



CITY OF FORT PIERCE

CITY COMMISSION

September 21st, 2026

Agape Preschool Academy
Minor Site Plan Conditional Use No Construction
2817 Peters Rd.

APPLICANT

Joel Borgella & Indira Ceville

(Preschool Owners)

PROPERTY OWNER(S)

Crossroads Plaza FP, LLC

PARCEL ID #(S):

2324-311-0005-000-1

(2817 Peters Rd.)

SUMMARY

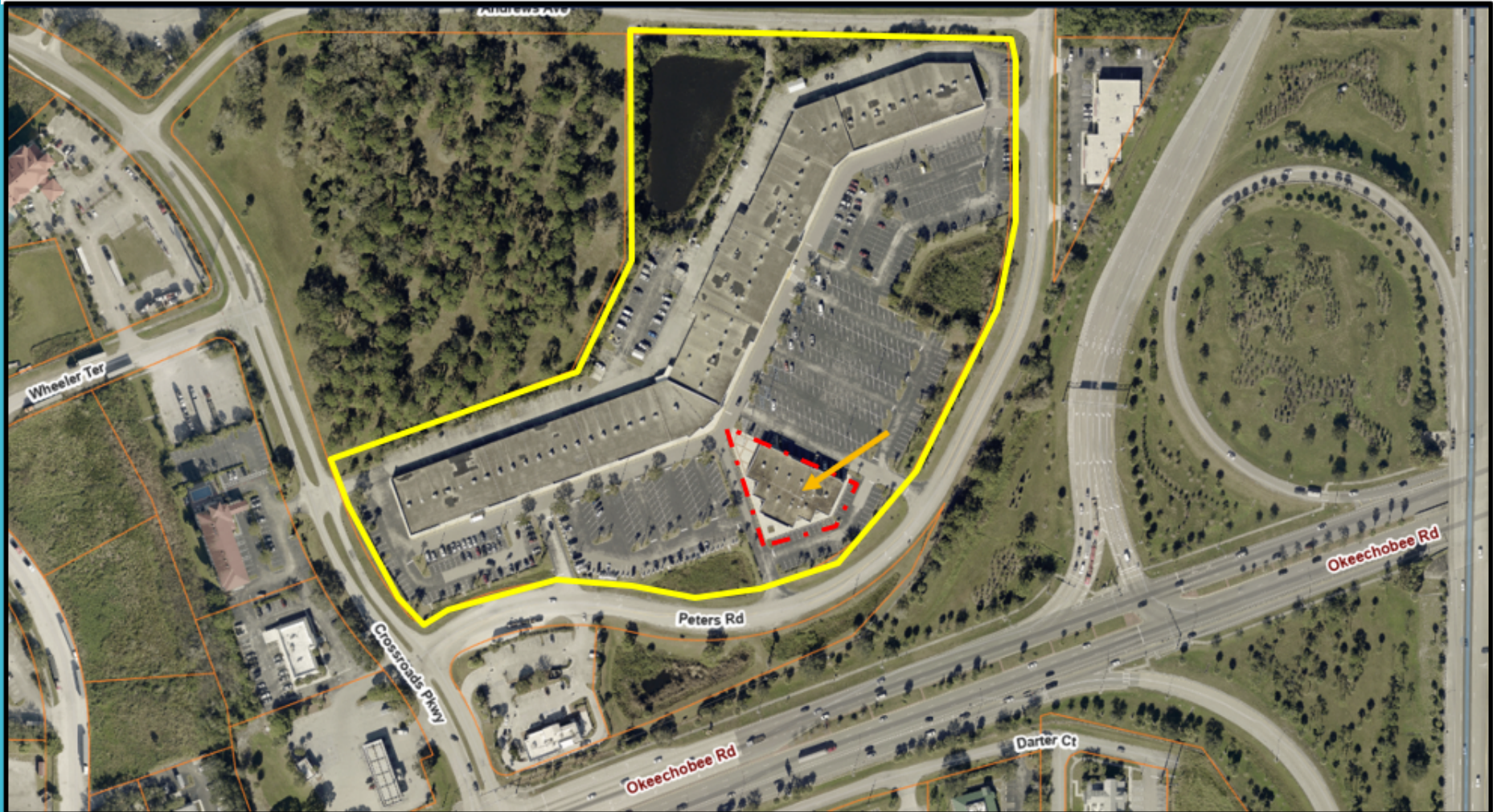
A 'conditional use: no new construction' application has been submitted for review, proposing to operate Agape Preschool Academy at 2817 Peters Rd.



