



# CITY OF FORT PIERCE

## CITY COMMISSION

August 18<sup>th</sup>, 2025

Aspatria Institute d/b/a Aspatria College  
1404 S. 28<sup>th</sup> Street  
Conditional Use

# APPLICANT

Gildardo Rodelo

# PROPERTY OWNER(S)

Fort Pierce Real Estate Properties Inc

Jose Garcia

# PARCEL ID #(S):

2417-510-0025-000-3

0.68 +/- acres



Aspatria Institute d/b/a Aspatria College - 1404 S. 28th Street – Conditional Use



# SUMMARY

A 'conditional use: no new construction' application has been submitted for review, proposing to operate medical college, Aspatria College at 1404 S. 28<sup>th</sup> St.



### Your Benefits

- **New Facilities**  
Our main campus has a welcoming and educational atmosphere for our students with multiple labs, student lounge, and computer labs.
- **Externship Sites**  
Our main campus is conveniently located inside one of our externship sites. Students are able to see how a real medical office operates, and do their externship hours on-site!
- **Affordable Tuition**  
At Aspatria Institute, we believe that education should be an option for any dedicated student. We offer payment plans and opportunities for scholarships so you can go to school without worrying about price.

### Employment Opportunities

#### MEDICAL ASSISTANTS

The employment opportunities for Medical Assistants is growing faster than average at a rate of 16%, according to the U.S. Bureau of Labor.

In approximately one year, Aspatria Institute students will have the training to enter a new and fulfilling career.

\*Job Placement Not Guaranteed

### Scan the QR code to Apply!



## Why Choose Aspatria?

Aspatria Institute understands that not every student has the same educational journey. Our program prepares you for a new career in a growing field in a little over a year. We are willing to work with you, because your success is our priority!

## Our Vision

We want to give each person who comes to Aspatria Institute the opportunity to stretch beyond the ordinary into a fulfilling life and career, and share in the American Dream. That's why we offer quality education in exciting fields with lots of opportunities for growth.



## Contact Us

✉ maylinsilva@aspatriainstitute.com

☎ 1-877-827-7287

📍 • 1100 Cesery Boulevard  
Jacksonville, FL 32211  
• 11211 N Nebraska Avenue  
Tampa, FL 33612

🌐 [www.AspatriaInstitute.com](http://www.AspatriaInstitute.com)

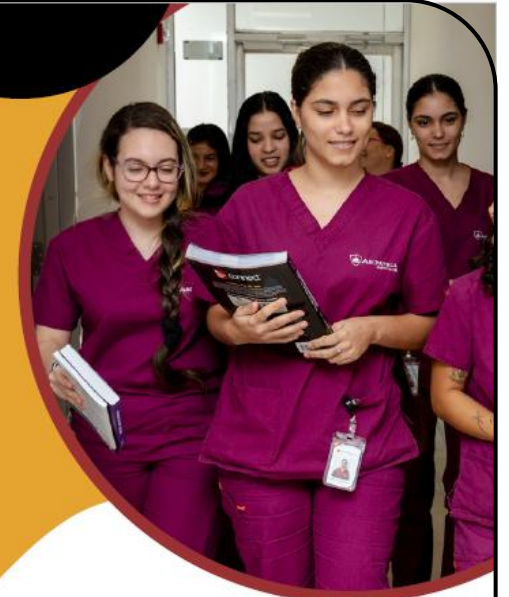
## ENROLL TODAY



License Number: #10300

Aspatria Institute is licensed by the Commission for Independent Education, Florida Department of Education. Additional information regarding this institution may be obtained by contacting the Commission at 325 West Gaines Street, Suite 1414, Tallahassee, FL 32399-0400, toll-free telephone (888) 224-6684.

Disclosure - the institution is not accredited. This may limit a student or graduate from transferring credits to other institutions. In all cases of credit transfer between schools, transferability of credits is decided by the receiving institution.



# ASPATRIA INSTITUTE

EMPOWERING YOU FOR A FULFILLING CAREER

License Number: #10300



Aspatria Institute d/b/a Aspatria College - 1404 S. 28th Street – Conditional Use

