRECTION AND CHARGE AND SAID SURVEY IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT SAID SURVEY COMPLIES WITH THE APPLICABLE STANDARDS OF PRACTICE FOR SURVEYS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

CIVILSURV DESIGN GROUP, INC.

BY: BRIAN C. KIERNAN DATE OF SIGNATURE
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 6101

REVISIONS

CIVILSURV
CIVIL SURVEY DESIGN GROUP, INC.
444 4TH LANE S.W., VERO BEACH, FL 32962 | 772-532-2241

DATE: 10/11/21
SCALE: 1"=30'
PROJECT NO.: 109 N 22ND ST BNDY ADDITIONAL
SJI NUMBER: 7825
FIELD BOOK(s): 857
DRAWN BY: BK
CHECKED BY: SW

BOUNDARY SURVEY
109 NORTH 22ND STREET
FT. PIERCE, FLORIDA

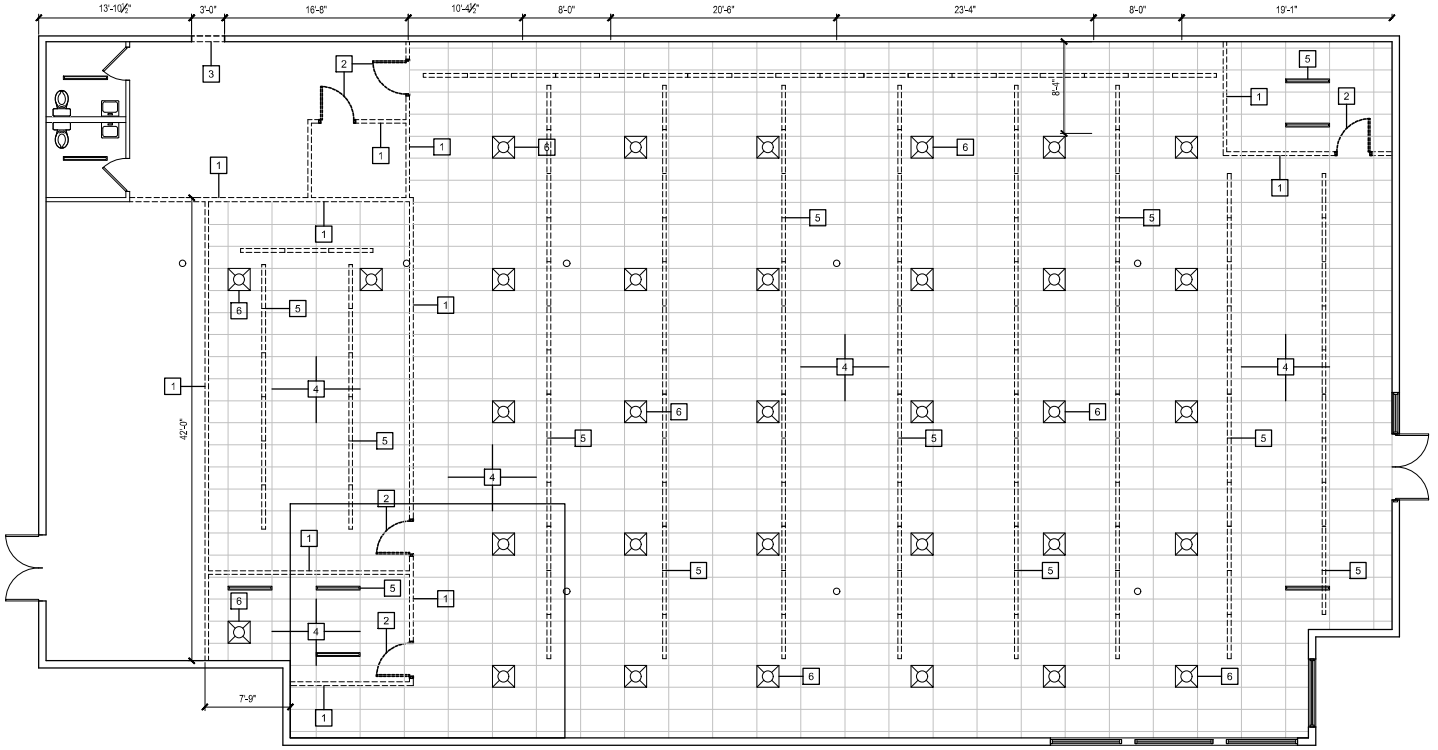
SHEET NO.
1
OF
1

GENERAL DEMOLITION NOTES

1. G.C. TO SECURE BUILDING AS REQUIRED AGAINST WEATHER INTRUSION AND VANDALISM AT THE END OF EACH DAY.
2. G.C. SHALL CLEAN UP CONSTRUCTION DEBRIS AND PLACE IN DUMPSTER FOR REMOVAL.
3. G.C. TO COORDINATE WITH THE OWNER FOR ANY SALVAGEABLE FURNISHINGS OR EQUIPMENT TO BE REUSED AFTER BUILDING RENOVATION.
4. G.C. TO CONFIRM BUILDING APRON AND SIDEWALK IS IN COMPLIANCE WITH 2010 STANDARDS FOR ACCESSIBLE DESIGN. G.C. TO PREP FOR COMPLIANCE RENOVATION AS REQUIRED.
   - 4.1. SIDEWALK: SHALL NOT EXCEED 5% RUNNING SLOPE; 2% CROSS SLOPE
   - 4.2. CURB RAMP: SHALL NOT EXCEED 8.3% RUNNING SLOPE; 2% CROSS SLOPE
5. G.C. TO COORDINATE WITH THE OWNER FOR ANY SALVAGEABLE FURNISHINGS OR EQUIPMENT TO BE REUSED AFTER BUILDING RENOVATION.

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 EXITING STRIP CEILING LIGHTS.
6. REMOVE EXISTING VENT GRILLS.



N

1 Demolition Floor Plan
Scale: 3/16"=1'-0"

LIS EXPRESSLY RESERVES ITS COPYRIGHT AND ALL OTHER PROPERTY RIGHTS TO THESE DOCUMENTS AND THEIR DESIGN. HENCE, THEY ARE NOT TO BE REPRODUCED,

ARCHITECTURE
ENGINEERING
LIS
ARCHITECT / ENGINEER
CA NO.: 6853 LB1057
2572 West State Road 426
Suite 2012 Oviedo, FL 32765
Phone: (321) 244-4452
Facsimile: (321) 244-4419
21430 Palis Beach Blvd
Suite 1000 Boca Raton, FL 33433
Phone: (239) 693-0044
Facsimile: (239) 693-0628

CLIENT NAME
JABERS MARKET, LLC
ANKUR SHAH
930-3 MALABAR ROAD SE
PALM BAY, FL 32907

PROJECT NAME
JABERS MARKET
CONDITIONAL USE FOR A DAYCARE
2210 Orange Ave
Ft Pierce, FL 34950

SHEET TITLE
Demolition Floor Plan

SEAL
HAROLD DANIEL HUTTER III
FL. LIC. AR98913

RELEASE | DATE

PROJECT NO.
2024-109

ISSUE DATE
07-29-24

DRAWN | CHECKED

SHEET NO.
D100

CONDITINAL USE FOR: DAYCARE

2210 ORANGE AVE
FORT PIERCE, FL 34950

ABBREVIATIONS

ABV	ABOVE
AFF	ABOVE FINISHED FLOOR
A/C	AIR CONDITIONING
ARCH	ARCHITECT(URAL)
@	AT
BLK	BLOCK(ING)
BOT	BOTTOM
BLDG	BUILDING
CLG	CEILING
℄	CENTER LINE
CIRC	CIRCUIT
CLR	CLEAR
COL	COLUMN
CONC	CONCRETE
CMU	CONCRETE MASONRY UNIT
CONST	CONSTRUCTION
CONT	CONTINUOUS
CTR	COUNTER
DTL	DETAIL
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DWG	DRAWING
EA	EACH
ELEV	ELEVATION
EQ	EQUAL
EQPT	EQUIPMENT
EXIST	EXISTING
EXP	EXPOSED
EXT	EXTERIOR
EIFS	EXTERIOR INUL. FINISH SYSTEM
FT(')	FEET, FOOT
FIN	FINISH(ED)
FL	FLOOR(ING)
FD	FLOOR DRAIN
FLUR	FLUORESCENT
F.R.	FIRE RATED
F.E.	FIRE EXTINGUISHER
GWB	GYPSUM WALL BOARD
HDW	HARDWARE
HDWD	HARDWOOD
HVAC	HEATING/VENTILATION/AIR CONDITIONING
HM	HOLLOW METAL
IN(")	INCH
ID	INSIDE DIAMETER
INSUL	INSULATION
INT	INTERIOR
LL	LANDLORD
MANUF	MANUFACTURE(R)
MFG	MANUFACTURE(R)
MECH	MECHANICAL
MISC	MISCELLANEOUS
M.R.	MOISTURE RESISTANT
MULL	MULLION
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
NUM	NUMBER
OFF	OFFICE
OC	ON CENTER(S)
OPN'G	OPENING
OPH	OPPOSITE HAND
OD	OUTSIDE DIAMETER
PNT	PAINT(ED)
P-LAM	PLASTIC LAMINATE
PLWD	PLYWOOD
POL	POLISHED
PROJ	PROJECT
P	PLATE
RE	REFERENCE
REF	REFRIGERATOR
REM	REMOVE(D)(ABLE)
REQ'D	REQUIRED
REV	REVISION(S) REVISED
RM	ROOM
RO	ROUGH OPENING
RD	ROUND
SCH	SCHEDULE
SEC	SECTION
SHT	SHEET
SIM	SIMILAR
SC	SOLID CORE
SPEC	SPECIFICATION(S)
SS	STAINLESS STEEL
STO	STORAGE
STRUCT	STRUCTURAL
SUSP	SUSPENDED
TEL	TELEPHONE
TYP	TYPICAL
THRU	THROUGH
VCT	VINYL COMPOSITION TILE
VEST	VESTIBULE
W/	WITH
W/O	WITHOUT
WD	WOOD
WDB	WOOD BASE

JURISDICTION AUTHORITY

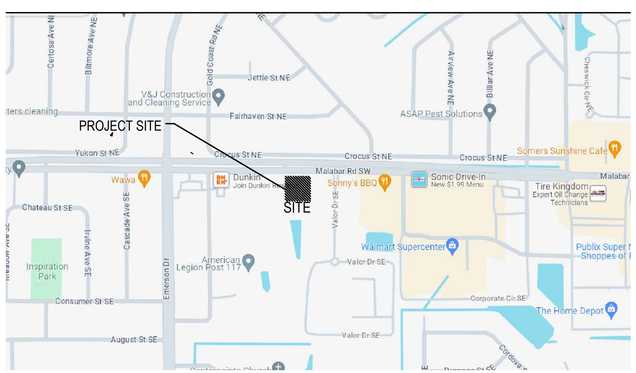
CITY OF CLERMONT, FL

ADOPTED CODES

BUILDING CODE:	2023 FLORIDA BUILDING CODE - EXISTING BUILDING - 8TH ED.
ELECTRICAL:	2020 NATIONAL ELECTRICAL CODE (NEC) - NFPA 70
PLUMBING:	2023 FLORIDA BUILDING CODE, PLUMBING, 8TH ED.
MECHANICAL:	2023 FLORIDA BUILDING CODE, MECHANICAL, 8TH ED
FIRE:	2023 FLORIDA FIRE PREVENTION CODE (NFPA 1 & NFPA 101, 7TH ED.
GAS:	2023 FLORIDA BUILDING CODE, GAS, 8TH ED
ENERGY:	2023 FLORIDA BUILDING CODE, ENERGY CONSERVATION, 8TH ED
ACCESSIBILITY:	2023 FLORIDA BUILDING CODE, ACCESSIBILITY, 8TH ED
	2010 ADA STANDARDS FOR ACCESSIBLE DESIGN

NEW BUILDING AND CONSTRUCTION DATA

OCCUPANCY CLASSIFICATION:	GROUP F-1 - MODERATE HAZARD FACTORY - INDUSTRIAL	
CONSTRUCTION TYPE:	TYPE V-B, SPRINKLERED	
(IBC TABLE 600)		
MAX HEIGHT AND AREA ALLOWABLE:	HEIGHT = 0'-0"	TOTAL AREA = 0 SQ FT
(IBC TABLE 500)		
ACTUAL HEIGHT AND AREA:	HEIGHT = 0'-0"	TOTAL AREA = 7,487 SQ FT
SEISMIC ZONE: 0		



Vicinity Map
SCALE: N.T.S.

Project Description

THESE PLANS INDICATE THE PROPOSAL FOR A DAYCARE IN AN EXISTING BUILDING. MODIFICATIONS TO INCLUDE ARCHITECTURAL, STRUCTURAL AND ELECTRICAL DRAWINGS FOR EXPANSION OF ADDITIONAL ROOMS AND RESTROOMS.

Note

1. "Site shall comply with the Florida Building Code 8th Edition (2023) Accessibility" and 2. "Separate permits are required for the following if applicable. Construction trailers, sales centers, dumpster enclosures, lift stations, swimming pools, playground equipment, retaining walls, entry wall features, access gates, site lighting, generators, fences, grease traps, fire alarm and fire sprinkler, etc."

Contact Information

OWNER: Mr. ANKUR SHAH
JABERS MARKET, LLC
930-3 MALABAR ROAD SE
SHAHANKOOOR@GMAIL.COM
PHONE: 321-432-0675

ARCHITECT: LIS ARCHITECTURE
2572 WEST STATE ROAD 426 SUITE 2064,
OVIEDO, FL 32765
PHONE: 321-244-0402
CONTACT: H. DANIEL HUTTER R.A. NCARB

MECHANICAL & ELECTRICAL ENGINEER: LIS ENGINEERING
2572 WEST STATE ROAD 426 SUITE 2064,
OVIEDO, FL 32765
PHONE: 321-244-0402
CONTACT: CLARK STILWELL

BUILDING DEPARTMENT: CITY OF CLERMONT, FL
685 WEST MONTROSE STREET
CLERMONT, FL 34761
PHONE: 352-394-4081

SHEET INDEX:

SHEET #	TITLE	SUBMISSION DATE 07-29-24
GENERAL		
T100	COVER SHEET	X
	SURVEY	X
C100	SITE PLAN	X
C101	SITE PHOTOMETRY PLAN	X
ARCHITECTURAL		
D100	DEMOLITION PLAN	X
A100	ARCHITECTURAL FLOOR PLAN	X
A101	REFLECTED CEILING PLAN	X
A400	EXTERIOR BUILDING ELEVATIONS	X

General Notes

1. ALL WORK WILL COMPLY WITH LOCAL, STATE, AND NATIONAL CODES RELATED TO THIS PROJECT.
2. THE WRITTEN DIMENSIONS PREVAIL ON THE CONSTRUCTION DOCUMENTS, DO NOT SCALE THESE DRAWINGS. CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD. IF ANY DISCREPANCY OCCURS, THE CONTRACTOR IS REQUIRED TO NOTIFY THE OWNER IN WRITING BEFORE PROCEEDING WITH ANY WORK AFFECTED BY THE DISCREPANCY.
3. CONTRACTORS TO SECURE ALL PERMITS AND REQUIRED INSPECTIONS NECESSARY TO OBTAIN A CERTIFICATE OF OCCUPANCY, AND OCCUPATIONAL LICENSES.
4. ALL MATERIALS TO BE SECURED ON SITE IN LOCKED CONTAINERS.
5. EACH CONTRACTOR AND SUBCONTRACTOR IS EXPECTED TO REVIEW ALL CONTRACT DOCUMENTS AND SITE CONDITIONS PRIOR TO ISSUED BID. CHANGE ORDERS WILL NOT BE APPROVED FOR FAILURE TO DO SO.
6. PRODUCTS SPECIFIED OR OTHERWISE INDICATED IN THE CONTRACT DOCUMENTS SHALL NOT BE SUBSTITUTED WITHOUT PRIOR WRITTEN APPROVAL FROM THE OWNER.
7. THIS CONTRACTOR SHALL COORDINATE ALL TRADES REQUIRED TO COMPLETE THIS PROJECT AS REQUIRED TO ACTIVATE THE USE OF THE FACILITY AS PLANNED.
8. THE CONTRACTOR SHALL HAVE INSTALLATION INSTRUCTIONS FOR ALL EQUIPMENT AND APPLIANCES ON SITE AT TIME OF INSPECTION.
12. ALL DIMENSIONS ARE TO FACE OF STUD, FACE OF MASONRY AND CENTERLINE OF COLUMNS UNLESS OTHERWISE NOTED.
13. ANYWHERE THE TERM PROVIDE OR INSTALL IS USED, IT SHALL MEAN PROVIDE AND INSTALL UNLESS OTHERWISE NOTED.
14. DO NOT SCALE THE DRAWINGS.

This item has been digitally signed and sealed by Harold Daniel Hutter III on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

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ARCHITECT / ENGINEER
LIS ARCHITECTURE ENGINEERING
21430 Palm Beach Blvd
Alva, FL 33920
Phone: (239) 693-3629
Facsimile: (239) 693-3628
CA NO.: 6853 LB1057
2572 West State Road 426
Suite 2064, Oviedo, FL 32765
Phone: (321) 244-0402
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Cover Sheet

SEAL
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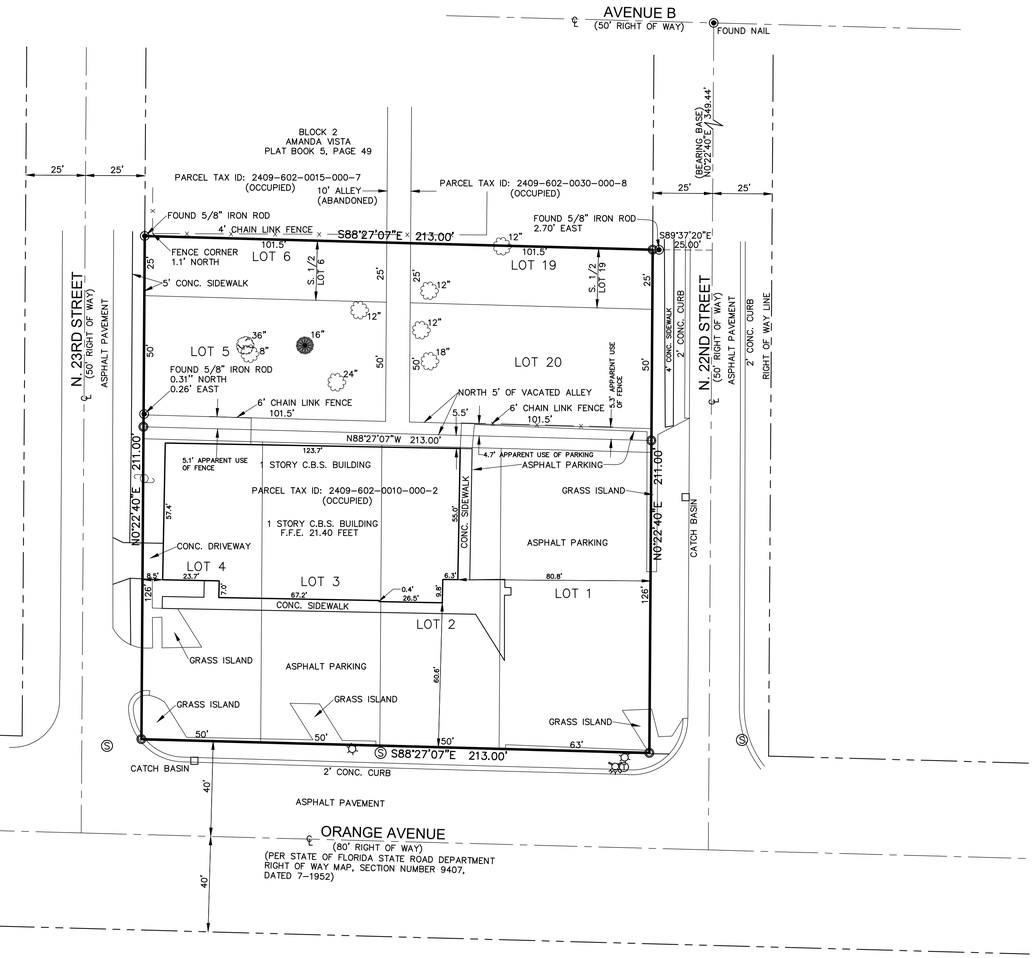
07-29-24

DRAWN | CHECKED

SHEET NO.
T100



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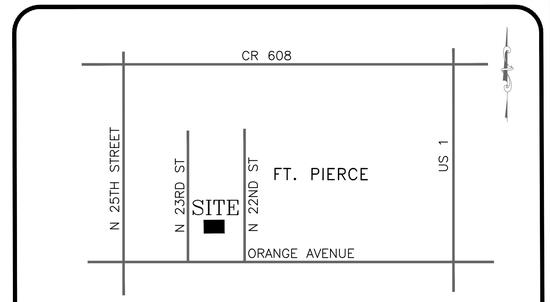

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– PINE TREE
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SURVEYOR'S NOTES

1. THIS SURVEY MAP OR THE COPIES THEREOF, EXCEPT THOSE WITH ELECTRONIC SIGNATURE AND ELECTRONIC SEAL, ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

2. HORIZONTAL RELATIONSHIPS, AS SHOWN HEREON, ARE BASED ON THE FLORIDA STATE PLANE COORDINATE GRID, EAST ZONE, USING THE NORTH AMERICAN DATUM OF 1983 WITH THE 2011 ADJUSTMENT (NSRS 2011).

3. THE CENTERLINE OF N. 2ND STREET IS ASSUMED TO BEAR NORTH 00°22'40" EAST AND ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO.

4. THE HORIZONTAL LOCATION OF NON-DIMENSIONED FEATURES ARE PLOTTED TO SCALE, UNLESS NOTED OTHERWISE.

5. SYMBOLS SHOWN WITHIN THIS DRAWING ARE NOT SCALE DEPENDENT.

6. DESCRIPTION SHOWN HEREON PROVIDED BY CLIENT.

7. FIELD SURVEY LAST CONDUCTED ON OCTOBER 7, 2021.

8. OVERALL PARCEL CONTAINS 44,934 SQUARE FEET OR 1.03 ACRES, MORE OR LESS.

9. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

10. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.

11. UNDERGROUND IMPROVEMENTS, IF ANY, WERE NOT LOCATED, EXCEPT AS SHOWN.

12. LIMITS OF WETLANDS, IF ANY, UNDER GOVERNMENT JURISDICTION, WERE NOT DETERMINED AS PART OF THIS SURVEY.

13. BY GRAPHIC PLOTTING ONLY, SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A FLOOD ZONE DESIGNATION OF "X", ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP (FIRM) PANEL NUMBER 12111C0178J, HAVING AN EFFECTIVE DATE OF FEBRUARY 16, 2012. THIS INFORMATION SHOULD BE CONFIRMED WITH THE APPROPRIATE AGENCY PRIOR TO CONSTRUCTION.

14. TREE SIZES, AS SHOWN ADJACENT TO TREE SYMBOLS, WERE TAKEN AT BREAST HEIGHT AND ARE IN INCHES OF A FOOT.

CERTIFIED TO

ARS HOLDINGS OF FLORIDA LLC

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARY SURVEY, AS SHOWN HEREON, IS A TRUE AND CORRECT REPRESENTATION OF A FIELD SURVEY MADE UNDER MY DIRECTION AND CHARGE AND SAID SURVEY IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT SAID SURVEY COMPLIES WITH THE APPLICABLE STANDARDS OF PRACTICE FOR SURVEYS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

CIVILSURV DESIGN GROUP, INC.