Agape Preschool Academy 2817 Peters Rd.



SITE LOCATION



SITE AREA= 18.61 +/- Acres

Agape Preschool Academy 2817 Peters Rd.



FUTURE LAND USE

FLU: GC, General Commercial



Agape Preschool Academy 2817 Peters Rd.



ZONING

Zoning: C-3, General
Commercial



Agape Preschool Academy 2817 Peters Rd.



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.

Allowable Use
Table
Sec. 125-187

ZONING DISTRICT	E1	E2	E3	R1	R2	R3	R4	R4A	R5	C1	C2	C3	C4	C5	C6	CP
-Library or Cultural Exhibit	-	-	-	-	C	C	C	C	C	-	C	P	P	C	-	C
-Environmental Research and Education Facilities	-	-	-	-	-	C	C	C	C	C	C	C	C	C	C	C
Day Care	-	-	-	-	C	C	C	C	C	C	C	C	-	C	-	-
-Adult Day Care Center	-	-	-	-	C	C	C	C	C	C	C	C	-	C	-	-
-Day Care Center	-	-	-	-	C	C	C	C	C	C	C	C	-	C	-	-
-Child Care Facility	-	-	-	-	C	C	C	C	C	C	C	C	-	C	-	-
-Family Day Care Home	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-
Educational Facilities																
-College or University	-	C	C	C	C	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	C	C	C	C
-Marine Research/Education Facilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

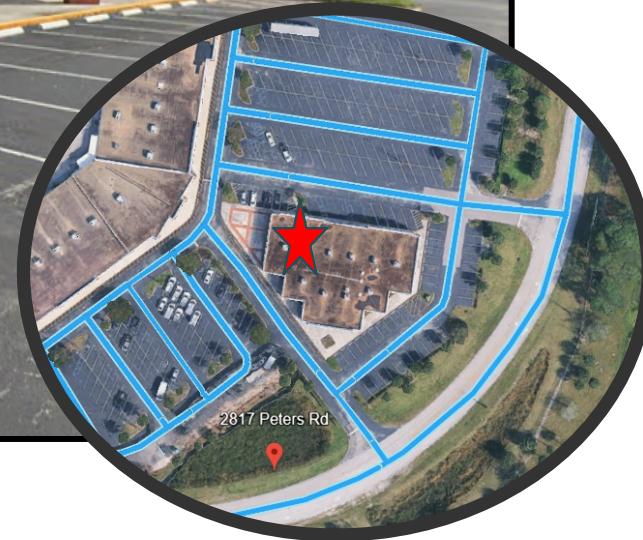
Agape Preschool Academy 2817 Peters Rd.



EXISTING BUILDING



- 11,346 sf
- Single-story
- standalone



Agape Preschool Academy 2817 Peters Rd.



