



CITY OF FORT PIERCE

PLANNING BOARD

July 14th, 2025

Aspatria Institute d/b/a Aspatria College
1404 S. 28th 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



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



SUMMARY

A 'conditional use: no new construction' application has been submitted for review, proposing to operate Aspatria College at 1404 S. 28th Street.



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

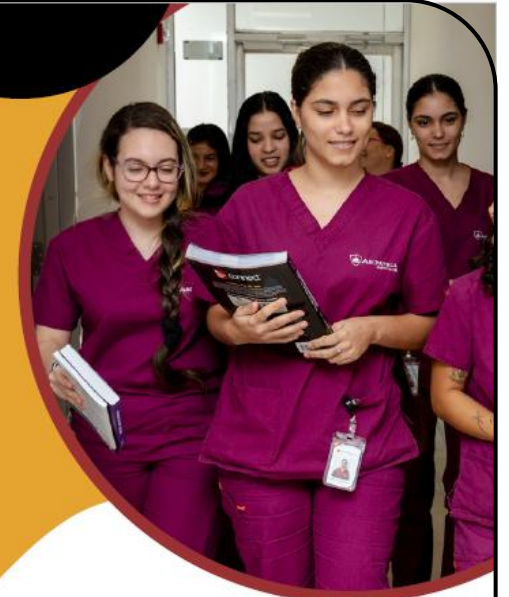
ENROLL TODAY



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

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License Number: #10300

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FUTURE LAND USE