_____

BY: BRIAN C. KIERNAN DATE OF SIGNATURE
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 6101

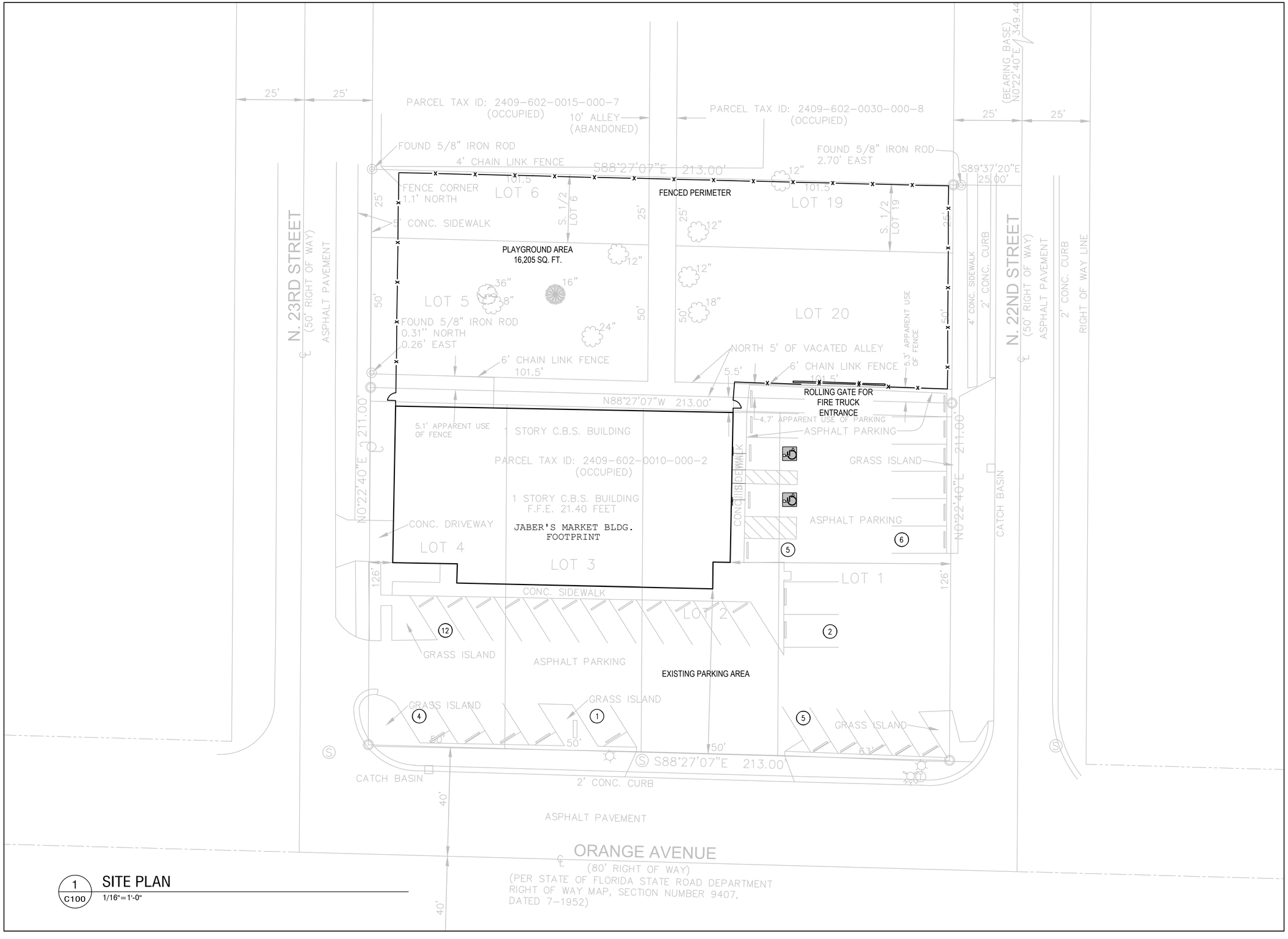
REVISIONS

CIVILSURV
CIVILSURV DESIGN GROUP, INC.
444 4TH LANE S.W., VERO BEACH, FL 32962 Tel: 772-323-2244

DATE: 10/11/21
SCALE: 1"=30'
PROJECT NO:
109 N 22ND ST BNDY ADDITIONAL
LB NUMBER: 7805

FIELD BOOK(s): 857
DRAWN BY: BK
CHECKED BY: SW

BOUNDARY SURVEY
109 NORTH 22ND STREET
FT. PIERCE, FLORIDA



1 C100 **SITE PLAN**
1/16"=1'-0"

ARCHITECT / ENGINEER
LIS
ARCHITECTURE
ENGINEERING
CA NO.: 6853 LB1057
2572 West State Road 426
Suite 206K, Oviedo, FL 32765
Phone: (321) 244-9419
Facsimile: (321) 244-9419
21430 Palm Beach Blvd
Alva, FL 33920
Phone: (239) 693-3928
Facsimile: (239) 693-3928

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CLIENT NAME
JABERS MARKET, LLC
ANKUR SHAH
930-3 MALABAR ROAD SE
PALM BAY, FL 32907

PROJECT NAME
JABERS MARKET
CONDITIONAL USE FOR A DAYCARE
2210 Orange Ave
Ft Pierce, FL 34950

SHEET TITLE
Site Plan

SEAL
HAROLD DANIEL HUTTER III
FL. LIC: AR98913

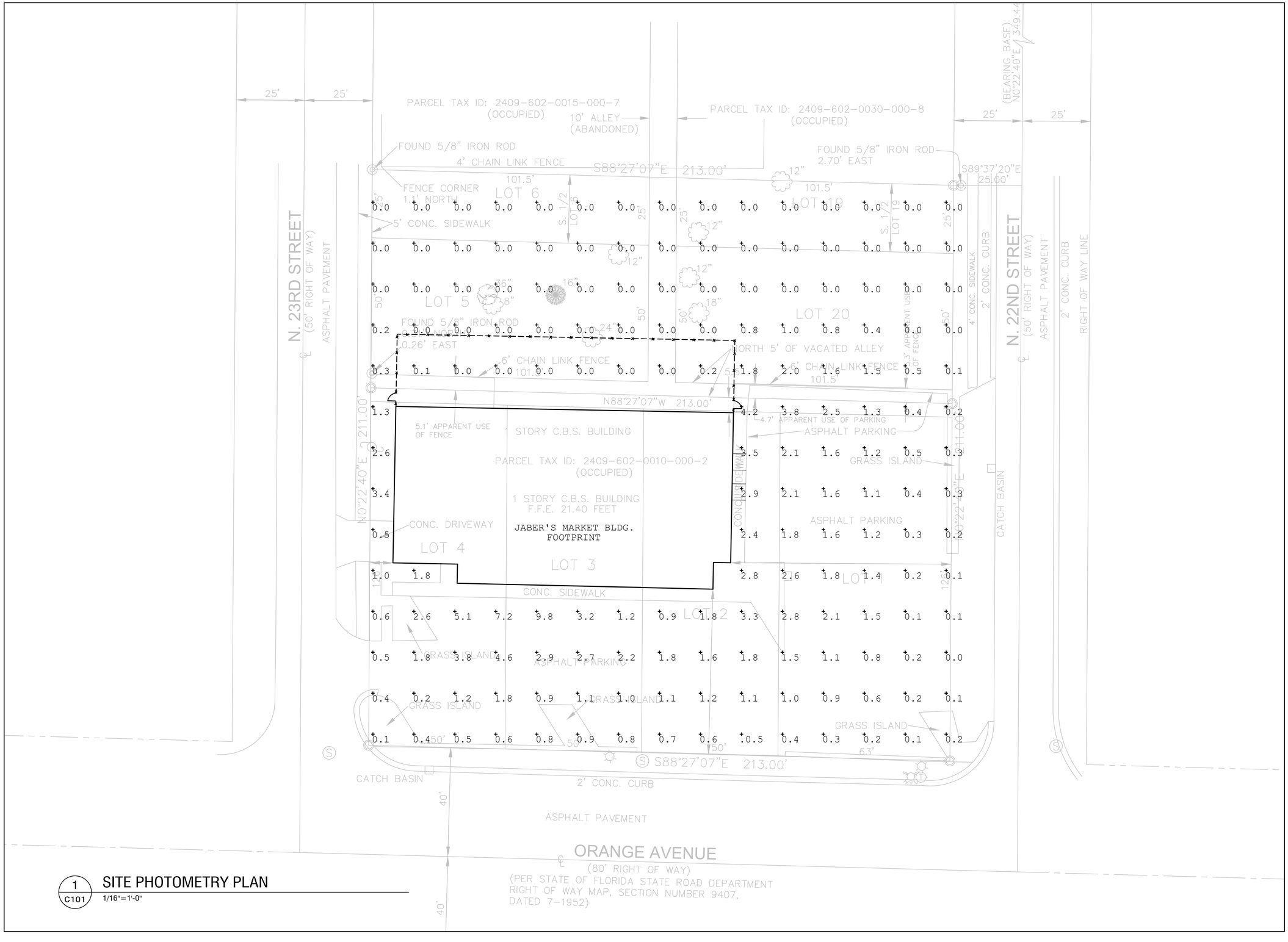
RELEASE | DATE

PROJECT NO.
2024-109

ISSUE DATE
07-29-24

DRAWN | CHECKED

SHEET NO.
C100



1 / C101 SITE PHOTOMETRY PLAN

1/16"=1'-0"

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ARCHITECT / ENGINEER
LIS
ARCHITECTURE
ENGINEERING
CA NO.: 6853 LB1057
2572 West State Road 426
Suite 2064, Oviedo, FL 32765
Phone: (321) 244-9419
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21430 Palm Beach Blvd
Alva, FL 33920
Phone: (239) 693-3626
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Ft Pierce, FL 34950

SHEET TITLE
Site Photometry Plan

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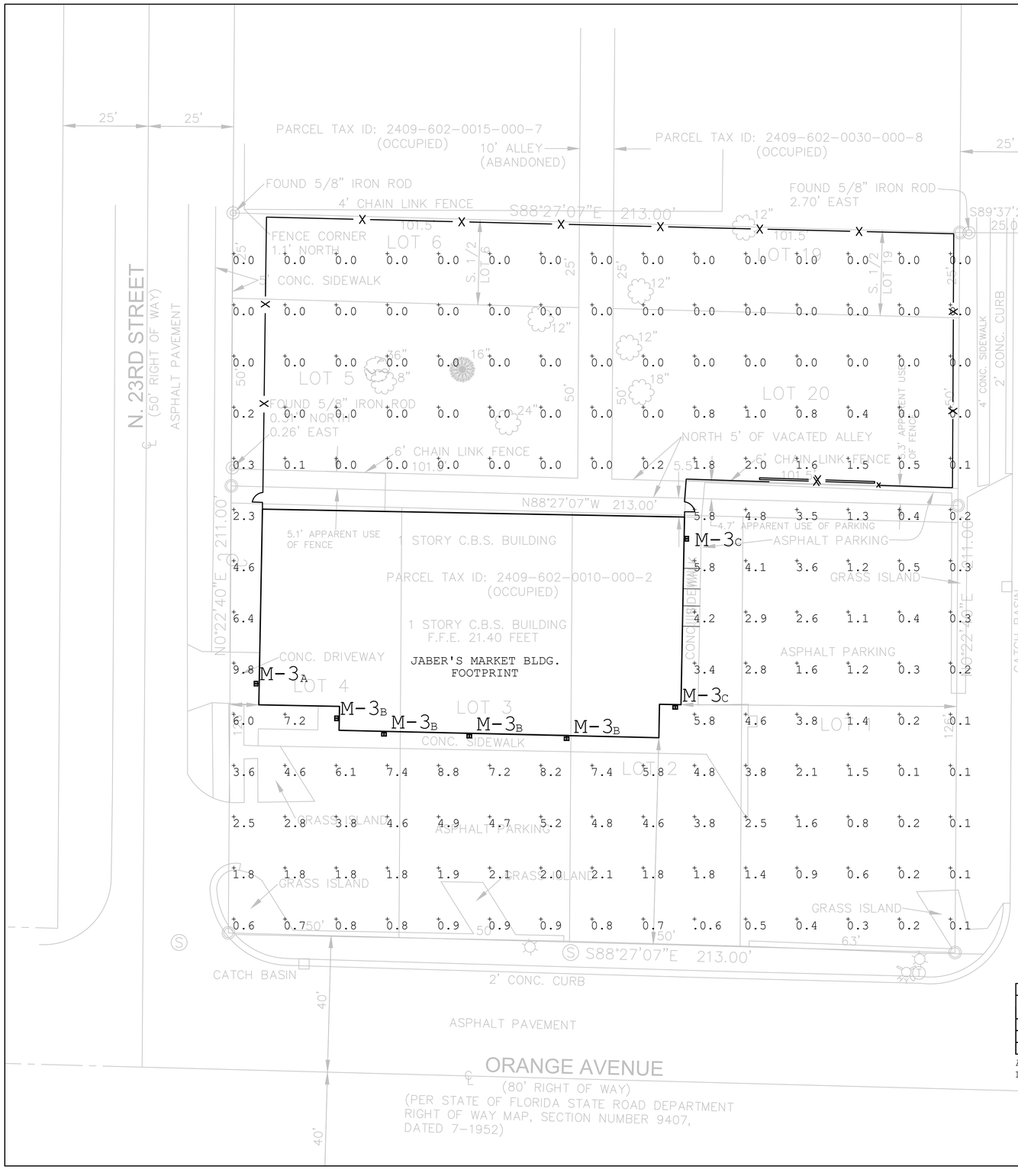


RAB LIGHTING

WPLED20Y

JOB NAME: _____

DATE: _____

TYPE: _____

DESCRIPTION

LED 20 Watt Wallpacks

SPECIFICATIONS

Dark Sky Approved:
The International Dark Sky Association has approved this product as a full cutoff, fully shielded luminaire.

Finish:
Chip and fade resistant polyester powder coat finish.

For use on LEED Buildings:
IDA Dark Sky Approval means that this fixture can be used to achieve LEED Credits for Light Pollution Reduction.

Gaskets:
High Temperature Silicone

IESNA LM-79:
RAB LED luminaires comply with the IESNA LM-79 testing procedure, which measures performance qualities of LED luminaires to allow for a true comparison of luminaires regardless of the light source.

Patents:
The WPLED20 design is protected under patents pending in the U.S., Canada, China, Taiwan and Mexico.

UL Listing:
Suitable for wet locations. Suitable for mounting within 4' of the ground.

Warranty:
RAB LED fixtures give you peace of mind because both the fixture and light engine components are backed by RAB's 5 Year Warranty. For more information,

Color Accuracy:
74 CRI

Driver:
Automatic Voltage Sensing Driver for 120 – 277 volts

Driver Reliability:
MIL Spec 217F results based on UL certified testing lab results in 122F ambient temperatures indicate mean time between failures of greater than 90,000 hrs

Fixture Efficacy:
32 Lumens per Watt

Green Technology:
RAB LEDs are Mercury and UV free.

Heatsink:
Integral cast aluminum mounting pad and external fins for optimal heat sinking to ensure cool operation with maximum LED life and light output.

Housing:
Precision die cast aluminum housing, lens frame and moutning plate.

IESNA LM-79 & IESNA LM-80 Testing:
RAB LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and 80, and have received the Department of Energy "Lighting Facts" label.

LED Light Engine:
Two Multi-chip 10W high output long life LED Driver: Constant Current, Class 2

Light Color:
2754 K (Warm White)

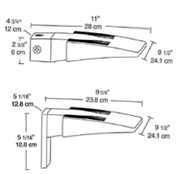
Total Harmonic Distortion:
THD = 8.1%

Two Mounting Options:
Junction Box with 5 Conduit Entry Points and Threaded Plugs for surface mounting plus Cover Plate for mounting over 4" recessed junction box included with WPLED20

Color:
Bronze

Weight:
6.1

DIMENSIONS



ORDERING INFORMATION

LED Lamp supplied with fixture	Total Watts	Lamp Type	Lamp Base	Ballast	Starting Amps/ Operating Amps 120V	208V	240V	277V	Input Watts	LAMP ANSI	Initial Lumens	Lamp Hours
	20	Light Emittin	Therm al	Constant Current	0.5	0.5	0.5	0.125	22	N/A	704	50000
Factory Installed Options Add suffix to Catalog Number	Photocontrol for 277V (/PC)	Diode	Heatsink		Photocontrol for 120V (/PC)							

Note: Specifications may change without notice

RAB Lighting, Inc. • 170 Ludlow Ave• Northvale, NJ 07647 • Tel: 888 RAB-1000 • Fax: 888 RAB-1232 • www.rabweb.com
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Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Luminaire Lumens	LLF	CCT	Luminaire Watts	Mounting Height	Description
	1	M-3A	SINGLE	986	0.900	4000K	22	7	WPLED20Y @ 7' A.F.G.
	4	M-3B	SINGLE	986	0.900	4000K	22	10	WPLED20Y @ 10' A.F.G.
	2	M-3C	SINGLE	986	0.900	4000K	22	12	WPLED20Y @ 12' A.F.G.

ALL SITE FIXTURES ARE NEW
LIGHT LEVELS ARE MAINTAINED FOOT-CANDLES, INITIAL LEVELS ARE SLIGHTLY HIGHER

1 / C101 SITE PHOTOMETRY PLAN

1/16"=1'-0"

ARCHITECT / ENGINEER
LIS ARCHITECTURE ENGINEERING
CA NO.: 6853 LB1057
2572 West State Road 426
Suite 2064, Oviedo, FL 32765
Phone: (321) 344-9450
Facsimile: (321) 344-9419

21430 Palm Beach Blvd
Alva, FL 33920
Phone: (239) 693-3626
Facsimile: (239) 693-3628

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PROJECT NAME
JABERS MARKET
CONDITIONAL USE FOR A DAYCARE
2210 Orange Ave
Ft Pierce, FL 34950

SHEET TITLE
Site Photometry Plan

SEAL

ROBERT WAYNE CASE
FLORIDA PE. #44643

RELEASE | DATE

PROJECT NO.
2024-109

ISSUE DATE
07-29-24

DRAWN | CHECKED

SHEET NO.
C101

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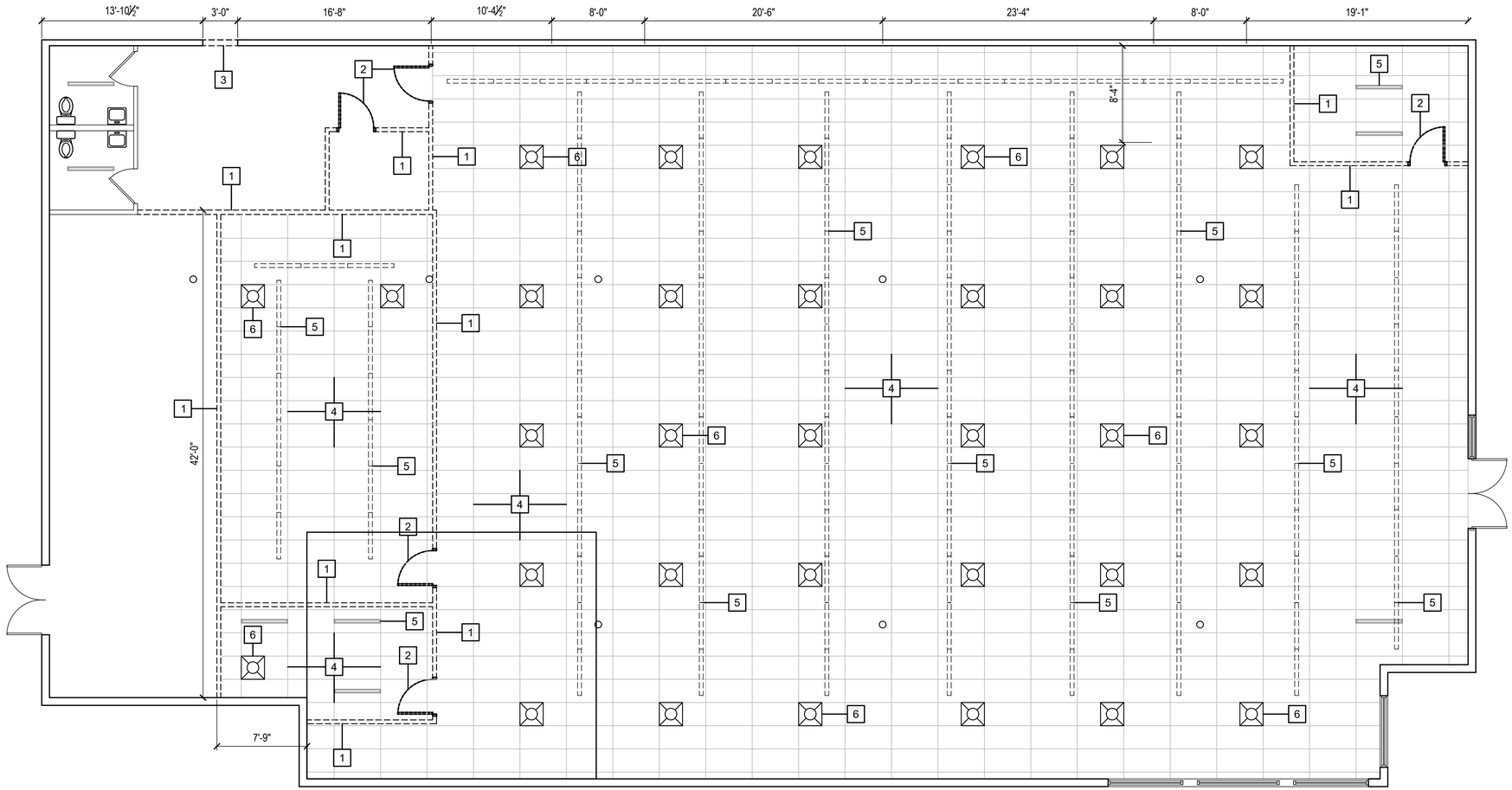
GENERAL DEMOLITION NOTES

1. G.C. TO SECURE BUILDING AS REQUIRED AGAINST WEATHER INTRUSION AND VANDALISM AT THE END OF EACH DAY.
2. G.C. SHALL CLEAN UP CONSTRUCTION DEBRIS AND PLACE IN DUMPSTER FOR REMOVAL.
3. G.C. TO COORDINATE WITH THE OWNER FOR ANY SALVAGEABLE FURNISHINGS OR EQUIPMENT TO BE REUSED AFTER BUILDING RENOVATION.
4. G.C. TO CONFIRM BUILDING APRON AND SIDEWALK IS IN COMPLIANCE WITH 2010 STANDARDS FOR ACCESSIBLE DESIGN. G.C. TO PREP FOR COMPLIANCE RENOVATION AS REQUIRED.
   - 4.1. SIDEWALK: SHALL NOT EXCEED 5% RUNNING SLOPE; 2% CROSS SLOPE
   - 4.2. CURB RAMP: SHALL NOT EXCEED 8.3% RUNNING SLOPE; 2% CROSS SLOPE
5. G.C. TO COORDINATE WITH THE OWNER FOR ANY SALVAGEABLE FURNISHINGS OR EQUIPMENT TO BE REUSED AFTER BUILDING RENOVATION.

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 EXITING STRIP CEILING LIGHTS.
6. REMOVE EXISTING VENT GRILLS.



N

1 Demolition Floor Plan
Scale: 3/16"=1'-0"

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ARCHITECT / ENGINEER
LIS
ARCHITECTURE
ENGINEERING
CA NO. 6853 LB1057
2572 West State Road 426
Suite 2064, Oviedo, FL 32765
Phone: (321) 344-9419
Facsimile: (321) 344-9419
21430 Palm Beach Blvd
Aventura, FL 33320
Phone: (239) 693-3828
Facsimile: (239) 693-3828

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ANKUR SHAH
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PALM BAY, FL 32907

PROJECT NAME
JABERS MARKET
CONDITIONAL USE FOR A DAYCARE
2210 Orange Ave
Ft Pierce, FL 34950

SHEET TITLE
Demolition Floor Plan

SEAL
HAROLD DANIEL HUTTER III
FL. LIC: AR98913

RELEASE | DATE

PROJECT NO.
2024-109

ISSUE DATE
07-29-24

DRAWN | CHECKED

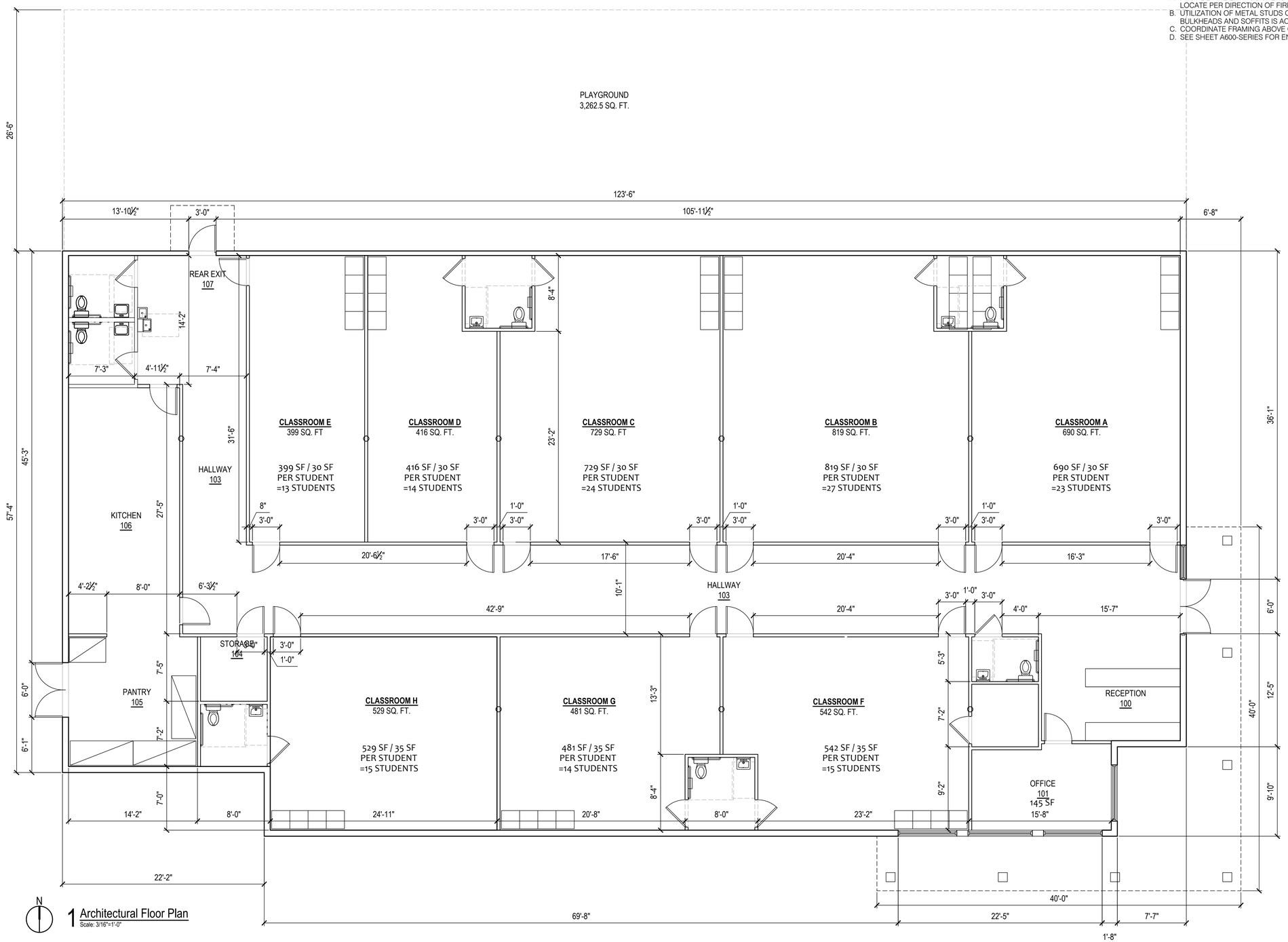
SHEET NO.
D100

FLOOR PLAN NOTES

DIMENSIONS:
A. ALL DIMENSIONS ARE FROM INSIDE FACE OF EXISTING TO REMAIN TO FACE OF STUD.
B. DIMENSIONS NOTED AS "CLEAR" OR "HOLD" ARE MIN. REQ'D. NET CLEARANCE FROM FACE OF WALL FINISH.

