



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

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

**Subject: Conditional Use (PZCON2025-00003)**

**Aspatria Institute – 1404 S. 28<sup>th</sup> Street**

**Technical Review Committee comments for April 17, 2025, TRC Meeting**

**City of Fort Pierce Planning Department**

Application **requires resubmittal** for the following reasons:

1. Landscaping should be increased and reflected on the site plan.
  - a. At least two (2) additional trees should be planted on property
  - b. Additional shrubs and hedges along Mississippi Ave and 28<sup>th</sup> Street sidewalks
2. Footcandle should be installed in front of the sectioned parking spaces to increase illumination for safety

Advisory Comments

3. Sign permits will be required and are filed separately during the permitting process



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

**Meeting Date:** 4/17/25  
**Property Address:** PZCON2025-00003 – Cond. Use with no Construction – Aspatría College- 1404 S 28<sup>th</sup> St.

*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: \_\_\_\_\_

4/15/25




THE SUNRISE CITY  
**FORT PIERCE**  
ENGINEERING  
DEPARTMENT

**FORT PIERCE**  
*Florida*



**TO : Kerry Driver – Senior Planner**

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

**THRU : Mark Zrallack, P.E. – City Engineer** 

**RE : Conditional Use  
Aspatria College – 1404 S 28<sup>th</sup> Street  
PZCON2025-00003**

**DATE : April 7, 2025**

This is to advise you that we have completed the review of the following documents as received by this office on April 4, 2025:

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

Based on our reviews and appropriate site final inspection, we

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> Recommend          | <input checked="" type="checkbox"/> Do Not Recommend |   |
| <input type="checkbox"/> Site Plan Approval | <input type="checkbox"/> DPCR Approval               | <input checked="" type="checkbox"/> Conditional Use |

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

- See attached for comments

**Engineering Comments:**

The Boundary Survey does not appear to show the entire property. Please update the survey to include the building shown on Sheet A-0.0.



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

*Florida*

## Technical Review Committee meeting

**April 17, 2025**

Case #: PZCON2025-00003

Planner: City of Ft. Pierce Planning Department.

Conditional Use, no new construction.

1408 South 28<sup>th</sup> Street, Ft. Pierce (Aspatria College).

### **Comments:**

Please ensure the illumination of the parking area of the proposed educational facility meets or exceeds the requirements standards set forth by City of Fort Pierce Code.

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.



Fort Pierce Utilities Authority  
Water/Wastewater Engineering  
1701 South 37<sup>th</sup> Street  
Fort Pierce, FL 34947  
772.466.1600 Ext 3473

## Technical Review Committee Meeting

TECHNICAL REVIEW PROJECT: PZCON2025-00003

**Conditional Use with No New Construction - Aspatria College - 1404 S. 28th Street**

W/WW Engineering: Approved as noted,

This location currently has FPUA services, if additional capacity is required to facilitate improvements, please contact the Water and Wastewater Engineering Department, at 1701 S 37<sup>th</sup> Street Fort Pierce Florida. For more information please contact John Biggs at 772 466 1600 ext. 3474.

Electric Engineering: FPUA Electric & Gas Engineering has reviewed the application. **Approved.** Please provide electric information.

**New pad mount transformer lead time is up to 52 weeks.**

**Please contact Sal Scimeca for electric customer requirements and project coordination. Before work begins.**

Sal Scimeca  
Engineering Technician III  
Electric & Gas Engineering  
Fort Pierce Utilities Authority  
[sscimeca@fpu.com](mailto:sscimeca@fpu.com)  
772.466.1600 ext. 6957

Gas: Approved.

FPUAnet Fiber: FPUAnet **Approves.** Fiber Internet Service – **Available.**  
Contact Eric Peters at (772) 468-1697 or [peters@fpu.com](mailto:peters@fpu.com) for **Fiber Internet** requirements.



Developer  
Letter.pdf



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





Fort Pierce Utilities Authority  
FPUAnet Communications  
500 Boston Avenue (PO Box 3191)  
Fort Pierce, FL 34950 (34948)

Dear Developer,

I'm reaching out on behalf of **FPUAnet**, the City of Fort Pierce's municipal fiber internet provider, to introduce how we can support your next development project with fast, reliable, and cost-effective connectivity built for long-term growth.

Here's why developers like you choose **FPUAnet**:

- **Scalable Fiber Infrastructure**

Our fiber network is designed to evolve with the needs of Fort Pierce, ensuring your properties have the bandwidth to support future technologies, smart building systems, and high-demand applications.

- **Gigabit Speeds at Every Site**

Whether it's residential, commercial, or mixed-use, we deliver **consistent gigabit speeds** across our service area—ensuring your tenants and buyers enjoy fast, seamless internet.

- **Community-Wide Coverage**

We don't just serve high-density areas—we extend fiber access to underserved neighborhoods, helping developers meet connectivity requirements across all project types and locations.

