



THE SUNRISE CITY  
**FORT PIERCE**  
 PLANNING DEPARTMENT  
*Florida*

**CONDITIONAL USE - NO NEW CONSTRUCTION**

**Property Information**

Property address or Location

602 E Weatherbee Rd

Parcel ID #(s)

2434-801-0037-000-6

Project description

Kids in the City Academy (plus other projects)

**Site Information**

Building Size: 10,596      Parking Spaces: 300

City of Faith Inc

Lisa Cobb

Property Owner(s)

Applicant/Representative, Title, Company

602 E Weatherbee Rd

602 E Weatherbee Rd

Street Address

Street Address

Fort Pierce      FL      34952

Fort Pierce      FL      34952

City                                  State      Zip

City                                  State      Zip

201-606-1585

201-606-1585

Phone Number

Phone Number

info@ye2p.org

info@ye2p.org

Email Address

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 undersigned consents to inspection and photographing of the subject property by the Planning staff for purposes of consideration of this Application and/or presentation to the Planning Board and City Commission.*

Property Owner(s) Signature(s)

*CRAIG COBB*

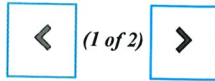
**APPOINTMENTS ARE REQUIRED FOR APPLICATION SUBMITTALS**

CALL 772.467.3737 OR E-MAIL [PLANNING\\_DL@CITYOFFORTPIERCE.COM](mailto:PLANNING_DL@CITYOFFORTPIERCE.COM)

For more information, please refer to the website:

<https://www.cityoffortpierce.com/971/Application-Submittal-for-Technical-Rev1>

**Building Information**



**Finished Area: 8,760 SF**  
**Gross Sketched Area: 10,200 SF**

Building Type:  
Grade:  
Year Built:  
Effective Year:  
No. Units:  
Primary Wall:  
Secondary Wall:  
Roof Cover:  
Roof Structure:  
View:  
Frame:  
Story Height:

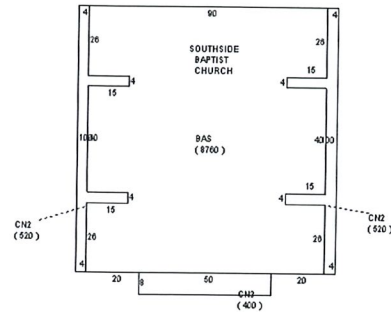
Exterior Data

CH4  
Y\_C  
1951  
1995  
1  
CB Stucco  
Dim Shingle  
Wood Truss

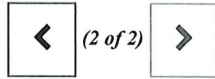
Bedrooms:  
Full Baths:  
Half Baths:  
Primary Int Wall:  
Primary Floors:  
Avg Hgt/Floor:  
Heat Type:  
Heat Fuel:  
Electric:  
A/C %:  
Heated %:  
Int Sprinkler %:

Interior Data

0  
0  
0  
Drywall  
Carpet  
0  
FredHotAir  
ELEC  
MAXIMUM  
100%  
100%  
0%



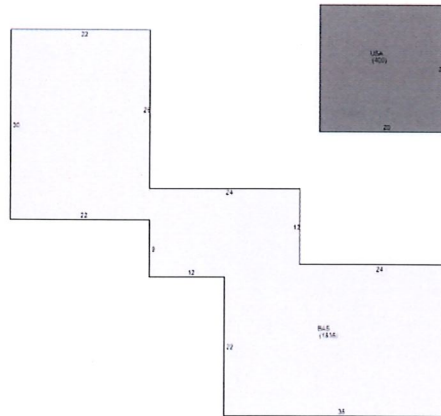
**Building Information**



**Finished Area: 1,836 SF**  
**Gross Sketched Area: 2,236 SF**

	Exterior Data
Building Type:	CH4
Grade:	Y_C
Year Built:	1978
Effective Year:	1978
No. Units:	1
Primary Wall:	Cedar Bd/Btn
Secondary Wall:	
Roof Cover:	Roll Comp
Roof Structure:	Flat/Shed
View:	
Frame:	
Story Height:	1 Story

	Interior Data
Bedrooms:	0
Full Baths:	0
Half Baths:	0
Primary Int Wall:	Drywall
Primary Floors:	Carpet
Avg Hgt/Floor:	0
Heat Type:	FredHotAir
Heat Fuel:	ELEC
Electric:	MAXIMUM
A/C %:	100%
Heated %:	100%
Int Sprinkler %:	0%



# SOUTHSIDE BAPTIST CHURCH



WEATHERBEE ROAD



## **Conditional Use Narrative: 602 E. Weatherbee Rd.**

City of Faith church was founded by Bishop Craig Cobb in November 2015. Bishop Cobb has been in ministry for thirty years; his bio is attached to the application. In addition to leading the church, Bishop Cobb and his wife Lisa began a nonprofit, Youth Empowered to Prosper (YEP) in 2018.