WINDOWS / DOORS:
A. ALL DOOR AND WINDOW OPENING DIMENSIONS ARE TO ROUGH OPENING
B. TYPICAL 4" RETURN ON DOORS, U.N.O.

GENERAL:
A. PROVIDE FIRE EXTINGUISHERS - 10 LB. ABC - TO COMPLY WITH LOCAL FIRE CODE. LOCATE PER DIRECTION OF FIRE MARSHALL OR LOCAL AUTHORIZING AGENT.
B. UTILIZATION OF METAL STUDS ON NON-BEARING INTERIOR PARTITIONS, BULKHEADS AND SOFFITS IS ACCEPTABLE.
C. COORDINATE FRAMING ABOVE CEILING WITH HVAC DUCT WORK.
D. SEE SHEET A600-SERIES FOR ENLARGED PLANS (RESTROOMS AND SERVICE AREA).



N

1 Architectural Floor Plan
Scale: 3/16"=1'-0"

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ARCHITECT / ENGINEER
LIS
ARCHITECTURE
ENGINEERING
CA NO.: 6853 LB1057
2572 West State Road 426
Suite 2064, Oviedo, FL 32765
Phone: (321) 344-9419
Facsimile: (321) 344-9419
21430 Palm Beach Blvd
Alva, FL 33920
Phone: (239) 693-3628
Facsimile: (239) 693-3628

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JABERS MARKET, LLC
ANKUR SHAH
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PALM BAY, FL 32907

PROJECT NAME
JABERS MARKET
CONDITIONAL USE FOR A DAYCARE
2210 Orange Ave
Ft Pierce, FL 34950

SHEET TITLE
Architectural Floor Plan

SEAL
HAROLD DANIEL HUTTER III
FL. LIC: AR98913

RELEASE | DATE

PROJECT NO.
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ISSUE DATE
07-29-24

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SHEET NO.
A100

SYMBOL LEGEND

ACOU1 — CEILING SPECIFICATION
9'-4" — CEILING HEIGHT

1'-0" X 8'-0" LIGHT FIXTURE

2'-0" X 2'-0" RECESSED FIXTURE

WALL OR CEILING MOUNTED EMERGENCY LIGHT FIXTURE

CEILING MOUNTED EXIT SIGN / LIGHT COMBO

REFLECTED CEILING PLAN NOTES:

DIMENSIONS:
A. ALL DIMENSIONS ARE TO FINISH FACE U.N.O.

CEILING FINISHES:
A. REFER TO FINISH SCHEDULE

SUSPENDED CEILING
A. ACOUSTICAL PANEL INSTALLATION: INSTALL ACOUSTICAL PANELS WITH EDGES IN CLOSE CONTACT WITH METAL SUPPORTS AND IN TRUE ALIGNMENT.
B. ALLOWABLE VARIATIONS FROM FLAT AND LEVEL SURFACE: 1/8" IN 10'-0" MAX.
C. ALLOWABLE VARIATIONS FROM PLUMB OF GRID MEMBERS: AS CAUSED BY ECCENTRIC LOADS, 2° MAX.
D. INSTALL SYSTEM AFTER MAJOR CEILING WORK IS COMPLETE. COORDINATE LOCATIONS OF HANGERS WITH RELATED WORK.

LIGHTING:
A. CONFIRM LIGHTING FIXTURE QUANTITIES WITH SUPPLIER
B. EMERGENCY AND NORMAL LIGHTING MARKED WITH 'NL' SUBSCRIPT SHALL OPERATE CONTINUOUSLY. PROVIDE UNSWITCHED HOT TO NORMAL AND EMERGENCY BALLAST.
C. CONTRACTOR SHALL FIELD VERIFY CEILING TYPE AND PROVIDE PROPER MOUNTING HARDWARE.
D. ALL LIGHT FIXTURES SHALL BE SUPPLIED WITH LAMPS.

SPECIFICATIONS:

DIVISION 9: FINISHES

SECTION 9C: SUSPENDED CEILING
1. SCOPE: FURNISH AND INSTALL ACOUSTICAL TILE PANELS WITH SUSPENSION SYSTEM
2. PERFORMANCE: GRID SHALL BE INSTALLED AS SHOWN AND IN STRICT ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS. LEVEL, ACCURATELY AND HANG FROM #9 GAGE ANNEALED WIRE NOT OVER 4' O.C.. PROVIDE HOLD-DOWN CLIPS. COOPERATE IN FITTING AROUND AIR CONDITIONING AND VENTILATION OUTLETS.

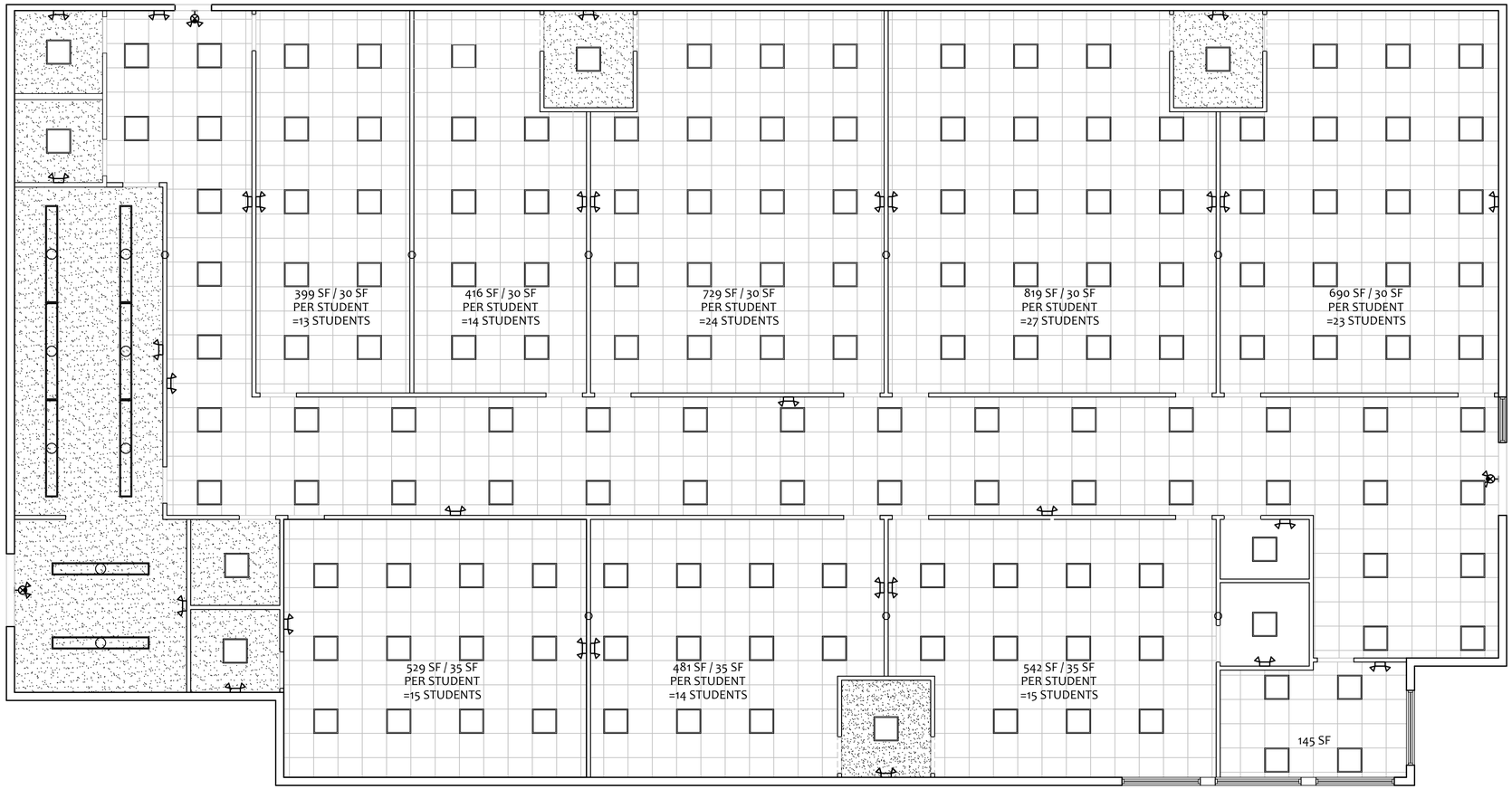
GENERAL NOTES:

1.) CEILING GRID SHALL BE SUPPORTED FROM STRUCTURAL MEMBERS ONLY. GRID SHALL NOT BE SUPPORTED FROM OTHER TRADES WORK.

2.) COORDINATE GRID INSTALLATION WITH LOCATION OF MECHANICAL EQUIPMENT AS INDICATED ON MECHANICAL AND ELECTRICAL SHEETS.

3.) HANGER WIRES FOR GRID SHALL BE INSTALLED AT NO MORE THAN 48" O.C. AND AT EACH CORNER OF LAY-IN LIGHT FIXTURES. SEE ELECTRICAL SHEETS FOR FIXTURE LOCATIONS.

4.) CEILING GRID SHOULD BE CENTERED AT EACH ROOM



N

1 Reflected Ceiling Plan
Scale: 3/16"=1'-0"

ARCHITECT / ENGINEER
LIS ARCHITECTURE ENGINEERING
CA NO.: 6853 LB1057
2572 West State Road 426 Suite 2064, Oviedo, FL 32765 Phone: (321) 444-9419 Facsimile: (321) 444-9419
21430 Palm Beach Blvd Alva, FL 33920 Phone: (239) 693-3628 Facsimile: (239) 693-3628

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PROJECT NAME
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CONDITIONAL USE FOR A DAYCARE
2210 Orange Ave
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SHEET TITLE
Reflected Ceiling Plan

SEAL
HAROLD DANIEL HUTTER III
FL. LIC. AR98913

RELEASE — DATE

PROJECT NO.
2024-109

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DRAWN — CHECKED

SHEET NO.
A101

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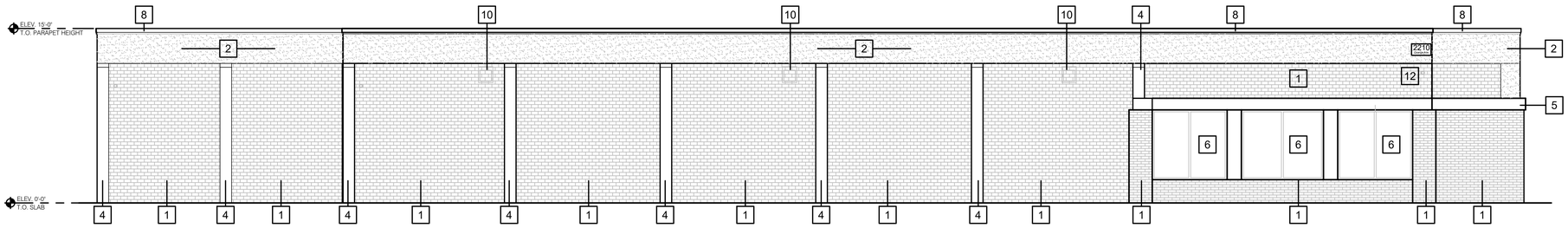
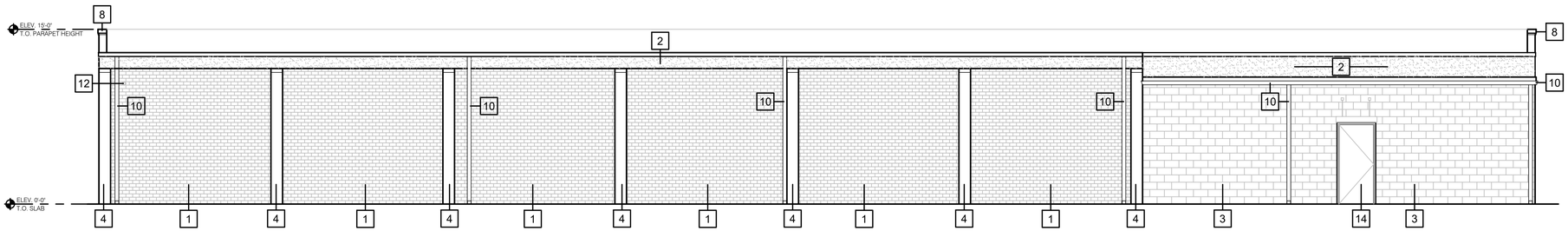
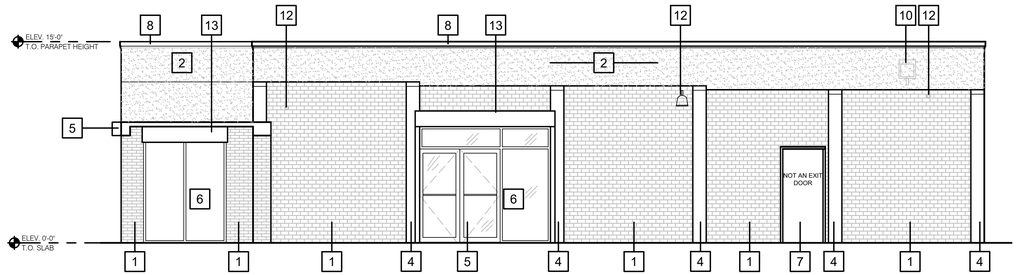


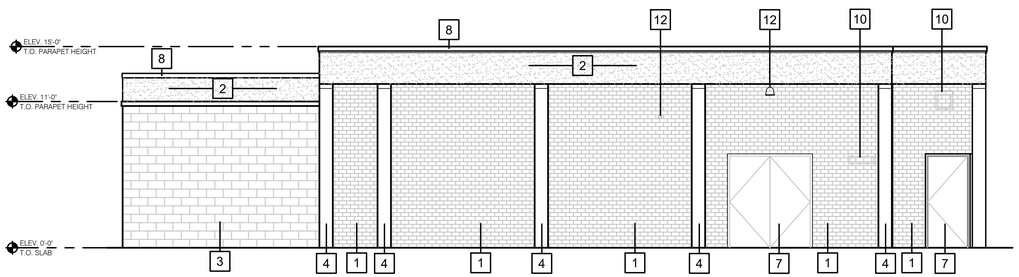
1 South (front) Elevation
Scale: 3/16"=1'-0"



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.

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ARCHITECTURE
ENGINEERING
CA NO.: 6853 LB1057
2572 West State Road 426
Suite 2064, Oviedo, FL 32765
Phone: (321) 344-9419
Facsimile: (321) 344-9419
21430 Palm Beach Blvd
Aiva, FL 33520
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PROJECT NAME
JABERS MARKET
CONDITIONAL USE FOR A DAYCARE
2210 Orange Ave
Ft Pierce, FL 34950

SHEET TITLE
Exterior Elevations

SEAL
HAROLD DANIEL HUTTER III
FL. LIC: AR98913

RELEASE | DATE

PROJECT NO.
2024-109

ISSUE DATE
07-29-24

DRAWN | CHECKED

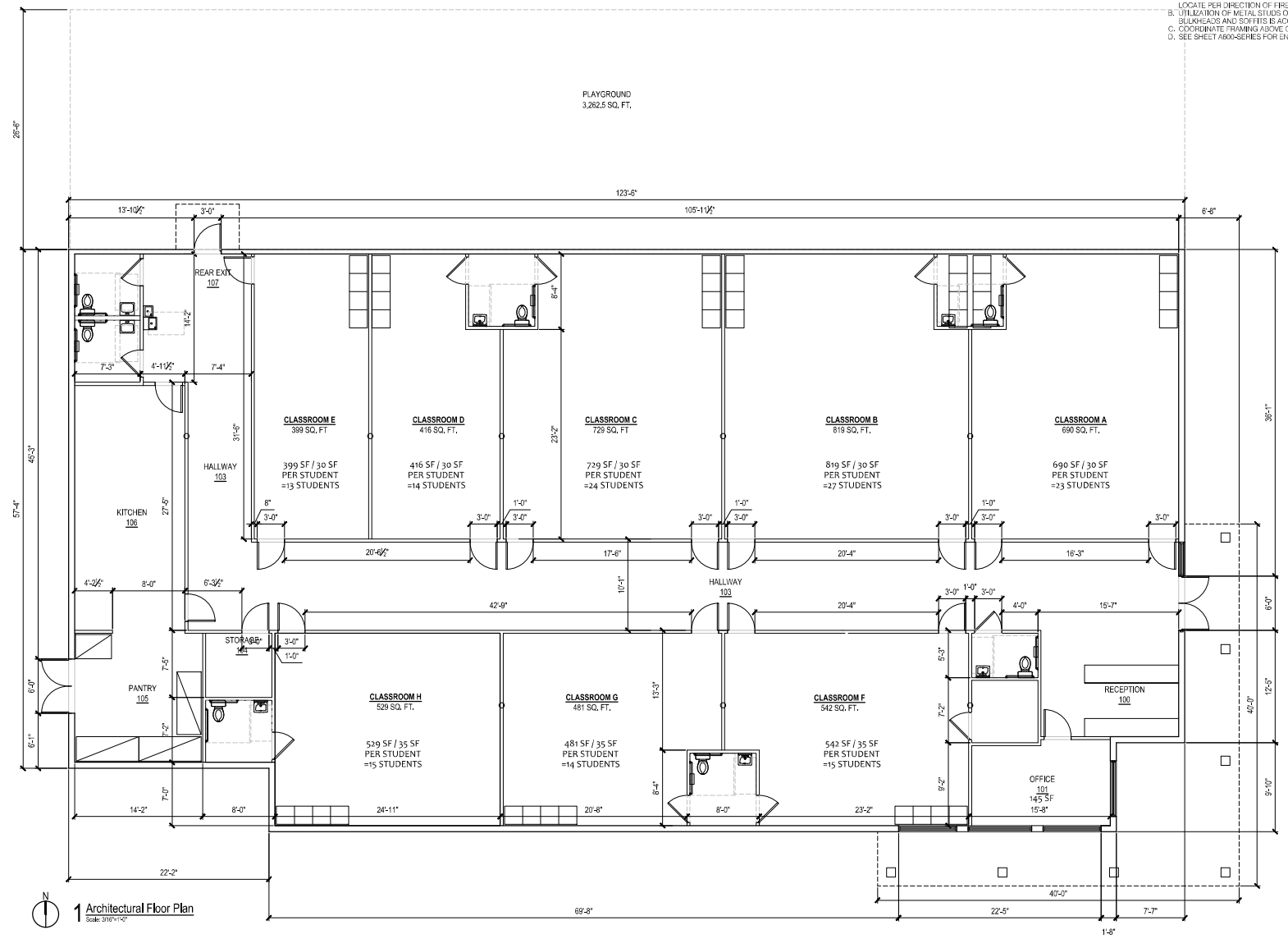
SHEET NO.
A400

FLOOR PLAN NOTES

DIMENSIONS:
A. ALL DIMENSIONS ARE FROM INSIDE FACE OF EXISTING TO REMAIN TO FACE OF STUD.
B. DIMENSIONS NOTED AS 'CLEAR' OR 'HOLD' ARE MIN. REQ'D. NET CLEARANCE FROM FACE OF WALL FINISH.

WINDOWS / DOORS:
A. ALL DOOR AND WINDOW OPENING DIMENSIONS ARE TO ROUGH OPENING
B. TYPICAL 4" RETURN ON DOORS, U.N.O.

GENERAL:
A. PROVIDE FIRE EXTINGUISHERS - 10 LB. ABC - TO COMPLY WITH LOCAL FIRE CODE. LOCATE PER DIRECTION OF FIRE MARSHALL OR LOCAL AUTHORIZING AGENT.
B. UTILIZATION OF METAL STUDS ON NON-BEARING INTERIOR PARTITIONS. BULKHEADS AND SOFFITS IS ACCEPTABLE.
C. COORDINATE FRAMING ABOVE CEILING WITH HVAC DUCT WORK.
D. SEE SHEET A600-SERIES FOR ENLARGED PLANS (RESTROOMS AND SERVICE AREA).



1 Architectural Floor Plan
Scale: 3/16"=1'-0"

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ARCHITECTURE
ENGINEERING
LIS
ARCHITECT / ENGINEER
Ca No. 8693 LB1057
2572 West State Road 426
Suite 2002 Oviedo, FL 32765
Phone: (321) 244-8402
Fax/cell: (321) 244-8419
7140 Palm Beach Blvd
Suite 4002 Fl Pierce, FL 34980
Phone: (239) 693-2684
Fax/cell: (239) 693-2683

CLIENT NAME
JABERS MARKET, LLC
ANKUR SHAH
930-3 MALABAR ROAD SE
PALM BAY, FL 32907

PROJECT NAME
JABERS MARKET
CONDITIONAL USE FOR A DAYCARE
2210 Orange Ave
Ft Pierce, FL 34950

SHEET TITLE
Architectural Floor Plan

SEAL
HAROLD DANIEL HUTTER III
FL. LIC. AR89913

RELEASE | DATE

PROJECT NO.
2024-109

ISSUE DATE
07-29-24

DRAWN | CHECKED

SHEET NO.
A100

SYMBOL LEGEND

ACOU1 — CEILING SPECIFICATION
9'-4" — CEILING HEIGHT

1'-0" X 8'-0" LIGHT FIXTURE

2'-0" X 2'-0" RECESSED FIXTURE

WALL OR CEILING MOUNTED EMERGENCY LIGHT FIXTURE

CEILING MOUNTED EXIT SIGN / LIGHT COMBO

REFLECTED CEILING PLAN NOTES:

DIMENSIONS:
A. ALL DIMENSIONS ARE TO FINISH FACE U.N.O.

CEILING FINISHES:
A. REFER TO FINISH SCHEDULE

SUSPENDED CEILING
A. ACOUSTICAL PANEL INSTALLATION: INSTALL ACOUSTICAL PANELS WITH EDGES IN CLOSE CONTACT WITH METAL SUPPORTS AND IN TRUE ALIGNMENT.
B. ALLOWABLE VARIATIONS FROM FLAT AND LEVEL SURFACE: 1/8" IN 10'-0" MAX.
C. ALLOWABLE VARIATIONS FROM PLUMB OF GRID MEMBERS: AS CAUSED BY ECCENTRIC LOADS, 2" MAX.
D. INSTALL SYSTEM AFTER MAJOR CEILING WORK IS COMPLETE. COORDINATE LOCATIONS OF HANGERS WITH RELATED WORK.

LIGHTING:
A. CONFIRM LIGHTING FIXTURE QUANTITIES WITH SUPPLIER
B. EMERGENCY AND NORMAL LIGHTING MARKED WITH "N" SUBSCRIPT SHALL OPERATE CONTINUOUSLY. PROVIDE UNSWITCHED HOT TO NORMAL AND EMERGENCY BALLAST.
C. CONTRACTOR SHALL FIELD VERIFY CEILING TYPE AND PROVIDE PROPER MOUNTING HARDWARE.
D. ALL LIGHT FIXTURES SHALL BE SUPPLIED WITH LAMPS.

