



Conditional Use - No New Construction

Property address or Location 907 N 13th Street Fort Pierce FL 34950
 Parcel ID #(s) 2404-813-0031-000-8
 Project description Christian Academy K-12 Virtual/Traditional

The Love Center Regeneration
 Property Owner(s) Min.
907 N. 13th Street
 Street Address
Ft. Pierce FL 34950
 City State Zip
772-361-5998
 Phone Number
jrsports.jr@yahoo.com
 Email Address

Word of Faith Christian Academy
 Applicant/Representative, Title, Company
907 N 13th Street
 Street Address
Ft. Pierce FL 34950
 City State Zip
954-822-9563
 Phone Number
nataleedwards130@gmail.com
 Email Address

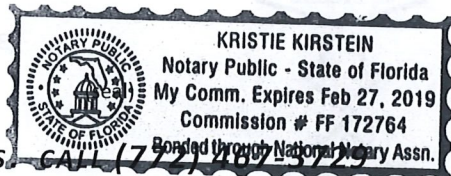
Property Owner(s) Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein.

The Love Center Reg. Min., Inc JR President
 Property Owner(s) Signature(s)

STATE OF FLORIDA -- Stucie COUNTY

The foregoing instrument was acknowledged before me this 20 day of July, 2018, by Jerome Ryan who is personally known to me or has produced Kristie Kirstein as identification.

Kristie Kirstein
 Signature of Notary

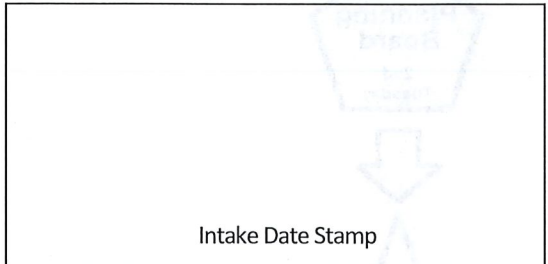


INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3000

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic District	Historic Designation
				Contributing Individual Non-Contributing None

Pre-Application Meeting Date _____ Fees _____ Control # _____ B. Permit # _____
 Intake Planner _____
 Planner Assigned _____
 Approved By _____ Date _____
 Comments _____





CONDITIONAL USE: NO NEW CONSTRUCTION

Submit one original, seven (7) hard copies and one (1) CD of the following for initial submittal, subsequent submittals will be required:

- If no site improvements are required:
 - As-built survey
 - Floor plan of existing building(s)
- If parking and drainage improvements are required:
 - As-built survey;
 - Site plan, to scale, including existing improvements and proposed parking, driveways, landscaping & storm drainage;
 - Lighting plan
- Complete, notarized application

Application Type:

- Conditional Use: No new construction with no site improvements
- Conditional Use: No new construction with parking and drainage improvements

Site Information:

Building Size 8250 SF Parking Spaces: 27

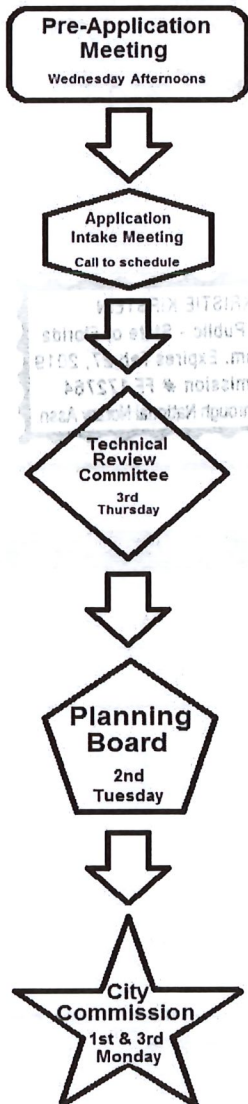
Surrounding Uses: (i.e. single family home, retail, industrial, etc.)

North	South	East	West
Residential	Residential	Residential	Residential

The application for conditional use with the application for site plan review, when not exempt in accordance with the requirements of section 22-75, shall be reviewed as a unit in accordance with the requirements of section 22-58 except that:

- (1) The city commission shall hold a public hearing in accordance with the provisions of section 22-143 prior to acting on the application for conditional use.
- (2) In the event the city planning board disapproved the application for conditional use or in case of a protest against said application signed by twenty (20) per cent of the owners within five hundred (500) feet of the area included in said application, such application shall not be approved except by a four-fifths vote by the city commission.
- (3) In permitting a conditional use or the modification of an existing conditional use, the city commission may impose, in addition to those standards and requirements expressly specified in this chapter, any condition which it finds to be necessary to protect the best interest of the surrounding property of the city.