# FUTURE LAND USE

FLU: GC,  
General Commercial

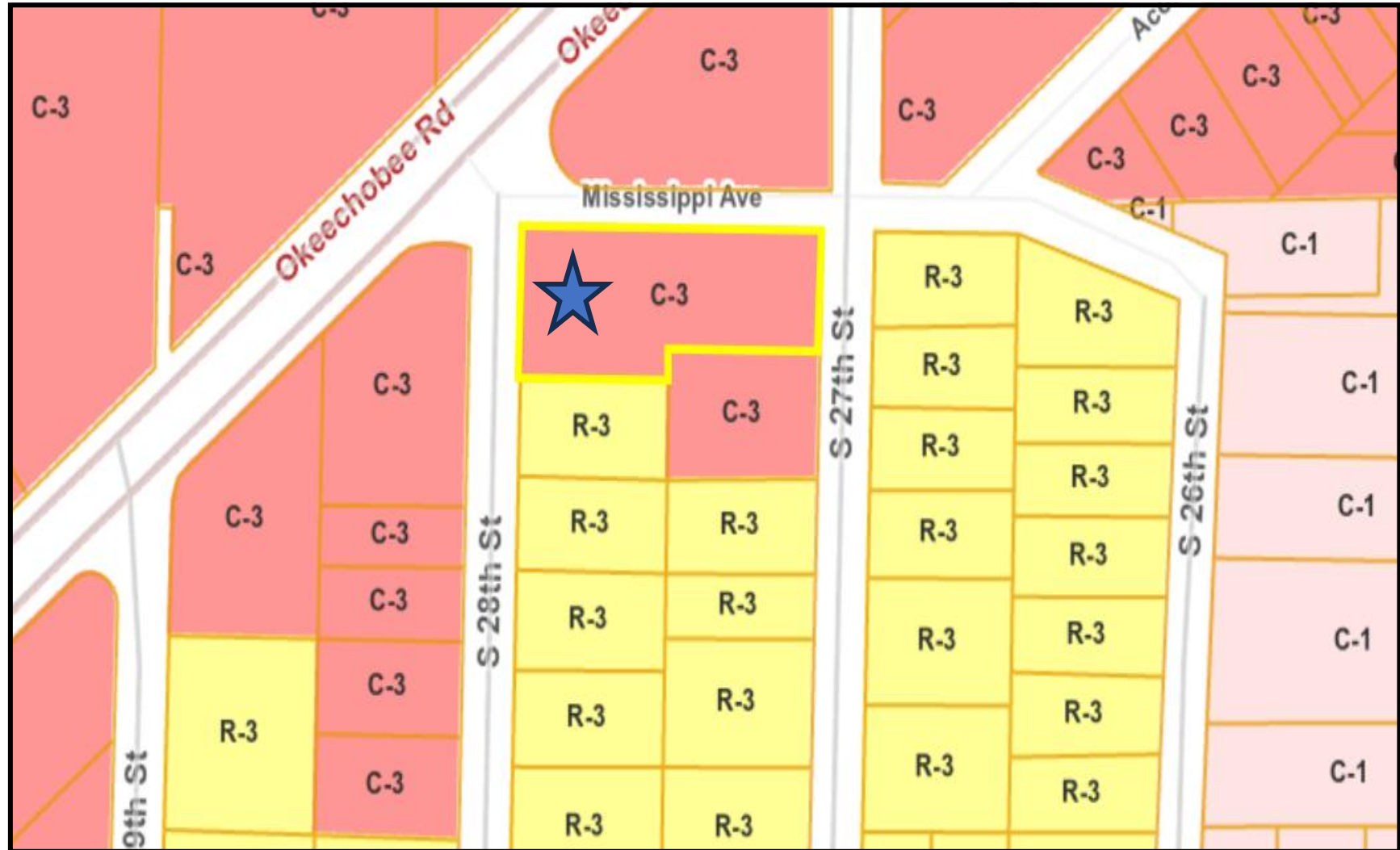


Aspatia Institute d/b/a Aspatia College - 1404 S. 28th Street – Conditional Use



# ZONING

Zoning: C-3, General Commercial



Aspatria Institute d/b/a Aspatria College - 1404 S. 28th Street – Conditional Use



# 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.

Sec. 125-187

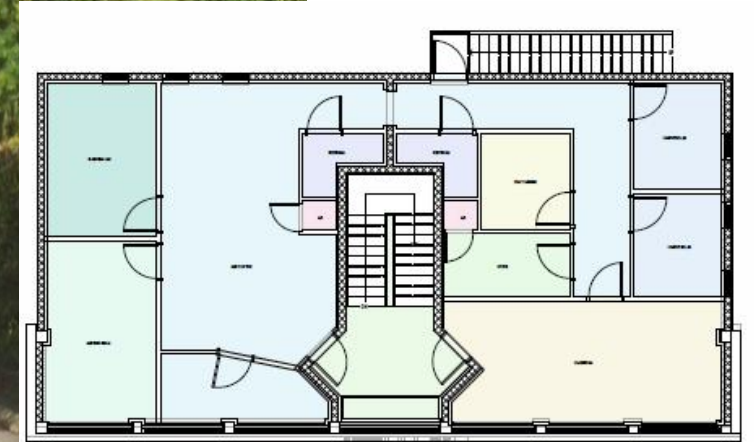


ZONING DISTRICT	E1	E2	E3	R1	R2	R3	R4	R4A	R5	C1	C2	C3
<i>Educational Facilities</i>												
-College or University	-	C	C	C	C	C	C	C	C	C	C	C
-Elementary, Middle or High School	C	C	C	C	C	C	C	C	C	C	C	C
-Marine Research/Education Facilities	-	-	-	-	-	-	-	-	-	-	-	-

Aspatia Institute d/b/a Aspatia College - 1404 S. 28th Street – Conditional Use



# EXISTING BUILDING



Aspatria Institute d/b/a Aspatria College - 1404 S. 28th Street – Conditional Use