SPECIFICATIONS:

DIVISION 9: FINISHES

SECTION 9C: SUSPENDED CEILING
1. SCOPE: FURNISH AND INSTALL ACOUSTICAL TILE PANELS WITH SUSPENSION SYSTEM
2. PERFORMANCE: GRID SHALL BE INSTALLED AS SHOWN AND IN STRICT ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS. LEVEL, ACCURATELY AND HANG FROM #9 GAGE ANNEALED WIRE NOT OVER 4' O.C., PROVIDE HOLD-DOWN CLIPS. COOPERATE IN FITTING AROUND AIR CONDITIONING AND VENTILATION OUTLETS.

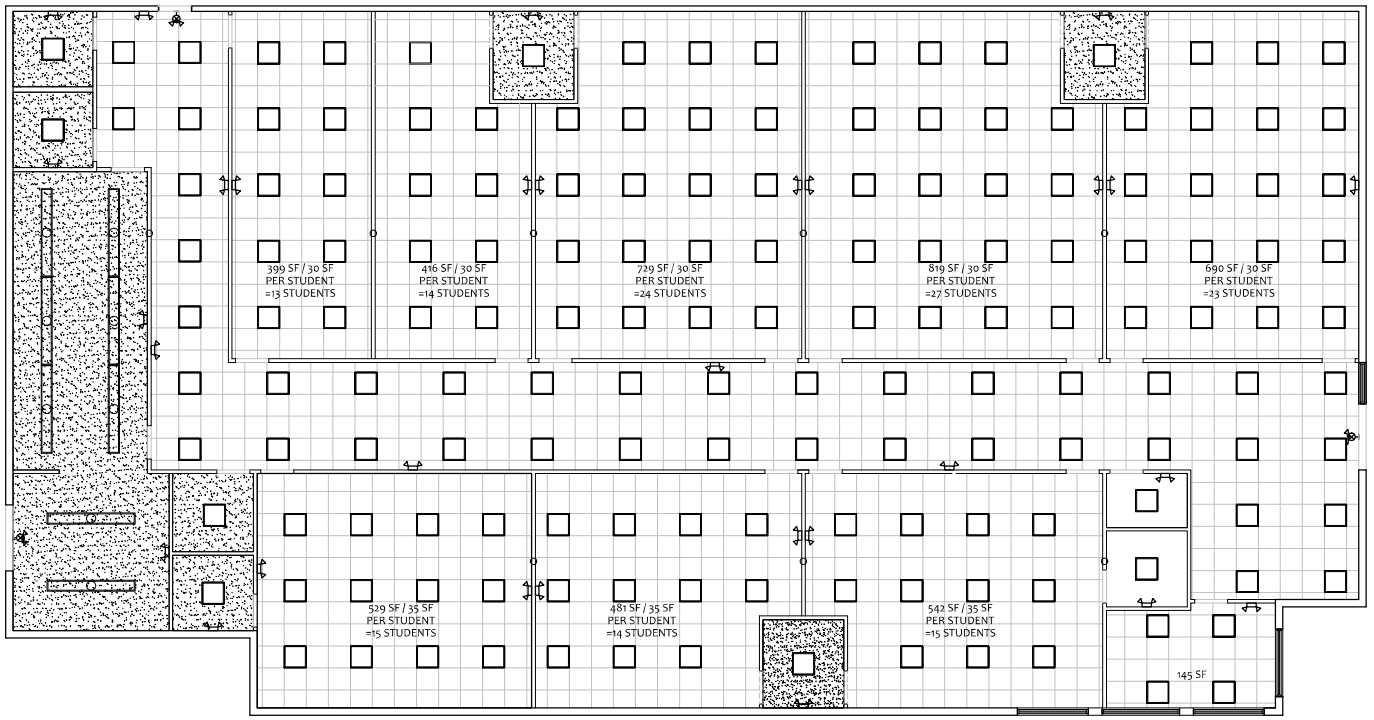
GENERAL NOTES:

1.) CEILING GRID SHALL BE SUPPORTED FROM STRUCTURAL MEMBERS ONLY. GRID SHALL NOT BE SUPPORTED FROM OTHER TRADES WORK.

2.) COORDINATE GRID INSTALLATION WITH LOCATION OF MECHANICAL EQUIPMENT AS INDICATED ON MECHANICAL AND ELECTRICAL SHEETS.

3.) HANGER WIRES FOR GRID SHALL BE INSTALLED AT NO MORE THAN 48" O.C. AND AT EACH CORNER OF LAY-IN LIGHT FIXTURES. SEE ELECTRICAL SHEETS FOR FIXTURE LOCATIONS.

4.) CEILING GRID SHOULD BE CENTERED AT EACH ROOM



N

1 Reflected Ceiling Plan
Scale: 3/16"=1'-0"

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ARCHITECTURE
ENGINEERING
LIS
ARCHITECT / ENGINEER
CA NO. 8893 LB1057
2572 West State Road 426
Suite 2002 Oviedo, FL 32765
Phone: (321) 244-5402
Facsimile: (321) 244-9419
21430 Palm Beach Blvd
Boca Raton, FL 33433
Phone: (239) 693-0084
Facsimile: (239) 693-0828

CLIENT NAME
JABERS MARKET, LLC
ANKUR SHAH
930-3 MALABAR ROAD SE
PALM BAY, FL 32907

PROJECT NAME
JABERS MARKET
CONDITIONAL USE FOR A DAYCARE
2210 Orange Ave
Ft Pierce, FL 34950

SHEET TITLE
Reflected Ceiling Plan

SEAL
HAROLD DANIEL HUTTER III
FL. LIC. AR89913

RELEASE — DATE

PROJECT NO.
2024-109

ISSUE DATE
07-29-24

DRAWN — CHECKED

SHEET NO.
A101

November 26, 2024

City of Fort Pierce
Planning Department
100 N. U.S. Highway 1
Fort Pierce, FL 34950

RE: New Elite Academy
2210 Orange Avenue
Fort Pierce, FL 34950

LIS Project No. 2024-109
Project #: PZCON2024-00002

Subj: Response to Technical Review Committee Comments from November 21, 2024, TRC Meeting

Planning –
Conditions:

1. Playground area should provide ample shading (illustration required)
    a. Covered area
    b. Trees

    Response: The designated playground area is currently shaded by tree canopy. Please reference the T100 Cover sheet with a current google earth photo of the property. We have also outlined the tree canopy on sheet C100.

2. Provide illustration of how traffic will flow for pick-up and drop-off.
    Response: There are (12) designated drop-off parking spaces along the south side of the building with a dedicated sidewalk to the front door. Another (5) parking spaces with (2) ADA parking stalls and ramp are located on the east side of the building for over-flow and accessibility. All other parking stalls are for faculty and non-drop-off designated parking. Please refer to sheet C100 for illustration. The designated drop-off parking stalls and operation will be provided within the parent handbook for each student. We have provided directional arrows for the traffic flow based on closure of the N 22nd street curb-cut.

Advisory Comments

1. Sign permits will be required.
    Response: Will Comply. Please reference sheet T100 for "Conditional Use Requirements For Permits" notes.

Engineering –
Conditional Use: Do Not Recommend Approval

1. Removal of the existing asphalt overlay into the N 22nd Street Right of Way is required.
    Response: Please reference sheet C100 for notes to remove existing curb-cut overlay and extend sidewalk and curb along N 22nd street "right of way".

2. Should a driveway connection to N 22nd Street be required, the applicant shall submit an application for a driveway permit.

Response: Not applicable. Existing N 22nd street curb-cut to be abandoned.

3. Continuation of the N 22nd Street sidewalk is required along the limits of the property.
   Response: Please reference sheet C100 for notes to extend the sidewalk, curbing features along the limit of the property as requested.

Building –

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.
   Response: Acknowledged.

2. All new construction or alterations shall meet the requirements of the Florida Building Code 8th Edition.
   Response: Please reference sheet T100 adopted code information for current 2023 FBC 8th edition.

3. Building Permit required.
   Response: Please refer to sheet T100 "Conditional Use Requirements For Permits" notes.

4. Signed and sealed construction drawings required.
   Response: Submitted sheets for this Conditional Use Permit have been digitally signed and sealed. New plans for subsequent submittals will be signed and sealed by a design professional licensed and registered in the state of Florida.

5. Must meet the following Accessibility requirements
   a. Accessible route
   b. Handicapped parking spaces
   c. Means of egress

   Response: Please refence added LS100 Life Safety Plan sheet which addresses these items. Please refer to sheet C100 for accessible route ad handicap parking space and ramp location which are currently in compliance with ADA Accessibility requirements.

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

   Response: Please reference added sheet LS100 Life Safety Plan (signed and sealed) for this submittal.

Police Department –

1. 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.
   Response: Please refence sheet T100 for added Fort Pierce Police Department note.

St. Lucie County department of Planning, PW/Engineering, and Transportation Planning Organization did not provide comments. No response applicable.

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.
Response: Acknowledged. Will address at time of subsequent Building submittal.

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.slcfd.com.
   Response: The owner of New Elite Academy will submit application.

2. Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.
   Response: The owner of New Elite Academy will provide payment.

3. Please provide an electronic revised copy of the site plan (pdf format).
   Response: Please refer to revised sheet C100 attached to the resubmittal.

4. Please provide written acknowledgement of the conditions/revisions provided
   Response: Acknowledged.

5. A separate review and permit is required for Underground Fire Mains connected to standpipes or sprinkler systems.
   Response: Acknowledged. Will submit at appropriate time based on proposed scope of work.

6. The Fire District reserves the right for future comments at the site plan & building construction phase.
   Response: Acknowledged.

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
   Response: Please reference note #6 under the "Conditional Use Requirements For Permits" notes on sheet T100.

Please let me know if you have any further questions or concerns regarding the resubmittal drawings of the Conditional Use Permit for this project. I can be reached at 321-244-0402 during typical business hours.

Regards,

Carlos Sobrin

Carlos Sobrin
Vice President

CONDITIONAL USE FOR: DAYCARE

2210 ORANGE AVE
FORT PIERCE, FL 34950

NEW ELITE ACADEMY

ABBREVIATIONS

ABV	ABOVE
AFF	ABOVE FINISHED FLOOR
A/C	AIR CONDITIONING
ARCH	ARCHITECT(URAL)
@	AT
BLK	BLOCK(ING)
BOT	BOTTOM
BLDG	BUILDING
CLG	CEILING
℄	CENTER LINE
CIRC	CIRCUIT
CLR	CLEAR
COL	COLUMN
CONC	CONCRETE
CMU	CONCRETE MASONRY UNIT
CONST	CONSTRUCTION
CONT	CONTINUOUS
CTR	COUNTER
DTL	DETAIL
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DWG	DRAWING
EA	EACH
ELEV	ELEVATION
EQ	EQUAL
EQPT	EQUIPMENT
EXIST	EXISTING
EXP	EXPOSED
EXT	EXTERIOR
EIFS	EXTERIOR INUL. FINISH SYSTEM
FT(')	FEET, FOOT
FIN	FINISH(ED)
FL	FLOOR(ING)
FD	FLOOR DRAIN
FLUR	FLUORESCENT
F.R.	FIRE RATED
F.E.	FIRE EXTINGUISHER
GWB	GYPSUM WALL BOARD
HDW	HARDWARE
HDWD	HARDWOOD
HVAC	HEATING/VENTILATION/AIR CONDITIONING
HM	HOLLOW METAL
IN(")	INCH
ID	INSIDE DIAMETER
INSUL	INSULATION
INT	INTERIOR
LL	LANDLORD
MANUF	MANUFACTURE(R)
MFG	MANUFACTURE(R)
MECH	MECHANICAL
MISC	MISCELLANEOUS
M.R.	MOISTURE RESISTANT
MULL	MULLION
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
NUM	NUMBER
OFF	OFFICE
OC	ON CENTER(S)
OPN'G	OPENING
OPH	OPPOSITE HAND
OD	OUTSIDE DIAMETER
PNT	PAINT(ED)
P-LAM	PLASTIC LAMINATE
PLWD	PLYWOOD
POL	POLISHED
PROJ	PROJECT
P	PLATE
RE	REFERENCE
REF	REFRIGERATOR
REM	REMOVE(D)(ABLE)
REQ'D	REQUIRED
REV	REVISION(S) REVISED
RM	ROOM
RO	ROUGH OPENING
RD	ROUND
SCH	SCHEDULE
SEC	SECTION
SHT	SHEET
SIM	SIMILAR
SC	SOLID CORE
SPEC	SPECIFICATION(S)
SS	STAINLESS STEEL
STO	STORAGE
STRUCT	STRUCTURAL
SUSP	SUSPENDED
TEL	TELEPHONE
TYP	TYPICAL
THRU	THROUGH
VCT	VINYL COMPOSITION TILE
VEST	VESTIBULE
W/	WITH
W/O	WITHOUT
WD	WOOD
WDB	WOOD BASE

Project Description

THESE PLANS INDICATE THE PROPOSAL FOR A DAYCARE IN AN EXISTING BUILDING. MODIFICATIONS TO INCLUDE ARCHITECTURAL, STRUCTURAL AND ELECTRICAL AND PLUMBING DESIGN FOR EXPANSION OF ADDITIONAL ROOMS AND RESTROOMS.

Coditional Use Requirements For Permits:

1. CHANGE OF USE REQUIRED.
2. BUILDING PERMIT REQUIRED.
3. SEPARATE SIGN PERMITS FOR ANY PROPOSED BUILDING AND SITE SIGNAGE.
4. A SEPARATE REVIEW AND PERMIT IS REQUIRED FOR UNDERGROUND FIRE MAINS CONNECTED TO STANDPIPES OR SPRINKLER SYSTEMS.
5. SITE LIGHTING TO MEET CURRENT CITY STANDARDS.
6. THE PROJECT WILL BE SUBJECT TO A NEW BUSINESS INSPECTION AND CHANGE OF OCCPANCY REQUIREMENTS AT THE TIME TO BE IN COMPLIANCE WITH THE CURRENT ADOPTED VERSION OF THE FLORIDA FIRE PREVENTION CODE.

FORT PIERCE POLICE DEPARTEMENT NOTE:

PLEASE ENSURE THE LIGHTING OF THE PROPERTY MEETS OR EXCEEDS THE STANDARDS SET FORTH BY THE CITY AND ENSURE SECURITY FENCING FEATURES ARE DESIGNED TO PREVENT UNAUTHORIZED INTRUSIONS. CONSIDER FENCING WHICH REINFORCES THE TERRITORY WHILE ALLOWING FOR NATURAL SURVEILLANCE.

Note

1. “Site shall comply with the Florida Building Code 8th Edition (2023) Accessibility” and 2. “Separate permits are required for the following if applicable. Construction trailers, sales centers, dumpster enclosures, lift stations, swimming pools, playground equipment, retaining walls, entry wall features, access gates, site lighting, generators, fences, grease traps, fire alarm and fire sprinkler, etc.”

General Notes

1. ALL WORK WILL COMPLY WITH LOCAL, STATE, AND NATIONAL CODES RELATED TO THIS PROJECT.
2. THE WRITTEN DIMENSIONS PREVAIL ON THE CONSTRUCTION DOCUMENTS, DO NOT SCALE THESE DRAWINGS. CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD. IF ANY DISCREPANCY OCCURS, THE CONTRACTOR IS REQUIRED TO NOTIFY THE OWNER IN WRITING BEFORE PROCEEDING WITH ANY WORK AFFECTED BY THE DISCREPANCY.
3. CONTRACTORS TO SECURE ALL PERMITS AND REQUIRED INSPECTIONS NECESSARY TO OBTAIN A CERTIFICATE OF OCCUPANCY, AND OCCUPATIONAL LICENSES.
4. ALL MATERIALS TO BE SECURED ON SITE IN LOCKED CONTAINERS.
5. EACH CONTRACTOR AND SUBCONTRACTOR IS EXPECTED TO REVIEW ALL CONTRACT DOCUMENTS AND SITE CONDITIONS PRIOR TO ISSUED BID. CHANGE ORDERS WILL NOT BE APPROVED FOR FAILURE TO DO SO.
6. PRODUCTS SPECIFIED OR OTHERWISE INDICATED IN THE CONTRACT DOCUMENTS SHALL NOT BE SUBSTITUED WITHOUT PRIOR WRITTEN APPROVAL FROM THE OWNER.
7. THIS CONTRACTOR SHALL COORDINATE ALL TRADES REQUIRED TO COMPLETE THIS PROJECT AS REQUIRED TO ACTIVATE THE USE OF THE FACILITY AS PLANNED.
8. THE CONTRACTOR SHALL HAVE INSTALLATION INSTRUCTIONS FOR ALL EQUIPMENT AND APPLIANCES ON SITE AT TIME OF INSPECTION.
12. ALL DIMENSIONS ARE TO FACE OF STUD, FACE OF MASONRY AND CENTERLINE OF COLUMNS UNLESS OTHERWISE NOTED.
13. ANYWHERE THE TERM PROVIDE OR INSTALL IS USED, IT SHALL MEAN PROVIDE AND INSTALL UNLESS OTHERWISE NOTED.
14. DO NOT SCALE THE DRAWINGS.

Area Map
SCALE: N.T.S.

Vicinity Map
SCALE: N.T.S.

SHEET INDEX:

SHEET #	TITLE	SUBMISSION DATE: COND. USE 11-26-24
GENERAL		
T100	COVER SHEET	X
	SURVEY	X
C100	SITE PLAN	X
C101	SITE PHOTOMETRY PLAN	X
ARCHITECTURAL		
D100	DEMOLITION PLAN	X
LS100	LIFE SAFETY PLAN	X
A100	ARCHITECTURAL FLOOR PLAN	X
A101	REFLECTED CEILING PLAN	X
A400	EXTERIOR BUILDING ELEVATIONS	X

JURISDICTION AUTHORITY

CITY OF FORT PIERCE
100 N U.S. HIGHWAY 1
FORT PIERCE, FL 34950

ADOPTED CODES

BUILDING CODE:	2023 FLORIDA BUILDING CODE - EXISTING BUILDING - 8TH ED.
ELECTRICAL:	2020 NATIONAL ELECTRICAL CODE (NEC) - NFPA 70
PLUMBING:	2023 FLORIDA BUILDING CODE, PLUMBING, 8TH ED.
MECHANICAL:	2023 FLORIDA BUILDING CODE, MECHANICAL, 8TH ED
FIRE:	2023 FLORIDA FIRE PREVENTION CODE (NFPA 1 & NFPA 101, 7TH ED.
GAS:	2023 FLORIDA BUILDING CODE, GAS, 8TH ED
ENERGY:	2023 FLORIDA BUILDING CODE, ENERGY CONSERVATION, 8TH ED
ACCESSIBILITY:	2023 FLORIDA BUILDING CODE, ACCESSIBILITY, 8TH ED
	2010 ADA STANDARDS FOR ACCESSIBLE DESIGN

EXISTING BUILDING AND CONSTRUCTION DATA

OCCUPANCY CLASSIFICATION:	GROUP E - DAYCARE	
CONSTRUCTION TYPE:	TYPE II-B, SPRINKLERED	
ACTUAL HEIGHT AND AREA:	HEIGHT = 15'-0"	TOTAL AREA = 7,487 SQ FT

OCCUPANCY TABULATION

TOTAL OCCUPANCY 150 PERSONS. (8) CLASSROOMS

PARKING TABULATION

PARKING REQUIRED: (8) CLASSROOMS X 2 = 16 PARKING SPACES.
TOTAL PARKING PROVIDED = 35 SPACES WITH (2) ADA SPACES INCLUDED.

Contact Information

OWNER: Mr. ANKUR SHAH
JABERS MARKET, LLC
930-3 MALABAR ROAD SE
SHAHANKOOR@GMAIL.COM
PHONE: 321-432-0675

ARCHITECT: LIS ARCHITECTURE
2572 WEST STATE ROAD 426 SUITE 2064,
OVIEDO, FL 32765
PHONE: 321-244-0402
CONTACT: H. DANIEL HUTTER R.A. NCARB

MECHANICAL & ELECTRICAL ENGINEER: LIS ENGINEERING
2572 WEST STATE ROAD 426 SUITE 2064,
OVIEDO, FL 32765
PHONE: 321-244-0402
CONTACT: CLARK STILWELL

PLANNING DEPARTMENT: CITY OF FORT PIERCE
100 N U.S. HIGHWAY 1
FORT PIERCE, FL 34950
PHONE: 772-467-3737

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ARCHITECT / ENGINEER
LIS
ARCHITECTURE
ENGINEERING
21430 Palm Beach Blvd
Alva, FL 33920
Phone: (239) 693-3828
Facsimile: (239) 693-3828
CA NO.: 6853 LB1057
2572 West State Road 426
Suite 2064, Oviedo, FL 32765
Phone: (321) 244-0402
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PALM BAY, FL 32907

PROJECT NAME
NEW ELITE ACADEMY
CONDITIONAL USE FOR A DAYCARE
2210 Orange Ave
Ft Pierce, FL 34950

SHEET TITLE
Cover Sheet

SEAL

This item has been digitally signed and sealed by Harold Daniel Hutter III on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

HAROLD DANIEL HUTTER III
FL. LIC: AR98913

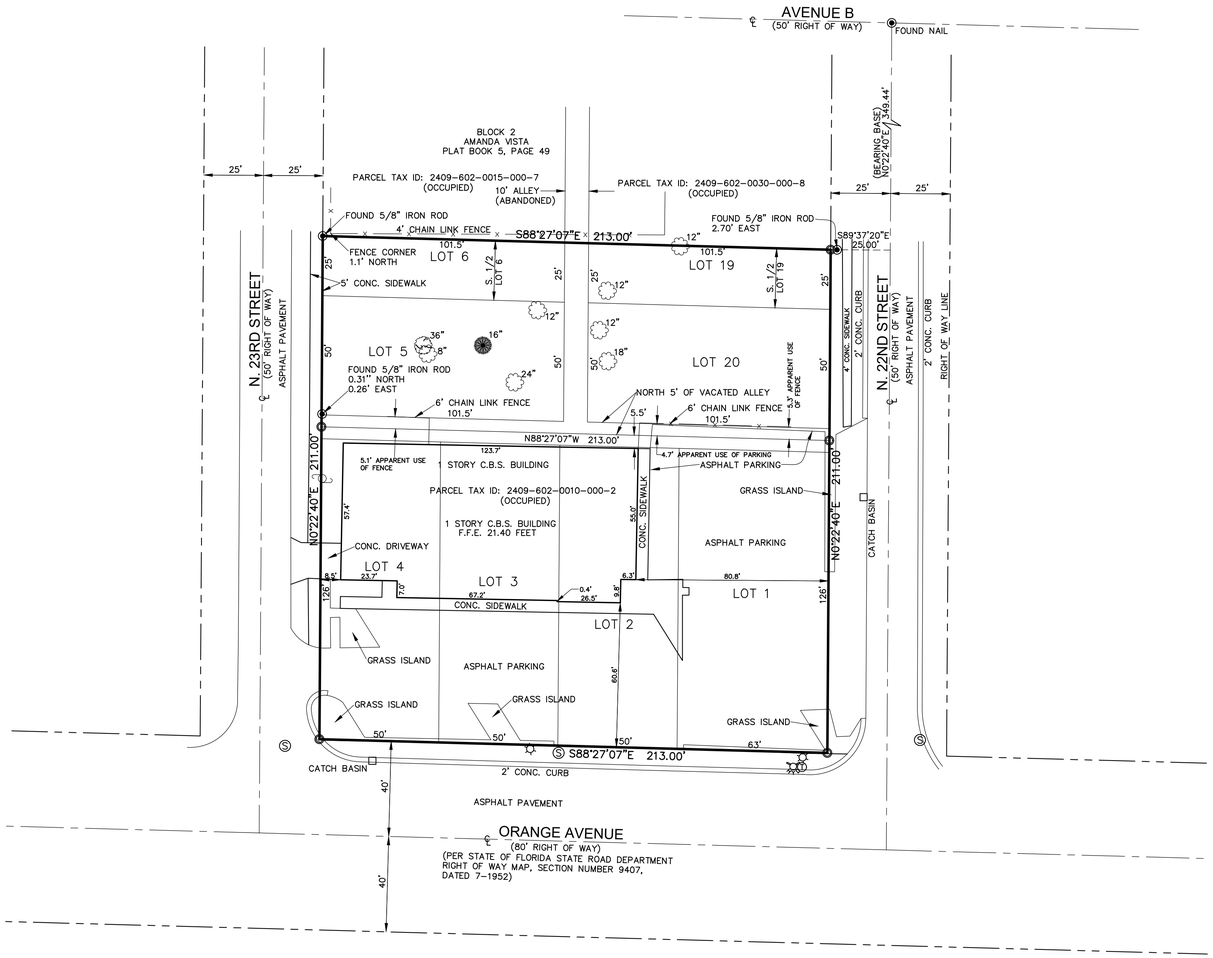
RELEASE | DATE

PROJECT NO.
2024-109

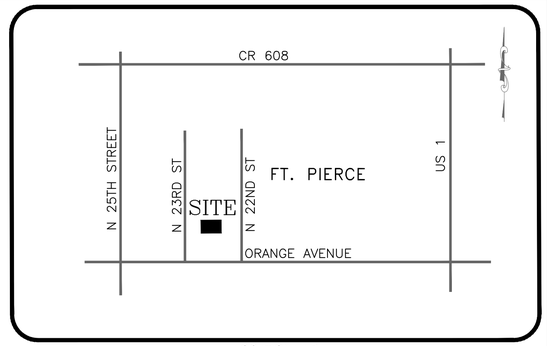
ISSUE DATE
07-29-24

DRAWN | CHECKED

SHEET NO.
T100



GRAPHIC SCALE
0 30 60
(IN FEET)
1 inch = 30' ft.