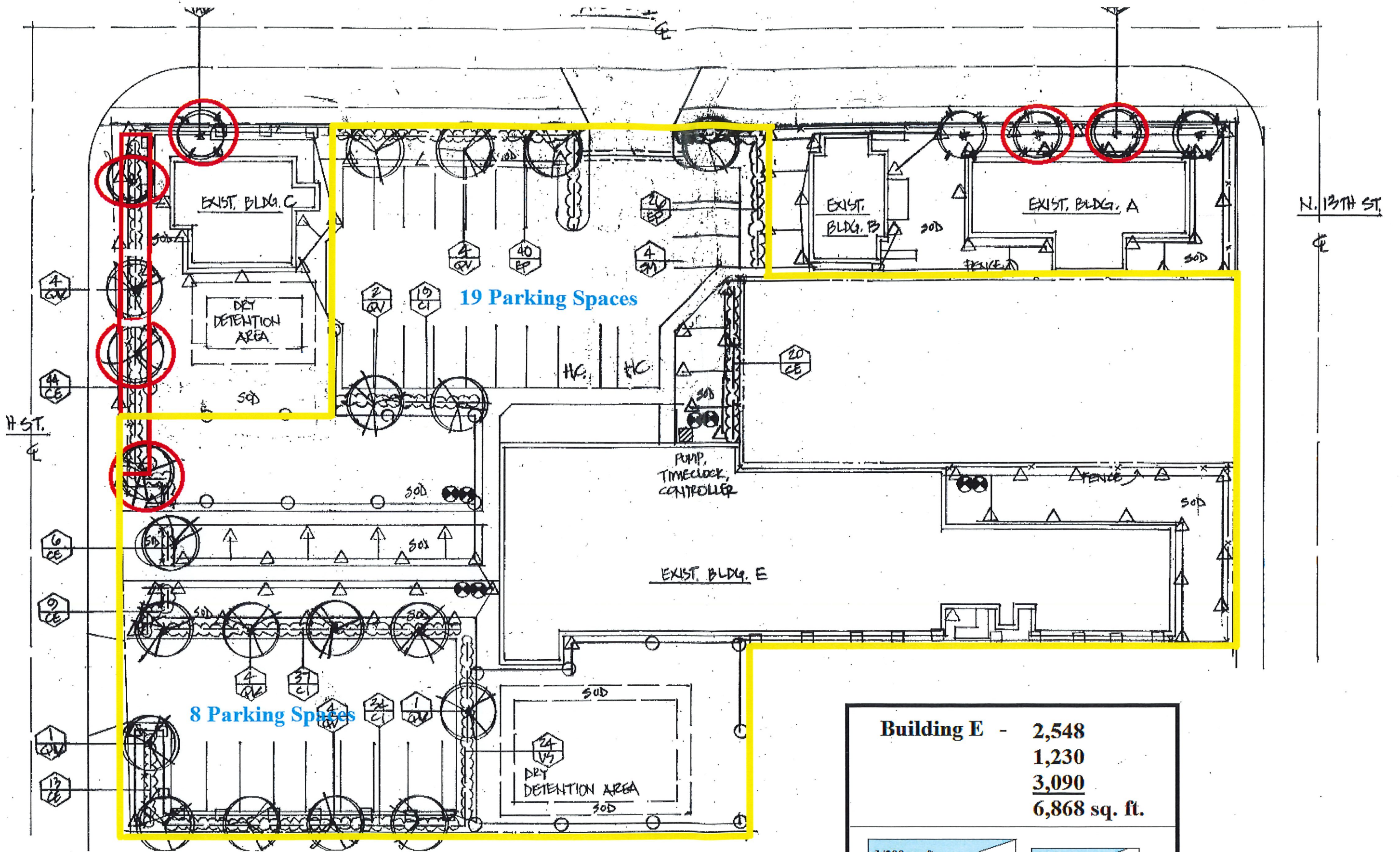
Application Outlook



Narrative of Word of Faith Christian Academy

Word of Faith Christian Academy will be operating as a not-for-profit 501(c)3 faith-based ministry providing virtual and traditional education in and around the community of its location. We are offering a personalized education for all students especially those who are deemed, "at-risk." Personalized education is possible because we offer small class sizes and low teacher-to-student ratio.

