



August 16, 2018

Natalee Edwards (Word of Faith Christian Academy)
907 N. 13th Street
Fort Pierce, FL 34950

SUBJECT: Conditional Used & Temporary Use – Word of Faith Christian Academy
TECHNICAL REVIEW PROJECT: # 18-0400013

Comments:

1. In the narrative please explain in more detail the structure of the virtual school/traditional school concept that will be utilized. Will the students go through both components of the school? Will K-12 be offered in year 1? Will traditional school be offered every day? What does a student's daily schedule look like? Will meals be provided on site and will there be a playground? Where will the transportation vehicles be stored when not in use? Will the school offer before school or after school daycare or activities? In terms of pick-up and drop off, what is the anticipated impact to the neighborhood? Is there a designated area for vehicle stacking during drop-off and pick-up?
2. The plans only show five classrooms, will multiple grades utilize the same classroom space at different times?
3. At time of building permit for the change of use please submit a landscape plan that demonstrates compliance with City Code 22-187, General Landscaping requirements.
4. At time of building permit for the change of use please submit a lighting plan or photometric survey that demonstrates compliance with City Code 22-60(j)(1).
5. If a bike rack is not present on the property please place one. The standard pursuant to City Code 22-60 (f)(1)(a) is 1 bike space per 10 vehicle spaces. There is a 2 bike space minimum.
6. The property is split into different parcels; please obtain a unity of title for all properties that will be utilized by the school. That would include any parking areas.

Please provide a written response to all TRC comments and provide submittal (10 copies) of all new materials by August 31, 2018 to advance to the September Planning Board. The presented review is specific to the proposed facility. Please contact me should you have any questions regarding the project at (772) 467-3742 or by e-mail: bc Reagan@city-ft pierce.com.

Sincerely,

Brandon Creagan, LEED Green Associate
Planner



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

Meeting Date: August 16, 2018
Property Address: 907 N. 13th St. – Cond. & Temp. Use
Property Name:
Project Name: Christian Academy
Planner: Brandon Creagan

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 submission of comments upon completion of the official plan review.
- 2. Pre-construction meeting with the City's Building Department is requested.
- 3. Any construction will need to meet the requirements of the Florida Building Code 6th Edition.
- 4. Means of egress is required.
- 5. Means of ingress is required.
- 6. Must meet the following Accessibility requirements:
 - Accessible route
 - Handicapped parking spaces
 - Means of egress
- 7. Change of Use required
 - to include a signed and sealed Life Safety Plan
 - to include a signed and sealed detailed comprehensive building plan.
- 8. Property exists in Special Flood Hazard Area. All Federal and State requirements shall be addressed.
- 9. Flood Development Permit required.
- 10. Building Permit required.
- 11. Signed and sealed construction drawings required.
- 12. Will need to meet the Fire Code.
- 13. Sprinkler system is required.
- 14. Smoke alarm system is required.
- 15. Other

Additional Comments/Requirements:

Building Official's or Representative's Signature _____

Date: _____

8/14/18



THE SUNRISE CITY

FORT PIERCE

CODE ENFORCEMENT *Florida*

TO : Brandon Creagan, Planner

FROM : Peggy Arraiz, Code Compliance Manager 

SUBJECT : TRC # 18-40100002 & 18-428000012 – 907 N 13th Street

DATE : August 3, 2018



Code Enforcement has the following comments:

1. This location has had an active code enforcement case since 9/7/2016 due to a tenant complaint.
2. In July 2017, permits to correct the violations were issued, however, the final inspection was disapproved and the permits expired without the work being completed correctly and having an approved final inspection.
3. Fines are running daily at \$100 per day (balance as of today is \$18,930.00)
4. The lien has been prepared and is awaiting signature of the Special Magistrate (today) and will be recorded either this afternoon or Monday – depending on the time it is signed today.