- **Cost-Effective & Developer-Friendly**

With **competitive pricing** and a **community-first model**, FPUAnet offers lower rates than private ISPs—helping keep your project costs in check, with no hidden fees or profit-driven markups.

On top of that, **our dedicated local support team is available 24/7**, giving you and your buyers reliable access to real people who know the area and the network inside and out.

I'd love to discuss how we can help meet your project's specific connectivity needs. Please feel free to reach me directly at [peters@fpu.com](mailto:peters@fpu.com) or **772-468-1697**.

Looking forward to partnering with you.

Best regards,  
Eric Peters  
On behalf of FPUAnet



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

772.466.1600

[www.fpu.com](http://www.fpu.com)





**BUREAU OF FIRE PREVENTION**

**SITE PLAN REVIEW**

**TO: Site Plan Applicant**

**SITE PLAN: 1404 S. 28th Street PZCON2025-00003**

**REVIEW DATE: 4/7/2025**

**PLANNER: KERRY DRIVER**

**REVIEWED BY: Lt Jesse Almand**

---

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

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

---

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

- 1. Please submit a completed application for Development/Site Plan Review (St. Lucie County Fire District Development & Site Plan Review Application). This form is available on-line at <https://www.slcfcd.com>.**
- 2. Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.**
- 3. Please provide an electronic revised copy of the site plan if applicable (pdf format).**
- 4. Please provide written acknowledgement of the conditions/revisions provided.**
- 5. The Fire District reserves the right for future comments at the site plan & building construction phase.**
- 6. Be advised, although there is no new construction planned for this project it will be subject to a New Business Inspection and possibly a Change of Occupancy Review.**

*"Our Family Serving Yours"*

5160 N.W. Milner Drive, Port St. Lucie, Florida 34983-3392

Telephone: (772) 621-3400 Fax: (772) 621-3400

[www.slcfcd.com](http://www.slcfcd.com)

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



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

**The project will have to meet all of the Occupancy requirements at that time to be in compliance with the currently adopted version of the *Florida Fire Prevention Code*.**

*"Our Family Serving Yours"*

5160 N.W. Milner Drive, Port St. Lucie, Florida 34983-3392

Telephone: (772) 621-3400 Fax: (772) 621-3400

[www.slcfcd.com](http://www.slcfcd.com)

Autozone Inc  
#1238 Dept 8088  
PO Box 2198  
Memphis, TN 38101-2198

H & N 402 SW Friar Street LLC  
7892 Saddlebrook DR  
Port St Lucie, FL 34986-3100

H And N 402 SW Friar Street LLC  
7892 Saddlebrook Dr  
Port St Lucie, FL 34986

H & N 402 SW Friar Street LLC  
7892 Saddlebrook DR  
Port St Lucie, FL 34986-3100

TMT ENTERPRISES LLC  
811 S 7th ST  
Fort Pierce, FL 34950-9316

Maria Campos  
2608 S 16th St  
Fort Pierce, FL 34982

Royal Rentals LLC  
3191 NW 114th TER  
Coral Springs, FL 33065-3113

Wendy R Lounds  
2700 N Highway A1A AVE, Unit A  
Hutchinson Island, FL 34949-1580

Martin Reyes  
2608 Ohio Ave  
Fort Pierce, FL 34947-4731

Green River Builders & Investme  
515 Hartman RD  
Fort Pierce, FL 34947-3403

PRD Owner LLC  
11995 El Camino Real  
San Diego, CA 92130-2539

H And N 402 SW Friar Street LLC  
7892 Saddlebrook Dr  
Port St Lucie, FL 34986

James Hart Jr and Rebecca Hart  
4000 Delaware AVE  
Fort Pierce, FL 34947-6119

Alma Rosa Barajas (TR)  
1010 S 9th ST  
Fort Pierce, FL 34950-9328

MPG Enterprises LLC  
PO Box 14949  
Fort Pierce, FL 34979-4949

MPG Enterprises LLC  
PO Box 14949  
Fort Pierce, FL 34979-4949

Rosa Barajas Interpreting Inc  
1010 S 9th ST  
Fort Pierce, FL 34950-9328

H AND N 645 Prima Vista LLC  
7892 Saddlebrook DR  
Port St Lucie, FL 34986-3100

Richard Renner  
230 Chimney RD  
Watertown, CT 06795-1622

TMT ENTERPRISES LLC  
811 S 7th ST  
Fort Pierce, FL 34950-9316

YOUTH & FAMILY BEHAVIORAL  
1211 S 25th St  
Fort Pierce, FL 34947

St Lucie Habitat for Humanity Inc  
702 S 6th ST  
Fort Pierce, FL 34950-8342

ID 2911 LLC  
18651 SW 39th ST  
Miramar, FL 33029-2703

Mary S Logsdon and Tommy S L  
1207 S 28th ST  
Fort Pierce, FL 34947-6921

TAYLORMADE HOLDING LLC  
10930 Myrtlewood LN  
Port St Lucie, FL 34986-3104

Fort Pierce Real Estate Properties  
12171 SW 268th ST  
Homestead, FL 33032-8001