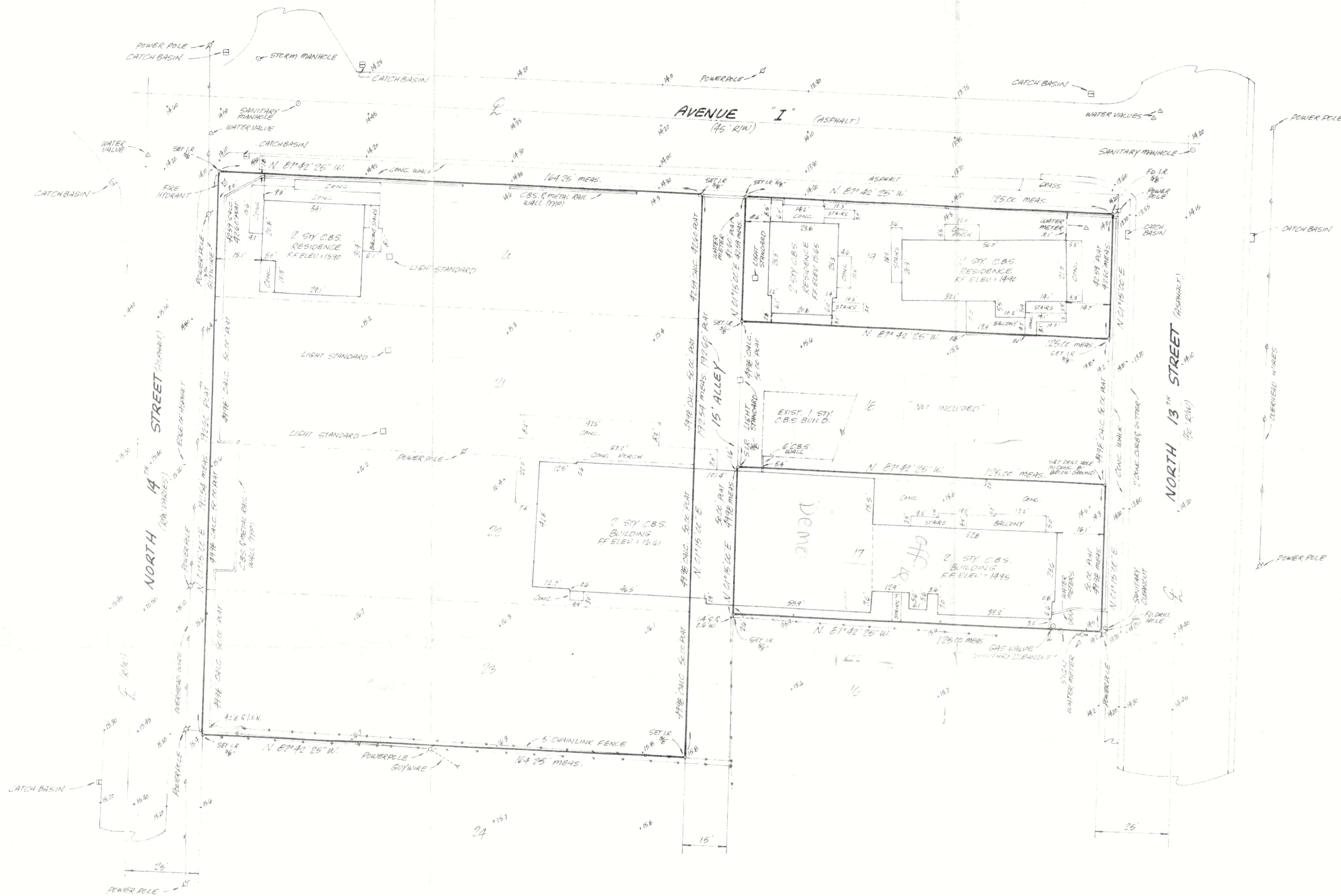
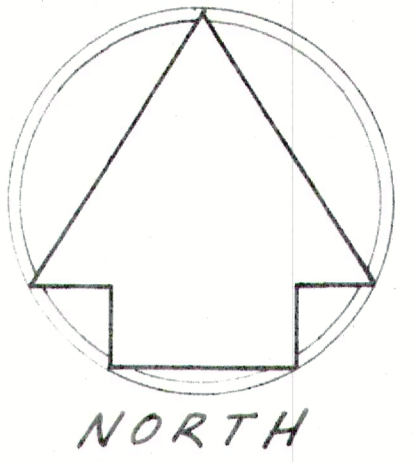
In our first year, we expect to enroll between 35-50 students and gradually grow to a maximum of 120 students, serving grades K-12. Our standard class size will be 18 students and small classrooms will be between 6 -10 students. Our normal hours of operation will be from 8am to 3:30pm, (Classroom hours are from 8:30am to 3pm). Since most of the students live within close proximity to the campus, those students will walk or ride bicycles. Students who live outside the area will be transported in 15-seater passenger vehicle(s).



19 Parking Spaces

8 Parking Spaces

Building E	-	2,548				
		1,230				
		3,090				
		6,868 sq. ft.				
<table border="1"> <tr> <td>1/300 sq. ft.</td> <td>23 Spaces</td> </tr> <tr> <td>8 per Classroom</td> <td>40 Spaces</td> </tr> </table>			1/300 sq. ft.	23 Spaces	8 per Classroom	40 Spaces
1/300 sq. ft.	23 Spaces					
8 per Classroom	40 Spaces					



DESCRIPTION:
 Lots 17, 19, 20, 21, 22, 23, Block 2, of MICHELLE JOHNSON SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 8, Page 46 of the Public Records of St. Lucie County, Florida.