FLU: GC,
General Commercial

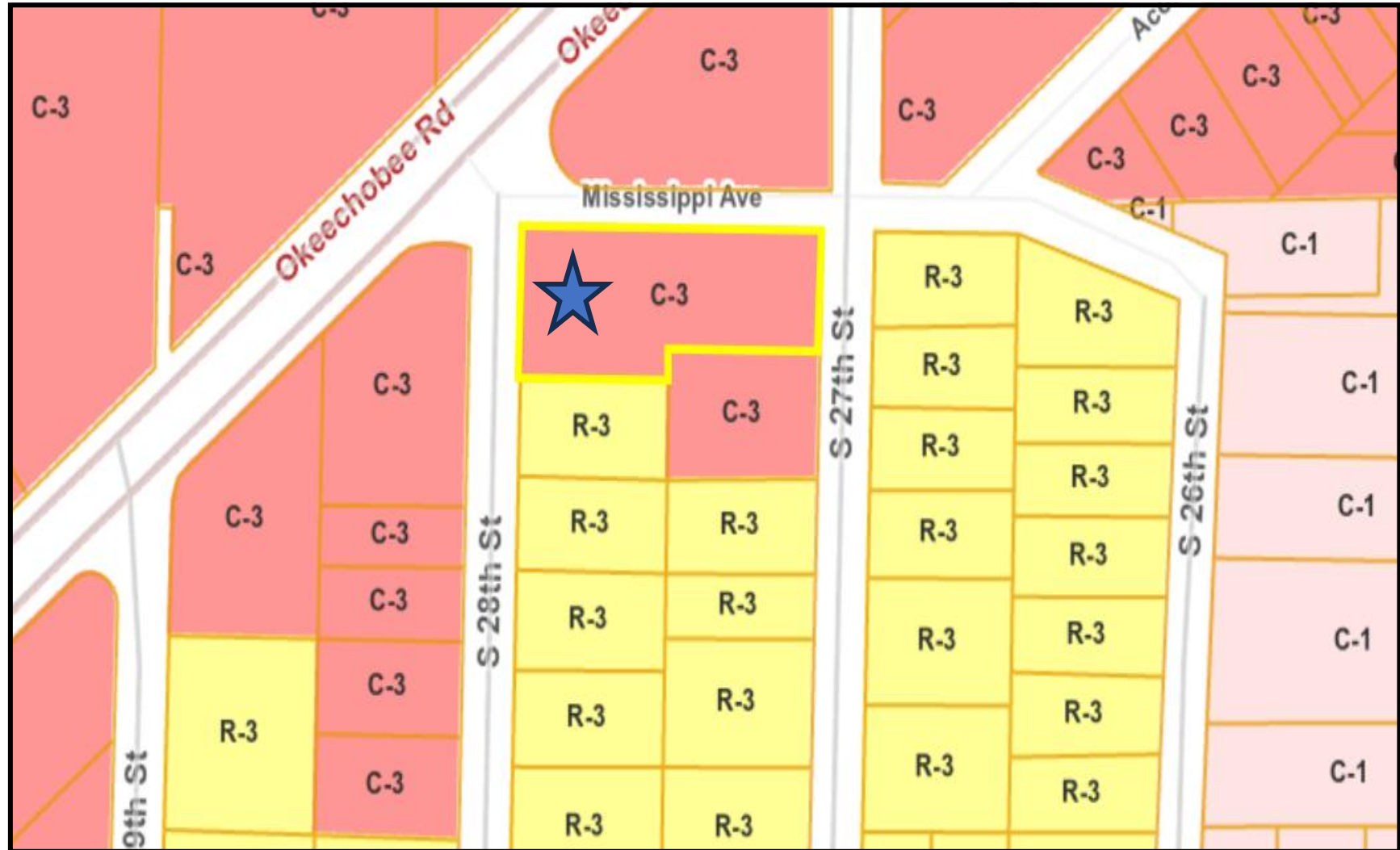


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ZONING

Zoning: C-3, General Commercial



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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

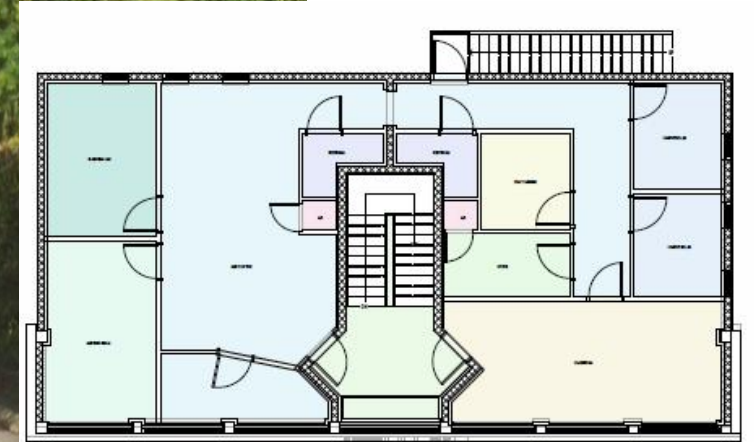


ZONING DISTRICT	E1	E2	E3	R1	R2	R3	R4	R4A	R5	C1	C2	C3
<i>Educational Facilities</i>												
-College or University	-	C	C	C	C	C	C	C	C	C	C	C
-Elementary, Middle or High School	C	C	C	C	C	C	C	C	C	C	C	C
-Marine Research/Education Facilities	-	-	-	-	-	-	-	-	-	-	-	-

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EXISTING BUILDING/OPERATION DETAILS