# BUILDING w/ Signage /OPERATION DETAILS

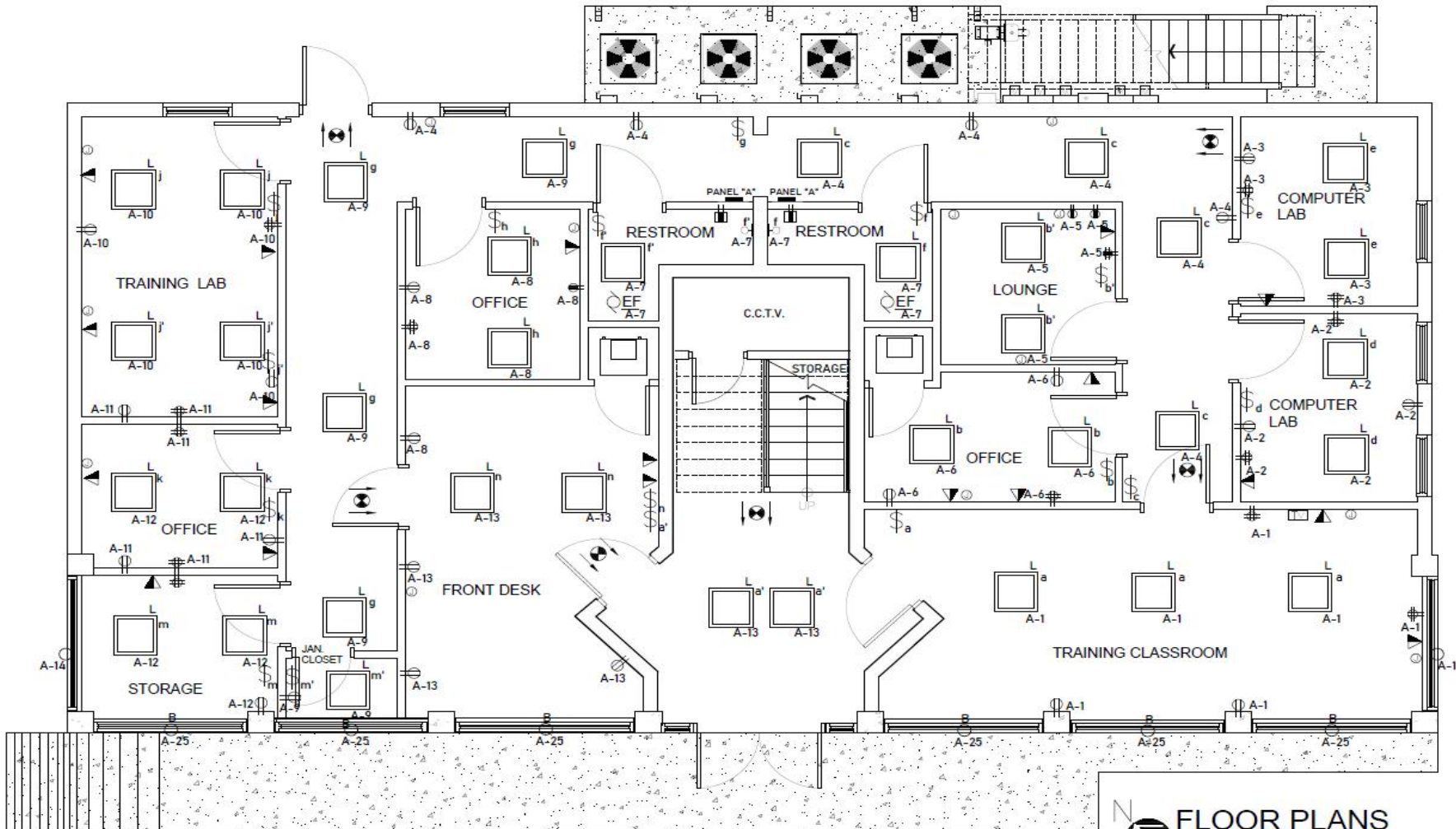


- 8a-10p (Mon.-Sat.)
- Staff: 2 Part time Instructors
  - 2 Full time Employees
- Age Group: 17-55 yrs old
- Classroom method: Hybrid
- Diploma Programs
  - MA (Medical Assistant)
  - HHA (Home Health Aide)
  - Phlebotomy
- Associate of Science
  - MA (Medical Assistant)
  - BA (Business Administration)
  - HSM (Health Service Management)

Aspatia Institute d/b/a Aspatia College - 1404 S. 28th Street – Conditional Use




# EXISTING FLOOR PLAN lower level



- ❖ 2 comp. labs
- ❖ 2 training labs/clrms
- ❖ Restrooms
- ❖ Lounge
- ❖ 3 offices
- ❖ Front desk
- ❖ storage

