

Detailed Narrative of Intended Conditional Use of
1404 S 28th St. Fort Pierce, FL 34947

Proposed Use: Educational Institution / College

Name of Establishment: Aspatria Institute Inc. DBA Aspatria College Inc.

Hours of Operations: 8 AM – 10 PM (Proposed Night Classes would be 6 PM – 10 PM)

Approximate and Proposed Student Count: ~10 per year

Approximate and Proposed Staff Count: 2 Full Time employees, and 2 Part Time Instructors

Approximate Student Age Groups: 17 (with high school diploma) – 55 years old

Summary:

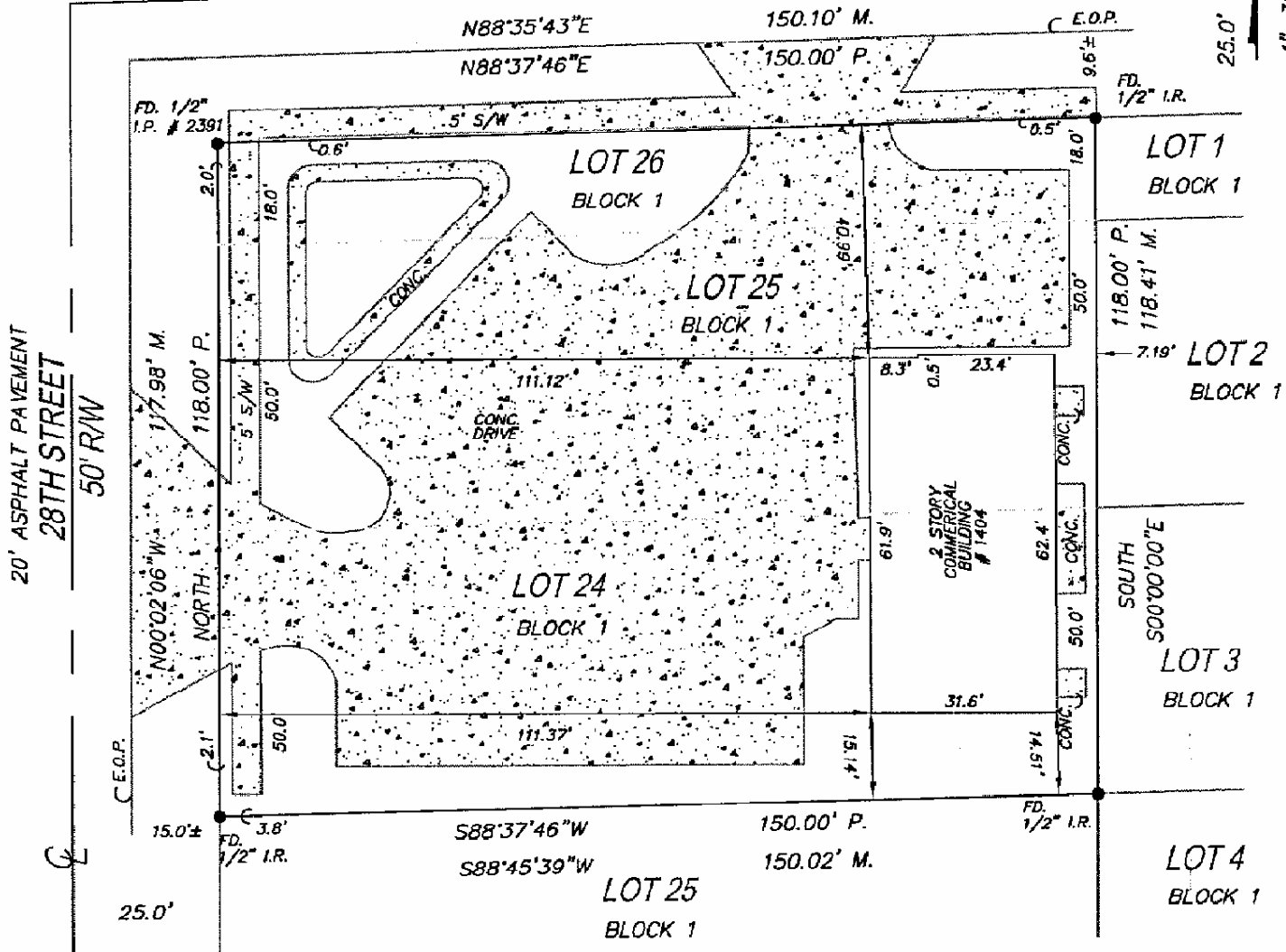
Aspatria Institute started operations at our main campus in Jacksonville, FL in January 2023 and graduated our first class of students in March 2024. We are in the process of expanding programs and locations. Currently in Jacksonville, we are offering a Medical Assistant program with Phlebotomy and Home Health Aide programs in the process of being approved by the Florida Department of Education's Commission for Independent Education. Aspatria Institute is expanding its programs to become Aspatria College.