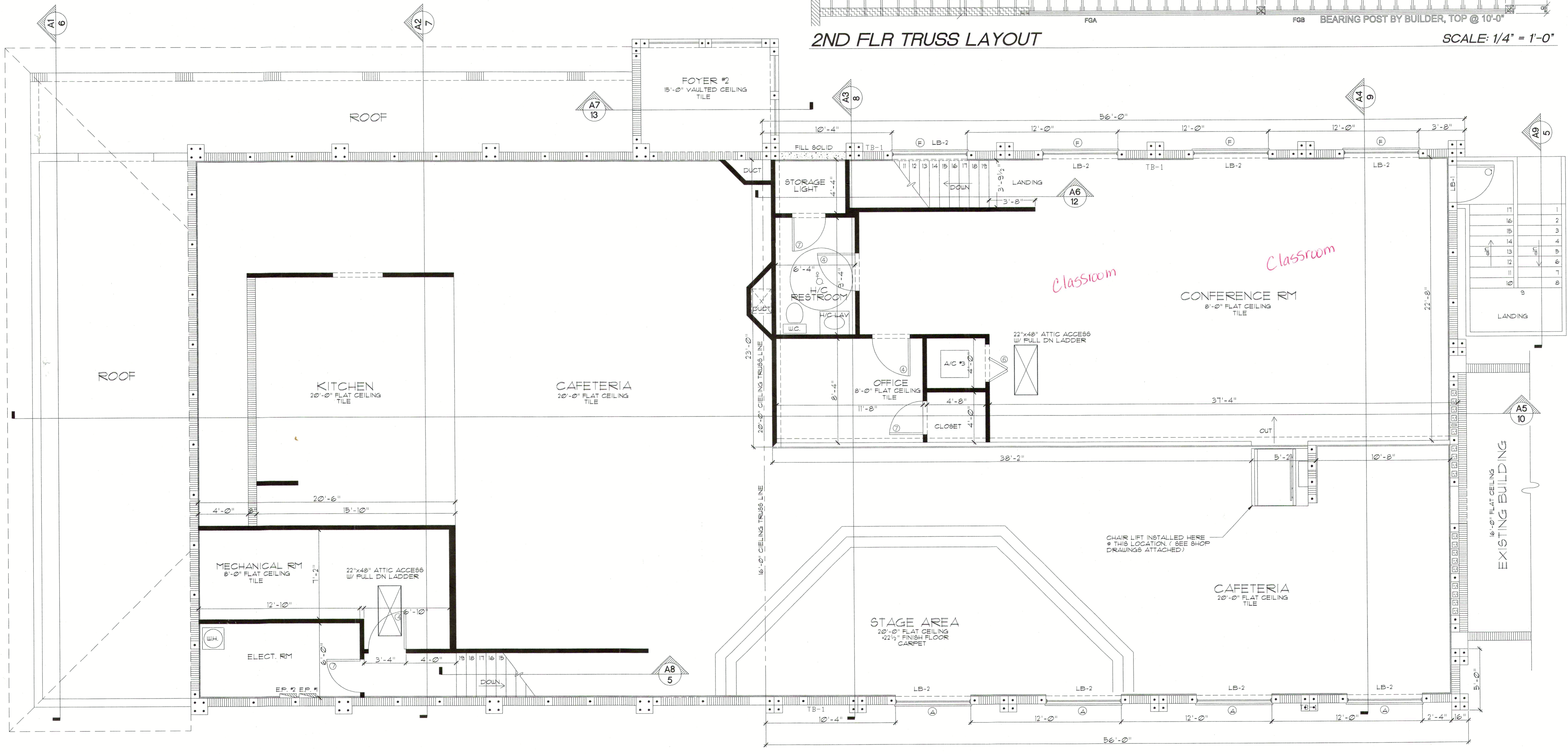
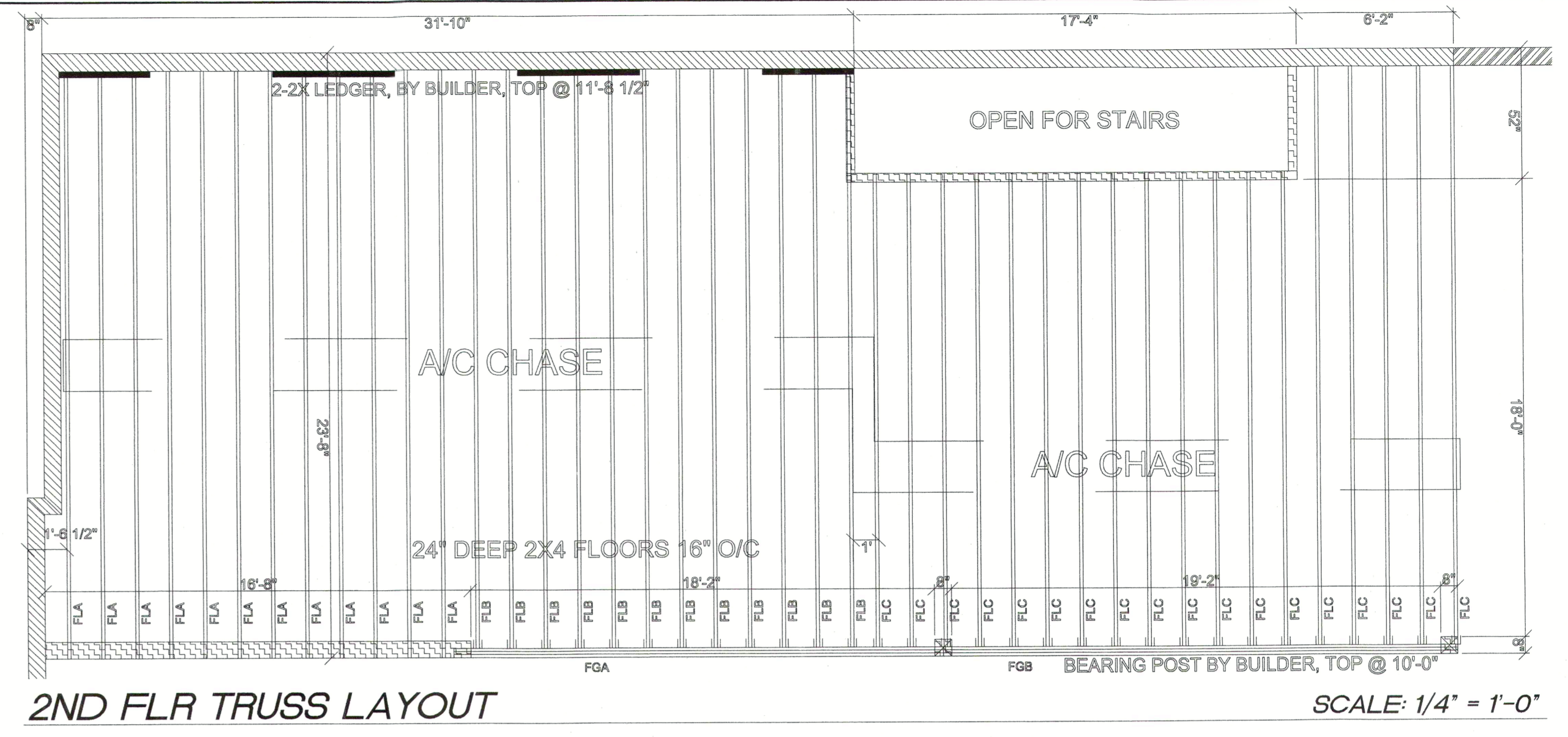
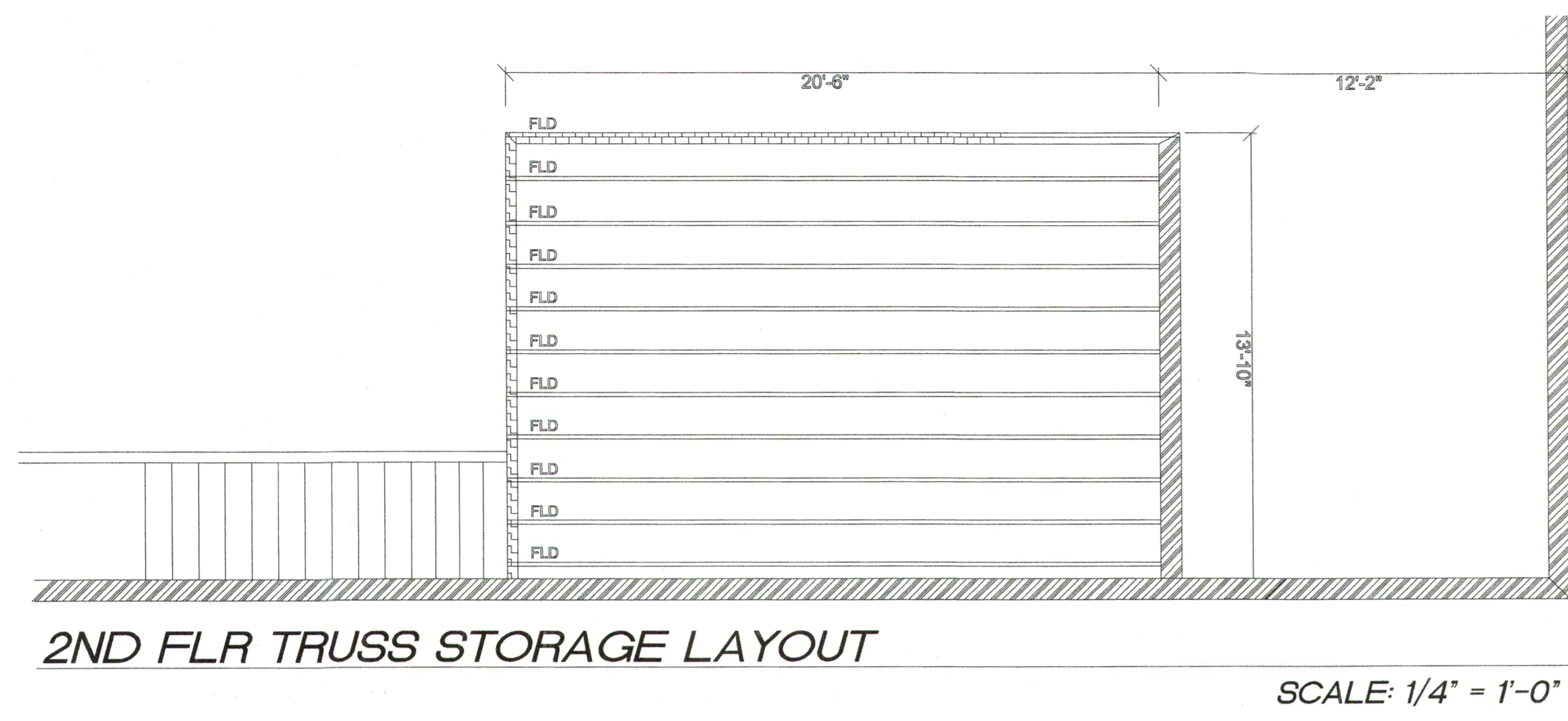
- SURVEYOR'S NOTES:**
1. Lands shown hereon were not abstracted or researched by this office for Rights-of-Ways, Easements of record, Reservations, Ownership, Abandonment, Deed Restrictions, Zoning Regulations or Zoning Set Back Lines, Land use Plan Designation, adjoining deeds or Murphy Act Deeds.
 2. Legal Description shown hereon were provided by the client and/or his agent.
 3. Bearings shown hereon are based upon a bearing of N02° 27' 57" E, along the centerline of North 13th Street.
 4. Fence corners located only, unless otherwise noted.
 5. The subject property has no visible man-made improvements other than those shown hereon.
 6. Size, Type and elevation of underground Utilities were not obtainable in the field.