William Petit  
PO Box 13504  
Fort Pierce, FL 34979-3504

Jose Luna and Amparo Luna  
1411 S 27th ST  
Fort Pierce, FL 34947-4722

Lucia Cendejas and Jose Albert C  
1413 S 27th ST  
Fort Pierce, FL 34947-4722

Wilson T Cruz and Andreia A Cruz  
1501 S 27th ST  
Fort Pierce, FL 34947-5701

Daniel Torres and Laura Lizbeth V  
1507 S 27th ST  
Fort Pierce, FL 34947-5701

Erika Chavez Garcia  
1511 S 27th ST  
Fort Pierce, FL 34947-5701

Maria Guadalupe Montiel Sanch  
2706 Ohio AVE  
Fort Pierce, FL 34947-4764

Jose Garcia  
117 Hartman RD  
Fort Pierce, FL 34947-3401

Daniel Bautista and Juana Bautis  
1607 S 28th ST  
Fort Pierce, FL 34947-6942

Gertrude Romain  
1504 S 28th St  
Fort Pierce, FL 34947

Adrianna Collins (EST)  
1416 S 28th St  
Fort Pierce, FL 34950-4429

Shirley Miller  
1414 S 28th ST  
Fort Pierce, FL 34947-6939

Amanda Bowen  
1412 S 28th St  
Fort Pierce, FL 34947-6939

Fort Pierce Real Estate Properties  
12171 SW 268th ST  
Homestead, FL 33032-8001

Savanna Concierge LLC  
105 Orange AVE  
Fort Pierce, FL 34950-4346

William Schuck  
1413 S 28th ST  
Fort Pierce, FL 34947-6940

Noe Bautista  
1501 S 28th St  
Fort Pierce, FL 34947

Hilda Garcia (LF EST)  
1505 S 28th ST  
Fort Pierce, FL 34947-6975

Dorothy N Guettler  
1511 S 28th St  
Fort Pierce, FL 34947

Virginia Leitner  
c/o Jesse L Davis  
1546 Pulitzer Rd  
Fort Pierce, FL 34945-4425

El Brava LLC  
4718 Fountains Dr S  
Lake Worth, FL 33467

Caraf Land 2829 LLC  
7844 NW 178th ST  
Hialeah, FL 33015-3649

Savanna Concierge LLC  
105 Orange AVE  
Fort Pierce, FL 34950-4346

Church of the Nazarene of the N  
407 Florida AVE  
Fort Pierce, FL 34950-8360

Linda Magana  
2607 Mississippi AVE  
Fort Pierce, FL 34947-4757

Juana Bautista and Javier H Baut  
1404 S 27th St  
Fort Pierce, FL 34947

Isidra Basajas  
1904 Royal Palm DR  
Fort Pierce, FL 34982-5627

Jose F Luna and Amparo Luna  
1411 S 27th ST  
Fort Pierce, FL 34947-4722

Oeun Jacobson  
2103 Sunrise BLVD  
Fort Pierce, FL 34950-5333

Bonnie L Starling (TR)  
3322 Sunrise Blvd  
Fort Pierce, FL 34982-6564

Thomas J Douglas Jr and Becky  
1407 S 26th ST  
Fort Pierce, FL 34947-4714

Raymond Angel Galdames and S  
1409 S 26th ST  
Fort Pierce, FL 34947-4714

Luis Eduardo Medina and Giselle I  
1411 S 26th ST  
Fort Pierce, FL 34947-4714

Alvaro Campuzano and Guadalu  
1501 S 26th ST  
Fort Pierce, FL 34947-4749

T Kayne LLC  
2521 N Indian River DR  
Fort Pierce, FL 34946-1806



---

**TO:** Technical Review Committee

**THROUGH:** Kevin Freeman, Planning Director

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

**RE:** **Conditional Use No New Construction – PZCON2025-00003**  
**1404 S 28<sup>th</sup> Street**

**TRC MEETING DATE:** April 17, 2025  
**Resubmittal Date:** May 27, 2025

---

**Resubmittal for (Conditional Use No New Construction) 1404 S 28<sup>th</sup> St.**

The above referenced project is being resubmitted for a second review and comments. The applicant is requesting a Conditional Use with no new construction for a property address, 1404 S. 28<sup>th</sup> St.