The organization was birthed when a girl in her early twenties came to City of Faith and she expressed that she was facing homelessness. The church pooled its resources to get her situated in an apartment and soon after, several youth from the Lewis Center shelter in West Palm Beach, started attending our services. We began to disciple this group of youth that faced trauma, substance abuse, and various other challenges. We self-funded this initiative for several years before we decided to establish the nonprofit where we established relationships with Title one schools to mentor at-risk girls, after-school leadership curriculums, and a summer civic engagement program. *In 2022, Youth Empowered to Prosper received the Hats Off award from Nonprofits First as the best small nonprofit in Palm Beach County. The organization is also accredited and has platinum status with GuideStar.*

City of Faith continued services in Palm Beach County and expanded into St. Lucie County in 2021. After seeing tremendous growth in the church in Port St. Lucie, the ministry decided to acquire 602 E. Weatherbee Rd in Fort Pierce in April 2023. The campus is comprised of two buildings on over five acres. The main structure is approximately 8,700 square feet that includes the sanctuary, office spaces, a kitchen, a nursery, conference rooms, and bathrooms. There's another structure on the property that is approximately 1800 square feet that is being used as a children's church on Sundays. The only other structure on the property is a shed that we use for storage.

Since City of Faith is intentional about being a light in the community, we would like to serve the most vulnerable populations in the area, namely children and the elderly. We have begun making inroads in the community with Youth Empowered to Prosper. However, with the population boom in the County and with our close proximity to Weatherbee Elementary school, we quickly realized that there's a need for a preschool

## **Bishop Craig L. Cobb's Bio**

Bishop Craig L. Cobb is a dynamic author, teacher and businessman who has a profound passion to see others fulfill their life's purpose. He has traveled extensively throughout the country empowering others through relevant workshops and crusades, impacting the spiritual and progressive landscape of individuals and cities.

He began his ministerial training at American Baptist College, where he graduated in three years in 1996. He received a B.A. degree in Biblical Studies & Business Administration with a minor in Psychology. He attended Dallas Theological Seminary in Texas in pursuit of his M. DIV. He completed his D. DIV. from Tabernacle Bible College from Tampa, FL in 2012.

After successfully pastoring for eight years in Mesquite, TX, Bishop Cobb was led by the Holy Spirit to launch a new ministry. Bishop Cobb was repositioned to plant City of Faith Church <http://www.cityoffaithfl.com/> in South Florida, where revival fire and continuous growth has broken out in their recently purchased property located at 602 E. Weatherbee Rd in Fort Pierce.

With a delegation of 16 spiritual leaders, Bishop Cobb met with the Speaker of the House at the White House in March 2010 to address challenges the youth faced in America. It is with a passion to impact our next generation that Bishop Cobb became the founder of a non-profit, Youth Empowered to Prosper (YEP) <https://www.ye2p.org/>. This organization is designed to transform challenged youth and the homeless population in Palm Beach County and beyond. YEP empowers these disenfranchised teens and young adults through mentorship programs and other program tracks to shift mindsets, relationship dynamics and business acumen to break generational curses of poverty.

As a dynamic teacher, Bishop Cobb has also launched a developing, robust online bible training school, Kingdom Impact School of Ministry (KISOM) [www.kingdomimpact.school](http://www.kingdomimpact.school). It will be a local and online ministry training school empowering believers and Christian leaders on diverse topics including leadership development, kingdom dynamics, business empowerment and much more.

Bishop Cobb has authored manuals/workbooks on Intercessory Prayer, Spiritual Warfare, Evangelism, Mentorship, Understanding the Apostolic, Connecting to The Vision of Your Leader, Understanding the Prophetic, Understanding the Spirit Realm, Leadership, How to use Your Faith in Spiritual Warfare, Prayer Force and much more.

In his free time, Bishop Cobb loves spending time with his wife Lisa, four children and grandchild.

# Electrical Engineering of Fort Pierce, Inc.

Registry # 36383

September 13, 2023

To: Lisa Cobb, 602 Weatherbee Child Care Facility

RE: Lighting Survey Report

At dusk on September 7, 2023, I conducted a survey of off-street lighting conditions on the property at 602 Weatherbee Road, Fort Pierce, FL.