SPECIFIC PURPOSE SURVEY
 To show above ground improvements and Vertical Location of structures and the Lands Hereon described.

Prepared For:
 Love Center Regeneration
 Ministries Inc.

This certification is made only in above named parties for purchase and/or mortgage of herein delineated property by above named purchaser. No responsibility or liability is assumed by surveyor for use of survey for any other purpose including but not limited to, use of survey for survey affidavit, resale of property, or to any other person not listed in certification, either directly or indirectly.

I hereby certify that the attached sketch of survey of the hereon described property is true and correct to the best of my knowledge and belief as surveyed under my direction. I further certify that this survey meets the minimum technical standards for land surveying in the State of Florida (chapter 61G17-01) pursuant to section 472.027, Florida Statutes. Subject to the qualifications noted hereon.		McLaughlin Land Surveying, Inc. 498 Maple Avenue Ft. Pierce, FL 34982 (407) 465-0250 FAX: (407) 489-0730	
DATE	12-1-97	SCALE	1" = 20'
DWN BY	J.L.A.	JOB NO.	70997



EXISTING RENOVATED / NEW 2nd FLR PLAN

SCALE: 1/4" = 1'-0"

REVISION	BY
CHANGE ORDER	BY
9-20-07	JR
11-14-07	JR

STEVEN G. WOOD, P.E.
 PROFESSIONAL
 ENGINEER
 # 34398
 950 SULTAN DRIVE
 PORT ST. LUCIE, FL 34953

SWood
 NOV 19 2007

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CHANGES ORDERS:
 ANY CHANGES MADE TO FINISH DRAWINGS ARE SUBJECT TO CHARGES AT AN HOURLY RATE.

ACKNOWLEDGMENT
 THIS STRUCTURE AND THE COMPONENTS SHOWN IN THIS DRAWING ARE DESIGNED TO MEET ALL 140 MPH WIND SPECIFICATIONS AS PER 2004 FLORIDA BUILDING CODE. (SEE DRAWING)

LOVE CENTER CAFETERIA
 EXISTING RENOVATION + NEW CONSTRUCTION
 907 N. 13th STREET
 FT. PIERCE, FL 34950
2ND FLOOR PLAN, FRAMING PLAN

DRAWN	A.J.
CHECKED	
DATE	07-10-06
SCALE	AS NOTED
JOB. NO.	26519
SHEET	A3 OF 15

ROOM FINISH SCHEDULE

ROOM NAME	FLOOR	BASE	WALL	CEILING	CLG. HGT.	REMARKS
FOYER'S #1 & #2	VINYL	WOOD	SEALER & FLAT WHITE PAINT	SEALER & FLAT WHITE PAINT	8'-0"	
PANTRY & ELECT. RM	"	"	"	"	8'-0"	
MEN'S REST RM	NS-TILE	VINYL	SEALER & GLOSS WHITE PAINT	"	8'-0"	
WOMEN'S REST RM	"	"	"	"	8'-0"	
KITCHEN AREAS	"	"	"	"	10'-0"	
ALL CORRIDORS	VINYL	WOOD	SEALER & FLAT WHITE PAINT	"	VARIABLES	
CAFETERIA	"	"	"	"	VARIABLES	
NURSERY & RESTROOM	"	"	SEALER & GLOSS WHITE PAINT	"	10'-0"	
2nd FLR CONFERENCE RM	"	"	SEALER & FLAT WHITE PAINT	"	10'-0"	
2nd FLR OFFICE	"	"	"	"	"	
2nd FLR RESTROOM	"	VINYL	SEALER & GLOSS WHITE PAINT	"	"	
2nd FLR LIGHT STORAGE	FLY WD.	WOOD	SEALER ONLY	SEALER ONLY	7'-0"	
INTERIOR STAIR AREAS	VINYL	VINYL	SEALER & FLAT WHITE PAINT	SEALER & FLAT WHITE PAINT	VARIABLES	

CONCRETE BEAM SCHEDULE

MARK	SIZE	REINFORCEMENT		LENGTH	STIRRUPS OR TIES		ELEV TOP OF TIE BEAM
		BOTTOM	TOP		NO.	SPACING	
TB-1	8' X 16'	2 #5	2 #5	PERIMETER	#3	12" D.C.	10'-0" & 20'-0"

LENTIL BEAM SCHEDULE

MARK	MANUFACTURE	TYPE	LENTIL LENGTH	OPEN.	H'S ARE PER LINEAR FT.		REMARKS	
					GRAVITY	UPLIFT		
LB-1	CAST-CRETE	8F8-0B/1T	4'-6"	3'-0"	609	1787	110	1660
LB-2	CAST-CRETE	8F8-0B/1T	7'-6"	6'-0"	203	1029	194	959
LB-3	CAST-CRETE	8F8-0B/1T	10'-6"	9'-0"	205	482	145	716

LOCATION AREA SCHEDULE

CAFETERIA	2418 SQ. FT.
LT STORAGE	210 SQ. FT.
KITCHEN	515 SQ. FT.
CONFERENCE RM	995 SQ. FT.
PASTORS OFFICE	110 SQ. FT.
PANTRY	38 SQ. FT.
FOYER #1	107 SQ. FT.
FOYER #2	83 SQ. FT.
RESTROOMS	48 SQ. FT.
CLOSETS	115 SQ. FT.
BREEZEWAY	308 SQ. FT.
NURSERY	212 SQ. FT.
MISC. HALLS ETC.	361 SQ. FT.
ROOSTRUM PLATFORM	342 SQ. FT.
STAIR AREAS	150 SQ. FT.
WALL SPACE	320 SQ. FT.
TOTAL	6888 SQ. FT.