SITE PLAN

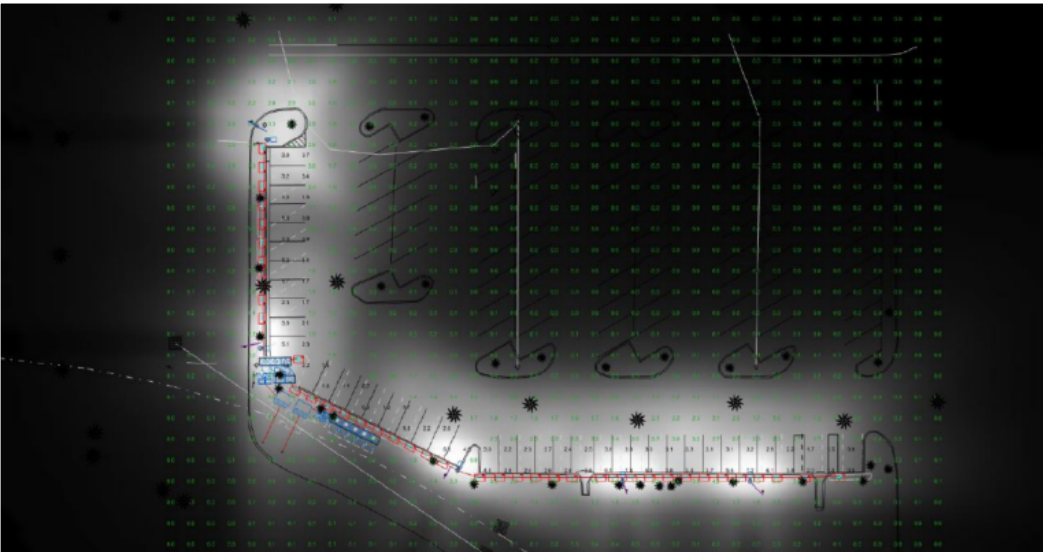
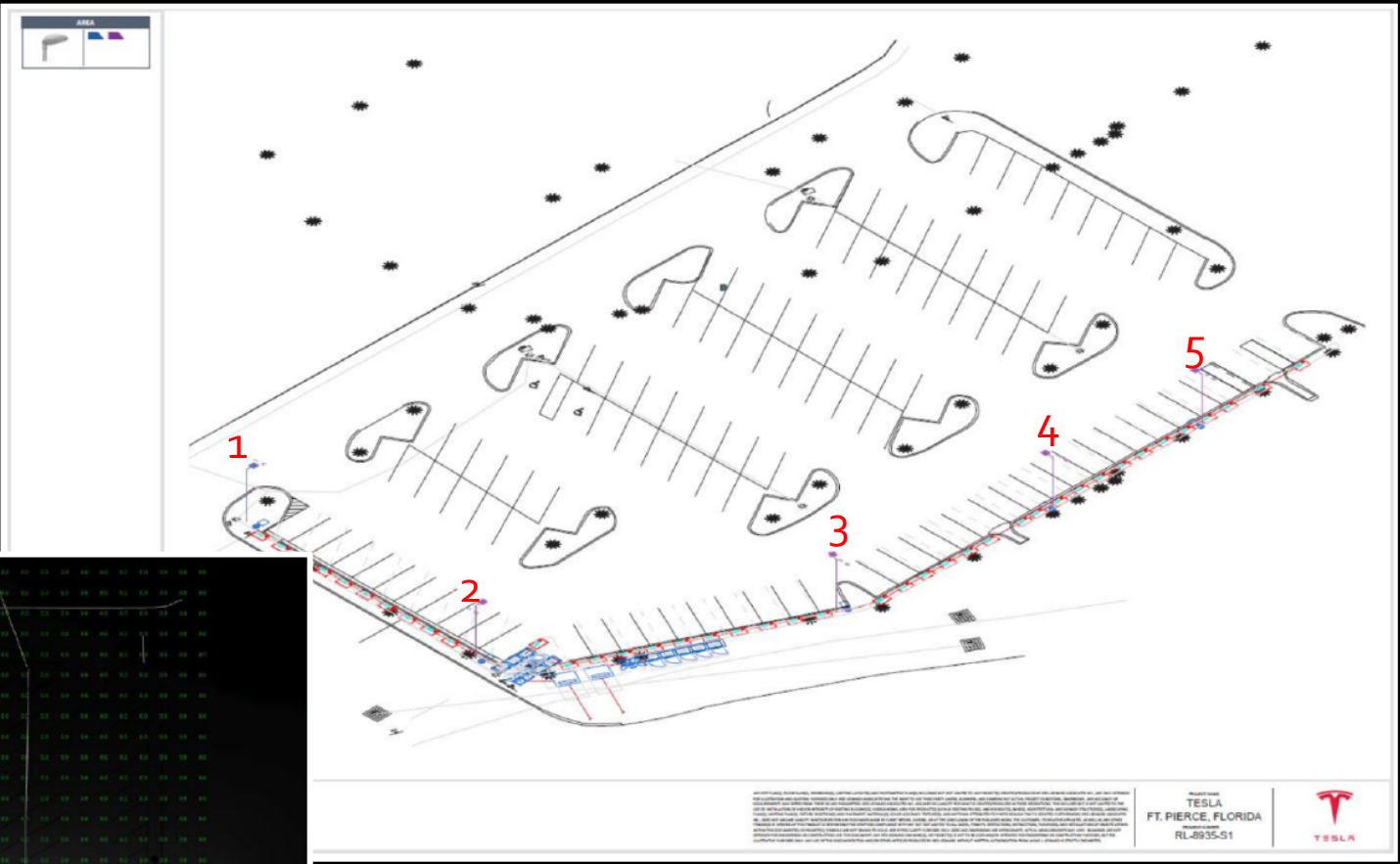