The existing lighting system is composed of rented flood lights from Florida Power & Light. A cobra head pole mounted fixture on the interior sidewalk between the chapel structure and the Sunday school structure was not operating. All other flood lights were operating. A parking area with bumpers is discernable.

Using a Sper Scientific Light Meter I made 54 measurements of point locations within the discernable parking area. The average illumination within this area was 1.79 foot-candles, which is less than the 2fc required by the City of Fort Pierce municipal code for commercial parking areas. The uniformity ratio of light in this area is 17.9:1, which does not comply with the City Code requirement of 4:1 or lower. The interior (to the property) sidewalk between the two largest buildings was not lit due to the pole mounted cobra head fixture not being in operating condition. Light spill onto the residential property to the west exceeds the City Code limit of 0.5fc.

## Recommendations:

1. Work with a civil engineer to clearly define on a drawn plan in AutoCAD format the parking areas required by City Code.
2. Provide FPL or a lighting engineer the AutoCAD plan and request a lighting plan that will meet City Code.
3. The lighting plan should include adjusting the westerly FPL floodlight to reduce light spill onto adjacent residential properties. The lighting plan should include illuminating the easterly driveway and the interior sidewalk.

Sincerely,

This item has been electronically signed and sealed by Timothy C. Trewyn, PE, using a SHA-1 authentication code. Printed copies of this document are not considered signed and sealed and the SHA-1 authentication code must be verified on any electronic copies.

Digitally signed

by Timothy  
Trewyn

Date:

2023.09.13

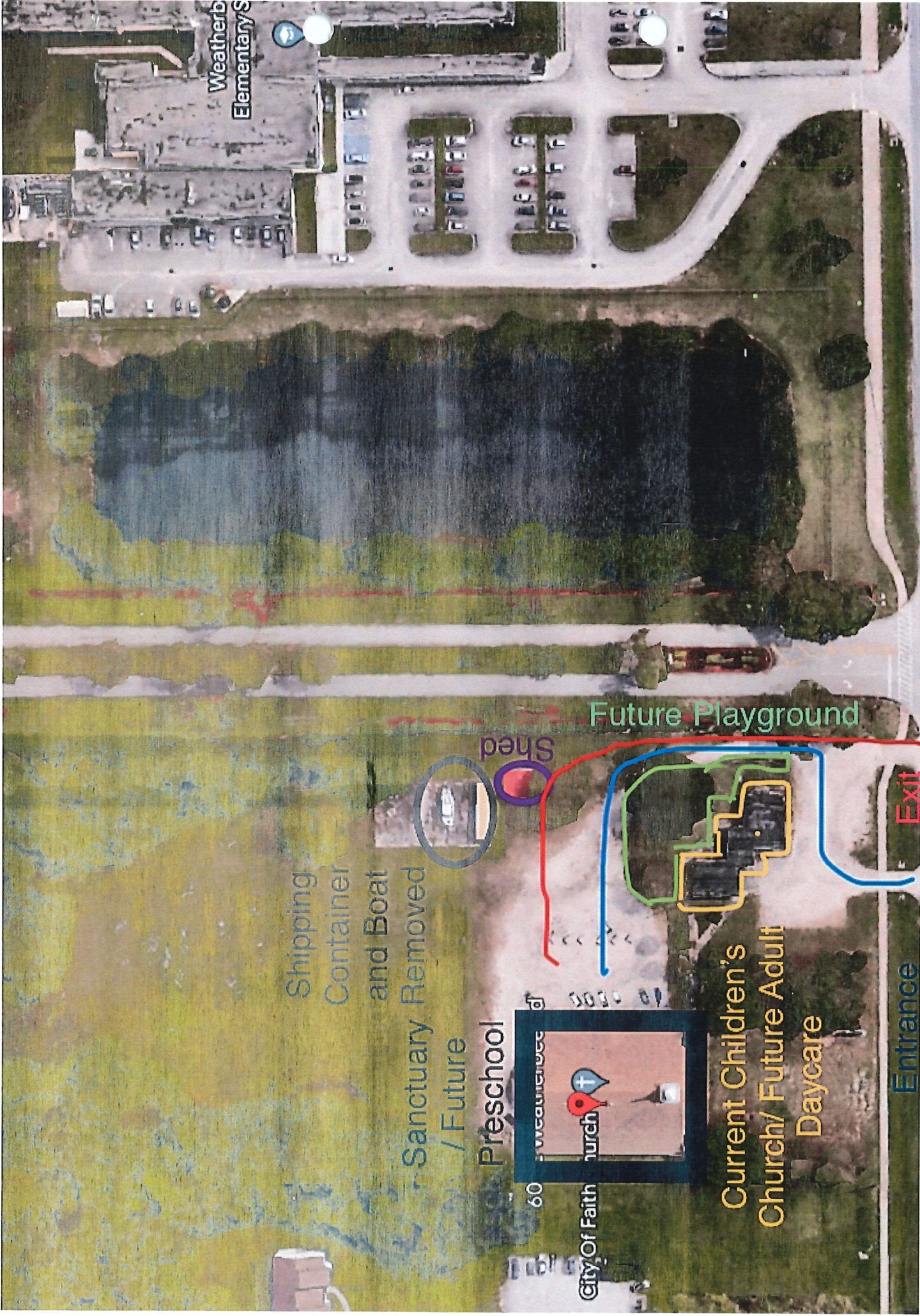
11:06:39 -04'00'