LOCATION MAP
(NOT TO SCALE)

DESCRIPTION

LOT 5, AND THE SOUTH HALF OF LOT 6, AND ALL OF THE LOT 20, AND SOUTH HALF OF LOT 19, BLOCK 2, ALAMANDA VISTA, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 49 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; TOGETHER WITH VACATED ALLEY LYING BETWEEN SAID LOTS, AND THE NORTH 5 FEET OF VACATED ALLEY LYING ADJACENT TO SAID LOTS 5 AND 20.

TOGETHER WITH:

LOTS 1, 2, 3, AND 4, BLOCK 2 OF ALAMANDA VISTA SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE 49, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS THE SOUTH 5 FEET THEREOF FOR ORANGE AVENUE.

SURVEYOR'S NOTES

1. THIS SURVEY MAP OR THE COPIES THEREOF, EXCEPT THOSE WITH ELECTRONIC SIGNATURE AND ELECTRONIC SEAL, ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

2. HORIZONTAL RELATIONSHIPS, AS SHOWN HEREON, ARE BASED ON THE FLORIDA STATE PLANE COORDINATE GRID, EAST ZONE, USING THE NORTH AMERICAN DATUM OF 1983 WITH THE 2011 ADJUSTMENT (NSRS 2011).

3. THE CENTERLINE OF N. 2ND STREET IS ASSUMED TO BEAR NORTH 00°22'40" EAST AND ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO.

4. THE HORIZONTAL LOCATION OF NON-DIMENSIONED FEATURES ARE PLOTTED TO SCALE, UNLESS NOTED OTHERWISE.

5. SYMBOLS SHOWN WITHIN THIS DRAWING ARE NOT SCALE DEPENDENT.

6. DESCRIPTION SHOWN HEREON PROVIDED BY CLIENT.

7. FIELD SURVEY LAST CONDUCTED ON OCTOBER 7, 2021.

8. OVERALL PARCEL CONTAINS 44,934 SQUARE FEET OR 1.03 ACRES, MORE OR LESS.

9. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

10. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.

11. UNDERGROUND IMPROVEMENTS, IF ANY, WERE NOT LOCATED, EXCEPT AS SHOWN.

12. LIMITS OF WETLANDS, IF ANY, UNDER GOVERNMENT JURISDICTION, WERE NOT DETERMINED AS PART OF THIS SURVEY.

13. BY GRAPHIC PLOTTING ONLY, SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A FLOOD ZONE DESIGNATION OF "X", ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP (FIRM) PANEL NUMBER 12111C0178J, HAVING AN EFFECTIVE DATE OF FEBRUARY 16, 2012. THIS INFORMATION SHOULD BE CONFIRMED WITH THE APPROPRIATE AGENCY PRIOR TO CONSTRUCTION.

14. TREE SIZES, AS SHOWN ADJACENT TO TREE SYMBOLS, WERE TAKEN AT BREAST HEIGHT AND ARE IN INCHES OF A FOOT.

LEGEND

O.R.B. – OFFICIAL RECORDS BOOK
℄ – CENTERLINE
(P)– PLAT
(M)– MEASURED
(D)– DEED
(C)– CALCULATED
L.B. – LICENSED BUSINESS
CONC.– CONCRETE
C.M.P.– CORRUGATED METAL PIPE
INV – INVERT
EL – ELEVATION
F.F.E. – FINISH FLOOR ELEVATION
P.U.E. – PUBLIC UTILITY EASEMENT
D.E. – DRAINAGE EASEMENT
OHU – OVERHEAD UTILITY LINE
– WOOD POWER POLE
– GUY ANCHOR
C.C.R.– CERTIFIED CORNER RECORD
– LIGHT POLE
– ELECTRIC METER
I.D. – IDENTIFICATION
– TRAFFIC SIGNAL BOX
M.E.S. – MITERED END SECTION
– CATV RISER
– FIBER OPTIC CABLE PEDESTAL
HDPE – HIGH DENSITY POLY ETHYLENE PIPE
– OAK TREE
R.C.P.– REINFORCED CONCRETE PIPE
– SET 5/8" IRON ROD & CAP STAMPED "LB 7805"
– MANGO TREE
– OAK TREE
– PINE TREE
Ⓢ – SANITARY MANHOLE

CERTIFIED TO

ARS HOLDINGS OF FLORIDA LLC

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARY SURVEY, AS SHOWN HEREON, IS A TRUE AND CORRECT REPRESENTATION OF A FIELD SURVEY MADE UNDER MY DIRECTION AND CHARGE AND SAID SURVEY IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT SAID SURVEY COMPLIES WITH THE APPLICABLE STANDARDS OF PRACTICE FOR SURVEYS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

CIVILSURV DESIGN GROUP, INC.

_____
BY: BRIAN C. KIERNAN DATE OF SIGNATURE
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 6101

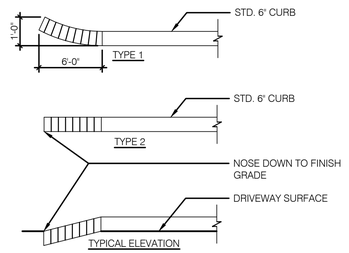
REVISIONS

CIVILSURV
CIVILSURV DESIGN GROUP, INC.
444 4TH LANE S.W., VERO BEACH, FL 32962 Tel: 772-323-2244

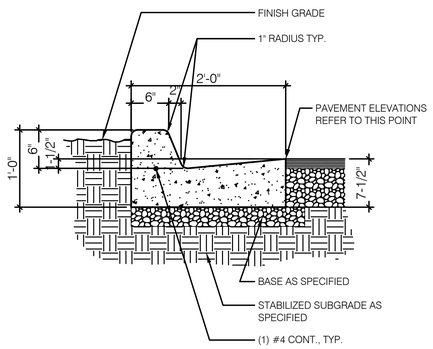
DATE: 10/11/21 | FIELD BOOK(s): 857
SCALE: 1"=30' | DRAWN BY: BK
PROJECT NO: | CHECKED BY: SW
109 N 22ND ST BNDY ADDITIONAL
LB NUMBER: 7805

BOUNDARY SURVEY
109 NORTH 22ND STREET
FT. PIERCE, FLORIDA

SHEET NO.
1
OF
1

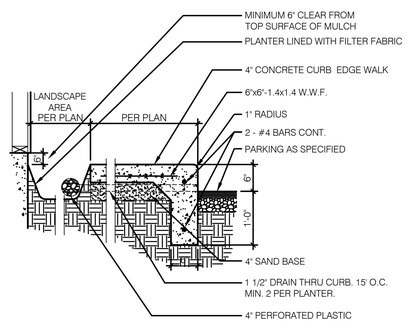


1 CONCRETE CURB DETAIL
SCALE: N.T.S.

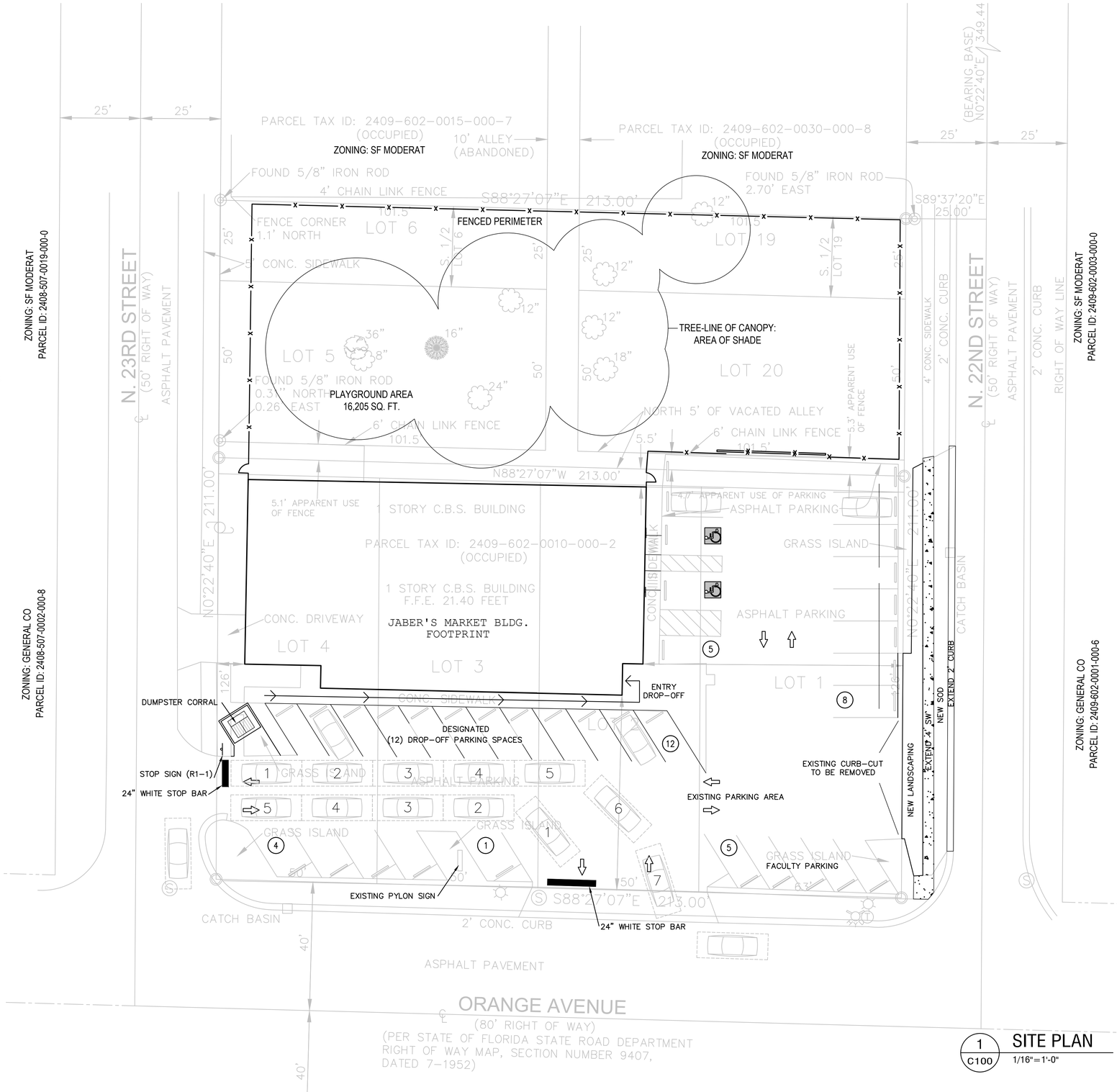


CURB AND GUTTER

2 CURB AND GUTTER DETAIL
SCALE: N.T.S.



3 CONCRETE SIDEWALK DETAIL
SCALE: N.T.S.



1 C100 SITE PLAN
1/16"=1'-0"

ARCHITECT / ENGINEER
LIS ARCHITECTURE ENGINEERING
CA NO.: 6853 LB1057
2572 West State Road 426
Suite 2064, Oviedo, FL 32765
Phone: (321) 344-9419
Facsimile: (321) 344-9419
21430 Palm Beach Blvd
Alva, FL 33920
Phone: (239) 693-3626
Facsimile: (239) 693-3628

CLIENT NAME
JABERS MARKET, LLC
ANKUR SHAH
930-3 MALABAR ROAD SE
PALM BAY, FL 32907

PROJECT NAME
NEW ELITE ACADEMY
CONDITIONAL USE FOR A DAYCARE
2210 Orange Ave
Ft Pierce, FL 34950

SHEET TITLE
Site Plan

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SEAL
HAROLD DANIEL HUTTER III
FL. LIC. AR98913

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RELEASE | DATE

PROJECT NO.
2024-109

ISSUE DATE
07-29-24

DRAWN | CHECKED

SHEET NO.
C100

RAB LIGHTING
WPLED20Y

JOB NAME: _____

DATE: _____

TYPE: _____

DESCRIPTION
LED 20 Watt Wallpacks

SPECIFICATIONS

Dark Sky Approved:
The International Dark Sky Association has approved this product as a full cutoff, fully shielded luminaire.

Finish:
Chip and fade resistant polyester powder coat finish.

For use on LEED Buildings:
IDA Dark Sky Approval means that this fixture can be used to achieve LEED Credits for Light Pollution Reduction.

Gaskets:
High Temperature Silicone

IESNA LM-79:
RAB LED luminaires comply with the IESNA LM-79 testing procedure, which measures performance qualities of LED luminaires to allow for a true comparison of luminaires regardless of the light source.

Patents:
The WPLED20 design is protected under patents pending in the U.S., Canada, China, Taiwan and Mexico.

UL Listing:
Suitable for wet locations. Suitable for mounting within 4' of the ground.

Warranty:
RAB LED fixtures give you peace of mind because both the fixture and light engine components are backed by RAB's 5 Year Warranty. For more information,

Color Accuracy:
74 CRI

Driver:
Automatic Voltage Sensing Driver for 120 – 277 volts

Driver Reliability:
MIL Spec 217F results based on UL certified testing lab results in 122F ambient temperatures indicate mean time between failures of greater than 90,000 hrs

Fixture Efficacy:
32 Lumens per Watt

Green Technology:
RAB LEDs are Mercury and UV free.

Heatsink:
Integral cast aluminum mounting pad and external fins for optimal heat sinking to ensure cool operation with maximum LED life and light output.

Housing:
Precision die cast aluminum housing, lens frame and moutning plate.

IESNA LM-79 & IESNA LM-80 Testing:
RAB LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and 80, and have received the Department of Energy "Lighting Facts" label.

LED Light Engine:
Two Multi-chip 10W high output long life LED Driver: Constant Current, Class 2

Light Color:
2754 K (Warm White)

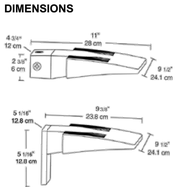
Total Harmonic Distortion:
THD = 8.1%

Two Mounting Options:
Junction Box with 5 Conduit Entry Points and Threaded Plugs for surface mounting plus Cover Plate for mounting over 4" recessed junction box included with WPLED20

Color:
Bronze

Weight:
6.1

DIMENSIONS



ORDERING INFORMATION

LED Lamp supplied with fixture	Total Watts	Lamp Type	Lamp Base	Ballast	Starting Amps/ Operating Amps 120V	208V	240V	277V	Input Watts	LAMP ANSI	Initial Lumens	Lamp Hours
	20	Light Emitting Diode	Thermal	Constant Current	0.5	0.5	0.5	0.125	22	N/A	704	50000

Factory Installed Options
Add suffix to Catalog Number

Photocontrol for 277V (PC2)	Photocontrol for 120V (/PC)

Note: Specifications may change without notice

RAB Lighting, Inc. • 170 Ludlow Ave• Northvale, NJ 07647 • Tel: 888 RAB-1000 • Fax: 888 RAB-1232 • www.rabweb.com
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Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Luminaire Lumens	LLF	CCT	Luminaire Watts	Mounting Height	Description
	2	M-3A	SINGLE	986	0.900	4000K	22	7	WPLED20Y @ 7' A.F.G.
	4	M-3B	SINGLE	986	0.900	4000K	22	10	WPLED20Y @ 10' A.F.G.
	2	M-3C	SINGLE	986	0.900	4000K	22	12	WPLED20Y @ 12' A.F.G.

ALL SITE FIXTURES ARE NEW
LIGHT LEVELS ARE MAINTAINED FOOT-CANDLES, INITIAL LEVELS ARE SLIGHTLY HIGHER

1 / C101 **SITE PHOTOMETRY PLAN**
1/16"=1'-0"

ARCHITECT / ENGINEER
LIS ARCHITECTURE ENGINEERING
21430 Palm Beach Blvd
Alva, FL 33920
Phone: (239) 693-3626
Facsimile: (239) 693-3628
CA NO.: 6853 LB1057
2572 West State Road 426
Suite 2064, Oviedo, FL 32765
Phone: (321) 244-9419
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930-3 MALABAR ROAD SE
PALM BAY, FL 32907

PROJECT NAME
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CONDITIONAL USE FOR A DAYCARE
2210 Orange Ave
Ft Pierce, FL 34950

SHEET TITLE
Site Photometry Plan

SEAL

HAROLD DANIEL HUTTER III
FL. LIC: AR98913

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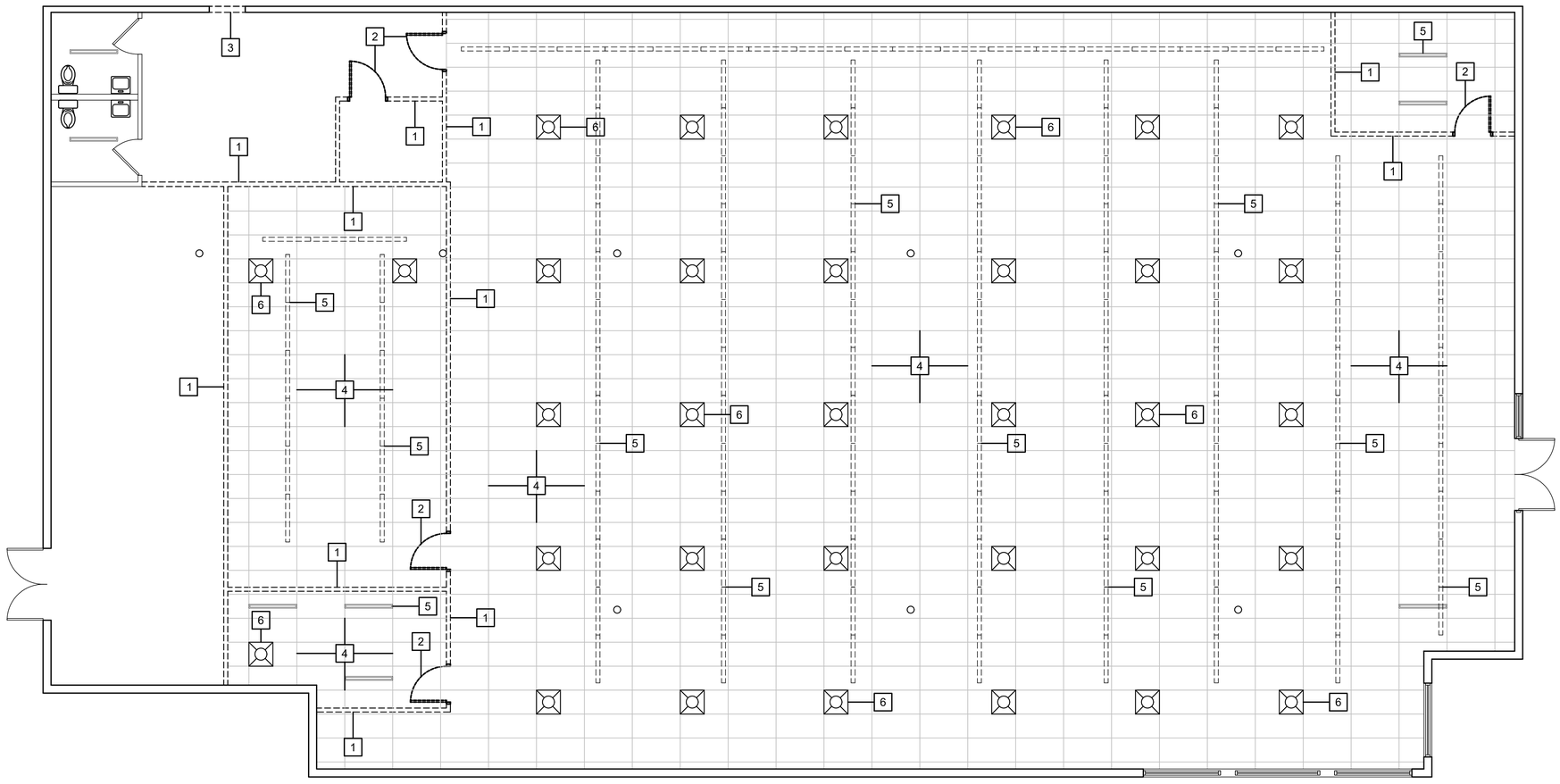
SHEET NO.
C101

GENERAL DEMOLITION NOTES

1. G.C. TO SECURE BUILDING AS REQUIRED AGAINST WEATHER INTRUSION AND VANDALISM AT THE END OF EACH DAY.
2. G.C. SHALL CLEAN UP CONSTRUCTION DEBRIS AND PLACE IN DUMPSTER FOR REMOVAL.
3. G.C. TO COORDINATE WITH THE OWNER FOR ANY SALVAGEABLE FURNISHINGS OR EQUIPMENT TO BE REUSED AFTER BUILDING RENOVATION.
4. G.C. TO CONFIRM BUILDING APRON AND SIDEWALK IS IN COMPLIANCE WITH 2010 STANDARDS FOR ACCESSIBLE DESIGN. G.C. TO PREP FOR COMPLIANCE RENOVATION AS REQUIRED.
   - 4.1. SIDEWALK: SHALL NOT EXCEED 5% RUNNING SLOPE; 2% CROSS SLOPE
   - 4.2. CURB RAMP: SHALL NOT EXCEED 8.3% RUNNING SLOPE; 2% CROSS SLOPE
5. G.C. TO COORDINATE WITH THE OWNER FOR ANY SALVAGEABLE FURNISHINGS OR EQUIPMENT TO BE REUSED AFTER BUILDING RENOVATION.

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 EXITING STRIP CEILING LIGHTS.
6. REMOVE EXISTING VENT GRILLS.



N

1 Demolition Floor Plan
Scale: 3/16"=1'-0"

ARCHITECT / ENGINEER
LIS ARCHITECTURE ENGINEERING
CA NO.: 6853 LB1057
2572 West State Road 426 Suite 2064, Oviedo, FL 32765 Phone: (321) 344-9919
21430 Palm Beach Blvd Aiva, FL 33520 Phone: (239) 693-3828 Facsimile: (239) 693-3828

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PALM BAY, FL 32907

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CONDITIONAL USE FOR A DAYCARE
2210 Orange Ave
Ft Pierce, FL 34950

SHEET TITLE
Demolition Floor Plan

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SHEET NO.
D100

FIRE RESISTANCE

MATERIALS/CONSTRUCTION (FBC 708) RATINGS- TYPE V- B CONSTRUCTION
SINGLE OCCUPANCY BUILDING

FIRE RESISTANCE RATINGS - HR'S (FBC TABLE 601)

BUILDING ELEMENT	REQUIRED	PROVIDED
STRUCTURAL FRAME INCLUDING COLUMNS, GIRDERS, TRUSSES	0	0
BEARING WALLS EXTERIOR	2	2
INTERIOR	0	0
NONBEARING WALLS AND PARTITIONS EXTERIOR (FBC TABLE 602, <20 FEET, IIB, GROUP M)	0	0
NONBEARING WALLS AND PARTITIONS INTERIOR	0	1
FLOOR CONSTRUCTION INCLUDING SUPPORTING BEAMS AND JOISTS	0	NA
ROOF CONSTRUCTION INCLUDING SUPPORTING BEAMS AND JOISTS	0	0

FIRE DOOR ... CONT

TYPE OF ASSEMBLY	REQUIRED ASSEMBLY RATING	MIN FIRE DOOR AND FIRE SHUTTER ASSEMBLY RATING
FIRE BARRIERS HAVING A REQ'D FIRE-RESISTANCE RATING OF 1 HR. SHAFT, EXIT ENCLOSURE AND EXIT PASSAGEWAY WALLS	1	1
	1	3/4
OTHER FIRE BARRIERS	1	1/3
	1/2	1/3
FIRE PARTITIONS: CORRIDOR WALLS	1	3/4
OTHER FIRE PARTITIONS	3	1 1/2
EXTERIOR WALLS	2	1 1/2

PLUMBING, MINIMUM FACILITIES (FBCP TABLE 403.1)

FIXTURE TYPE	REQUIRED	PROVIDED
WATER CLOSETS	1 PER 75	2
LAVATORIES	1 PER 200	2

INTERIOR FINISHES (FBC 803)

CLASSIFICATION (FBC 803.1)
CLASS A: FLAME SPREAD INDEX 0-25; SMOKE-DEVELOPED INDEX 0-450.
CLASS B: FLAME SPREAD INDEX 26-75; SMOKE-DEVELOPED INDEX 0-450.
CLASS C: FLAME SPREAD INDEX 76-200; SMOKE-DEVELOPED INDEX 0-450.