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



BUILDING w/ Signage /OPERATION DETAILS

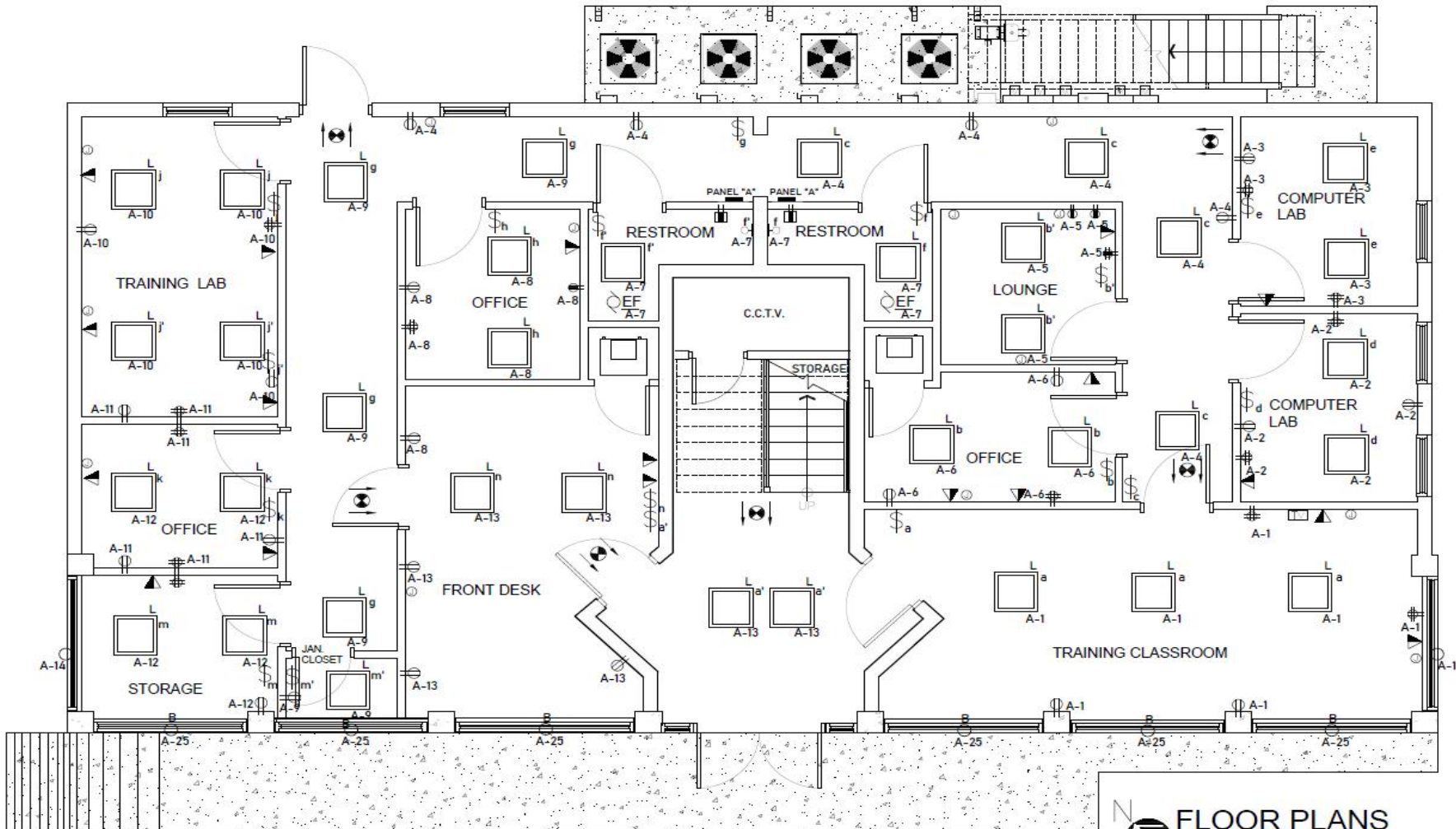


- 8a-10p (Mon.-Sat.)
- Staff: 2 Part time Instructors
 - 2 Full time Employees
- Age Group: 17-55 yrs old
- Classroom method: Hybrid
- Diploma Programs
 - MA (Medical Assistant)
 - HHA (Home Health Aide)
 - Phlebotomy
- Associate of Science
 - MA (Medical Assistant)
 - BA (Business Administration)
 -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