Timothy C. Trewyn, PE FL 61580  
Electrical Engineer

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604 Boston Avenue ♦ Fort Pierce, FL 34950 ♦ Phone 772-882-9021

tim@eefp.com

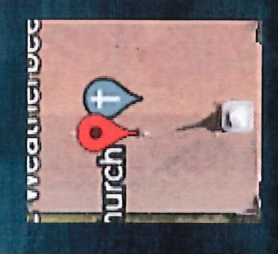


Weatherb Elementary School

Shipping Container and Boat Removed

Sanctuary / Future Preschool

Preschool



60 City of Faith Church

Future Playground

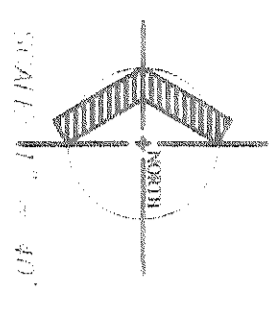
Shed

Current Children's Church/ Future Adult Daycare

Entrance

Exit

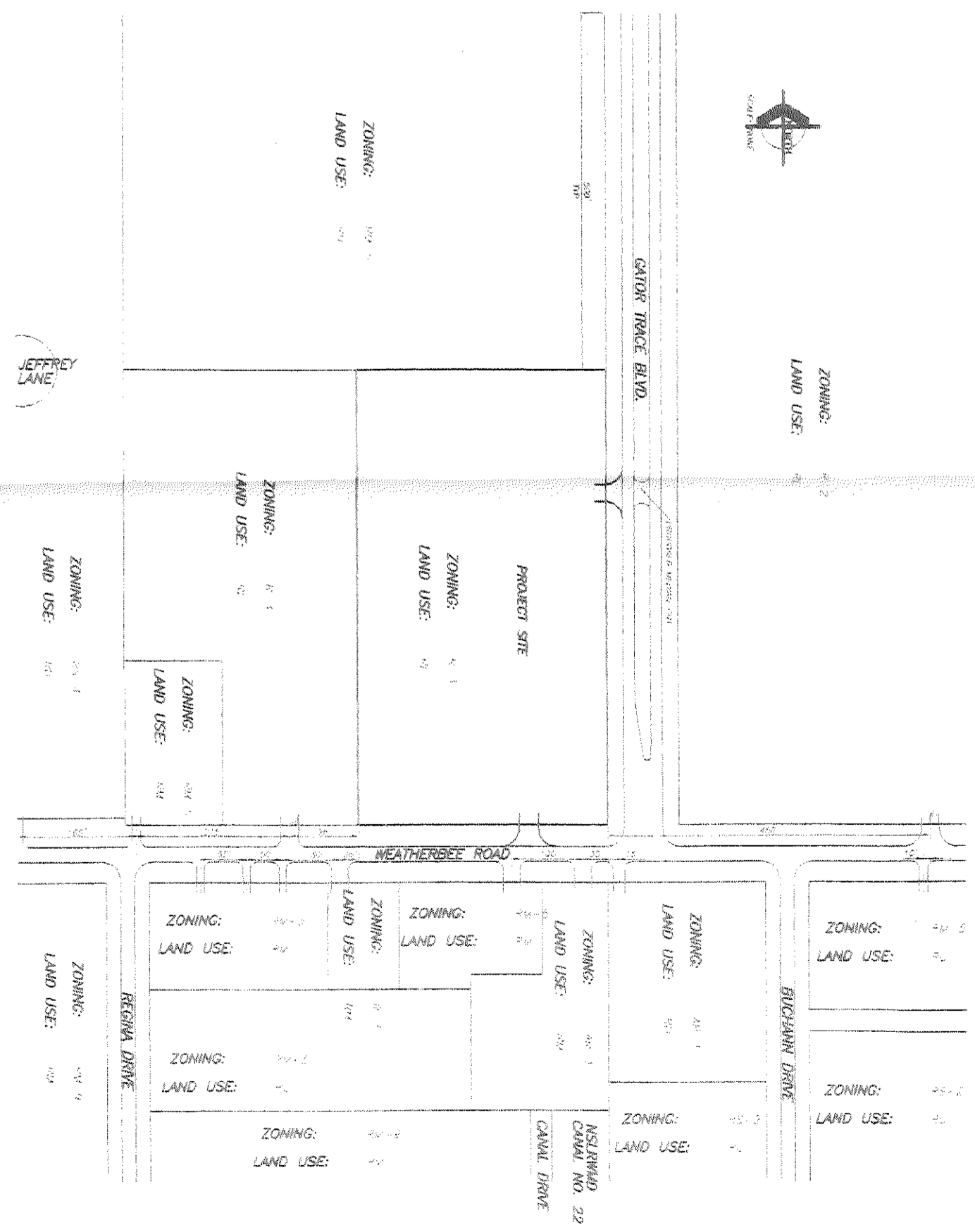