Property Information
 Address: 907 N 13TH ST
 FT PIERCE, FL 34950

Location ID: 4181
 TAX ID #: 2404-813-0031-000/8
 Alternate ID description: NA UNKNOWN
 Zoning: NA UNKNOWN
 Subdivision: NA UNKNOWN

Case General Information
 Case status: FL FINES/LIENS RUNNING
 Status date: 1/26/2018
 Case type: BV BUILDING VIOLATION
 Reported date: 9/07/2016
 Originator: TC TENANT COMPLAINT
 Default inspector: SC Shaun Coss
 Credit balance: .00

Owner Information
 Owner name: LOVE CENTER REGENERATION MINTS
 Address: P O BOX 2384
 City: FT PIERCE, FL 34954
 Phone: 0
 Notice: Y
 Flip: Y

Violations

Type	Status	Location	Quantity	Date Established	Date Resolved
UNSAFE BUILDING	AC		1	9/07/2016	

Case Data
 Description: Data

Active Inspections

Type	Insp ID	Schedule Date
FOLLOW UP (BDDG) INSPECTION	SC	10/01/2018

Type Description	Transaction	Amount Due	Amount Billed	Starting date	Ending date	Daily fee	Lien amount
Lien Paid							
CF CODE ENFORCE BD FINES - 1	18900.00	18900.00	.00	1/26/2018		100.00	.00
N1 RECORD AFF OF NON-COMP	10.00	10.00	.00	1/29/2018		.00	.00
RV RECORD ORDER OF VIOLATION	20.00	20.00	.00	1/29/2018		.00	.00
	18930.00	18930.00	.00				.00

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 Phone: 0
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 Flip: Y

Violations
 Type: UNSAFE BUILDING
 Status: AC
 Location: AC
 Quantity: 1
 Date Established: 9/07/2016
 Date Resolved: -----

Case Data
 Description: -----
 Data: -----

Active Inspections
 Type: FOLLOW UP (BLDG) INSPECTION
 Insp ID: SC
 Schedule Date: 10/01/2018
 Date: -----

Case narrative
 Text: September 7, 2016 5:25:17 PM shaun.
 RECD TENANT COMPLAINT, DOWNSTAIRS UNIT OF BUILDING ON THE
 CORNER. PLUMBING LEAKS, HOLES IN DRYWALL, RAIN WATER COMES
 IN EXTERIOR DOOR, MISSING SMOKE ALARMS, EXPOSED ELECTRIC,
 LEAKING ROOF, VENT FAN IN BATHROOM NOT WORKING, KITCHEN
 LIGHT FULL OF WATER
 October 13, 2016 9:25:39 AM shaun.
 NO PERMITS, NO CONTACT
 November 16, 2016 5:02:06 PM shaun.
 SAME- NO PERMITS, NO CONTACT.
 December 20, 2016 12:03:45 PM shaun.

Type

Text

Date

(Continued)

SAME, WILL BE SCHEDULED FOR A HEARING.
January 12, 2017 11:44:08 AM shaun.
SCHEDULED FOR SM BLANDINO 2-1
January 31, 2017 10:32:03 AM shaun.
SPOKE TO THE LADY IN THE OFFICE, SHE SAID SHE THINKS
EVERYTHING WAS DONE BUT ISN'T SURE SINCE SHE ISN'T THERE ALL
THE TIME, SHE WAS GOING TO TRY TO VERIFY AND ASKED FOR THE
60 DAYS TO COMPLY WHEN IT GOES TO THE SM TOMORROW.
February 1, 2017 10:29:53 AM shaun.
OWNER CAME TO SM TODAY AND ADVISED EVERYTHING HAS BEEN DONE,
CONTINUED UNTILL THE NEXT MEETING TO SCH AN APPOINTMENT TO
VERIFY THAT EVERYTHING HAS BEEN DONE.
February 27, 2017 10:56:52 AM shaun.
MANAGER WAS GOING OUT OF TOWN AND WAS SUPPOSED TO CONTACT
ME, SHE NEVER DID. GOING BACK TO THE SM TOMORROW.
March 1, 2017 10:24:01 AM shaun.
WENT TO THE SM THIS MORNING, BLANKET MOTION GIVEN 60 DAYS TO
COMPLY OR A FINE OF \$100 PER DAY TO BE ASSESSED.
April 3, 2017 2:17:20 PM shaun.
NO PERMITS, NO CONTACT
May 9, 2017 4:18:52 PM shaun.
PERMIT HAS BEEN APPLIED FOR, WILL GRANT AN ADMIN EXT.
June 12, 2017 5:15:59 PM shaun.
PERMIT IS READY TO BE ISSUED PENDING THE PLUMBING SUB
UPDATING THEIR LIABILITY INS
July 21, 2017 11:18:37 AM shaun.
PERMITS 17-1217 AND 17-1686 HAVE BEEN ISSUED.
October 2, 2017 12:12:31 PM shaun.
WAITING FOR FINAL INSPECTIONS
December 7, 2017 9:26:49 PM shaun.
FINAL INSPECTIONS HAVE BEEN DISAPPROVED
January 26, 2018 9:17:49 AM shaun.
PERMIT HAS EXPIRED, STARTING FINES
Time Stamp: 03/29/2018 09:35 PM SHAUN -----
SAME, FINES WILL CONT.