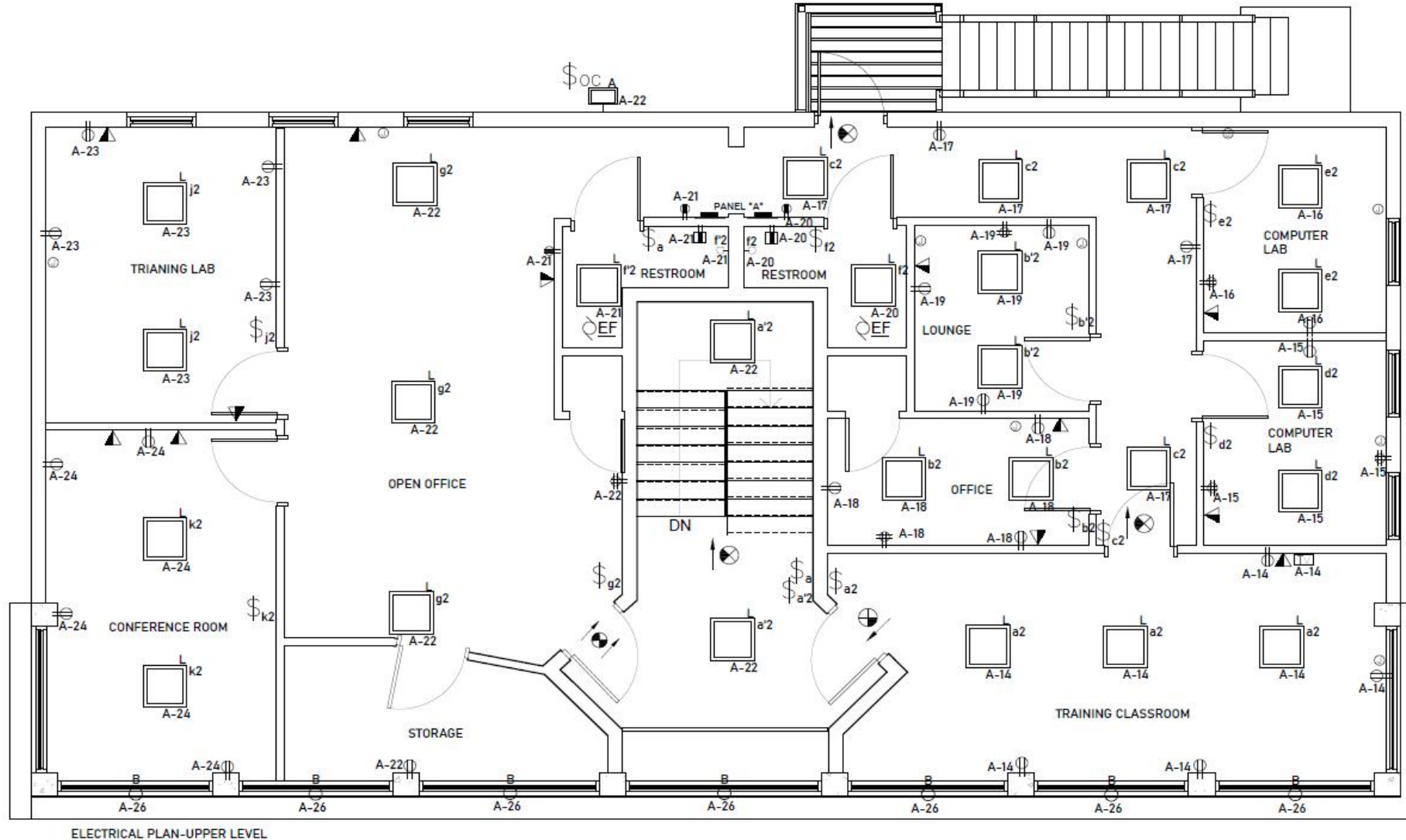
ELECTRICAL PLAN-LOWER LEVEL


**FLOOR PLANS**  
 SCALE = 1/4" = 1'-0"

Aspatia Institute d/b/a Aspatia College - 1404 S. 28th Street – Conditional Use



# EXISTING FLOOR PLAN cont'd: upper level



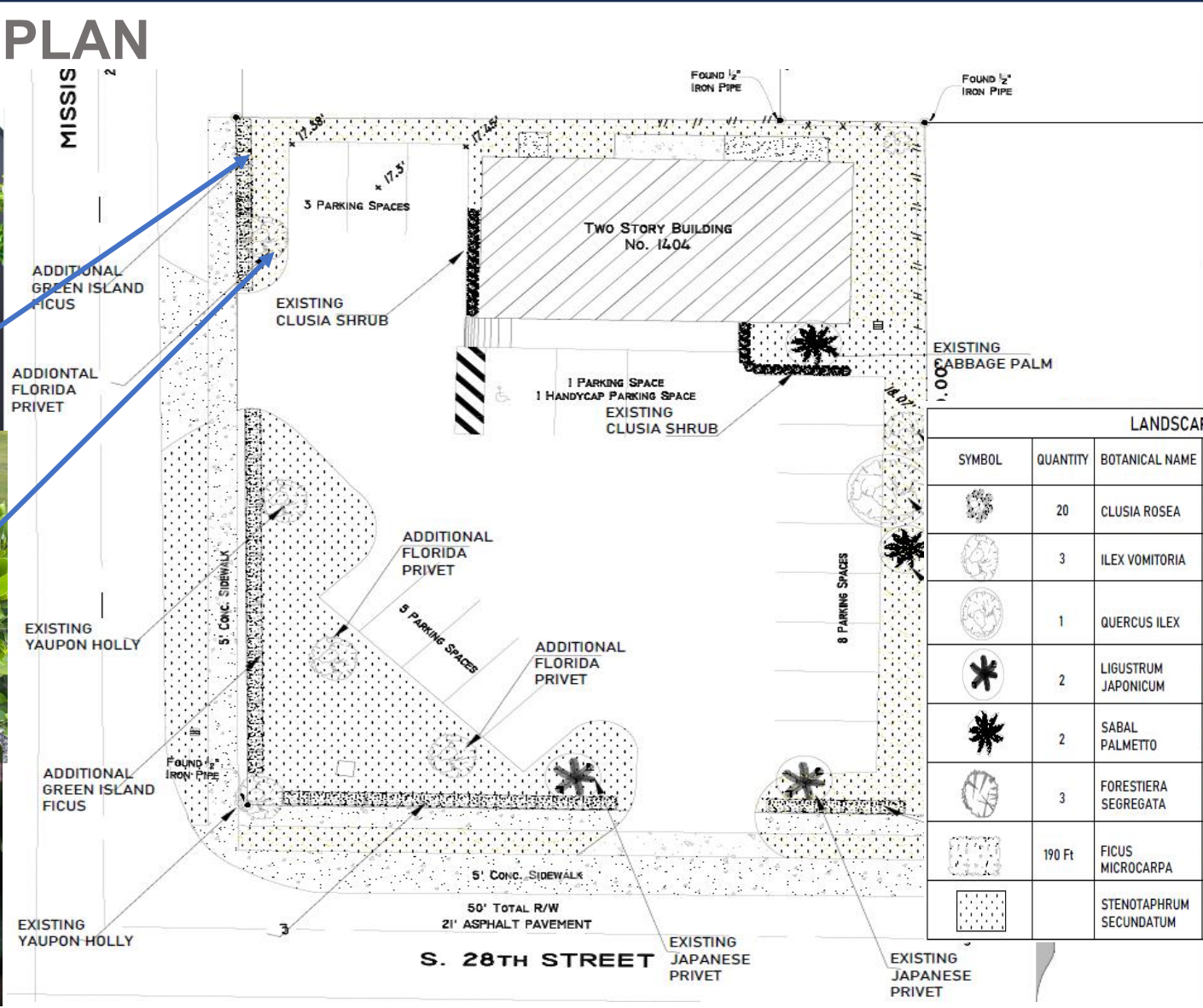
- ❖ 2 comp. labs
- ❖ 2 training labs/clsrms
- ❖ Restrooms
- ❖ Lounge
- ❖ 3 offices
- ❖ Front desk
- ❖ storage

**\*no demolition plans**

Aspatia Institute d/b/a Aspatia College - 1404 S. 28th Street – Conditional Use



# LANDSCAPE PLAN



LANDSCAPE MATERIAL SCHEDULE							
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	NATIVE		STATUS	HGT
				YES	NO		
	20	CLUSIA ROSEA	PITCH APPLE	x		EXISTING	2.5'-5'
	3	ILEX VOMITORIA	YAUAPON HOLLY	x		EXISTING	5'-8'
	1	QUERCUS ILEX	LIVE OAK	x		EXISTING	12'
	2	LIGUSTRUM JAPONICUM	JAPANESE PRIVET		x	EXISTING	8'-12'
	2	SABAL PALMETTO	CABBAGE PALM	x		EXISTING	15'
	3	FORESTIERA SEGREGATA	FLORIDA PRIVET	x		NEW	10'-15'
	190 Ft	FICUS MICROCARPA	GREEN ISLAND FICUS		x	NEW	3-5'
		STENOTAPHRUM SECUNDATUM	ST. AGUSTINE	x		EXISTING	

Aspatria Institute d/b/a Aspatria College - 1404 S. 28th Street – Conditional Use



## RECOMMENDATION

At the July 14, 2025, Planning Board meeting, the board voted unanimously to approve the conditional use application with the two (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

Staff's recommendation is for City Commission to **Approve** the conditional use application.