OCCUPANCY (ASSEMBLY A-2, SPRINKLERED) (FBC 803.5)
VERTICAL EXITS AND EXIT PASSAGEWAYS - CLASS A

OCCUPANCY (ASSEMBLY A-2, SPRINKLERED) (NFPA 101:13.3.3.2)
INTERIOR WALL AND CEILING FINISH MATERIALS COMPLYING WITH SECTION 10.2 SHALL BE CLASS A OR CLASS B IN ALL CORRIDORS AND LOBBIES.

MEANS OF EGRESS (FBC 1004 - 1005)

EGRESS WIDTH PER OCCUPANT - SPRINKLERED (FBC TABLE 1005.1) STAIRWAYS (INCHES PER OCCUPANT)	0.3
OTHER EGRESS COMPONENTS (INCHES PER OCCUPANT)	0.2
EXIT ACCESS TRAVEL DISTANCE (FBC TABLE 1016.2) ASSEMBLY OCCUPANCY, SPRINKLERED	75 FEET
CORRIDOR WIDTH (FBC 1018.2) MINIMUM WIDTH	44 INCHES
DEADEND CORRIDOR LENGTH (FBC 1018.4) MAXIMUM LENGTH	20 FEET
SIZE OF DOORS (FBC 1008.1) MINIMUM CLEAR WIDTH	32 INCHES
STAIRWAY WIDTH (FBC 1009.1) MINIMUM CLEAR WIDTH	44 INCHES

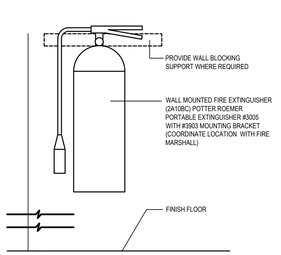
MEANS OF EGRESS (NFPA 101)

TRAVEL DISTANCE TO EXISTS - EXISTS SHALL BE ARRANGED SO THAT THE TOTAL LENGTH OF TRAVEL FROM ANY POINT TO REACH AN EXIT SHALL NOT EXCEED (NFPA 101:13.2.6.2) 200 FEET

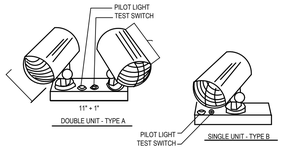
COMMON PATH OF TRAVEL - A COMMON PATH OF TRAVEL SHALL BE PERMITTED FOR THE FIRST 20 FT. FROM ANY POINT WHERE THE COMMON PATH SERVES ANY NUMBER OF OCCUPANTS, AND FOR THE FOR THE FIRST 75 FT. FROM ANY POINT WHERE THE COMMON PATH SERVES NOT MORE THAN 50 OCCUPANTS (NFPA 101:13.2.5.1.2) (FBC:129.8)

NUMBER OF EXITS AND CONTINUITY (FBC 1018)

OCCUPANT LOAD	MIN NUMBER OF EXITS	# PROVIDED (EXISTING)
MORE THAN 1,500	2	3



FIRE EXTINGUISHER DETAIL
Scale: N.T.S.



EMERGENCY LIGHT FIXTURE
Scale: N.T.S.

LITHONIA BWU EXIT LIGHT

FEATURES
LAMP TYPE: LED
MOUNTING: UNIVERSAL
SHIELDING: FLAT SHEET ACRYLIC
LETTERS: RED

NOM. DIMENSIONS: 289mmX200mmX44mm (11-3/8"W X 7-7/8"H X 1-3/4"D)

GENERAL DESCRIPTION
HOUSING: DIE-CAST ALUMINUM CR 20 GA. COLD ROLLED STEEL, HARDWARE FINISH TO MATCH HOUSING FINISH. 152 mm (6") H LETTERS WITH 19 mm (3/4") STROKE. DIRECTIONAL ARROWS AS REQUIRED

ELECTRICAL: 120 RE: ELECTRICAL DRAWINGS

FINISH: WHITE

OTHER: MINIMUM BRIGHTNESS 20 CD/SQ METER ON FACE OF SIGN.

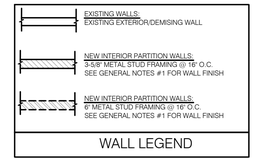
LUMINAIRE REQUIREMENTS

1. ALUMINUM FINISHED CHANNEL MOUNTING BASE WITH TEST SWITCH AND PILOT OR HIGH RATE INDICATING LIGHT.
2. CYLINDERS FOR LIGHTS AND BATTERY AND CHARGER SHALL BE PAINTED, MATTE WHITE AND SHALL BE FULLY ADJUSTABLE.
3. BATTERY SHALL BE MAINTENANCE FREE NICKEL CADMIUM WITH FULL 5 YEAR WARRANTY.
4. UNIT SHALL HAVE AUTOMATIC TWO RATE CHARGER.
5. SWITCHING AND CONTROLS - COMPLETELY SOLID STATE WITH AUTO TRANSFER AND LOW VOLTAGE CUTOFF. TEST SWITCH AND HIGH RATE INDICATING LIGHT.
6. 9 WATT TUNGSTEN HALOGEN LAMP.

EXIT SIGNAGE
Scale: N.T.S.

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



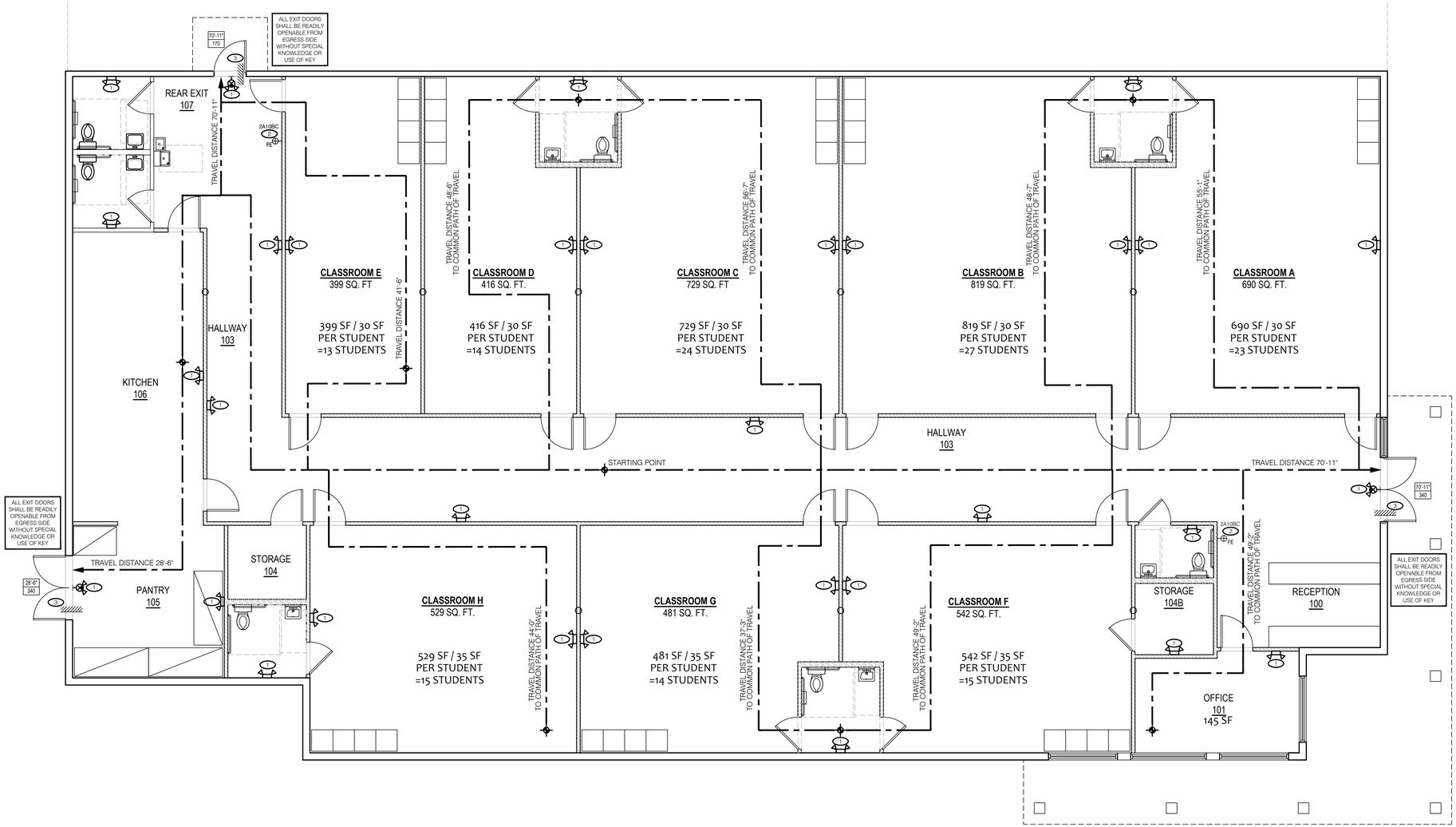
WALL LEGEND

LEGEND	
SYMBOL	DESCRIPTION
	EXIT LIGHT/ EMERCENCY COMBO
	EMERGENCY LIGHT
	MAXIMUM EGRESS PATH
FFE	FIRE EXTINGUISHER, WALL MOUNTED (F.E.) RE: NFPA
	MOST REMOTE POINT
68' / 170	EGRESS DISTANCE (FEET) / EGRESS CAPACITY (PEOPLE)

1 EXIT AND OR EMERGENCY LIGHTING

2 FIRE EXTINGUISHER (PER LOCAL CODE) TO BE FURNISHED AND INSTALLED BY CONTRACTOR. SEE DETAIL THIS SHEET C/LS1.0

3 CONFIRM LEVEL TRANSITION AND LANDING COMPLIES WITH F.A.C. CODE



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1 Life Safety Floor Plan
Scale: 3/16"=1'-0"

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ARCHITECT/ ENGINEER
LIS ARCHITECTURE ENGINEERING
CA NO.: 6853 LB1057
21430 Palm Beach Blvd
Aiva, FL 33520
Phone: (239) 993-9628
2572 West State Road 426
Suite 2064, Oviedo, FL 32765
Phone: (321) 444-1404
Facsimile: (321) 244-9419

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930-3 MALABAR ROAD SE
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CONDITIONAL USE FOR A DAYCARE
2210 Orange Ave
Ft Pierce, FL 34950

SHEET TITLE
Architectural Floor Plan

SEAL
HAROLD DANIEL HUTTER III
FL. LIC: AR98913

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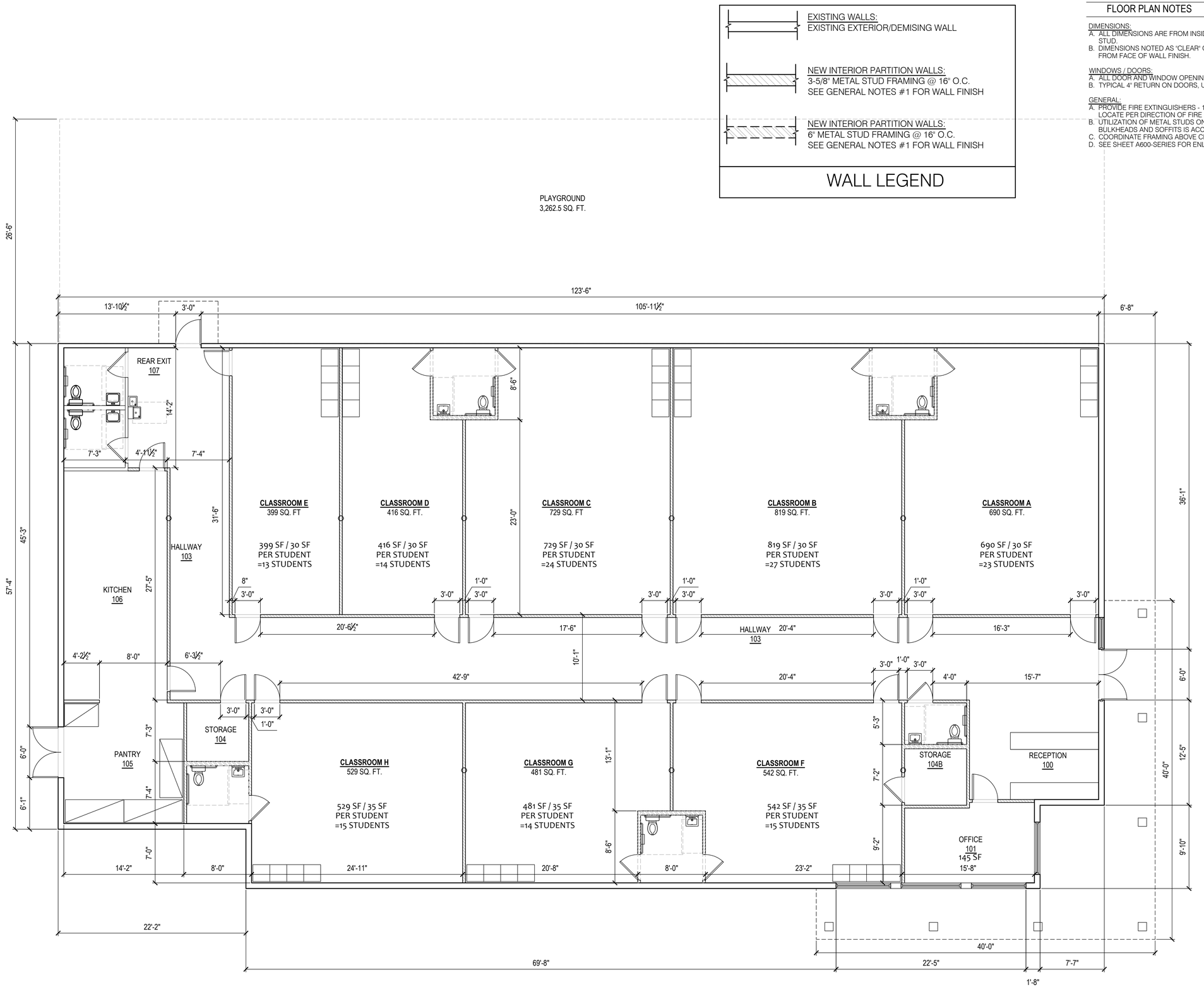

FLOOR PLAN NOTES

DIMENSIONS:
A. ALL DIMENSIONS ARE FROM INSIDE FACE OF EXISTING TO REMAIN TO FACE OF STUD.
B. DIMENSIONS NOTED AS "CLEAR" OR "HOLD" ARE MIN. REQ'D. NET CLEARANCE FROM FACE OF WALL FINISH.

WINDOWS / DOORS:
A. ALL DOOR AND WINDOW OPENING DIMENSIONS ARE TO ROUGH OPENING
B. TYPICAL 4" RETURN ON DOORS, U.N.O.

GENERAL:
A. PROVIDE FIRE EXTINGUISHERS - 10 LB. ABC - TO COMPLY WITH LOCAL FIRE CODE. LOCATE PER DIRECTION OF FIRE MARSHALL OR LOCAL AUTHORIZING AGENT.
B. UTILIZATION OF METAL STUDS ON NON-BEARING INTERIOR PARTITIONS, BULKHEADS AND SOFFITS IS ACCEPTABLE.
C. COORDINATE FRAMING ABOVE CEILING WITH HVAC DUCT WORK.
D. SEE SHEET A600-SERIES FOR ENLARGED PLANS (RESTROOMS AND SERVICE AREA).

1 Architectural Floor Plan
Scale: 3/16"=1'-0"

ARCHITECT / ENGINEER
LIS ARCHITECTURE ENGINEERING
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2572 West State Road 426
Suite 2064, Oviedo, FL 32765
Phone: (321) 344-9419
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SHEET NO.
A100

SYMBOL LEGEND

ACOU1 — CEILING SPECIFICATION
9'-4" — CEILING HEIGHT

1'-0" X 8'-0" LIGHT FIXTURE

2'-0" X 2'-0" RECESSED FIXTURE

WALL OR CEILING MOUNTED EMERGENCY LIGHT FIXTURE

CEILING MOUNTED EXIT SIGN / LIGHT COMBO

REFLECTED CEILING PLAN NOTES:

DIMENSIONS:
A. ALL DIMENSIONS ARE TO FINISH FACE U.N.O.

CEILING FINISHES:
A. REFER TO FINISH SCHEDULE

SUSPENDED CEILING
A. ACOUSTICAL PANEL INSTALLATION: INSTALL ACOUSTICAL PANELS WITH EDGES IN CLOSE CONTACT WITH METAL SUPPORTS AND IN TRUE ALIGNMENT.
B. ALLOWABLE VARIATIONS FROM FLAT AND LEVEL SURFACE: 1/8" IN 10'-0" MAX.
C. ALLOWABLE VARIATIONS FROM PLUMB OF GRID MEMBERS: AS CAUSED BY ECCENTRIC LOADS, 2° MAX.
D. INSTALL SYSTEM AFTER MAJOR CEILING WORK IS COMPLETE. COORDINATE LOCATIONS OF HANGERS WITH RELATED WORK.

LIGHTING:
A. CONFIRM LIGHTING FIXTURE QUANTITIES WITH SUPPLIER
B. EMERGENCY AND NORMAL LIGHTING MARKED WITH 'NL' SUBSCRIPT SHALL OPERATE CONTINUOUSLY. PROVIDE UNSWITCHED HOT TO NORMAL AND EMERGENCY BALLAST.
C. CONTRACTOR SHALL FIELD VERIFY CEILING TYPE AND PROVIDE PROPER MOUNTING HARDWARE.
D. ALL LIGHT FIXTURES SHALL BE SUPPLIED WITH LAMPS.

SPECIFICATIONS:

DIVISION 9: FINISHES

SECTION 9C: SUSPENDED CEILING
1. SCOPE: FURNISH AND INSTALL ACOUSTICAL TILE PANELS WITH SUSPENSION SYSTEM
2. PERFORMANCE: GRID SHALL BE INSTALLED AS SHOWN AND IN STRICT ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS. LEVEL, ACCURATELY AND HANG FROM #9 GAGE ANNEALED WIRE NOT OVER 4' O.C.. PROVIDE HOLD-DOWN CLIPS. COOPERATE IN FITTING AROUND AIR CONDITIONING AND VENTILATION OUTLETS.

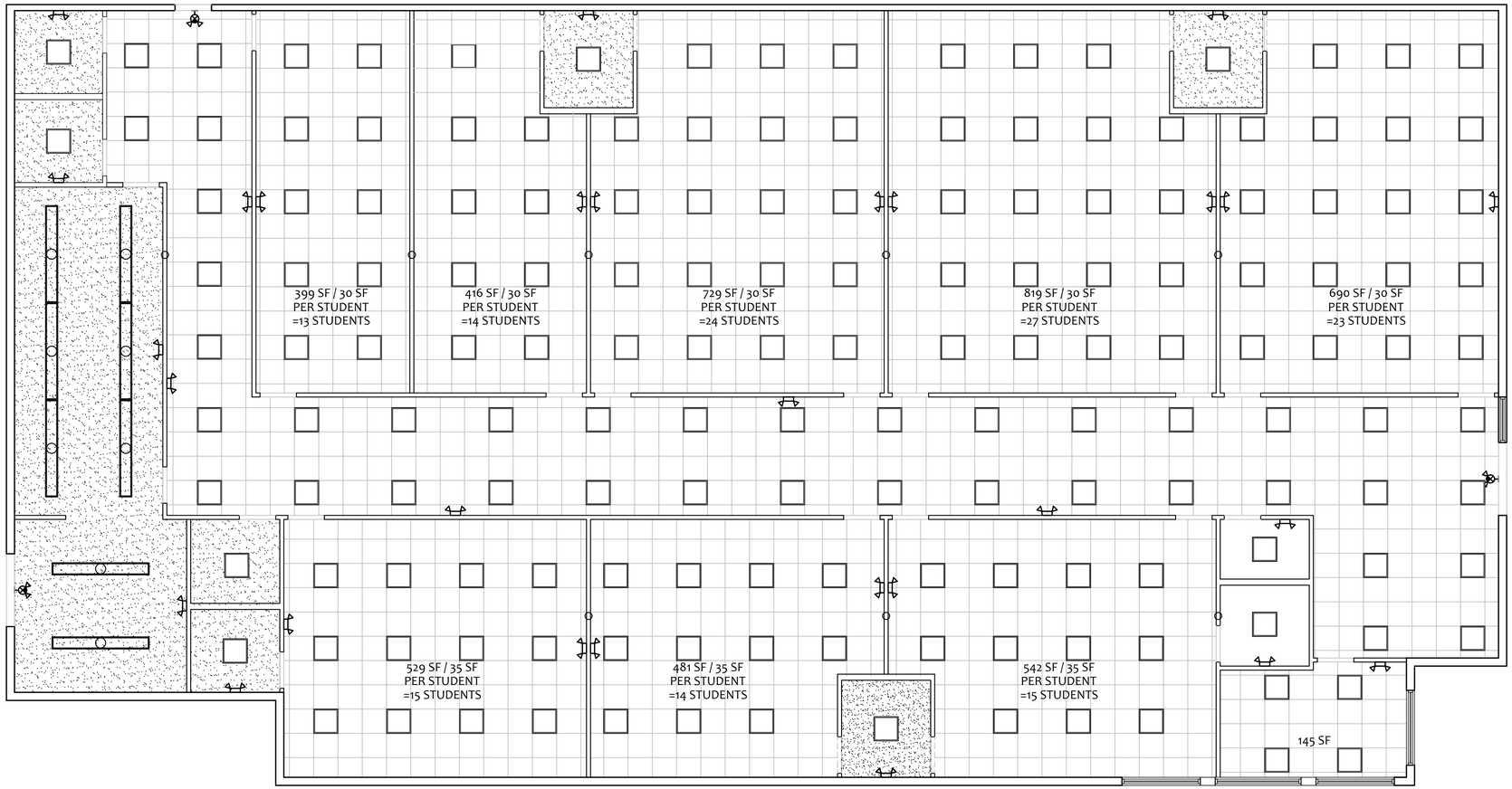
GENERAL NOTES:

1.) CEILING GRID SHALL BE SUPPORTED FROM STRUCTURAL MEMBERS ONLY. GRID SHALL NOT BE SUPPORTED FROM OTHER TRADES WORK.

2.) COORDINATE GRID INSTALLATION WITH LOCATION OF MECHANICAL EQUIPMENT AS INDICATED ON MECHANICAL AND ELECTRICAL SHEETS.

3.) HANGER WIRES FOR GRID SHALL BE INSTALLED AT NO MORE THAN 48" O.C. AND AT EACH CORNER OF LAY-IN LIGHT FIXTURES. SEE ELECTRICAL SHEETS FOR FIXTURE LOCATIONS.

4.) CEILING GRID SHOULD BE CENTERED AT EACH ROOM



N

1 Reflected Ceiling Plan
Scale: 3/16"=1'-0"

ARCHITECT / ENGINEER
LIS ARCHITECTURE ENGINEERING
21430 Palm Beach Blvd
Alva, FL 33920
Phone: (239) 693-3628
Facsimile: (239) 693-3628
CA NO.: 6853 LB1057
2572 West State Road 426
Suite 2064, Oviedo, FL 32765
Phone: (321) 444-9419
Facsimile: (321) 444-9419

LIS EXPRESSLY RESERVES ITS COPYRIGHT AND ALL OTHER PROPERTY RIGHTS TO THESE DOCUMENTS AND THEIR DESIGN, HENCE, THEY ARE NOT TO BE REPRODUCED.

