



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. 28th 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 28th 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 28th 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 28th 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 28th 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 37th 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 37th 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
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 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 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





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

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*.

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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



THE SUNRISE CITY

FORT PIERCE
PLANNING DEPARTMENT
Florida

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 28th Street

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

Resubmittal for (Conditional Use No New Construction) 1404 S 28th 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. 28th St.

Please send all comments to kdriver@cityoffortpierces.com, 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 28th 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.~~

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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 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*.~~

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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 28th 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 |

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- 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