## ALTERNATIVE RECOMMENDATION

1. Recommend Approval with additional and/or modified conditions.
2. Recommend Disapproval.





# CITY OF FORT PIERCE

## CITY COMMISSION

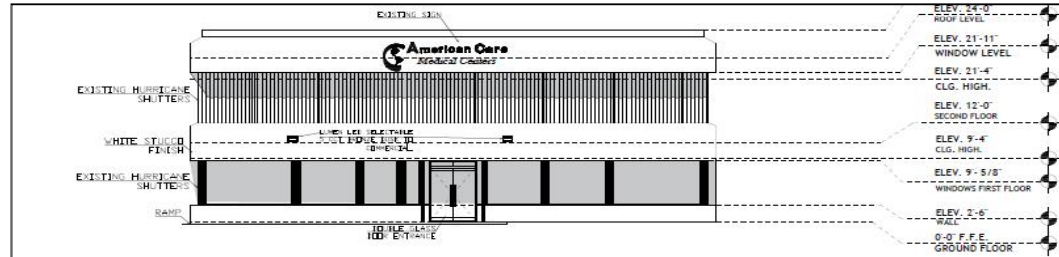
August 18<sup>th</sup>, 2025

**Aspatria Institute** d/b/a Aspatria College

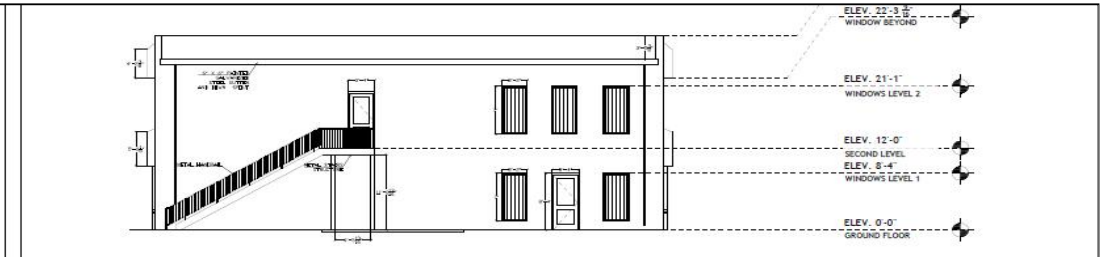
1404 S. 28<sup>th</sup> Street

Conditional Use

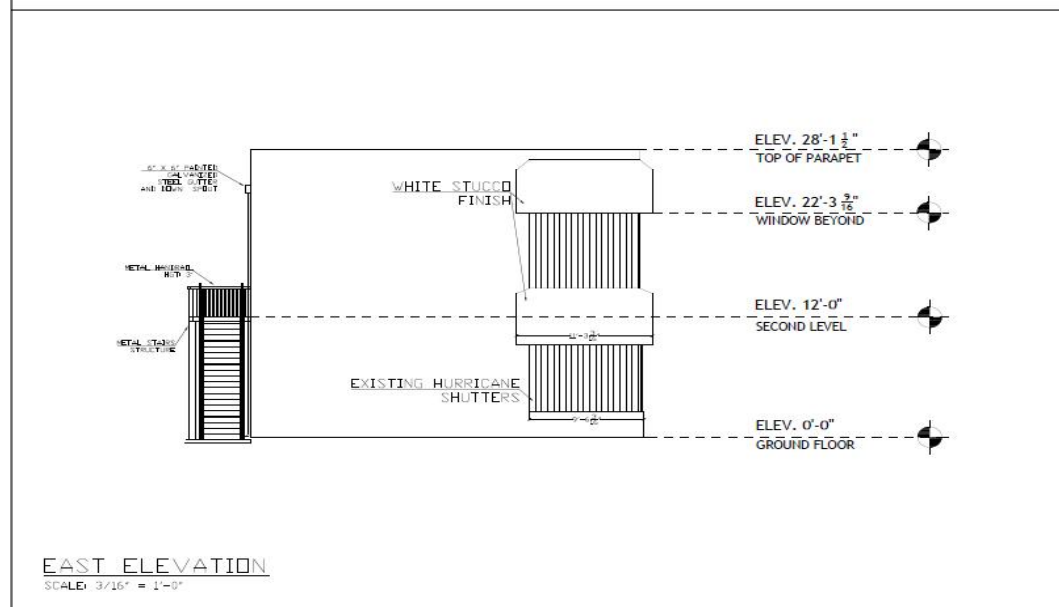
# EXTERIOR ELEVATIONS



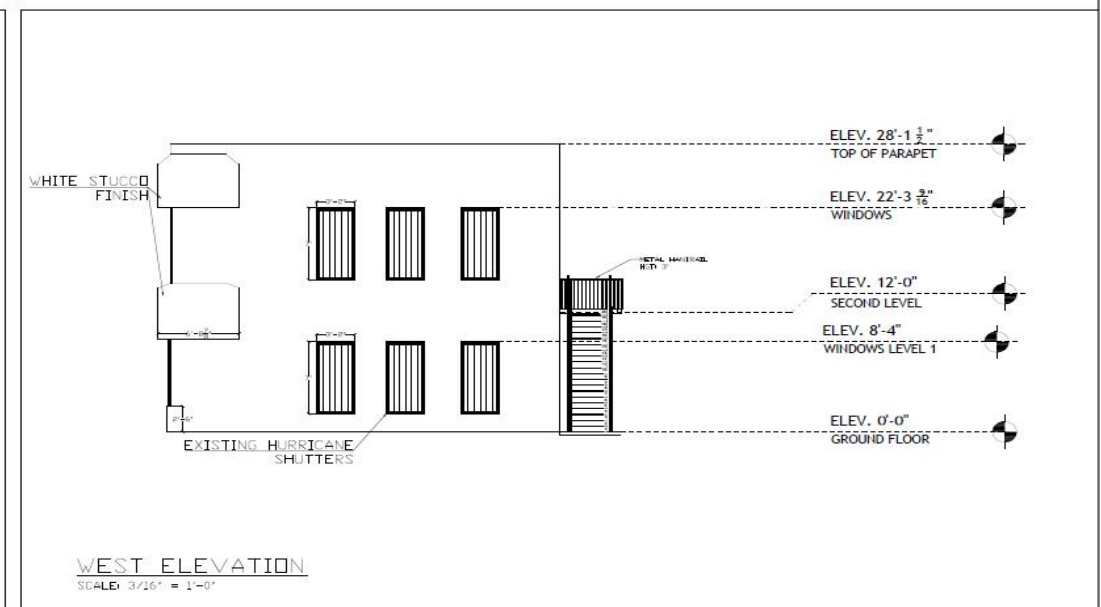
**SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**EAST ELEVATION**  
SCALE: 3/16" = 1'-0"

