



THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO: Richard Chess, MBA, City Manager

THROUGH: Kevin Freeman, Planning Director

FROM: Kerry C. Driver, Senior Planner

RE: **Minor Site Plan: Conditional
Use No New Construction
2817 Peters Rd.**

BOARD DATE: September 21, 2026

STAFF REPORT

Owner: Joel Borgella
Agape Preschool
Administration
2735 Peters Rd.
Fort Pierce, FL 34945

Applicant: Joel Borgella
Agape Preschool Academy
LLC
2817 Peters Rd.
Fort Pierce, FL 34945

Applicant's Request: Approval of Minor Site Plan Conditional Use No New Construction

Location(s): 2817 Peters Rd.

Parcel ID: 2324-311-0005-000-1

Future Land Use: General Commercial (GC)

Current Zoning: C-3, General Commercial

Surrounding FLU:

North	East	South	West
GC	GC	GC	GC
North	East	South	West
C-3	C-3	C-3	C-3

Surrounding Zoning:

Utilities: FPUA

Staff Analysis:

Request

In accordance with Article V Sections 125-235 of the City Code, the applicant is requesting the review and approval of a Minor Site Plan Conditional Use No New Construction to open and operate daycare center, Agape Preschool Academy.

Future Land Use & Zoning

The General Commercial (GC) future land use designation provides for higher intensity commercial developments or horizontal and vertical mixed-use developments. Uses allowed within this designation include multifamily residential, intensive and general commercial, retail, service, offices, tourist/entertainment facilities, hotels/motels, parks and recreation, along with compatible public, quasi-public, and special uses. This land use designation allows for a maximum density of 15 dwelling units per acre and a maximum FAR of 1.0. Development shall include either commercial or mixed uses fronting major roadway corridors with higher intensity near major intersections. Residential uses may comprise up to 20 percent of the total floor area of the General Commercial future land use designation.

The subject site has a zoning district classification of the General Commercial (C-3) district which is primarily intended for a broad variety of business activities including shoppers' goods stores, convenience goods and service establishments, offices and tourist/entertainment facilities. Many public and semi-public uses are also appropriate. Compared to the C-4 zone, this district is more suitable for uses requiring a high degree of accessibility to vehicular traffic, low intensity uses on large tracts of land, most repair services and small warehousing and wholesaling operations. Although this zone should be located along or near arterial or collector streets, it is not the intent of this district to encourage the extension of strip commercial areas. Instead, it should promote concentrations of commercial activities.

Conditional Uses

According to Article V, Sec. 125-235, 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.

Design Review

The single-story, standalone building is 11,346 square feet and is in the Florida Nexus Park plaza. The open shelled building will have partitions measuring 4.5 ft tall and 8ft wide, creating thirteen classrooms. The

partitions allow for adjustments to the building configuration and maximize class sizes. Eight children designed regular restrooms and ADA stalls and two adult restrooms with showers.

A designated area for indoor play will allow continued child play time during increment weather. The outdoor play area will have proper shading for comfort of play-in-sun and 2-emergency-access gates. Snacks will provide therefore; a full operating kitchen will not be on site due to parents providing breakfast and lunch for their child(ren). A Therapy Sensory Room will be utilized to aid with maintaining order of an upset child.

The preschool proposes that the maximum occupancy of 225 children and 25 staff members. Business operation hours are Monday through Friday from 6:30a-6:30pm, with staff arriving at 6:30a. Student drop-off and pick-up will require children to be escorted inside and outside of the building by an approved adult on file. A secure door will prevent unauthorized guests from going beyond the sign-in/sign-out designated area.

No exterior or interior modifications other than the proposed outdoor business sign.

Parking

The property site provides 775 parking stalls. Those stalls will be used by parents and guess. The preschool administration proposed to designate parking stalls for staff use.

Landscaping

The developed business park has mature trees that are being maintained under a current landscape maintenance agreement that is maintained by the property owner.

Traffic Impact Statement

No traffic impact statement submitted or required for this application.

Lighting

The applicant provided a photometry listing the current foot-candles specs. The site has five (5) foot-candles and exterior lighting surrounding the building. No additional lighting is required.

Technical Review Committee

All affected departments have reviewed the proposed Minor Site Plan Conditional Use No New Construction regarding the requirements of the City Code. Findings from the review by corresponding departments and the associated responses by the applicant are provided with the staff's supporting documents. All reviewing agencies have signed off for approval.

Property Owner Response Summary

A total of 7 notifications of the proposal were mailed to the owners of property located within 500 feet of the subject property. As of September 4, 2026, there have been no response from notified owners. An update will be provided during the City Commission at the public hearing.

Planning Board Recommendation

This project was not presented to the Planning Board due to the application type.

Staff Recommendation:

Staff has confirmed that the application meets the minimum standards of the City's Code Section 125-235. Therefore, Staff recommends that the City Commission **APPROVE** the subject Minor Site Plan Conditional Use No New Construction subject to the noted two Conditions:

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