GENERAL AREA SCHEDULE

NEW 1st FLR	2548 SQ. FT.
NEW 2nd FLR	1230 SQ. FT.
EXISTING 1st FLR	3090 SQ. FT.
TOTAL	6868 SQ. FT.

DOOR HARDWARE NOTES:

MK	DESCRIPTION	REMARKS
A	PASSAGE HARDWARE	
B	LOCK CYLINDER	
C	PANIC HARDWARE	
D	DOOR CLOSER	
E	WEATHER STRIPPING	
F	MTL. ASTRAGAL	
G	HOLD OPEN DEVICE	
H	PRIVACY LOCK SET	
I	ALUM. THRESHOLD	
J	MTL. THRESHOLD	
K	12 X 12 VISION PANEL	WIRE GLASS
L	1 1/2 PR HINGES	
M	3 PR HINGES	
N	FOOT & HEAD BOLTS	
O	12 X 12 VISION PANEL	
P	MAGNETIC CATCH	
Q	KICK PLATE	
R	PUSH PLATE	S.S. PUSH/PULL
S	SPRING HINGES	
T	MARBLE SILL OR STONE	
W	3/4 UNDER CUT	
X	DOOR STOPS	

DOOR SCHEDULE

NO.	QTY	SIZE	THICK	MAT.	TYPE	JAMB	THRESH	WEATH	TRIM	REMARKS
1	5	3068	1 3/4	METAL	INSULATED	STEEL	CBS	YES	YES	EXIT DOORS; A,B,C,E,F,M
2	2	3068	"	"	FRENCH	ALUM.	"	"	"	ENTRY #1 ONLY; A,B,C,H,M,E
3	1	4038	1 3/8	WOOD	DBL/SWING	WOOD	WOOD	NO	"	KITCHEN DOORS; A,Q,R,S.
4	8	3068	"	"	HOLLOW	"	"	"	"	INTERIOR DOORS; A,H,M,W.
5	1	3068	"	"	INSULATED	"	CBS	"	"	2 HR FIRE RATED DR; A,B,E,F,M.
6	1	3068	1	"	LOUVER	"	WOOD	"	"	BI-FOLD DOORS; A
7	4	2868	"	"	HOLLOW	"	"	"	"	INTERIOR STAIR DOOR; A,M,W.
8	1	2068	"	"	HOLLOW	"	"	"	"	INTERIOR STAIR DOOR; A,M,W.

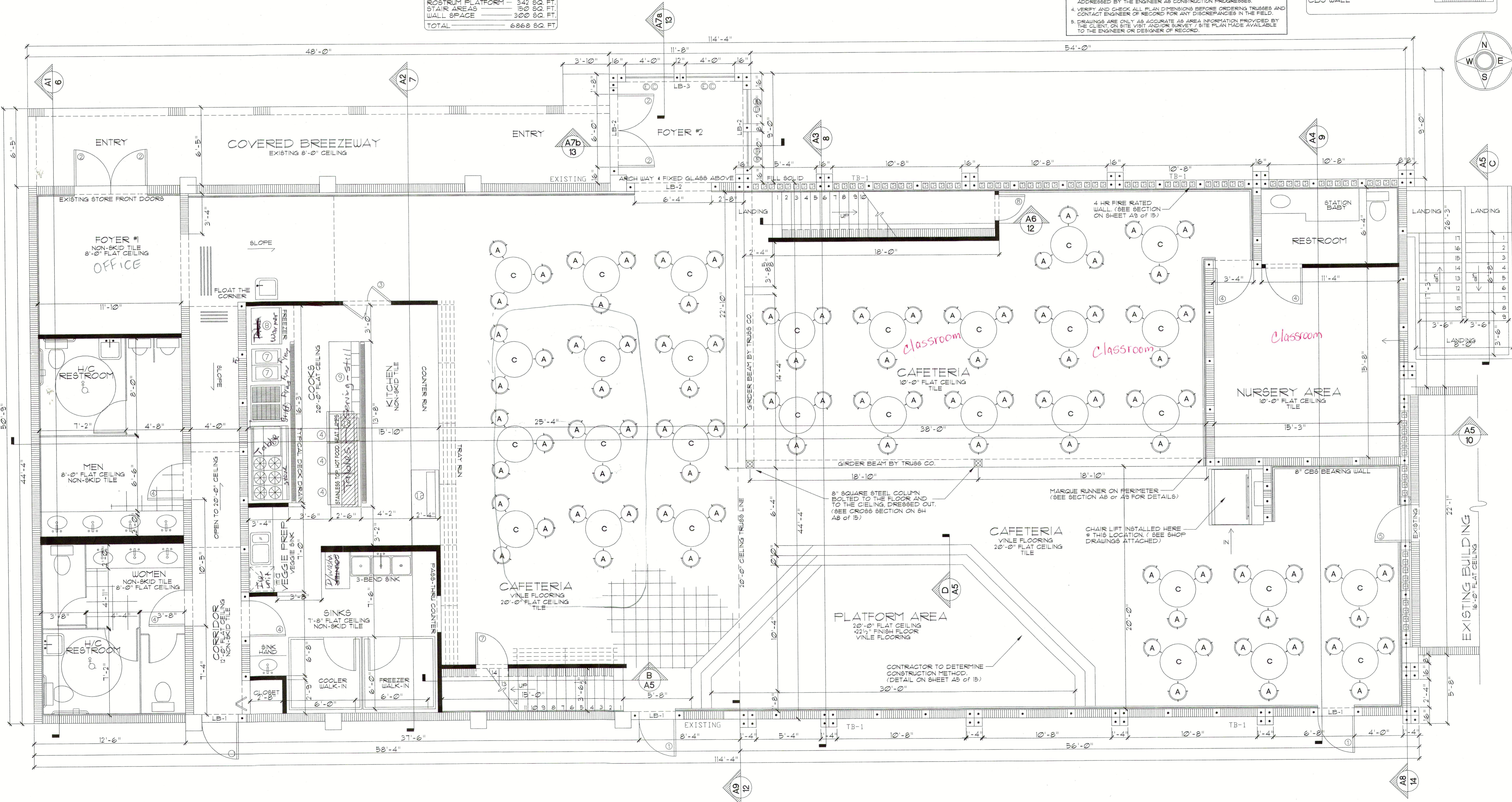
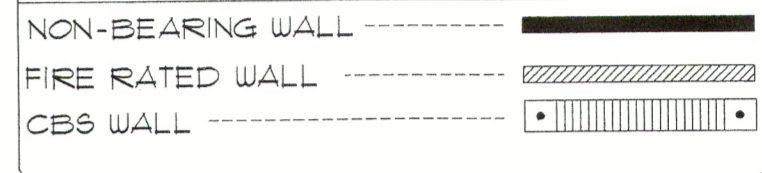
WINDOW SCHEDULE - rough openings