Agape Preschool Academy 2817 Peters Rd.



EXISTING LIGHTING PLAN

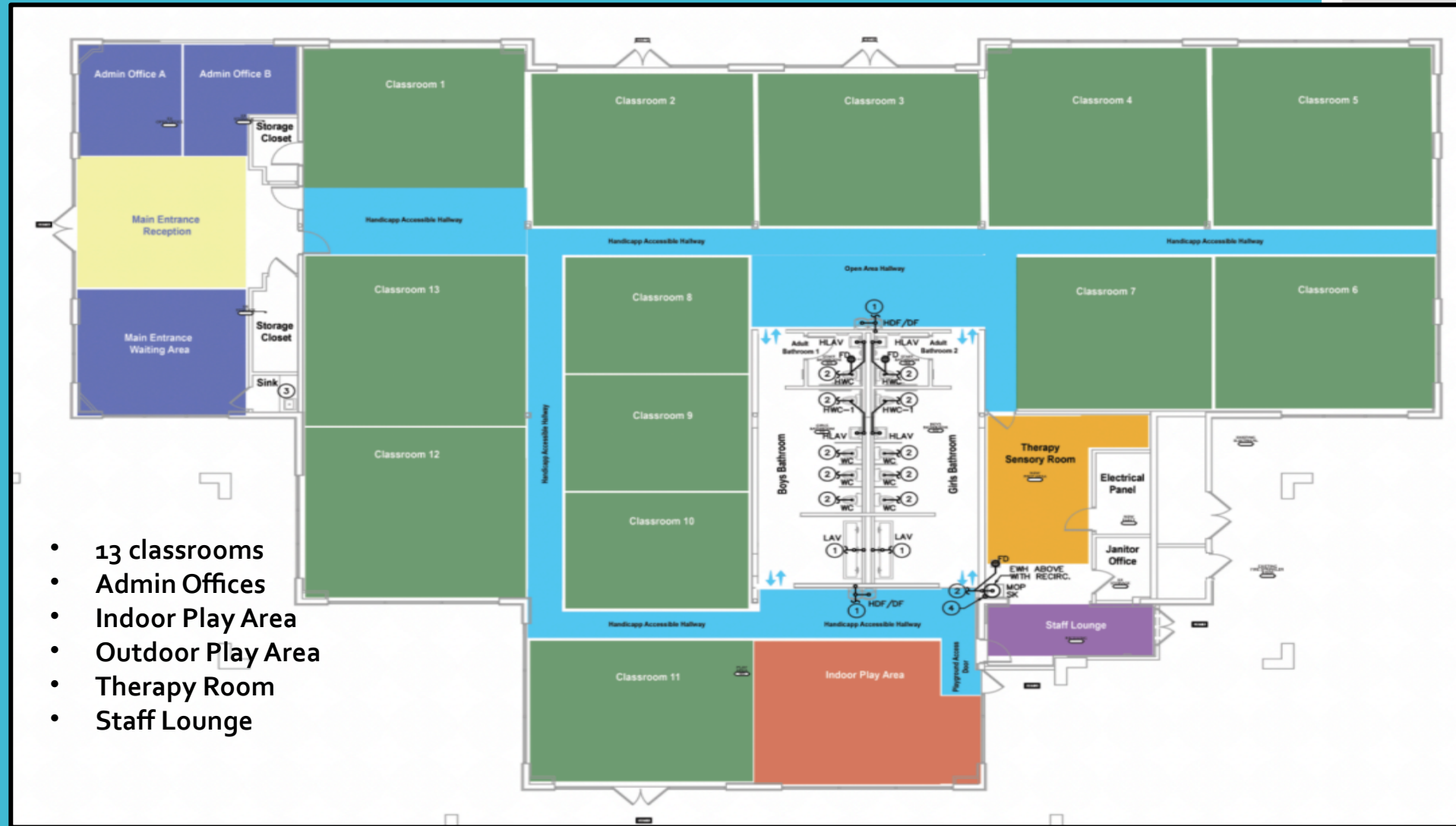
5 Foot Candles
(775 parking stalls)