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



EXISTING FLOOR PLAN lower level



ELECTRICAL PLAN-LOWER LEVEL

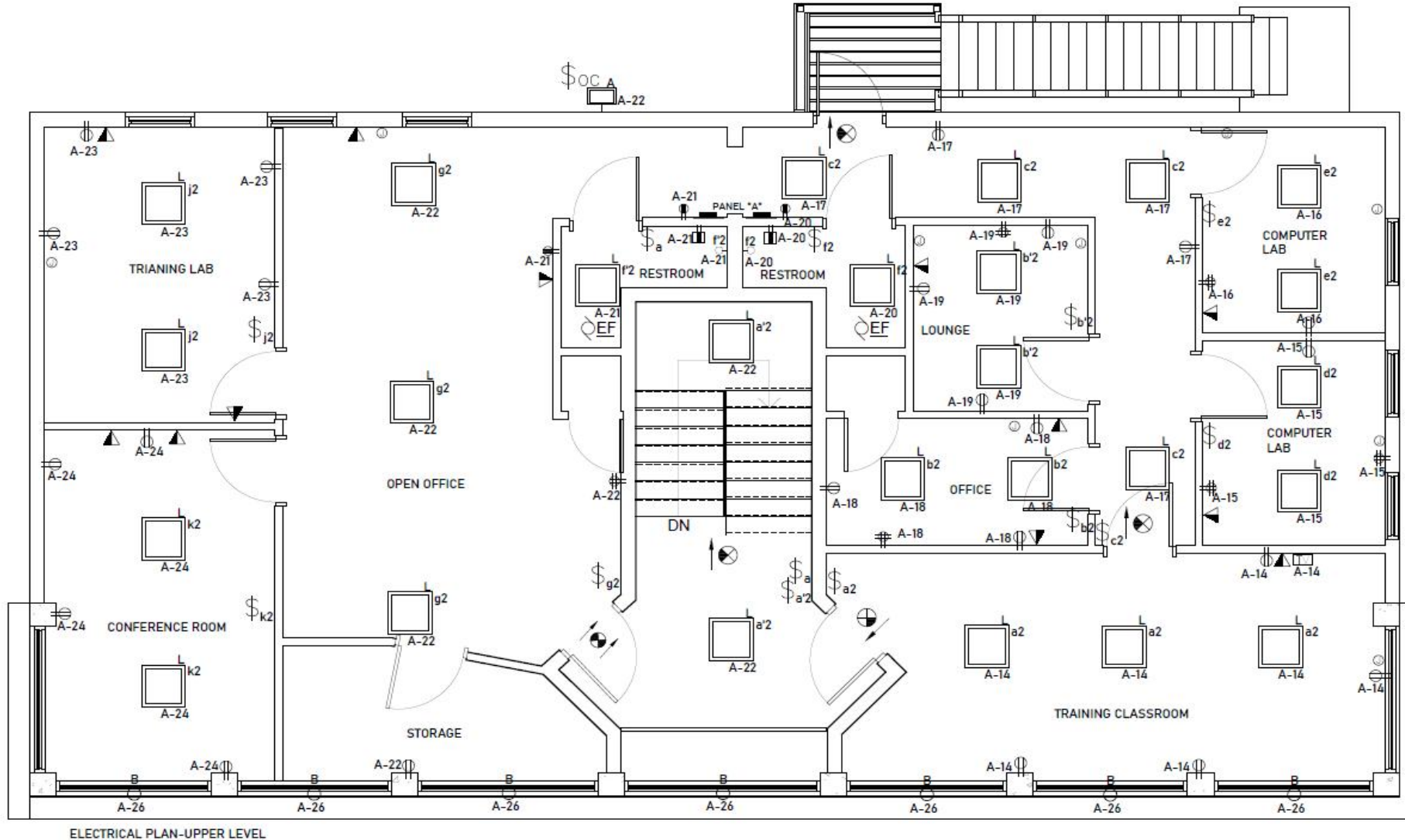
FLOOR PLANS
SCALE = 1/4" = 1'-0"

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

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EXISTING FLOOR PLAN cont'd: upper level