Violation comments - ACTIVE
UNSAFE BUILDING - ACTIVE
Inspection comments

001 - (BLDG) INSPECTION INSP
002 - FOLLOW UP (BLDG) INSP
003 - FOLLOW UP (BLDG) INSP
004 - FOLLOW UP (BLDG) INSP
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012 - FOLLOW UP (BLDG) INSP
013 - FOLLOW UP (BLDG) INSP
014 - FOLLOW UP (BLDG) INSP

Type Text Date

015 - FOLLOW UP (BLDG) INSP
Board meeting comments

001 - SPECIAL MAGISTRATE ME

Other action comments

001 - FINES RUNNING

Land Management information
Legal description

(Continued)
WENT TO THE SM THIS MORNING, BLANKET MOTION GIVEN 60 DAYS TO
COMPLY OR A FINE OF \$100 PER DAY TO BE ASSESSED. 3/01/2017

WILLIE JOHNSON S/D BLK 2 LOT
17 AND E 5 FT OF VAC ALLEY
ADJ ON W (ORDN J-206 OR
1036-1522) AND LOTS22 AND 23
AND W 5 FT OF VAC ALLEY ADJ
ON E (ORDN J-206 OR
1036-1522) (OR 1118-1905)


Lien information



THE SUNRISE CITY
FORT PIERCE
ENGINEERING
DEPARTMENT

FORT PIERCE
Florida

To : Brandon Creagan, Planner

FROM : John R. Andrews, P.E., City Engineer 

RE : Christian Academy – 907 N 13th Street
Temporary Use & Conditional Use
TRC No. 18-40100002 & 18-428000012

DATE : August 8, 2018

This is to advise you that we have completed the review of the following documents as received by this office on August 3, 2018:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Temporary Use & Conditional Use Application | <input type="checkbox"/> Construction Drawings |
| <input type="checkbox"/> Test Reports & Related Documents | <input type="checkbox"/> Certificate of Completion |
| <input type="checkbox"/> Record Drawings | <input type="checkbox"/> Permits from applicable Local, State & Federal Agencies |
| <input type="checkbox"/> Clearances from all applicable Local, State and Federal Agencies | |

Based on our reviews and appropriate site final inspection, we


- | | | |
|---|---|------------------------------|
| <input checked="" type="checkbox"/> Recommend | <input type="checkbox"/> Do Not Recommend | |
| <input checked="" type="checkbox"/> Temporary Use & Conditional Use Request | <input type="checkbox"/> Building Permit | <input type="checkbox"/> C/O |

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 engineering comments

ENGINEERING COMMENTS:

1. The applicant shall install a stop sign and stop bar at 14th Street driveway.
2. ADVISORY COMMENT: This Temporary Use and Conditional Use are approved with the condition of no new construction.

JRA/DHR/dhr 

FPUA Comments

Conditional Use - World of Faith Christian Academy -
907 N. 13th Street

- W/WW Engineering: Approved
- Electric & Gas Engineering: No comments



PUBLIC WORKS
ENGINEERING DIVISION
DEVELOPMENT REVIEW
COMMITTEE

August 13th, 2018

Project: Christian Academy
Subject: SURVEY REVIEW
To: Brandon Creagan
From: Rod Reed, PLS
SLC-Engineering Division

All comments are based on the Standards of Practice per 5J-17.050 thru 5J-17.052

SURVEY:

- 1) I have no comments.

Rod Reed, County Surveyor
St. Lucie County, Fl.
2300 Virginia Avenue
Ft. Pierce, Fl. 34982-5652
www.stlucieco.org
Ph. (772) 462-1721
E-mail reedr@stlucieco.org