Please send all comments to [kdriver@cityoffortpierces.com](mailto:kdriver@cityoffortpierces.com), [planning@cityoffortpierces.com](mailto:planning@cityoffortpierces.com) and/or through interoffice mail to the Planning Department

Thank you,

Kerry




THE SUNRISE CITY  
**FORT PIERCE**  
ENGINEERING  
DEPARTMENT

**FORT PIERCE**  
*Florida*

**To : Kerry Driver – Senior Planner**

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

**THRU : Mark Zrallack, P.E. – City Engineer** 

**RE : Conditional Use**  
**Aspatria College – 1404 S 28<sup>th</sup> Street**  
**PZCON2025-00003**

**DATE : May 27, 2025**

This is to advise you that we have completed the review of the following documents as received by this office on May 27, 2025:

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

Based on our reviews and appropriate site final inspection, we

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> Recommend          | <input checked="" type="checkbox"/> Do Not Recommend |   |
| <input type="checkbox"/> Site Plan Approval | <input type="checkbox"/> DPCR Approval               | <input checked="" type="checkbox"/> Conditional Use |

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\AA\Aspatria College\CU Resubmittal 05272025\CU Comments 05272025.docx

**Engineering Comments:**

As previously noted, the Boundary Survey does not appear to show the entire property.

The Boundary Survey from Target Surveying does not show the entire property as shown on the Property Appraiser website (attached), and what was shown on Sheet A-0.0 of the plans submitted in April.

While there may be no work proposed for this area, the survey as provided is incomplete.

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: 1404 S. 28th Street PZCON2025-00003**

**REVIEW DATE: 4/7/2025**

**PLANNER: KERRY DRIVER**

**REVIEWED BY: Lt Jesse Almand**

---

Site Plan Approved with conditions:   X  

Site Plan Requires Re-submittal:           

---

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

- ~~1. Please submit a completed application for Development/Site Plan Review (St. Lucie County Fire District Development & Site Plan Review Application). This form is available on-line at <https://www.slcfcd.com>. Received 5/30/2025~~
- ~~2. Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form. Received 6/9/2025~~
- ~~3. Please provide an electronic revised copy of the site plan if applicable (pdf format). Received 6/10/2025~~
- ~~4. Please provide written acknowledgement of the conditions/revisions provided.~~
- ~~5. The Fire District reserves the right for future comments at the site plan & building construction phase.~~

---

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

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



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

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

*"Our Family Serving Yours"*

5160 N.W. Milner Drive, Port St. Lucie, Florida 34983-3392

Telephone: (772) 621-3400 Fax: (772) 621-3400

[www.slcfcd.com](http://www.slcfcd.com)







THE SUNRISE CITY  
**FORT PIERCE**  
ENGINEERING  
DEPARTMENT

**FORT PIERCE**  
*Florida*



**To : Kerry Driver – Senior Planner**

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

**THRU : Mark Zrallack, P.E. – City Engineer** 

**RE : Conditional Use**  
**Aspatria College – 1404 S 28<sup>th</sup> Street**  
**PZCON2025-00003**

**DATE : June 25, 2025**

This is to advise you that we have completed the review of the following documents as received by this office on June 18, 2025:

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

Based on our reviews and appropriate site final inspection, we

- |   |   |  |
|---|---|--|
| <input checked="" type="checkbox"/> Recommend | <input type="checkbox"/> Do Not Recommend |  |
| <input type="checkbox"/> Site Plan Approval   | <input type="checkbox"/> DPCR Approval    | <input checked="" type="checkbox"/> Conditional Use 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

 **American Care**  
Medical Centers

1404

## PUBLIC HEARING

A CONDITIONAL USE application  
has been received for this property.

For more information:  
**(772) 467-3737**



**PUBLIC HEARING**

A CONDITIONAL USE application  
has been received for this property.

For more information:  
(772) 467-3737



# DRAFT



## CITY OF FORT PIERCE PLANNING BOARD

---

### Planning Board Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE CITY PLANNING BOARD HELD ON MONDAY, **JULY 14, 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**

Present: Clayton Johnson; Justine Carter; Alexander Edwards; Ryan Collins; Nichelle Clemons, Chair

Absent: Christopher Widing; Anton Kreisl

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

**4. CONSIDERATION OF ABSENCES**

Mr. Kreisl and Mr. Widing were excused.

**5. APPROVAL OF MINUTES**

- a. Minutes from the June 9, 2025 meeting

Motion was made by Ryan Collins, and seconded by Alexander Edwards to approve the minutes from the June 9, 2025 meeting.

AYE: Alexander Edwards, Ryan Collins, Justine Carter, Chair Nichelle Clemons, Clayton Johnson

Passed

**6. NEW BUSINESS**

a. **PZANN2025-00002**  
**Annexation**  
**1903 S. 37th Street**

Ms. Driver gave an overview of the application. She said the site area is approximately 63 acres and the taxable value of the property is \$34,991. Ms. Driver stated the existing county Future Land Use is Commercial and the proposed Future Land Use is General Commercial. The existing county zoning is Commercial Neighborhood and the proposed zoning is General Commercial. Ms. Driver showed the Future Land Use comparison chart.