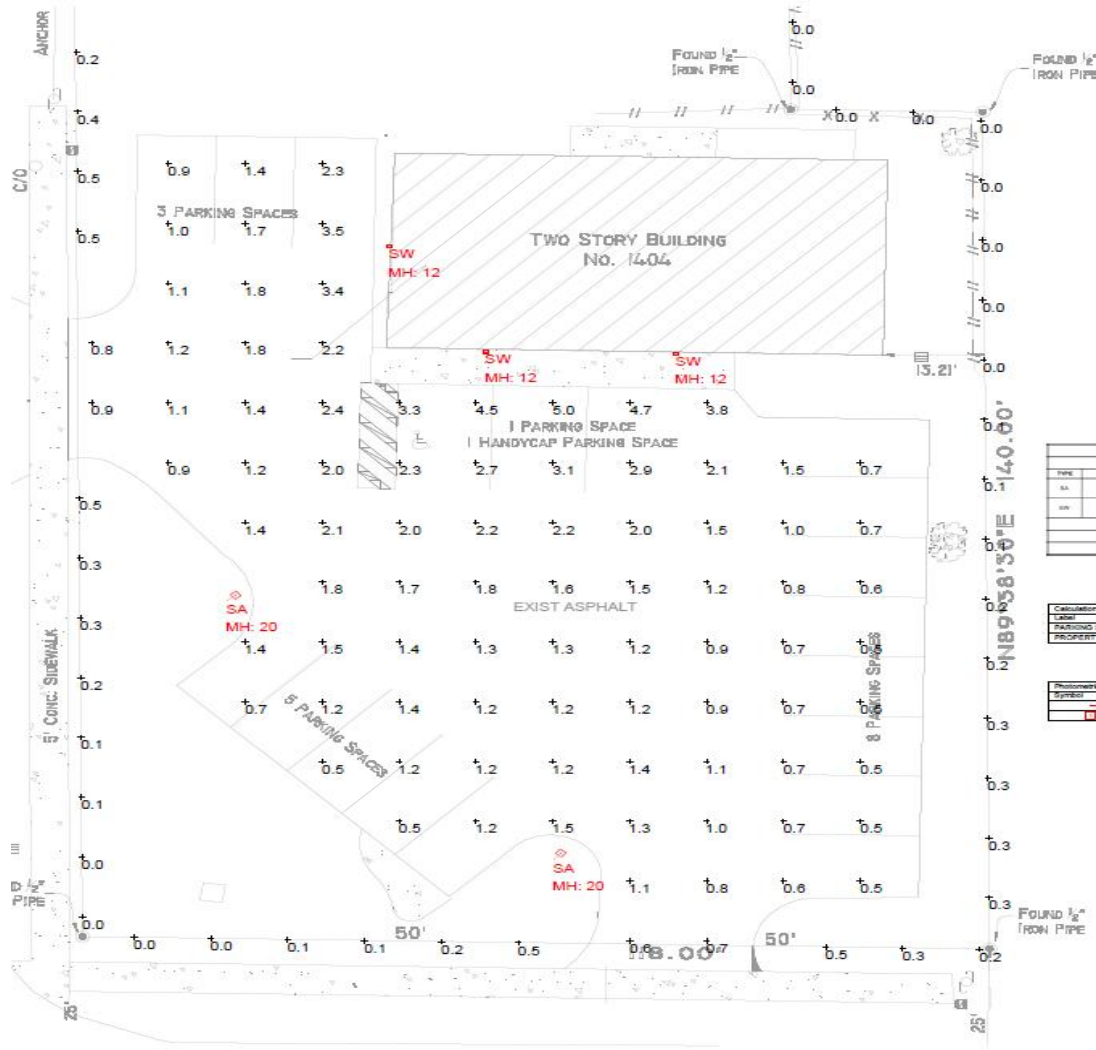


**WEST ELEVATION**  
SCALE: 3/16" = 1'-0"

Aspatia Institute d/b/a Aspatia College - 1404 S. 28th Street – Conditional Use



# LIGHTING PLAN



**AMERICAN CARE MEDICAL CENTER**  
**LIGHTING FIXTURE SCHEDULE**

TYPE	DESCRIPTION	MPF	CATALOG NUMBER	FOOT CANDLE	WATTAGE	ORDER	HEIGHT	SPACING	REMARKS
SA	STREET LIGHTING	NO. 2000	DAVIDSON PULL-TOP-FIXTURE-141100000	100	125.00W	4750	5.5'	30' FILE	NOTE 1
SW	WALL FIXTURE	NO. 1200	DAVIDSON PULL-TOP-FIXTURE-141100000	100	125.00W	4750	5.5'	WALL	


NOTE 1: FIXTURE MOUNTED ON 30" VALANCE DIRECT DIALING POLE MODEL # 188-00016 COOPER FINEWIRE  
FOR QUESTIONS PERTAINING TO THIS FIXTURE SCHEDULE PLEASE CONTACT ENGINEER AT LIGHTING DYNAMICS: "EASING@LIGHTINGDYNAMICS.COM" OR "EASING@LIGHTINGDYNAMICS.COM"

**Calculation Summary**

Label	Category	Units	Avg	Max	Min	Avg/Min	Max/Min
RAVING LDT	Illuminance	fc	1.82	5.0	0.5	5.04	10.00
PROPERTY LINE	Illuminance	fc	0.10	0.5	0.0	N/A	N/A

**Photometric Calculation Software Generated Luminaire Schedule**

Symbol	Qty	Label	Arrangement	LLF	Lum. Lumens	Lum. Wats	AP Lum. Lumens	AP Wats
SA	2	SA	Single	0.900	4750	309	4750	309
SW	3	SW	Single	0.900	3000	34	3000	34



**LIGHTING DYNAMICS INCORPORATED**

Notes: 1. This is a preliminary drawing of the lighting plan. It is subject to change without notice. 2. The lighting design is based on the information provided in the site plan and the lighting schedule. 3. The lighting design is based on the assumption that the lighting fixtures will be installed as shown. 4. The lighting design is based on the assumption that the lighting fixtures will be installed as shown. 5. The lighting design is based on the assumption that the lighting fixtures will be installed as shown. 6. The lighting design is based on the assumption that the lighting fixtures will be installed as shown. 7. The lighting design is based on the assumption that the lighting fixtures will be installed as shown. 8. The lighting design is based on the assumption that the lighting fixtures will be installed as shown. 9. The lighting design is based on the assumption that the lighting fixtures will be installed as shown. 10. The lighting design is based on the assumption that the lighting fixtures will be installed as shown.