CLIENT NAME
JABERS MARKET, LLC
ANKUR SHAH
930-3 MALABAR ROAD SE
PALM BAY, FL 32907

PROJECT NAME
NEW ELITE ACADEMY
CONDITIONAL USE FOR A DAYCARE
2210 Orange Ave
Ft Pierce, FL 34950

SHEET TITLE
Reflected Ceiling Plan

SEAL

This item has been digitally signed and sealed by Harold Daniel Hutter III on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

HAROLD DANIEL HUTTER III
FL. LIC. AR98913

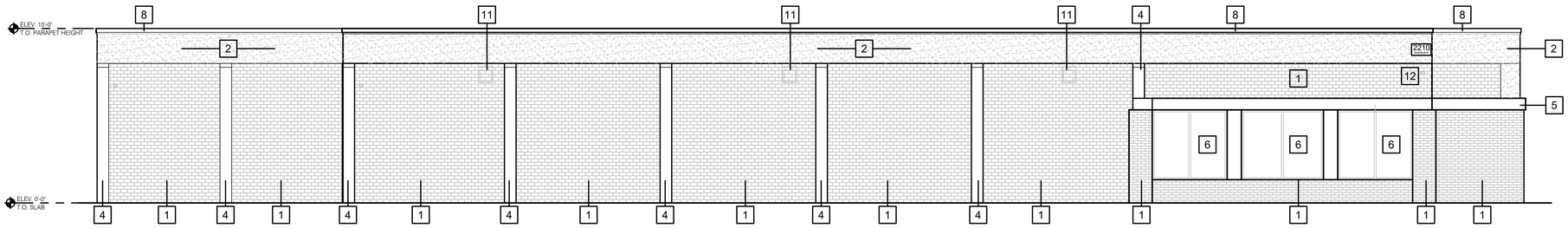
RELEASE — DATE

PROJECT NO.
2024-109

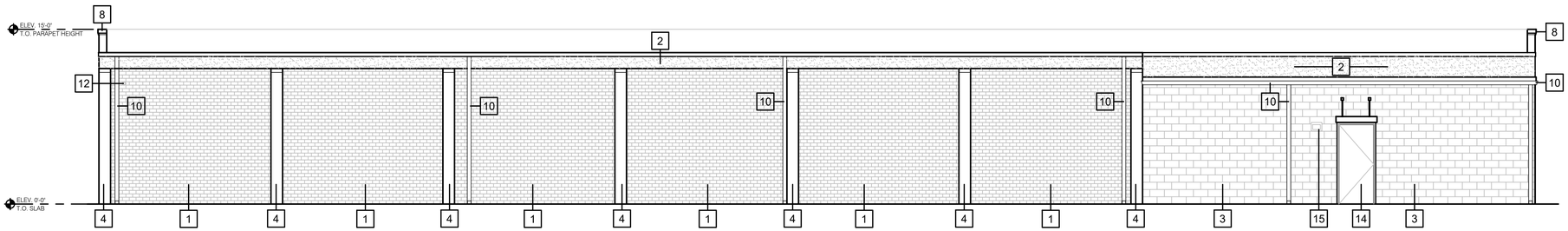
ISSUE DATE
07-29-24

DRAWN — CHECKED

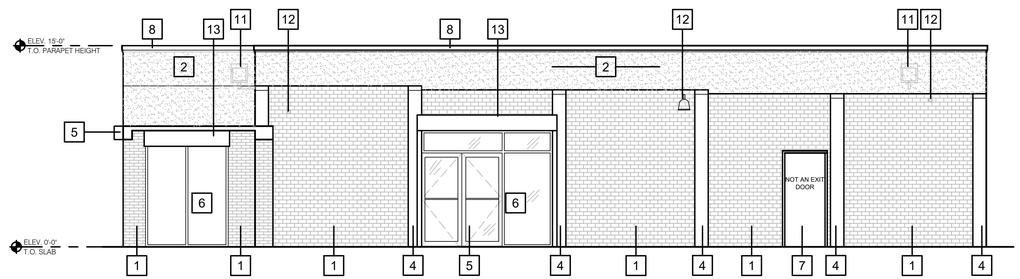
SHEET NO.
A101



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



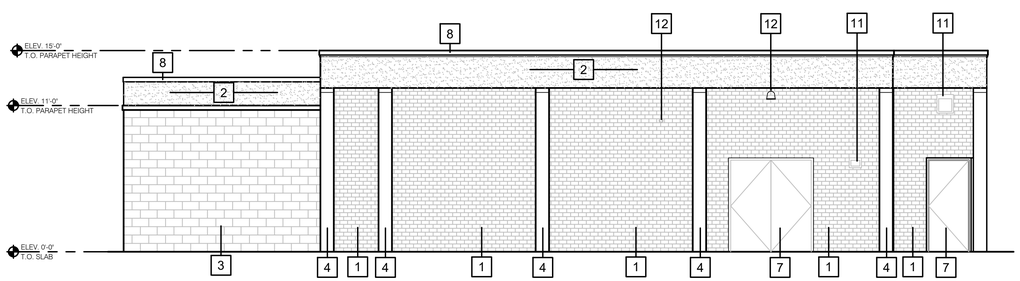
2 North (rear) Elevation
Scale: 3/16"=1'-0"



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

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.



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

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CONDITIONAL USE FOR A DAYCARE
2210 Orange Ave
Ft Pierce, FL 34950

SHEET TITLE
Exterior Elevations

SEAL
HAROLD DANIEL HUTTER III
FL. LIC: AR98913

RELEASE | DATE

PROJECT NO.
2024-109

ISSUE DATE
07-29-24

DRAWN | CHECKED

SHEET NO.
A400

Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved -- 12/11/2024, 12:05 PM

Property Identification

Site Address: 2210 ORANGE AVE
Sec/Town/Range: 09/35S/40E
Parcel ID: 2409-602-0010-000-2
Jurisdiction: Fort Pierce

Use Type: 1100
Account #: 21697
Map ID: 24/09N
Zoning: General Co

Ownership

ARS HOLDINGS OF FLORIDA LLC

2210 Orange AVE
Fort Pierce, FL 34950-3798

Legal Description

ALAMANDA VISTA S/D BLK 2 LOTS 1, 2, 3 AND 4-LESS ST- AND S 5 FT OF VAC ALLEY ADJ ON N, LOT 5, S 1/2 OF LOT 6, S 1/2 OF LOT 19 AND ALL LOT 20 AND VAC 10 FT ALLEY LYG BTW SD LOTS AND N 5 FT OF VAC ALLEY ADJ ON S (1.03 AC - 44,943 SF)

Current Values

Just/Market Value:	$752,200
Assessed Value:	$732,693
Exemptions:	$0
Taxable Value:	$732,693

Property taxes are subject to change upon change of ownership.

- **Past taxes are not a reliable projection of future taxes.**
- **The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.**

Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this parcel: Download PDF

Total Areas

Finished/Under Air (SF):	7,711
Gross Sketched Area (SF):	7,765
Land Size (acres):	1.03
Land Size (SF):	44,943

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	150	160

Sources/links:

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Sep 10, 2020	4479 / 0458	0003	WD	Oceana Recovery LLC	$12,700
Sep 10, 2020	4479 / 0433	0130	WD	Oceana Recovery LLC	$577,400
Nov 16, 2015	3815 / 2887	0002	WD	Fairview Terr Mobile Home Park	$370,000
Nov 21, 2003	1851 / 0126	XX00	WD	Amera Corp	$377,500
Dec 4, 1991	0766 / 1935	XX00	WD	McGuire Virginia	$220,000

Building Information (1 of 1)

Finished Area: 7,711 SF

Gross Sketched Area: 7,765 SF

Exterior Data

View:
Building Type: STRL
Grade: Y_D

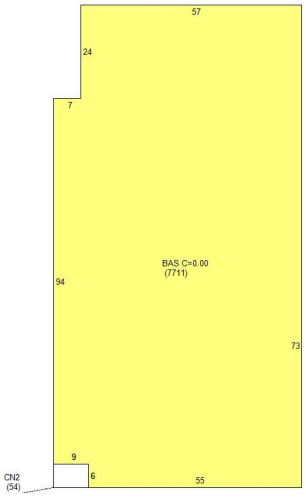
Roof Cover: Mod Bitimun
Year Built: 1958
Effective Year: 1990

Roof Structure: BarJst/Rigid
Frame:
Primary Wall: Brk/Masonry

Story Height: 1 Story | No. Units: 1 | Secondary Wall:

Interior Data

Bedrooms: 0	Electric: AVERAGE	Primary Int Wall:
Full Baths: 0	Heat Type: FrcdHotAir	Avg Hgt/Floor: 0
Half Baths: 0	Heat Fuel: ELEC	Primary Floors: Vinyl Tiles
A/C %: 100%	Heated %: 100%	Sprinkled %: 0%



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	7711	7711	376
CN2	CANOPY	54	0	30

Special Features and Yard Items

Type	Qty	Units	Year Blt
CEMENT CURB	1	180	1958
CONCRETE LOW	1	750	1977
CHAINLINK 6'	1	120	1985
ASP2 LOW	1	17800	2000

Current Year Values

Current Values Breakdown

Building and SFYI:	$430,900
Land:	$321,300
Just/Market:	$752,200
Ag Credit:	$0
Save Our Homes or 10% Cap:	$19,507
Assessed:	$732,693
Exemption(s):	$0
Taxable:	$732,693

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
1999	0041	12.1	Fort Pierce Stormwater Charge	$834.90

This does not necessarily represent the total Special Assessements that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office.

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2024	$752,200	$732,693	$0	$732,693
2023	$751,000	$666,085	$0	$666,085
2022	$677,200	$605,532	$0	$605,532
2021	$450,000	$450,000	$0	$450,000

Permits

Number	Issue Date	Description	Amount	Fee
F91-001451	Nov 14, 1991	Alterations/Remodeling	$50,000	$50,000
CR2002-17	Sep 5, 2002	Alterations/Remodeling	$0	$50
CA2002-6	May 29, 2003	Commercial New Construction	$65,000	$1,025
DI2003-13	May 23, 2003	Demolition	$0	$100
RF2003-240	Jun 24, 2003	Roof	$11,500	$240
FE2006226	Jan 4, 2007	Chainlink Fence	$1,865	$100
BP09-47	Jan 15, 2009	Alterations/Remodeling	$300	$50
BP09-150	Feb 27, 2009	Alterations/Remodeling	$15,000	$375
BP02-1731	Nov 5, 2015	Interior Office Buildout	$0	$367
BP03-3263	Nov 5, 2015	Demolition	$0	$367
BP15-0779	Apr 7, 2015	Air Conditioning Only	$6,700	$162
BP16-2517	Sep 28, 2016		$4,200	$0
BP17-3862	Feb 16, 2018		$50,000	$0

Notice: This does not necessarily represent all the permits for this property.
Click the following link to check for additional permit data in Fort Pierce

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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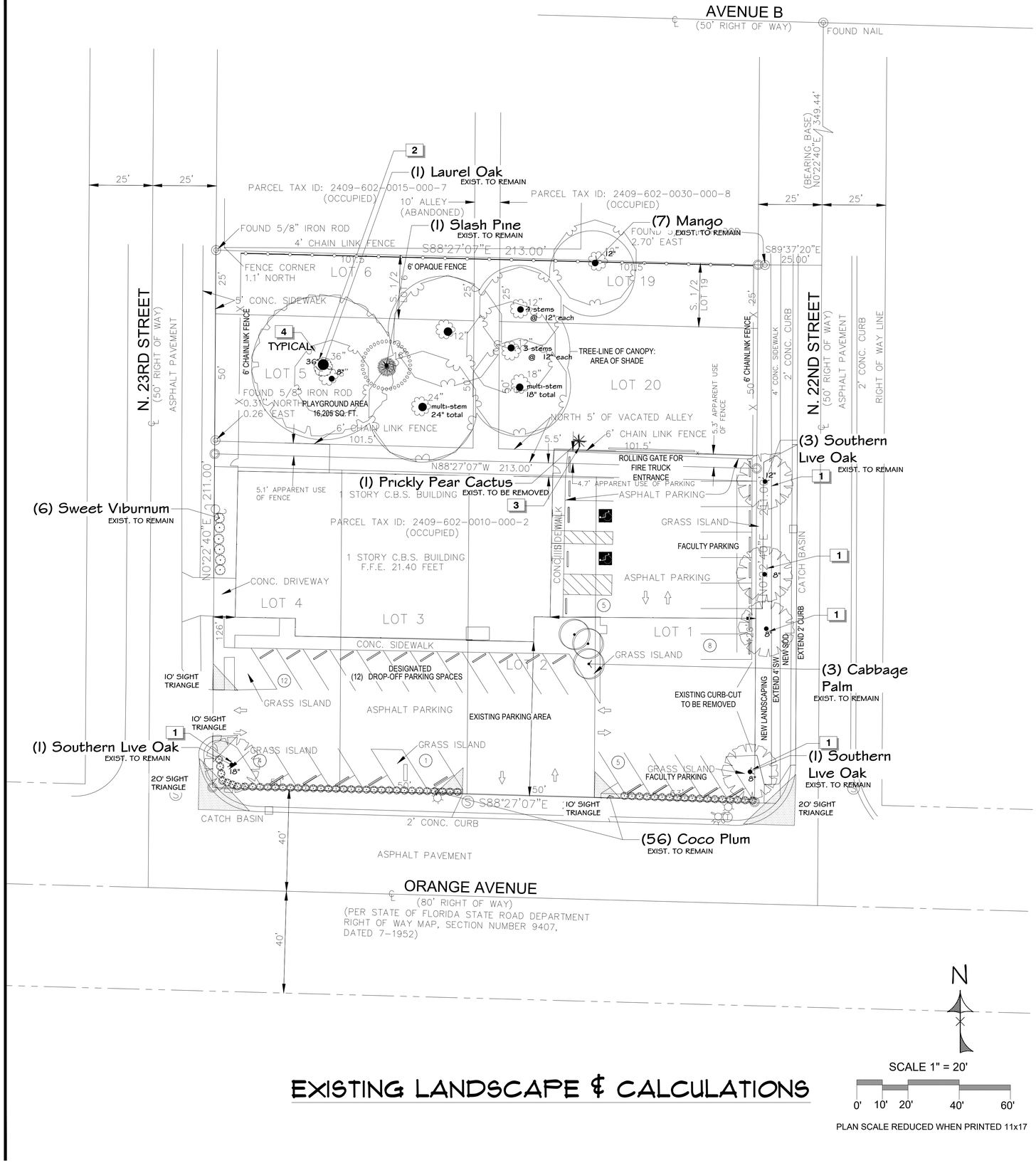


EXISTING LANDSCAPE & CALCULATIONS

PLAN SCALE REDUCED WHEN PRINTED 11x17

SITE DATA
ZONING: COMMERCIAL

DEVELOPMENT SITE AREA TOTAL:
45,0888.F. (~1.03 AC.)

PARKING AND VEHICLE USE AREA
16,042 S.F. OF PAVED VEHICLE USE AREA (V.U.A.). MIN. 1 SF OF LANDSCAPE AREA PER 15 SF OF VUA.
16,042 / 15 = 1,069 S.F. OF LANDSCAPED AREA REQUIRED AND 1,100 S.F. PROVIDED, PER HATCHING.
ONE TREE PER 100 S.F. OF LANDSCAPED AREA REQUIRED:
1,069 / 100 OF LANDSCAPED AREA EQUALS 11 TREES REQUIRED AND 11 PROVIDED, LABELED AS PARKING (P).

GENERAL LANDSCAPE NOTES

1. THE QUALITY OF ALL PLANT MATERIAL WILL MEET THE STANDARDS FOR FLORIDA GRADE NO.1 (or better), AS GOVERNED IN "GRADES AND STANDARDS FOR NURSERY PLANTS".
2. ALL PLANTED TREES AND PALMS WILL HAVE A 3" DEEP SAUCER CONSTRUCTED FROM THE TRUNK OF THE TREE OR PALM. MINIMUM OF 4' DIAMETER.
3. ALL PLANTING BEDS SHALL BE COVERED WITH A 3" MINIMUM DEPTH OF MULCH AND SHALL BE WEED FREE. MULCH SHALL BE GRADE B OR BETTER. CONTRACTOR SHALL REMOVE ANY VEGETATIVE GROWTH AND APPLY A PRE-EMERGENT WEED KILLER PER SPECIFICATIONS PRIOR TO MULCHING.
4. ANY AND ALL EXOTIC VEGETATION INCLUDING: EARLEAF ACACIA, WOMAN'S TONGUE, BISHOPWOOD, AUSTRAILIAN PINE, CARROTWOOD, ROSEWOOD, AIR POTATO, MURRAY RED GUM, WEEPING FIG, CUBAN LAUREL FIG, JAPANESE CLIMBING FERN, OLD WORD CLIMBING FERN, MELALEUCA, DOWNY ROSE MYRTLE, CHINESE TALLOW, BRAZILLIAN PEPPER, FLORIDA HOLLY, TROPICAL SODA APPLE, JAVA PLUM, ROSE APPLE, CORK TREE AND WEDELIA, ON THE PROPERTY SHALL BE COMPLETELY REMOVED AND DISPOSED OF OFF SITE BY THE CONTRACTOR. THE SITE SHALL BE MAINTAINED FREE OF INVASIVE EXOTIC VEGETATION IN PERPETUITY.
5. THE HEIGHT OF ALL TREES, PALMS, AND SHRUBS LOCATED WITHIN THE BUFFER AREAS MUST BE MEASURED FROM THE PARKING LOT GRADE OF THE PROJECT SITE. ALL OTHER PLANTS ARE MEASURED FROM THE FINAL GRADE IN WHICH THEY RESIDE, TREE AND SHRUB HEIGHTS MAY NOT BE LESS THAN THE MINIMUM REQUIREMENTS SET FORTH IN LEE COUNTY LDC SECTION 10-420(C) AND 10-420(D). TREE CALIPER SHALL BE MEASURED ACCORDING TO THE Florida Grades and Standards for Nursery Stock, AS PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.
6. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH THE LOCATIONS OF ALL UTILITIES AND ALL SITE CONDITIONS PRIOR TO THE START OF LANDSCAPE INSTALLATION.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE TAKEOFFS. PLANT LIST IS PROVIDED FOR REFERENCE ONLY.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR LANDSCAPE MAINTENANCE UNTIL FINAL ACCEPTANCE AND IN COMPLIANCE WITH SPECIFICATIONS.
9. CONTRACTOR SHALL REMOVE ALL TAGS, TAPE AND SUPPORTS (EXCEPT STAKING GUYS) FROM ALL PLANTINGS PRIOR TO FINAL ACCEPTANCE.
10. ALL AREAS OF THE SITE NOT PLANTED SHALL BE SODDED IN ACCORDANCE WITH PLANS. REFER TO ENGINEERING PLANS FOR ADDITIONAL SPECIFICATIONS.
11. THE REQUIRED PLANTINGS SHALL BE IRRIGATED IN ACCORDANCE WITH LDC REQUIREMENTS. REFER TO CONSTRUCTION DOCUMENTS FOR COMPLETE IRRIGATION PLANS.
12. THE PARKING LOTS SHALL BE SLEEVED FOR IRRIGATION BY THE LANDSCAPE CONTRACTOR. COORDINATE WITH CIVIL ENGINEERING PLANS.
17. ALL BASE ROCK SHALL BE REMOVED FROM LANDSCAPE PARKING ISLANDS.
18. PLANS PREPARED FOR CONDITIONAL USE AND SITE APPROVAL.

Sec. 123-6. Landscape maintenance agreement.

In those instances where the landscape plan requires review pursuant to section 125-313, the property owner shall provide a landscape maintenance agreement to the planning department for approval. The agreement shall be attached to the landscape plan and shall note that all approved landscaping shall be installed, irrigated, and maintained in perpetuity in accordance with section 123-7, in order that it continues to present a healthy, neat, and orderly appearance free of refuse and debris, in conformity with the following requirements:

(1) Vegetation required by this article shall be replaced with equivalent or better vegetation if it is not living. All trees for which credit is awarded and which subsequently die shall be replaced by the same or greater number of living trees according to the standards established in this article.

(2) Maintenance shall include sufficient weeding, watering, fertilizing, pruning, mowing, edging, mulching and other horticultural practices to ensure that the landscaping continues to maintain a healthy, neat, and orderly appearance.

EXISTING TREE MAINTENANCE NOTES

CODE	DESCRIPTION	DETAIL
1	PRUNE TREE SUCKERS AND LOWER BRANCHES FOR CLEARANCE	
2	PRUNE ALL DEAD OR BROKEN LIMBS.	
3	VEGETATION TO BE REMOVED	
4	TYPICAL: EXISTING TREES WITHIN PLAY AREA TO BE INSPECTED AND MAINTAINED BY A CERTIFIED ARBORIST UNDER THE MAINTENANCE CONTRACT. FREQUENCY OF INSPECTIONS SHALL BE DESIGNATED BY THE ARBORIST	

a. Landscaping shall be installed in accordance with the approved landscape plan, including all specified conditions to a particular landscape approval, and inspected prior to issuance of a certificate of occupancy. Such inspection shall include verification that planting soil meets specified composition and depth requirements. In the event there are any changes to the approved landscape plan, such changes must be reviewed and approved by the department and noted on the plan prior to notification for the final inspection for a certificate of occupancy.

b. Landscaped areas shall be covered in their entirety with shrubs, ground cover, turf, or three inches of bulk organic mulch or other suitable material which permits percolation and is approved by the department. Where mulch is used, it must be protected from washing out of the planting bed. Inorganic mulch, such as gravel or rock, should only be used where washouts occur. The final inspection prior to issuance of certificate of occupancy, shall include verification that any mulch is installed at the requisite depth.

c. Trees which are balled and burlaped must have the burlap removed or folded down at the time of the planting. All twine or rope must be removed. If wire baskets are used, the upper rows must be cut before planting. Remove all soil from above the root flare and plant the tree so the top of the root ball is ten percent above the landscape soil. Do not place any soil or mulch over the root ball. If stakes or guide wires are used to support a tree, the wire must be covered with protective material where it is in contact with the tree and the stakes or guide wires must be removed after one year.

d. All landscaping required by the city must be protected from vehicular and pedestrian traffic by the installation of curbing, wheel stops or other protective devices along the perimeter of any landscaping which adjoins vehicular use areas or sidewalks. These protected devices shall have a minimum height of six inches above grade.

e. No parking, display of vehicles or outside storage or display of merchandise is permitted in or over any required landscape area, nor are vehicles permitted to overhang any required landscaped area.

f. Soil, except for planting soil, in which required landscape is to be installed must be generally indigenous to the locale. Soil must be loose, friable, and free of limestone and other construction materials, road base material, rocks, weeds, grasses, hard pan, clay or other debris. PH shall be adjusted where necessary to be compatible with the plant species being installed. Soil shall be slightly swaled to retain surface stormwater. Backfill soil material shall be thoroughly watered in and around plant root balls to prevent any air pockets. The use of amended and enriched soils may be required by the department where necessary to increase the water retention capabilities of soil in order to reduce the amount of watering needed to meet the landscaping water requirement. Final inspection of required landscape prior to issuance of the certificate of occupancy shall include PH testing to verify compatibility with permitted plantings.

g. To minimize traffic hazards at street or driveway intersections, all landscaping installations must provide unobstructed views as required in section 125-308.

h. Any irrigation system placed on city right-of-way will be the responsibility of the property owner who shall relocate, replace or repair the system as appropriate in the event it is damaged due to permitted construction in the right-of-way.

i. Prior to issuance of certificate of occupancy, final landscape installation shall be certified as complete and in conformance to the approved landscape plan by submission of a certification letter by a landscape architect.