MARK	TYPE	QTY	WINDOW SIZES		ROUGH OPENINGS		USING 3/4" FT BUCK ON ALL OPENINGS		REMARKS	
			WIDTH	HEIGHT	WIDTH	HEIGHT	HEADER	SILL		
1	FIXED	4	26"	72"	27 1/2"	73 1/2"	17'-0"	14'-0"	VISTA-WALL / IMPACT RESIST.	
2	FIXED	2	34"	72"	35 1/2"	73 1/2"	88"	16"	VISTA-WALL / IMPACT RESIST.	
3	FIXED	2	48"	34"	49 1/2"	35"	66"	128"+	96"	VISTA-WALL / IMPACT RESIST.
4	FIXED	2	34"	32"	35 1/2"	33 1/2"	128"	88"	16"	VISTA-WALL / IMPACT RESIST.
5	FIXED	2	48"	72"	49 1/2"	73 1/2"	17'-0"	14'-0"	FIRE RATED WINDOWS	
6	FIXED	4	26"	72"	27 1/2"	73 1/2"	17'-0"	14'-0"	FIRE RATED WINDOWS	

NOTE: BUILDER AND/OR WINDOW VENDOR TO DOUBLE CHECK ROUGH OPENING FOR ANY ADJUSTMENTS.

GENERAL NOTES:
 1. CONSTRUCTION SHALL FOLLOW 2004 F.B.C. & THE 2006 & 2007 SUPPLEMENT AS ADOPTED BY THE STATE AND AS APPLICABLE TO THE AREAS WHICH THE BUILDING IS TO BE CONSTRUCTED WITH ALL APPLICABLE AMENDMENTS.
 2. THE OWNER, CONTRACTOR, SUBCONTRACTORS, SUPPLIERS, ETC. SHALL VERIFY ALL DIMENSIONS & CONDITIONS AT JOB SITE WITH PLANS, SPECIFICATIONS, ETC. AND THE ENGINEER OR DESIGNER OF RECORD SHALL NOT BE HELD RESPONSIBLE FOR CONDITIONS OR MISTAKES IN THE FIELD AFTER THE FACT.
 3. STRUCTURAL FEATURES NOT DETAILED ON THESE PLANS WILL BE ADDRESSED BY THE ENGINEER AS CONSTRUCTION PROGRESSES.
 4. VERIFY AND CHECK ALL PLAN DIMENSIONS BEFORE ORDERING TRUSSES AND CONTACT ENGINEER OF RECORD FOR ANY DISCREPANCIES IN THE FIELD.
 5. DRAWINGS ARE ONLY AS ACCURATE AS AREA INFORMATION PROVIDED BY THE CLIENT, ON SITE VISIT AND/OR SURVEY / SITE PLAN MADE AVAILABLE TO THE ENGINEER OR DESIGNER OF RECORD.

WALL LEDGEND



EXISTING RENOVATED / NEW 1st FLR PLAN

SCALE: 1/4" = 1'-0"

REVISION	BY
CHANGE ORDER	BY
9-20-07	JR
11-14-07	JR

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LOVE CENTER CAFETERIA
 EXISTING RENOVATION + NEW CONSTRUCTION
 907 N. 13th STREET
 FT. PIERCE, FL 34950
 1st FLOOR PLAN / DIMENSIONS
 WINDOW, DOOR, BEAM SCHEDULES

DRAWN	A.J.
CHECKED	
DATE	07-10-06
SCALE	AS NOTED
JOB NO.	26519
SHEET	A2 OF 15