NOTES:

No.	Revision/Issue	Date
1	PHOTOMETRIC STUDY	05/01/20

**LIGHTING DYNAMICS, INC.**  
7835 West Commercial Blvd.  
Tamarac, FL 33351  
(954) 944-0286  
www.lightingdynamics.com

**AMERICAN CARE MEDICAL CENTER**  
Lighting Study - Site  
Fort Pierce, FL

Project: American Care	Sheet: <b>LO</b>
Date: 05/01/2020	Scale: 1/8" = 1'
Drawn by: VR	Checked by: VR

Aspatia Institute d/b/a Aspatia College - 1404 S. 28th Street – Conditional Use



# INFORMATION POSTER



# ASPATRIA INSTITUTE

EMPOWERING YOU FOR A FULFILLING CAREER

## Organizational Structure

Aspatria Institute, Inc., is a Florida Corporation doing business in the State of Florida. Aspatria Institute is licensed by the Commission for Independent Education, Florida Department of Education.

## Our Mission Statement

We're dedicated to providing an education that leads to meaningful employment and opportunities. We support individuals in local communities by inviting students to participate in an online experience that provides intellectual challenge, academic enrichment, and career development, coupled with an onsite work environment learning experience.

## Programs Offered

### Schedules

Day Shift → 8:00am – 1:00pm (Monday – Friday)

Evening Shift → 6:00pm – 10:00pm (Monday – Friday)

Externship Site Schedule – 8:00am – 7:00pm (Monday – Saturday)

### Diploma Programs

Method of Delivery: Hybrid

#### **Medical Assistant:**

Timeframe: 1300 Clock hours

#### **Home Health Aide:**

Timeframe: 165 Clock hours

#### **Phlebotomy:**

Timeframe: 165 Clock hours

### Associate of Science

Method of Delivery: Online & Hybrid

#### **Medical Assistant:**

Timeframe: 71 credits

#### **Business Administration:**

Timeframe: 60 credits

#### **Health Service Management:**

Timeframe: 60 credits

#### **Business Administration:**

Timeframe: 60 credits

**Limited Enrollments (20) Per Quarter**

Aspatria Institute d/b/a Aspatria College - 1404 S. 28th Street – Conditional Use