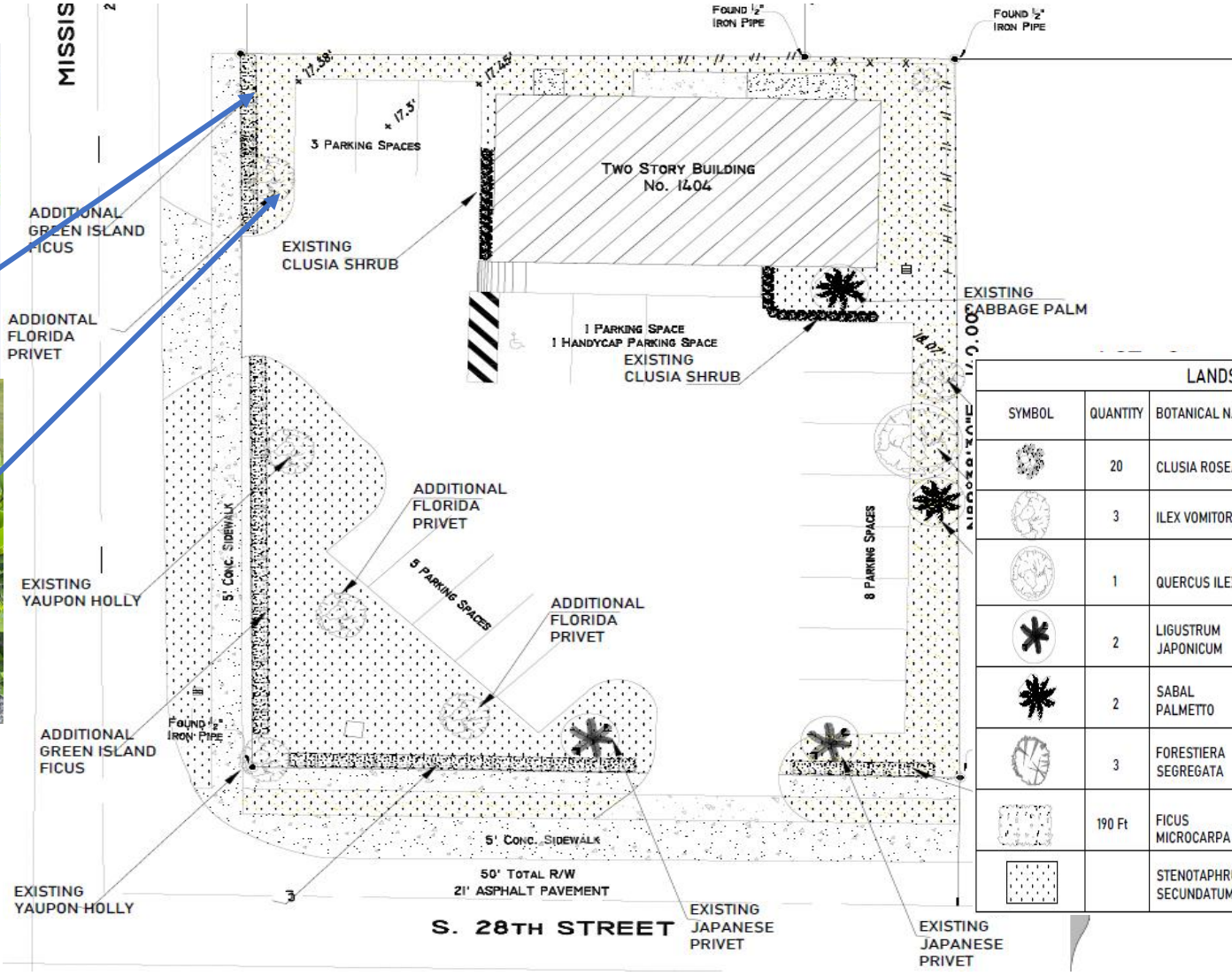
- ❖ 2 comp. labs
- ❖ 2 training labs/clsrms
- ❖ Restrooms
- ❖ Lounge
- ❖ 3 offices
- ❖ Front desk
- ❖ storage

***no demolition plans**

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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	YAUPON 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	

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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 and/or modified conditions.
2. Recommend Disapproval.





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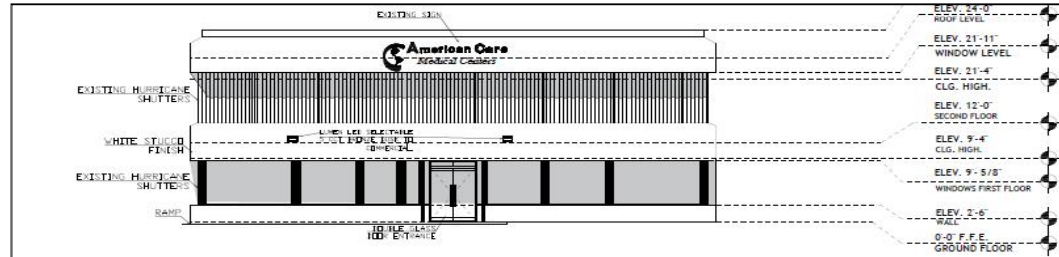
July 14th, 2025