Agape Preschool Academy 2817 Peters Rd.



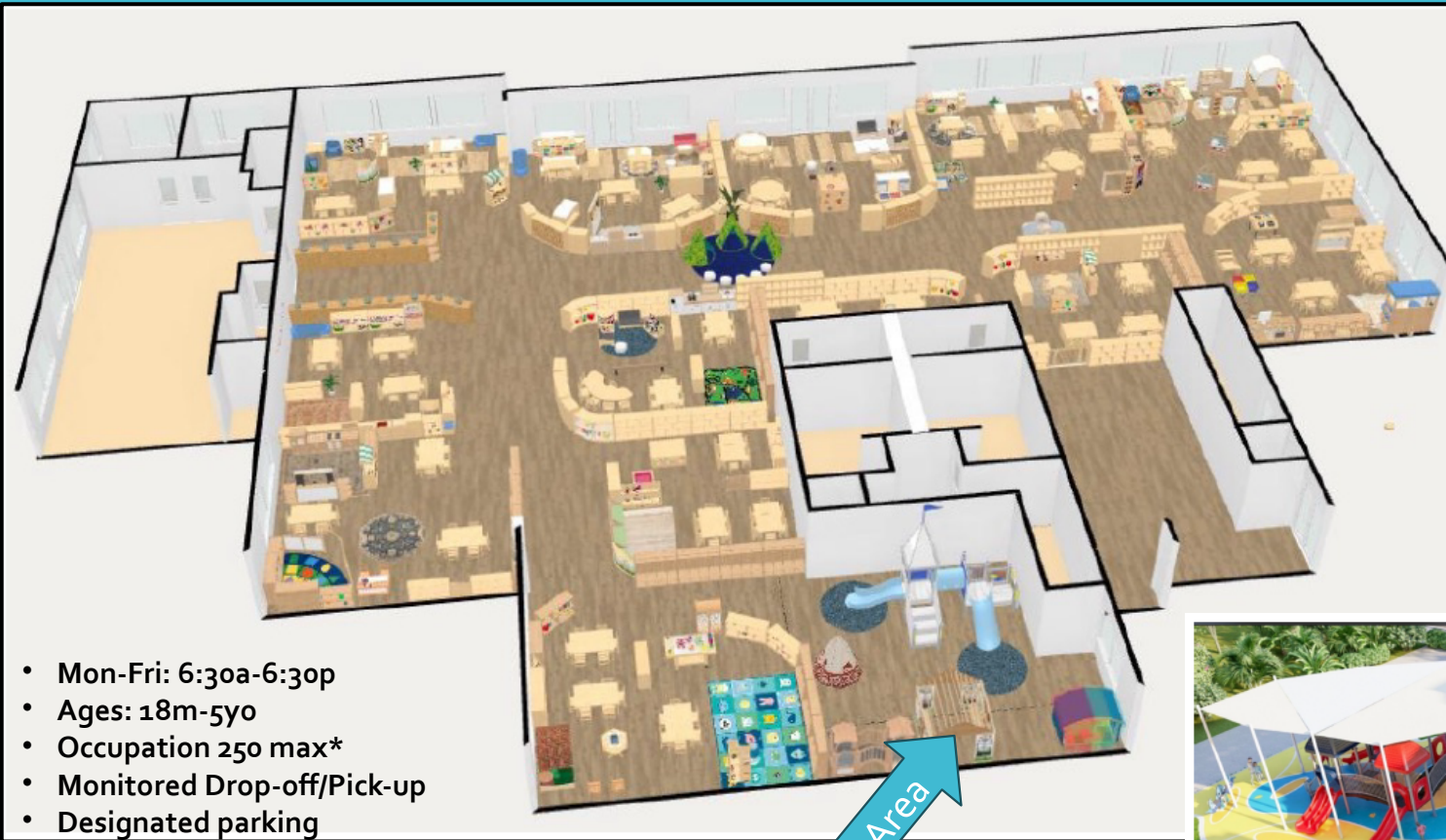
PROPOSED FLOOR PLAN



Agape Preschool Academy 2817 Peters Rd.



SCHOOL OPERATION



- Mon-Fri: 6:30a-6:30p
- Ages: 18m-5yo
- Occupation 250 max*
- Monitored Drop-off/Pick-up
- Designated parking
- Snacks (only)
- Scheduled outdoor playtime
- Level 2 background

Indoor Play Area



Outdoor Play Area



Agape Preschool Academy 2817 Peters Rd.



RECOMMENDATION

Staff's recommendation is for the City Commission to approve with the two (2) conditions.

1. Sign permits should be applied for prior to the issuance of a CO
2. A Change of Use application must be approved prior to building occupancy

*Authorization of conditional use shall be void after one year or such time as the authorization may specify unless substantial construction has taken place. However, when required, the city commission may extend authorization for an additional period.

ALTERNATIVE RECOMMENDATION

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

Agape Preschool Academy 2817 Peters Rd.