GATOR TRACE BOULEVARD

WEATHERBEE ROAD

LOCATION MAP

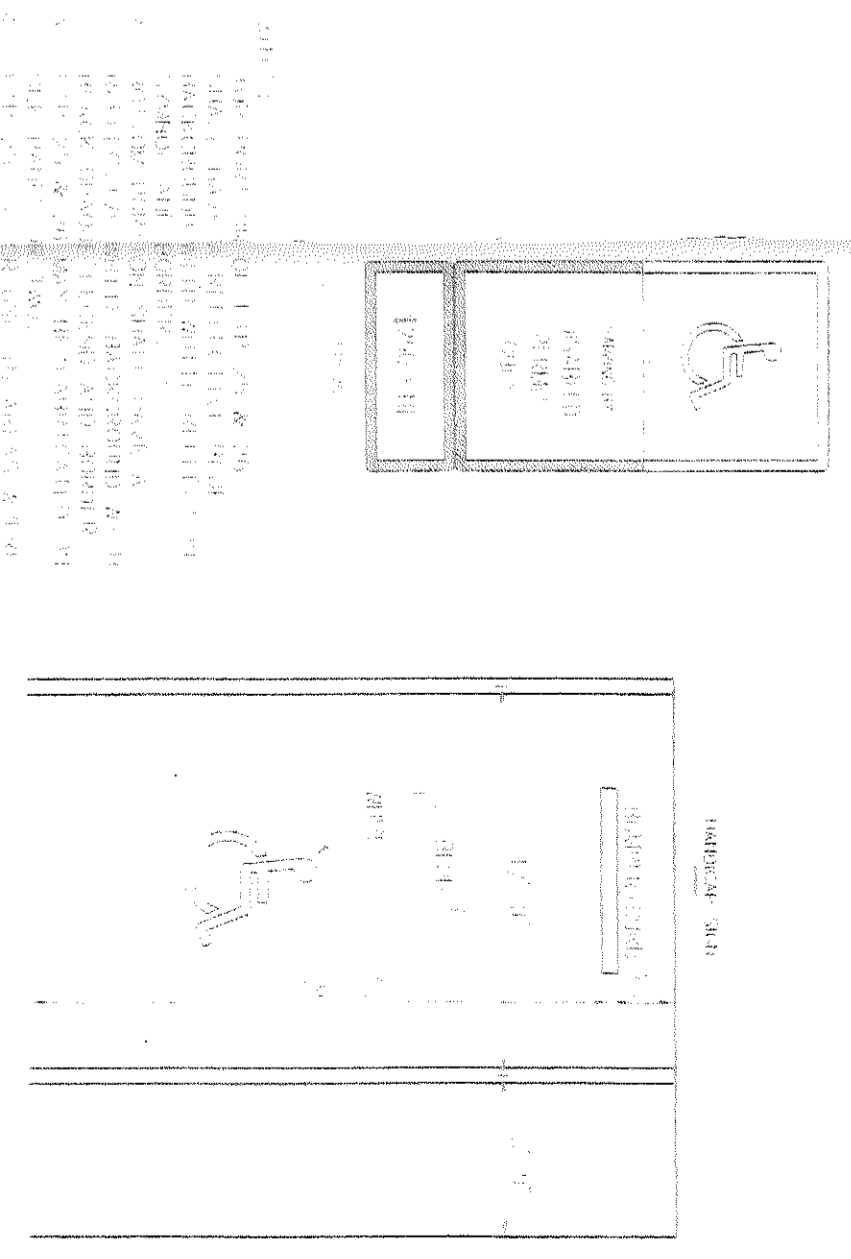


511 DATA

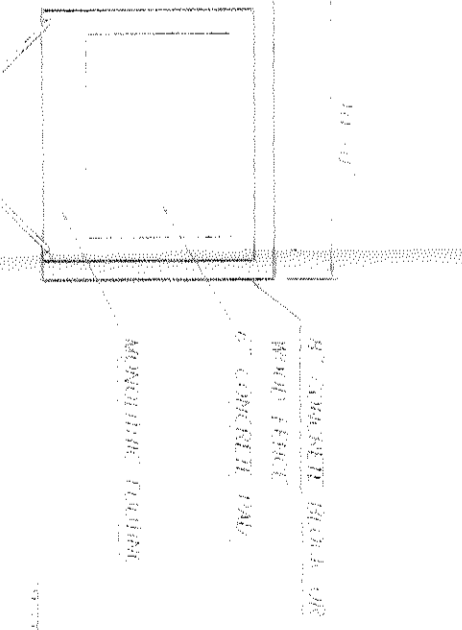
PARCEL SIZE	5.11 ACRES	222,290 S.F.	100.00%
EXISTING BUILDING/PAVING/RECREATION	0.57 ACRES	16,270 S.F.	7.31%
PROPOSED BUILDING/PAVING/RECREATION	0.38 ACRES	16,349 S.F.	7.43%
PROPOSED PAVED PARKING/DRIVE	1.12 ACRES	48,878 S.F.	21.96%
TOTAL IMPROVEMENTS	1.87 ACRES	81,497 S.F.	36.67%
PROPOSED STABILIZED HARB PARKING/DRIVE	0.76 ACRES	26,270 S.F.	14.81%
OPEN GREEN SPACES	2.18 ACRES	105,120 S.F.	48.28%