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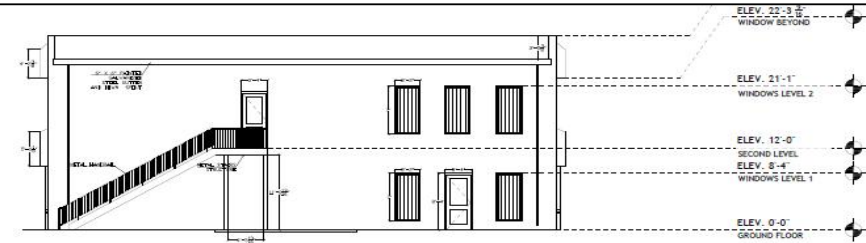
Conditional Use

EXTERIOR ELEVATIONS



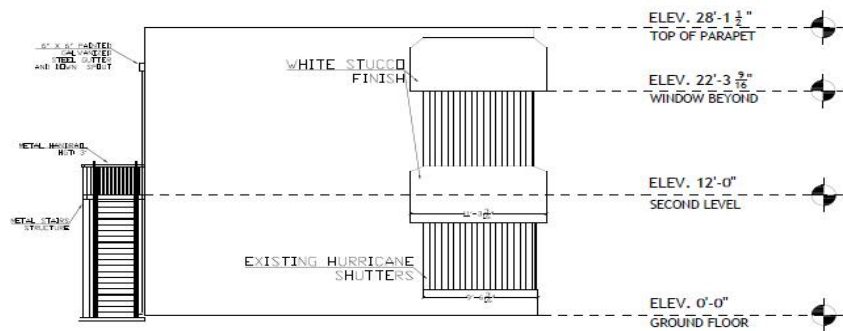
SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



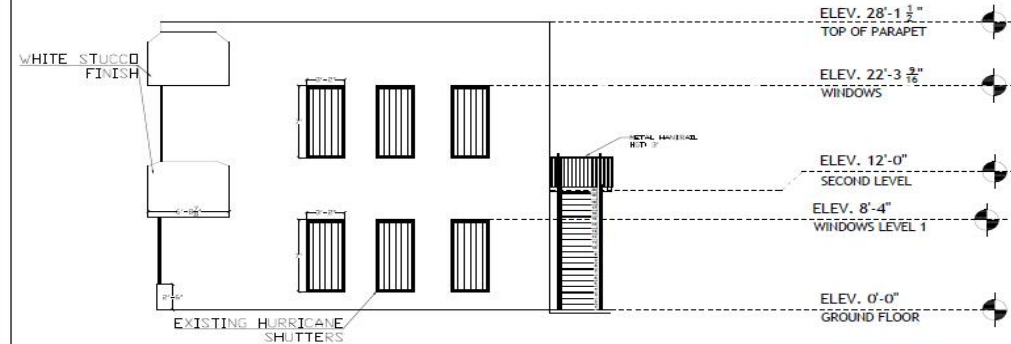
NORTH ELEVATION

SCALE: 1/8" = 1'-0"



EAST ELEVATION

SCALE: 3/16" = 1'-0"