No one spoke for or against the application.

Motion was made by Justine Carter, and seconded by Alexander Edwards to forward a recommendation of approval of the proposed annexation to the City Commission.

AYE: Ryan Collins, Clayton Johnson, Justine Carter, Alexander Edwards, Chair Nichelle Clemons

Passed

b. **PZSITE2025-00027**  
**Major Site Plan Amendment**  
**Kings Landing**  
**Generally located at or near 322 North 2nd Street**

Mr. Freeman gave an overview of the application. He said the application proposes a major amendment to a previously approved site plan of eight (8) parcels in respect of the Kings Landing development. Mr. Freeman noted that on February 7, 2022, the City replaced the site plan with an amended site plan through Ordinance 22-003. Mr. Freeman explained there have been changes to the development agreement and the potential developers of the property. He said the application is under time constraints through a development agreement. He noted the Historic Preservation Board and City Commission hearings have to take place before September 2025. Mr. Freeman stated the existing zoning is PD - Planned Development and the existing Future Land Use is CBD - Central Business District. He showed the original site plan and the amended site plan. Mr. Freeman said the revision to the site plan was formulated through a meeting with the applicant, developer, and a number of city departments. One of the main points of the staff was how to be efficient in the layout and how additional parking could be created on the property in excess of what was already being proposed. He said the amended site plan has one single spine through route from Indian River Drive to N. 2nd Street and the site became more efficient and allowed for the development of a larger capacity parking garage within the property.

Mr. Freeman showed the Kings Landing site data comparison. He explained that the townhomes have been removed and are being constructed individually. The site has been bifurcated into two. The changes to the site plan include a downsized restaurant, the hotel has gone from 140 to potentially 148 rooms, retail space has been upsized, parking has increased to 516 parking spaces, and a fitness area and meeting rooms have been added. Mr. Freeman said the landscape plan centers on creating a pedestrian-friendly welcoming through street and lots of landscaping around the property. Mr. Freeman highlighted that it is important that this part of the development complies with the latest development agreement and all the dates in the proposal line up with the

agreement. The phasing schedule has been lined up to meet the timeline. Mr. Freeman showed the architectural drawings. He noted there are outstanding comments from the Engineering department that the applicant is working on and will need to be resolved before the presentation to the City Commission. Mr. Freeman said the Historic Preservation Board will be looking more at the architecture. He is hoping the City Commission hearing will be in September 2025 with all the Engineering comments complied with.

Ms. Carter asked if there had been discussions about making it a better plan with pervious pavement. Mr. Freeman said the applicant is proposing large tracts of pervious stormwater treatment.

Mr. Collins asked if the hotel parking was on site or in the city's parking garage.

Chair Clemons asked for clarification on the parking garage being completed in phase 2 and the hotel being completed in phase 1.

Dave Baggett, applicant representative from Haley Ward, answered questions from the Board. He stated eco-friendly items are actively being incorporated into the project. Mr. Baggett said they are working with the Ferguson company, which uses a lot of innovative stormwater technology. He said the site never had a permanent stormwater management system when it was the FPUA power plant. He said they are landscaping wherever they can. More details will be available at the site work permit when the construction plans are approved and the Engineering comments are addressed.

Bill Ware from Live Oak Holdings, answered the question about phasing. He stated they have three (3) phases and the third phase is the lot on the west side of 2nd Street. In an ideal world, Mr. Ware said he would like to start phase two before phase one is completed, which means the parking garage and everything to the south has to be commenced shortly thereafter. In the meantime, they would have to use the lot on the west side of 2nd Street for any parking needs and construction activity if the hotel is completed before the garage is done.

Ms. Carter asked if the lot has enough space if the hotel was at full capacity.

Mr. Collins asked if the plan was for the hotel to use the parking on site. Mr. Ware said the top floor of the hotel will be dedicated to the hotel. Mr. Collins asked about the brand of the hotel. Mr. Ware stated the hotel will be a Marriot Tribute. Mr. Collins asked if there was a restaurant on site. Mr. Ware said there is a restaurant in the hotel and on the first floor of the building adjacent to the hotel will also be a restaurant space.

Perry Lloyd, resident, said palm trees don't help with shade. He said there are no real trees in the drawing and Moore's creek could be smelly.

Ms. Carter asked about the impact of the drainage going into Moore's Creek and if there is room for improvement in adding trees. Mr. Baggett stated the stormwater system will provide for treatment and attenuation and a permit is required by South Florida Water Management. He said the rendering is an architectural concept and the landscape plan outlines the species of trees.

Mr. Johnson noted the development has more landscaping than most projects. There are 54 trees and 225 palm trees, and they have been asked to remove some of the landscaping.