TOTAL IMPROVEMENTS	3.74 ACRES	141,976 S.F.	63.97%

- PARKING REQUIREMENTS:  
 225 PER 1,000 S.F. = 75  
 3,360 S.F. ASSEMBLY AREA = 94  
 REQUIRED PARKING = 174 SPOTS  
 PROPOSED PARKING = 174 SPOTS INCLUDING 6 HARBWARD SPACES (88 PAVED & 86 GRASS)  
 FORMER SPAC REQUIREMENTS:  
 1,000 S.F. = 0.19 = 1  
 REQUIRED & FORWARD PARKING SPAC = 1
- ZONING: R-3  
 FUTURE LAND USE: RZ  
 BULKY AND SHEDS: FT. TRENCH DRIVE'S ADJACENT

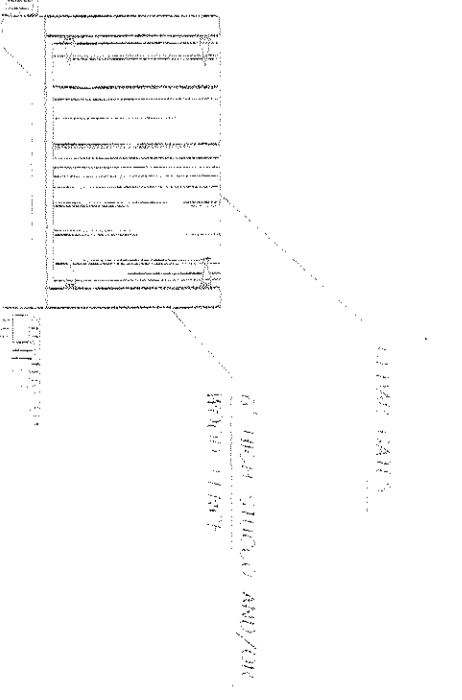
HANDICAP SPACE DETAIL



PLAN VIEW



ELEVATION VIEW



DUMPSTER DETAIL