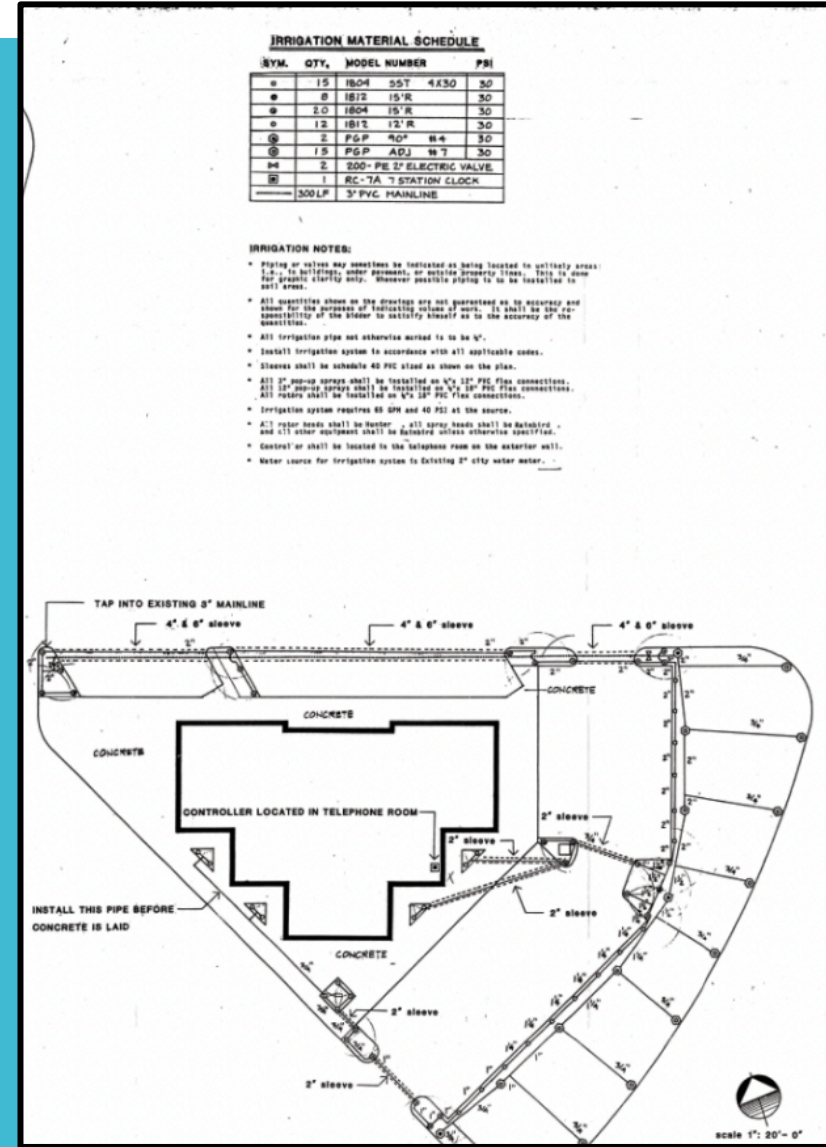
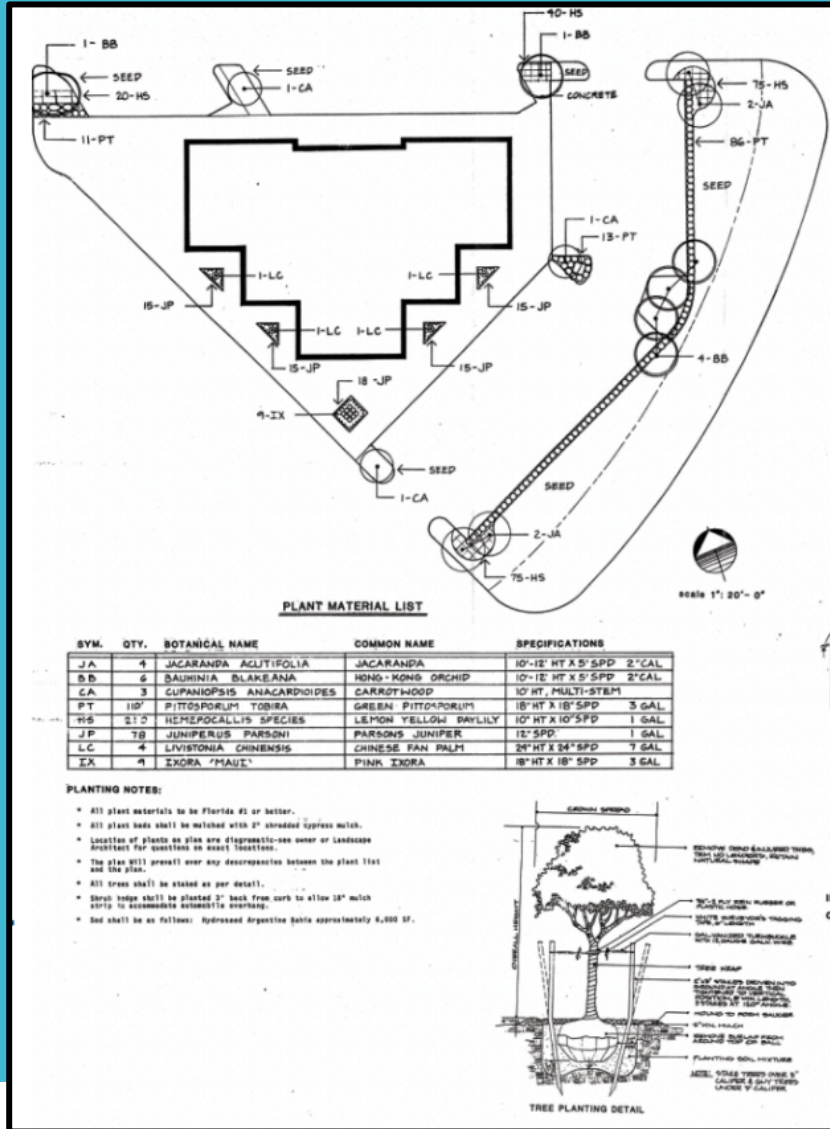