Motion was made by Justine Carter, and seconded by Clayton Johnson to approve Kings Landing Major Amendment to the Site Plan with the following being met prior to presentation to the City Commission:

A. All requirements of the City's Engineering Department have been met. TOGETHER with the following Conditions added to the Ordinance

1. The Kings Villas element of the site plan is not incorporated within this approved site plan reference 25-114 HD KING - WARE R11.DWG.
2. The Timetable of Development shall comply with the Third Amendment to the Amended and Restated Agreement for Development of King's Landing, such;
  - Phase 1 to be completed no later than July 11, 2028.
  - Phase 2 building permits or DPCR approval for must be complete by February 24, 2027. Construction commencement for Phase 2 no later than May 19, 2027, and completion of Phase 2 no later than May 29, 2029
  - Phase 3 building permit or DPCR approval for construction of Phase 3 no later than August 23, 2028, and construction commencement of Phase 3 no later than November 15, 2028. Construction completion of Phase 3 no later than November 13, 2029.
3. All required Roadway improvements (including sidewalks) shall be completed and approved in compliance with the Development Agreement.
4. A Plat shall be required prior to the application for building permits in respect of vertical construction.

AYE: Justine Carter, Alexander Edwards, Clayton Johnson, Chair Nichelle Clemons

NAY: Ryan Collins

Passed

c. **PZCON2025-00006**  
**Conditional Use with No New Construction**  
**House of Peace Group Living Facility**  
**2021 Sunrise Boulevard**

Mr. Gilmore gave an overview of the application. He said the request is to operate a licensed Agency for Persons with Disabilities (APD) provider group home. Mr. Gilmore stated the site is approximately 19 acres with an existing Future Land Use of Office-Professional and Business Services (OP) and the zoning of Office Commercial (C-1). The property is a 1,650 square-foot, single-family, one-story, 1954 home with 4-bedrooms and 2-bathrooms. The home is primarily surrounded by residential uses; all single-family homes and three (3) commercial parcels. Mr. Gilmore said the site currently has a driveway that does not have the minimum required driveway width. He said the group home will accommodate a maximum of five (5) residents, ranging from 21 to 65 years old. The home is co-ed, housing both male and female residents. Mr. Gilmore said the House of Peace will employ four (4) full-time rotating staff members. Staff will work in rotating shifts to ensure 24/7 supervision and support. He stated transportation will be provided by the facility, including a dedicated transport van used to take residents to and from medical appointments, community activities, and other services. Mr. Gilmore said staff recommend approval with two (2) conditions.

LaShonda Roberts, applicant and owner, stated the group home is a great opportunity to help, and she is looking forward to providing the service.

Chair Clemons asked if the driveway extension had been completed. Ms. Roberts said she will complete the driveway once the application has been approved.

Perry Lloyd, a resident, said there are lots of group homes in the neighborhood and state law

requires a specific distance between them.

Lisa Kauffman, property owner to the north of the home, said she doesn't know who will be at the group home. She also noted the group home is close to an elementary school and the group home provides no advantages to the neighborhood. Ms. Kauffman said the future sale of her home might not be a possibility.

William Faitella, resident, said he lives in the house next door. He said there is an elementary school, an at-risk school and a middle school nearby. Mr. Faitella said he is not sure if the group home will be a house of recovery.

Ms. Roberts, applicant, said the facility is for persons with mental disabilities. The residents will not be able to drive and will only be escorted by staff. She also noted that the residents have no place to go, and they do not communicate with their families. Ms. Roberts said she works for the school district, and she would not put any students in jeopardy.

Mr. Collins asked if there is a precedent for this type of change for the city. Mr. Gilmore said the state preempted jurisdiction to allow for six (6) individuals in residential zoning districts. He explained the group home is in a commercial zoning district, which requires Conditional Use approval. Mr. Gilmore said if there is another group home in the allotted area, the state would not issue a license.

Motion was made by Alexander Edwards, and seconded by Justine Carter to forward a recommendation of approval to the City Commission with the following two (2) conditions:

1. Per City Code Section 125-316. – Access Control: Residential driveways shall be a minimum of 12 feet wide with a maximum of 26 feet wide. The driveway width must be extended to a minimum width of 12 feet.
2. Limit the number of vehicles parked to no more than two (2) vehicles at a time.

AYE: Alexander Edwards, Clayton Johnson, Justine Carter, Chair Nichelle Clemons

NAY: Ryan Collins

Passed

d. **PZCON2025-00003**  
**Conditional Use with No New Construction**  
**Aspatia Institute College**  
**1404 South 28th Street**

Ms. Driver gave an overview of the application. The parcel is approximately 68 acres with a Future Land Use of General Commercial (GC) and zoning of General Commercial (C-3). Ms. Driver said the college is for students 17 to 55 years old and the college offers diploma programs and associate of science degrees. Ms. Driver provided the operation details for the college, and she said three (3) new trees are shown on the landscape plan.