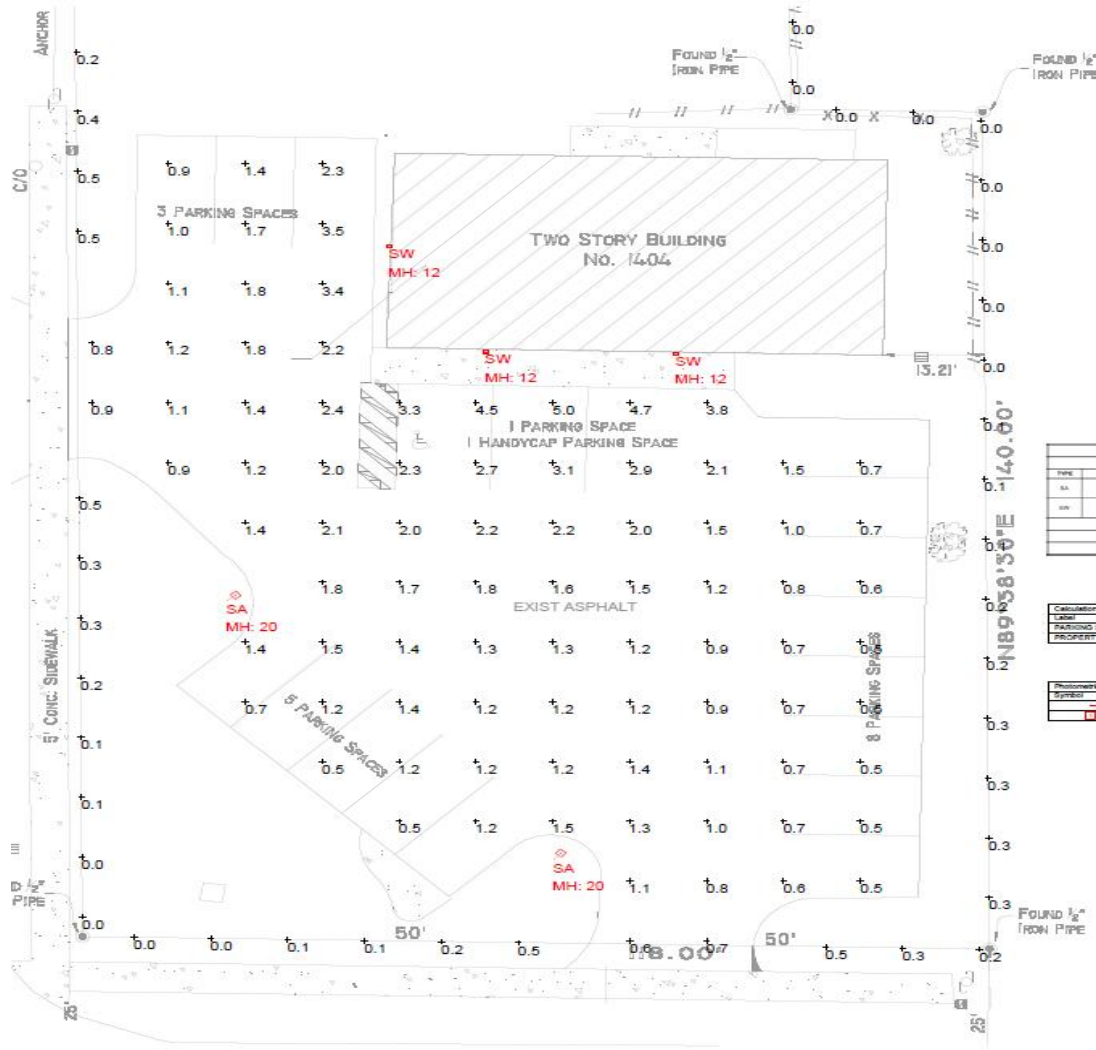
WEST ELEVATION

SCALE: 3/16" = 1'-0"

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LIGHTING PLAN



AMERICAN CARE MEDICAL CENTER
LIGHTING FIXTURE SCHEDULE

TYPE	DESCRIPTION	MFR.	CATALOG NUMBER	FOOT CANDLE	WATTAGE	ORDER	HEIGHT	SPACING	REMARKS
SA	STREET LIGHTING	MORGAN SIGNON	SALENDIA PULL-TOP-FIXED-141101000	100'	125.00W	4750	35'	6.50'	SP FILE NOTE 1
SW	WALL PACK	MORGAN SIGNON	SWC121A PULL-TOP-FIXED	100'	125.00W	6000	35'	6.50'	WALL


NOTE 1: FIXTURE MOUNTED ON 30" VALANCE DIRECT DIALING POLE MODEL # 188-0001E COOPER FINEW
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	3.04	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	Adj. Lum. Lumens	Adj. Wats
SA	2	SA	Single	0.900	4750	3050	4275	3050
SW	3	SW	Single	0.900	6000	54	506	54



Notes: This is a preliminary drawing of the proposed lighting system. It is not intended to be used for construction purposes. The lighting system design is subject to change without notice. The lighting system design is based on the information provided to the engineer. The engineer is not responsible for the accuracy of the information provided. The lighting system design is based on the information provided to the engineer. The engineer is not responsible for the accuracy of the information provided.

NOTES:

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

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: P19PROJECTS0202APR

Client:	American Care	Scale:	LO
Date:	05/01/2020	Drawn By:	VR
Sheet:	1 of 1	Checked By:	VR

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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

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