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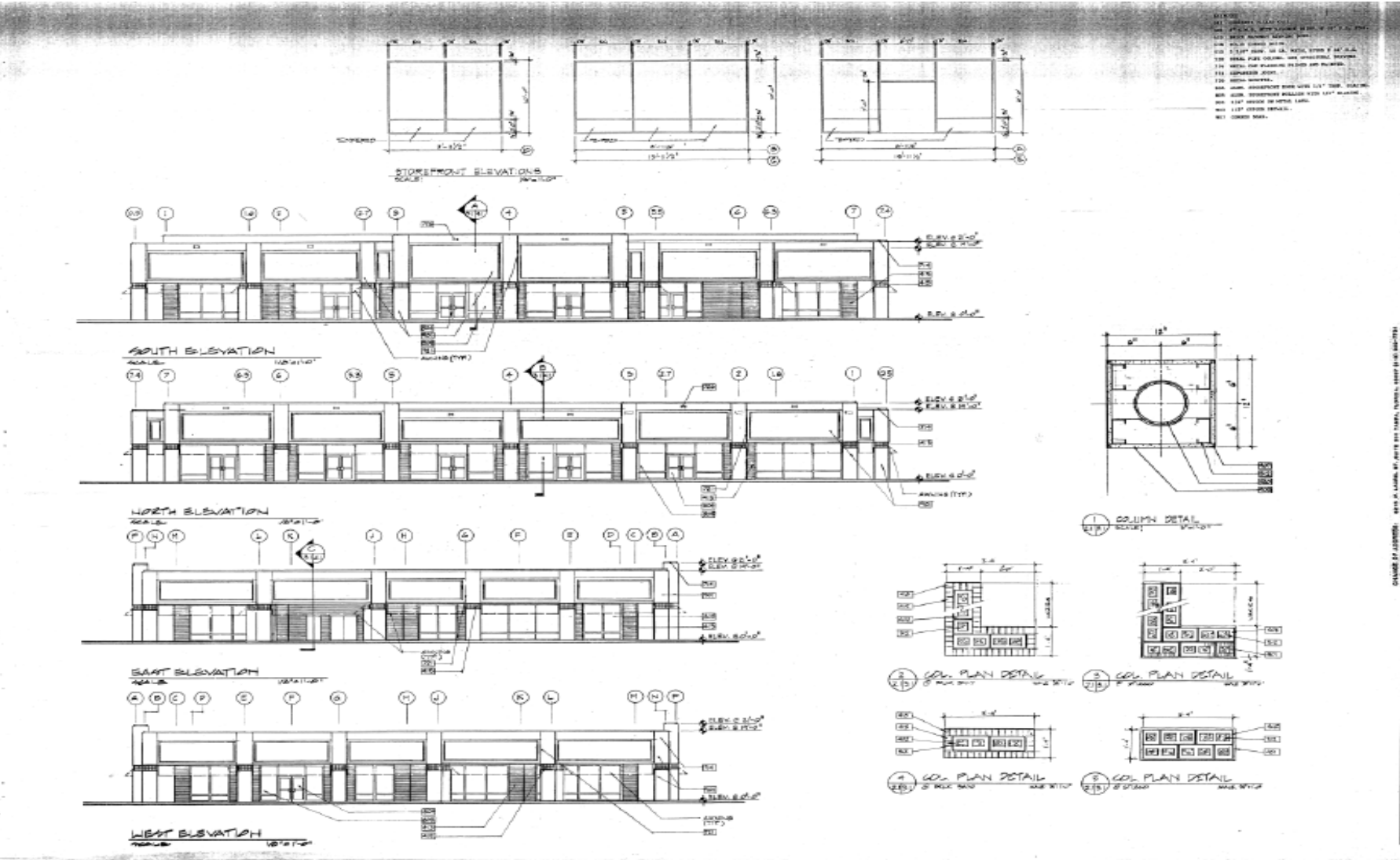
LANDSCAPE PLAN



Agape Preschool Academy 2817 Peters Rd.



EXTERIOR ELEVATIONS



Agape Preschool Academy 2817 Peters Rd.