Chair Clemons asked if there was an irrigation system.

Dr. Jose Garcia, President of Aspatia College, said they have been approved by the state for college classes. He said the main campus is in Jacksonville, Florida and the Fort Pierce location will be a satellite campus. Dr. Garcia said normally, on site, there will be six (6) to ten (10) students and a staff of about four (4). Most of the classes are online. He stated some of the students would use the lab on the campus and the clinical rotations would be through the affiliated clinics. Dr. Garcia said the associate degrees are also done online, and they will

visit the campus only to register. He concluded that the flow of individuals going to the site will be very limited.

Perry Lloyed, resident, stated the parking at the building is insufficient.

Mr. Johnson asked if there would be an issue with the residential neighborhood with the classes being held till 10:00 PM.

Ms. Carter asked for the maximum number of students on the campus at one time.

Mr. Collins asked if the parking was adequate.

Motion was made by Ryan Collins, and seconded by Clayton Johnson to forward a recommendation of approval to the City Commission with the two (2) conditions:

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 CO

AYE: Ryan Collins, Clayton Johnson, Justine Carter, Alexander Edwards, Chair Nichelle Clemons

Passed

e. **PZANN2025-00003**  
**Proposed Annexation Agreement Discussion - Ashley Capital**  
**Several parcels, including 2314-801-0006-000-1**  
**North of Pruitt Research Road and West of Kings Highway**

Mr. Freeman said this is an annexation agreement with Ashley Capital, who is designing a development off of South Kings Highway in the county. The agreement is to bring it in to the city at a later time and essentially underwrite that it is acceptable among both parties, including the county. The development will be processed, planned and approved in the county and subsequently be brought into the city.

Lee Dobbins, attorney from the Dean Mead Law Firm, stated that in 2022, St. Lucie County put out an RFP to purchase part of the county's undeveloped land in the TCERDA business park. They were looking for an experienced developer that could come in to provide good-paying jobs. He said Ashley Capital has a good proven track record in order to be able to deliver on the county's goals of providing economic development and good-paying jobs. Mr. Dobbins provided the history of Ashley Capital. They are looking to develop a large commercial/industrial facility that is different from large warehouse facilities. Mr. Dobbins noted that Ashley Capital owns and operates their facilities. He said research showed St. Lucie County has a strong need for smaller bays that would be available for up-and-coming businesses. Mr. Dobbins stated that in October 2024, Ashley Capital and St. Lucie County entered into an option agreement. He said Ashley Capital has to do a Future Land Use Amendment, zoning change and get site plan approval. Mr. Dobbins explained that once Ashley Capital gets all the land development approvals, they will close on the property and move forward with developing it. He highlighted that there is a reverter clause in the option agreement that says if Ashley Capital does not meet timeframes in terms of build out, the county can call the property back. Mr Dobbins stated there was an interlocal agreement between the city, FPUA, St. Lucie county and TCERDA relating to annexations of properties on Kings Highway in 2010. He noted that in January 2025 the agreement was further amended. The annexation agreement provides the timeframe for the TCERDA properties on Kings Highway being annexed into the city. Mr. Dobbins said the property Ashley Capital is buying from the county is a part of that land and Ashley Capital has another

60 acres they already own that they bought from the school district, which is also part of this development. He said Ashley Capital wants to avoid delays in the development of the property. They are concerned that if the property or parts of the property get annexed mainstream that could create problems with them getting their approvals. Mr. Dobbins said they approached city staff to see if they could enter into an annexation agreement that would allow Ashley Capital to annex in phases. City staff were supportive of it and an agreement was drafted to accomplish that.

Chair Clemons asked why they do not want to annex and build into the city. Mr. Dobbins said this is a county deal and the county wants to control it. The county wants to make sure they are not going to close the property until they know they are getting what was promised. The option agreement provides that Ashley Capital has to go through the entire process with the county before they close. They are going forward with a Planned Non-Residential Development (PNRD) which is similar to the city's Planned Development, which would include conditions of approval, conditional uses, allowed uses, and site plan. The county wants something that fits within TCERDA.

Ms. Carter asked if the city had to annex the property after it was built and Mr. Collins asked why they wanted the property annexed into the city.

Mr. Freeman said the city would like to see it annexed because of jobs and tax revenue for the city. The infrastructure and bureaucratic work would have been completed by the county.

Mr. Dobbins said the interlocal agreement between the city and county provides that properties within this area could be annexed within the next two years.

Ms. Carter asked if that is a normal timeline for properties being annexed into the city. Ms. Carter asked if there were concerns at all about the different codes between the county and the city.