DMJA
DAVID M. JONES, JR. AND ASSOCIATES, INC.
LANDSCAPE ARCHITECTS AND PLANNERS
2221 McGregor Blvd.
Fort Myers, Florida 33901
PHONE: (239) 337-5525
FAX (239) 337-4494
L.A. LICENSE: LC COOOO63

PROJECT INFORMATION:

NEW ELITE ACADEMY

2210 Orange Ave
Ft Pierce, FL 34950

PREPARED FOR:

LANEY ROMULUS
1907 OKEECHOBEE ROAD
FORT PIERCE
FLORIDA 34950
NEWELITEACADEMY@OUTLOOK.COM
772-448-8623

CONSULTANT:

DESIGN PROFESSIONAL:

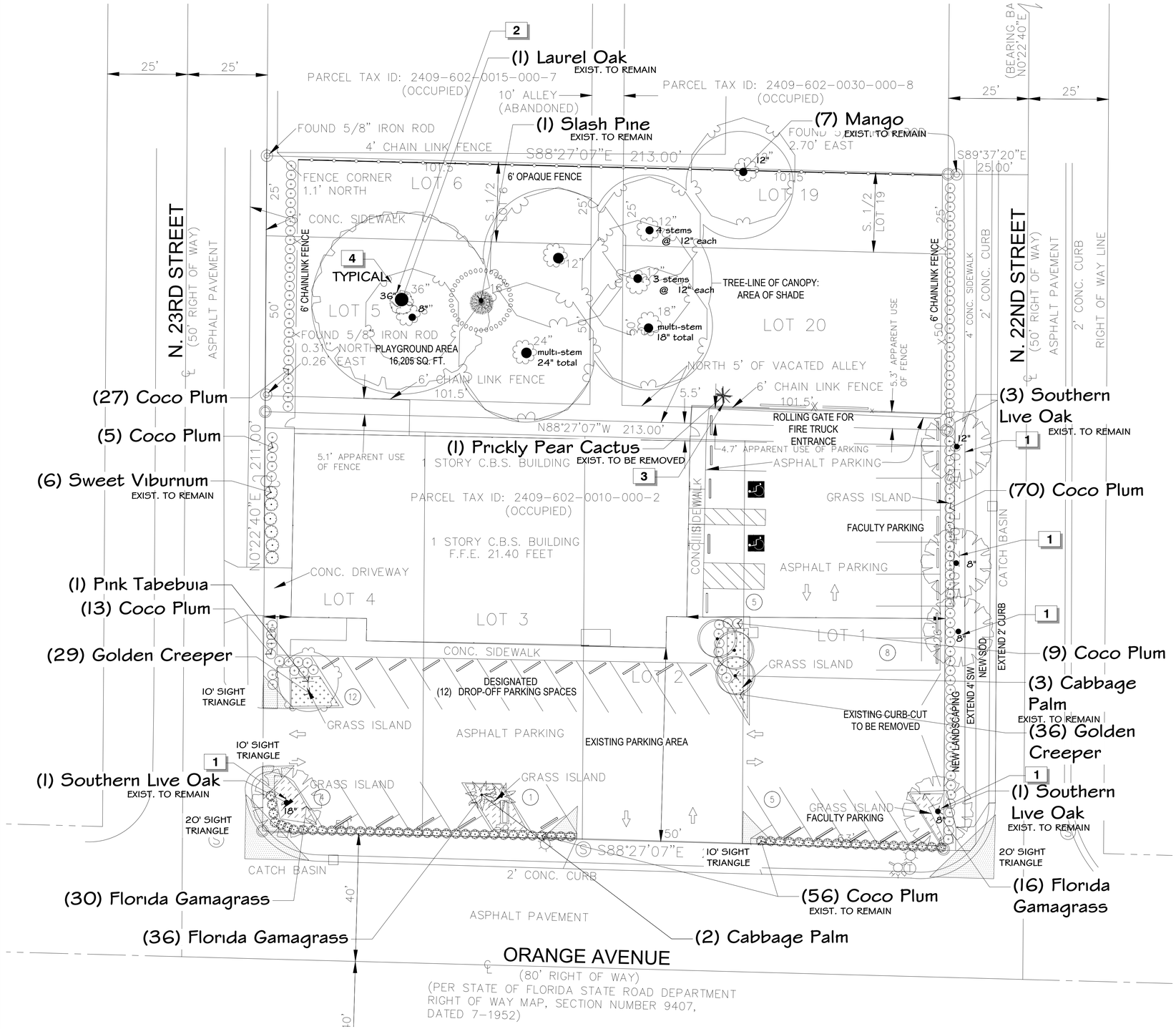
GREGORY J. DISERIO, RLA
RLA NO. 840 DATE:
STATE OF FLORIDA

PROJECT NO.	224248
PROJECT MJR:	Greg Diserio
FILE NAME:	NEW ELITE LS
DESIGNER:	GJD
CAD TECH:	GJD
CHECKED BY:	GJD
ISSUED FOR:	PERMIT REVIEW CONDITIONAL USE

ISSUED DATE:	DEC 10, 2024
REVISIONS:	

SHEET TITLE:
EXIST. LANDSCAPE & CALCULATIONS

SHEET NUMBER:
L - 1



LANDSCAPE PLAN

SCALE 1" = 16'

0' 8' 16' 32' 48'

PLAN SCALE REDUCED WHEN PRINTED 11x17

N

INTERNAL UTILITY EASEMENT - NO TREES OR LARGE SHRUBS SHALL BE PLANTED INSIDE THESE ZONES. ALL TREES IN ISLANDS ARE LOCATED OUTSIDE OF EASEMENT, MIN. 10' FROM BACK OF CURB

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 ic2	124	Coco Plum Chrysobalanus icaco NATIVE	3 gal., 24" ht	
	Ixo nor	1	Nora Grant Pink Ixora Ixora coccinea `Nora Grant`	3 gal., 24" ht	
EXISTING SHRUBS					
	Chr ica	56	Coco Plum Chrysobalanus icaco 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.c.
	Ern lit	65	Golden Creeper Ernodea littoralis NATIVE	1 Gal., 12" Ht., Full	24" o.c.

NOTES:

CONTRACTOR SHALL SOD ALL DISTURBED AREAS WITH BAHIA SOD.

ALL PLANTINGS TO BE MULCHED WITH 3" DARK BROWN ORGANIC MULCH GRADE B OR BETTER. CYPRESS MULCH PROHIBITED.

CONTRACTOR RESPONSIBLE FOR VERIFICATION OF QUANTITIES AT TIME OF BIDDING.

CONTRACTOR RESPONSIBLE FOR SOD AND MULCH QUANTITIES.

ALL PLANTINGS SHALL BE IRRIGATED PER THE LDC. IRRIGATION PLAN TO BE SUBMITTED AT TIME OF SITE PERMITTING.

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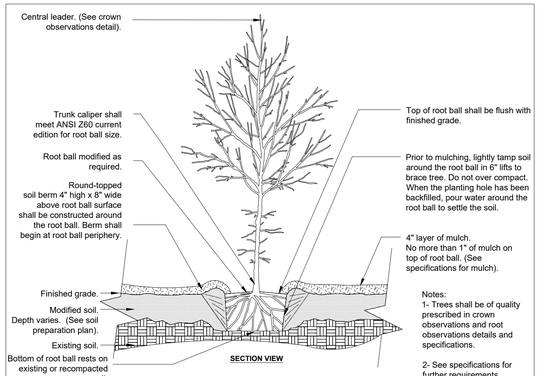
FILE NAME:	NEW ELITE LS
DESIGNER:	GJD
CAD TECH:	GJD
CHECKED BY:	GJD

ISSUED FOR:
PERMIT REVIEW
CONDITIONAL USE

ISSUED DATE: DEC 10, 2024
REVISIONS:

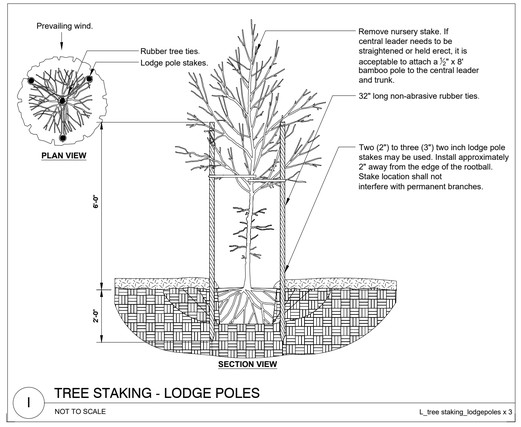
SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
L - 2



A TREE PLANTING DETAIL

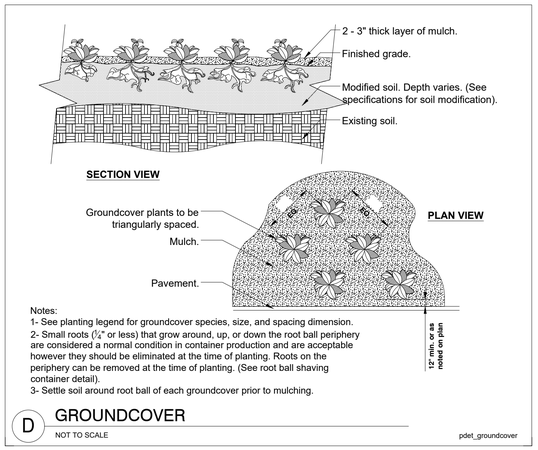
NOT TO SCALE



I TREE STAKING - LODGE POLES

NOT TO SCALE

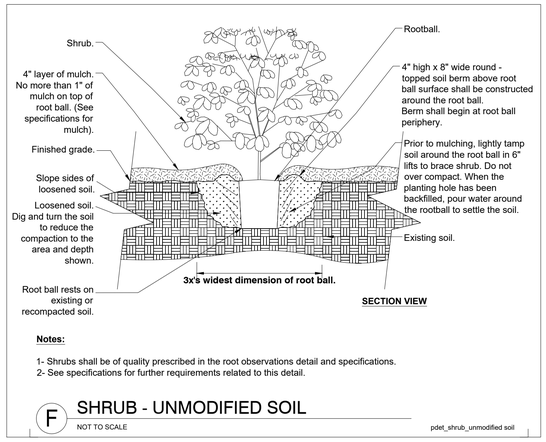
L_tree staking_lodgepoles x 3



D GROUNDCOVER

NOT TO SCALE

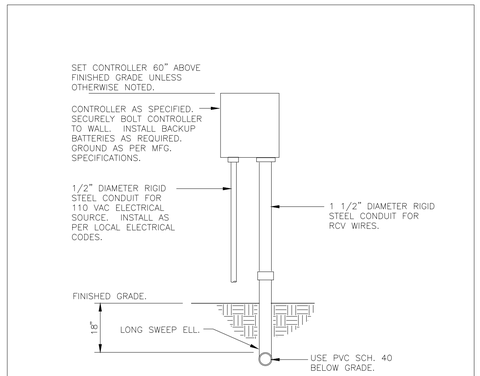
pdet_groundcover



F SHRUB - UNMODIFIED SOIL

NOT TO SCALE

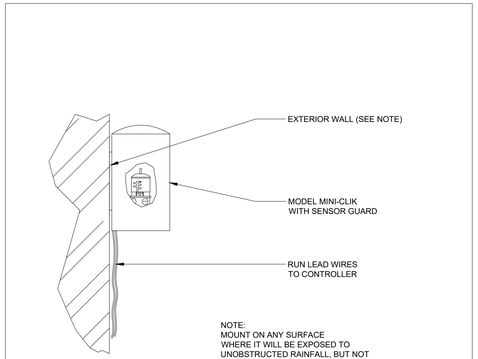
pdet_shrub_unmodified soil



1 WALL MOUNT CONTROLLER

1" = 1'-0"

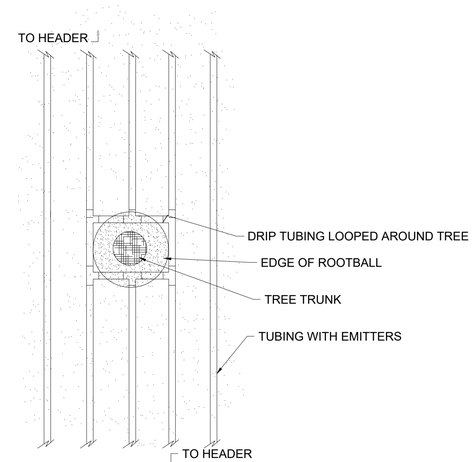
FX-IR-FX-CONT-07



2 MINI-CLIK WITH SENSOR GUARD

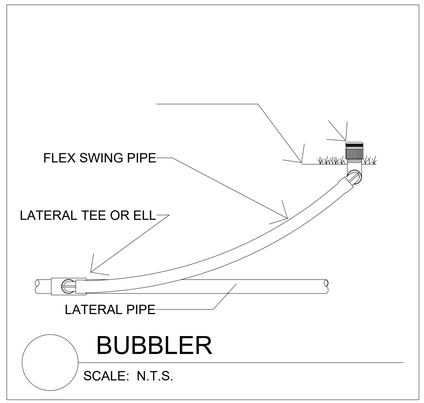
3" = 1'-0"

FX-IR-HUNT-SENS-14



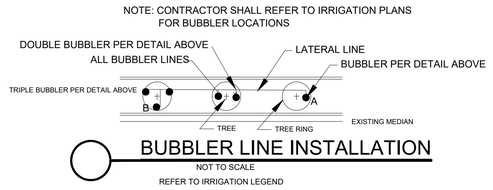
TREE DRIPPER LINE WITHIN TREE ROOT ZONE DETAIL - TYPICAL

N.T.S.



BUBBLER

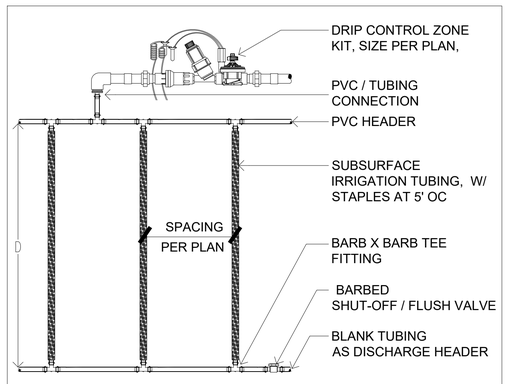
SCALE: N.T.S.



BUBBLER LINE INSTALLATION

NOT TO SCALE

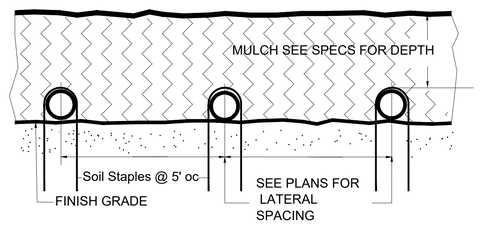
REFER TO IRRIGATION LEGEND



DRIP TUBING - PLAN

SCALE: N.T.S.

DRIP TUBING TO BE A MINIMUM OF 12" FROM BACK OF CURB



DRIPLINE BED DETAIL - TYPICAL

SCALE: N.T.S.

DMJA
DAVID M. JONES, JR. AND ASSOCIATES, INC.
LANDSCAPE ARCHITECTS AND PLANNERS
2221 McGregor Blvd.
Fort Myers, Florida 33901
PHONE: (239) 337-5525
FAX (239) 337-4494
L.A. LICENSE: LC COOOO63

PROJECT INFORMATION:

NEW ELITE ACADEMY

2210 Orange Ave
Ft Pierce, FL 34950

PREPARED FOR:

LANEY ROMULUS
1907 OKEECHOBEE ROAD
FORT PIERCE
FLORIDA 34950
NEWELITEACADEMY@OUTLOOK.COM
772-448-8623

CONSULTANT:

DESIGN PROFESSIONAL:

GREGORY J. DISERIO, RLA
RLA NO. 840 DATE:
STATE OF FLORIDA

PROJECT NO.	224248
PROJECT MJR:	Greg Diserio
FILE NAME:	NEW ELITE LS
DESIGNER:	GJD
CAD TECH:	GJD
CHECKED BY:	GJD

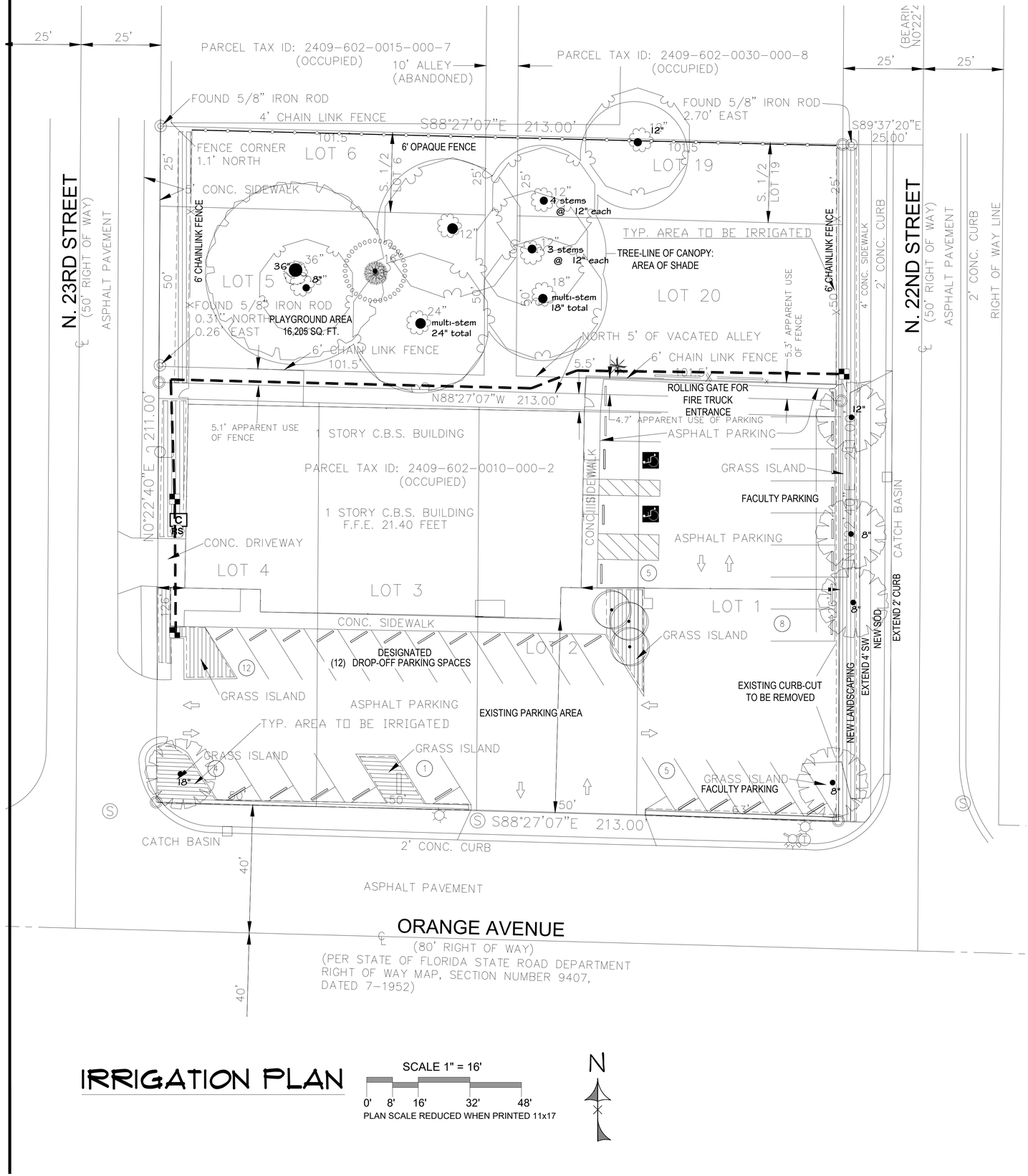
ISSUED FOR:
PERMIT REVIEW
CONDITIONAL USE

ISSUED DATE: DEC 10, 2024

REVISIONS:

SHEET TITLE:
LANDSCAPE AND IRRIGATION DETAILS

SHEET NUMBER:
L - 3



IRRIGATION PLAN

SCALE 1" = 16'

0' 8' 16' 32' 48'

PLAN SCALE REDUCED WHEN PRINTED 11x17

N

GENERAL IRRIGATION NOTES

1. All mainline and lateral line piping and control wires under paving shall be installed in separate sleeves. main and lateral line sleeves shall be a minimum of twice (2x) the diameter of the pipe to be sleeved. Control wire sleeves shall be sufficient size for the required number of wires under paving.
2. Pipe sizes shall conform to those shown on the drawings. No substitutes of smaller pipe sizes shall be permitted but substitutions of larger sizes may be approved. All damaged and rejected pipe shall be removed from the site at the time of said rejection.
3. All sprinkler heads shall be set perpendicular to finished grade unless otherwise specified.
4. The irrigation contractor shall flush and adjust all sprinkler heads and valves for optimum coverage with minimal overspray onto walks, streets, walls, etc.
5. Irrigation heads shall be a minimum of 24" from buildings.
6. This drawing sheet is diagrammatic and for reference only. All piping, valves, etc. shown within paved areas are for design clarification only and shall be installed in planting areas whenever possible. The contractor shall locate all valves in shrub areas where possible.
7. It is the responsibility of the irrigation contractor to familiarize himself with all grade differences, location of walls, structures and utilities. The irrigation contractor shall repair or replace all items damaged by his work. He shall coordinate his work with other contractors for the location and installation of pipe sleeves through walls, under roadways and paving, etc.
8. Do not willfully install the sprinkler system as shown on the drawings when it is obvious in the field that unknown obstructions, grade differences, water levels or differences in the area dimensions exist that might not have been considered in the engineering. Such obstructions or differences should be brought to the attention of owners representative. In the event this notification is not performed, the irrigation contractor shall assume full responsibility for any revisions necessary.
9. All sprinkler equipment not otherwise detailed or specified shall be installed as per manufacturer's recommendations and specifications.
10. The contractor shall provide (Pressure Compensating Screens) as necessary to reduce or eliminate over spray into streets, walks or other areas as dictated by the owner's authorized representative.
11. All remote control valves, gate valves, quick couplers and control wire splices shall be installed in approved valve boxes with locking covers. All shall be marked indicating controller and station numbers for control valve.
12. Contractor to provide the Owner with a complete irrigation design in compliance with Owners program. All required plantings shall be irrigated.
13. The sprinkler system to be based on a minimum operating pressure of 40 PSI. The irrigation contractor shall verify water pressures, flows, elevations, and other requirements prior to construction. Report any differences between the water pressure and flows indicated on drawings and the actual pressure reading at the irrigation point of connection to the owners authorized representative.
14. Installer shall conduct final testing and adjustments to achieve design specifications prior to completion of the system and acceptance by the owner or owner's representative.
15. The installer shall provide property owners and users with post-construction documentation, including as-constructed drawings, recommended maintenance activities and schedules, operational schedule, design precipitation rates, instructions on adjusting the system to apply less water after the landscape is established, maintenance schedule, water source, water shut-off method, and the manufacturer's operation guide for the irrigation controller. To the extent feasible, similar information should be made available for subsequent property transfers.
16. Any changes and/or modifications to the water source shall require appropriate adjustments to the system design.
17. The contractor shall be responsible for providing all code required backflow preventers in addition to all permits as required by the governing agencies including water use permits, if applicable.
18. Plan prepared for development conditional use permitting only. Refer to site permit documents for complete irrigation system design.
20. Irrigation water source shall be from an irrigation meter w/ backflow per Engineering Plans at time of site permitting.

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Hunter ICZ-101-25 1" Drip Control Zone Kit. 1in. ICV Globe Valve with 1in. HY100 filter system. Pressure Regulation: 25psi. Flow Range: 2 GPM to 20 GPM. 150 mesh stainless steel screen.	4
	Area to Receive Dripline Hunter HDL-09-12-PC HDL-09-12-PC: Hunter Dripline with 0.9 GPH flow. Light brown tubing with black striping. Emitters at 12" O.C. Dripline laterals spaced at 12" apart, with emitters offset for triangular pattern. Install with Hunter PLD barbed or PLD-LOC fittings.	1,168 s.f.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
C	Hunter P2C-400 Light Commercial & Residential Controller, 4-station base module controller, 120 VAC, Outdoor/Indoor model
RS	Hunter MINI-CLIK Rain Sensor, mount as noted
— — — —	Irrigation Mainline: PVC Class 200 SDR 21
— — — —	Irrigation Mainline: PVC Class 200 SDR 21
— — — —	Irrigation Mainline: PVC Class 200 SDR 21

Valve Callout
Valve Number
Valve Flow
Valve Size

PIPE SIZING CHART

CLASS 200

GPM	SIZE
0-10	3/4"
11-16	1"
17-26	1-1/4"
27-36	1-1/2"
37-55	2"
56-80	2-1/2"

SCHEDULE 40

GPM	SIZE
1-8	3/4"
9-13	1"
14-22	1-1/4"
23-30	1-1/2"
31-50	2"
51-70	2-1/2"

Flows shall maintain velocities of less than 5 feet per second

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PROJECT INFORMATION:

NEW ELITE ACADEMY

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PREPARED FOR:

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NEWELITEACADEMY@OUTLOOK.COM
772-448-8623

CONSULTANT:

DESIGN PROFESSIONAL:

GREGORY J. DISERIO, RLA
RLA NO. 840 DATE:
STATE OF FLORIDA

PROJECT NO.	224248
PROJECT MJR:	Greg Diserio
FILE NAME:	NEW ELITE LS
DESIGNER:	GJD
CAD TECH:	GJD
CHECKED BY:	GJD
ISSUED FOR:	PERMIT REVIEW CONDITIONAL USE

ISSUED DATE: DEC 10, 2024
REVISIONS:

SHEET TITLE:
IRRIGATION PLAN

SHEET NUMBER:
L-4

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

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 22nd Street Right of Way is required.
2. Should a driveway connection to N 22nd Street be required, the applicant shall submit an application for a driveway permit.
3. Continuation of the N 22nd 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 8th 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.slcfd.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.

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

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: 11/19/24

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

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

- ☐ Development Permit Compliance Review
- ☐ Site Plan
- ☐ Executed Construction Contract
- ☐ Permits
- ☐ Construction Drawings
- ☐ Test Reports & Related Documents
- ☐ Record Drawings
- ☒ Other 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

Z:\Shared\4400 Engineering\ENGINEERING\Site Development Projects\N\New Elite Academy\CU\CU Comments 11132024.docx

ENGINEERING COMMENTS:

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

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 37th 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.**

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

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

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

Site Plan Approved with conditions: _____

Site Plan Requires Re-submittal: __X_____

Site Plan Rejected: _____

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.slcfd.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***

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

To : Kerry Driver, Planner

From : Tracy Telle, Engineering Manager TST

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

- ☐ Development Permit Compliance Review
- ☐ Site Plan
- ☐ Executed Construction Contract
- ☐ Permits
- ☐ Construction Drawings
- ☐ Test Reports & Related Documents
- ☐ Record Drawings
- ☒ 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

100 NORTH US 1, FORT PIERCE, FLORIDA 34950 • CITYOFFORTPIERCE.COM • TEL: 772.467.3000 • FAX: 772.460.6847

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

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

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

Site Plan Approved with conditions: __X_____

Site Plan Requires Re-submittal: _____

Site Plan Rejected: _____

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.slcfd.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

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