



THE SUNRISE CITY  
**FORT PIERCE**  
PLANNING DEPARTMENT  
*Florida*



**TO:** Richard Chess, MBA, City Manager

**THROUGH:** Kevin Freeman, Planning Director

**FROM:** Kerry C. Driver, Senior Planner

**RE:** **Conditional Use: No New Construction**  
**1404 S. 28<sup>th</sup> Street**

**BOARD DATE:** August 18, 2025

**STAFF REPORT**

**Owner:** Jose Garcia  
Fort Pierce Real Estate Properties, Inc.

**Applicant:** Gildardo Rodelo  
American Care  
1120 Carlton Ave.  
Lake Wales, FL 33853

**Applicant’s Request:** Approval of Conditional Use: No New Construction

**Location(s):** 1404 S. 28<sup>th</sup> Street

**Parcel ID:** 2417-510-0025-000-3

**Future Land Use:** General Commercial (GC)

**Current Zoning:** C-3, General Commercial

**Surrounding FLU:**

North	East	South	West
RL	RL/GC	GC	GC

**Surrounding Zoning:**

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

**Utilities:** FPUA



**Site Location:** Corner of S. 28<sup>th</sup> ST and Mississippi Ave.

**Site Area:** 0.68 acres

**Staff Analysis:**

**Request**

In accordance with Article V Sections 125-235 of the City Code, the applicant is requesting the review and approval of Conditional Use- No New Construction to open and operate medical college, Aspatria College.

**Future Land Use & Zoning**

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

major roadway corridors with higher intensity near major intersections. Residential uses may comprise up to 20 percent of the total floor area of the General Commercial future land use designation.

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

**Conditional Uses**

According to Article V, Sec. 125-235, the purpose of the conditional use process is to allow, when desirable, uses that would not be appropriate generally or without restriction throughout the particular zoning district, but which, if controlled as tot number, area, location or relation to the neighborhood, would not adversely affect the public health, safety, comfort, good order, appearance, convenience and the general welfare. Staff have reviewed and consider that the application meets the requirements of Article V, Sec. 125-235 of City Code and is further considered to be in keeping with the commercial uses promoted by the C-3 zoning district.



**Design Review**

This is a 4,026 sq. ft, 2-story building constructed in 1986 with mirrored layouts on both floors. The applicant is proposing to utilize the existing 1,890 square feet building as-is. The proposal will not demolish or expand the current building's footprint, and the façade will remain as existing. The previous use of the building was as a Medical Center and will accommodate the proposed computer labs, training labs and classrooms, office space, a front desk area and lounge rooms.

**Parking**

The property has 18 parking spaces and 1 ADA parking space for the employees and staff. The use proposes hybrid (in-person or remote) classes, which will reduce the demand and number of cars throughout

business hours.

***Landscaping***

In addition to the current landscape, the applicant proposes adding three (3) additional trees (Green Island Ficus) and up to 15ft. of Florida Privet shrubs. A landscape maintenance agreement must be notarized and signed prior to the issuance of certificate of occupancy.

***Traffic Impact Statement***

The proposal is considered to be exempt from a traffic impact concurrency study under Sec. 105-6. Concurrency Assessment (b)(1) c. In that there is no additional impact of the proposed conditional use upon public facilities. A Certificate of Exemption is granted.

***Lighting***

The applicant provided a photometry listing the current foot-candles specs. The applicant will install one additional foot-candle.

***Technical Review Committee***

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

***Neighbor Property Owner Response Summary***

A total of 54 notifications of the proposal were mailed to the owners of property located within 500 feet of the subject property. As of August 1, 2025, there has been one (1) response by adjacent property owners regarding the request. An update will be provided to the City Commissioners at the public hearing.

***Planning Board Recommendation***

The Planning Board, at their July 14, 2025 meeting, voted 5-0 to recommend approval of the request with conditions as excepted from Sec. 125-325:

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

***Staff Recommendation:***

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