Mr. Freeman said properties in the county that hook up to city services, water and sewer become subject to an agreement where, if they ever become contiguous with the city, the city would annex the property. Mr. Freeman stated it was taken to the Technical Review Committee to ensure that, in the design process, the applicant and review teams would be cognizant of what the city would be looking for. Mr. Freeman noted it is a very important piece of the Kings Highway area in terms of job creation and setting out a design template and also encouraging this sort of development in this location.

Ms. Carter asked what size of businesses would be in the buildings.

Jill Marasa, Ashley Capital Director of Development for the Treasure Coast, and Ryan Bloss, Ashley Capital Director of Leasing, signed in. Ms. Marasa said the goal is to have a mid-size project from 4,000 square feet up to 200,000 square feet. Ms. Marasa said they are looking for high-quality jobs focusing on manufacturing, aviation, synergy with the airport, trade in the region and what IRSC is doing at the Eastman Workforce Center. She noted this would be the first "Class A" commerce park in unincorporated St. Lucie County and probably the first one in Fort Pierce. Ms. Marasa highlighted that Ashley Capital has high standards, and they build for the long term because they will be here for the long term, and it also allows them to attract the highest and best businesses.

Mr. Freeman said staff will be reporting on the comments from the Planning Board to the City Commission.

Mr. Collins said he thinks this is a good deal and Chair Clemons said this is a win-win for the city.

**7. COMMENTS FROM THE PUBLIC**

There were no comments from the public.

**8. DIRECTOR'S REPORT**

Mr. Freeman stated the city is moving forward with the review of the comprehensive plan. As part of that, there will be two comprehensive plan workshops on August 6, 2025, and October 9, 2025, between 5 and 7 PM, that will be hosted by the Treasure Coast Regional Planning Council. He said the Treasure Coast Regional Planning Council has been appointed to look at the update of the comprehensive plan, which is required by state statute. He said the Treasure Coast Regional Planning Council will be giving a presentation at the Planning Board meeting and the City Commission day meeting on September 8, 2025. Mr. Freeman said there will be a questionnaire on the city's website that people can respond to. He noted there will be an opportunity for city citizens and representatives to put forward their issues and recommendations.

Mr. Freeman said at the budget workshop on July 14, 2025, there was large discussion looking at potential cuts in departments to get funding for the police and public works as far as staffing and salaries. He said the budget situation will be rationalized this week, and it will be presented to the City Commission on July 21, 2025.

Mr. Freeman said the Causeway Cove application is going on behind the scenes. He stated he had a conference call last week to talk about the methodology the development would need to be used for the traffic impact statement. Mr. Freeman said the call was with FDOT, St. Luice County, TPO and the reviewing consultant. Mr. Freeman noted staff and external agencies will be ensuring the traffic impact statement meets the criteria. He said once that is agreed upon, the applicant will form an analysis, and it will go through the county to their consultant for their review. The city will see the results and decide whether it will be acceptable or what measures will be needed for whatever traffic and transportation concerns arise.

**9. BOARD COMMENTS**

There were no comments from the Board.

**10. ADJOURNMENT**



July 21, 2025

Dear Property Owner:

The property owner of **Fort Pierce Real Estate Properties, Inc.** is requesting approval of a **conditional use** application, allowing the operation of Aspatria Institute d/b/a Aspatria College. The proposed use is to offer diploma and associate of science programs, and it is located at 1404 S. 28<sup>th</sup> Street, Parcel ID 2417-510-0025-000-3.

*Legal description: M K MOORE'S S/D BLK 1 LOTS 1 AND 2 AND N 25 FT LOT 3-LESS N 10 FT LOT 1 AS IN OR 328-441 AND LESS E 10 FT AS IN OR 334-1888- AND LOTS 24, 25 AND 26- LESS W 10 FT AS IN OR 305-1337 AND LESS N 10 FT LOT 26 AS IN OR 305-1339- (0.68 AC - 29,540 SF) (OR 3254-382: 3834-1779)*

The property has a zoning classification of General Commercial (C-3) and a future land use designation of General Commercial (GC).

A public hearing is scheduled before the **City Commission** of the City of Fort Pierce, Florida, at their meeting on **Monday, August 18, 2025**, which begins at **5:05 p.m.**, in the City Hall Commission Chambers, 100 North U.S. Highway 1, Fort Pierce, Florida. You are provided with the opportunity to attend the public hearing and to speak in favor of, or in opposition to, the requested **Conditional Use** application. If you have any inquiries, or would like to review the complete application, please dial (772) 467-3739 or email [kdriver@cityoffortpiece.com](mailto:kdriver@cityoffortpiece.com). Furthermore, published agenda packets for each City Commission meeting are provided a few days in advance at the following web address: <http://cityoffortpiece.com/223/Agendas-Minutes>.

Sincerely,

Kerry C. Driver  
Senior Planner