With permission from the Owner, Aspatria is looking to open a new campus location in Fort Pierce, FL. We want to provide healthcare job training to the local community to provide job opportunities and to fill the shortage of healthcare workers we are seeing state-wide.

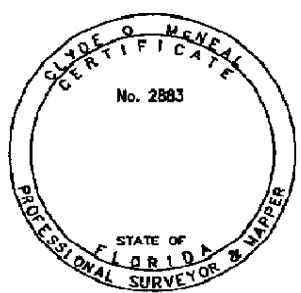
20' ASPHALT PAVEMENT
MISSISSIPPI AVE.
50' R/W

PER PLAT

1"=30'
W-82387



BOUNDARY SURVEY



SURVEYORS CERTIFICATION:
 I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL OR A RAISED EMBOSSED SEAL AND SIGNATURE.

CLYDE MCNEAL

Digitally signed by CLYDE MCNEAL
 DN: CN = CLYDE MCNEAL, C = US, O = TARGET SURVEYING, INC.,
 Date: 2005.01.24 13:22:57 -0500

(SIGNED)

CLYDE O. MCNEAL, PROFESSIONAL SURVEYOR AND MAPPER #2883

Survey: W-82387 PAGE 2 OF 2 PAGES

SERVING MOST FLORIDA COUNTIES

TARGET SURVEYING, INC.

LB #6135

2500 METROCENTRE BOULEVARD SUITE 8
 WEST PALM BEACH, FL 33407
 PHONE (561) 640-4800
 FACSIMILE (561) 640-0576

STATEWIDE NUMBERS
 PHONE (800) 226-4807
 FACSIMILE (800) 741-0576

LEGAL DESCRIPTION & CERTIFICATIONS

Lots 24, 25 and 26, Block M, M.K. MOORE'S SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 3, Page 11, of the Public Records of ST. LUCIE County, Florida.

Community Number: 120286 Panel: 0186 Suffix: F Flood Zone: X Field Work: 12/28/2004

Certified To:

1404 REALTY ASSOCIATES, LLC, A Florida Limited Liability Company; INVESTORS TITLE, ESCROW & EXCHANGE SERVICES, LLC; LAWYERS TITLE INSURANCE CORPORATION; , its successors and/or assigns.

Property Address:

1404 S. 28TH STREET
FORT PIERCE, FL 34947

Survey Number: W82387

LEGEND

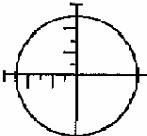
—//—	WOOD FENCE	Δ	CENTRAL ANGLE/DELTA
—x—x—	WIRE FENCE	D.B.	DEED BOOK
F.N.	FOUND NAIL	D	DESCRIPTION OR DEED
•	PROPERTY CORNER	D.H.	DRILL HOLE
M	FIELD MEASURED	ESMT.	EASEMENT
C	CALCULATED	EL.	ELEVATION
CL	CLEAR	F.F.	FINISHED FLOOR ELEVATION
ENCR	ENCROACHMENT	F.C.M.	FOUND CONCRETE MONUMENT
⊕	CENTERLINE	F.M.N.	FOUND "MAG" NAIL
⊕	CONCRETE	F.P.K.	FOUND PARKER-KALON NAIL
P	PROPERTY LINE	L.	LENGTH
D/W	DRIVEWAY	L.A.E.	LIMITED ACCESS EASEMENT
F.I.R.	FOUND IRON ROD	M.H.	MANHOLE
F.I.P.	FOUND IRON PIPE	N.T.S.	NOT TO SCALE
R/W	RIGHT OF WAY	O.R.	OFFICIAL RECORDS
N&D	NAIL & DISC	O.R.B.	OFFICIAL RECORDS BOOK
D.E.	DRAINAGE EASEMENT	P.C.P.	PERMANENT CONTROL POINT
U.E.	UTILITY EASEMENT	P.R.M.	PERMANENT REFERENCE MONUMENT
FD.	FOUND	P.G.	PAGE
P	PLAT	P.W.T.	PAVEMENT
//////	ASPHALT	P.B.	PLAT BOOK
O.H.L.	OVERHEAD UTILITIES	P.O.B.	POINT OF BEGINNING
P.P.	UTILITY POLE	P.O.C.	POINT OF COMMENCEMENT
TX	TRANSFORMER	P.O.L.	POINT ON LINE
CATV	CABLE RISER	P.C.	POINT OF CURVATURE
W.M.	WATER METER	P.R.C.	POINT OF REVERSE CURVATURE
TEL.	TELEPHONE FACILITIES	P.C.C.	POINT OF COMPOUND CURVATURE
▭	COVERED AREA	P.T.	POINT OF TANGENCY
B.R.	BEARING REFERENCE	R.O.E.	ROOF OVERHANG EASEMENT
CH	CHORD	C.B.S.	CONCRETE BLOCK STRUCTURE
R	RADIUS (RADIAL)	N.G.V.D.	NATIONAL GEODETIC VERTICAL DATUM
N.R.	NON RADIAL	S.I.R.	SET IRON ROD & CAP
A/C	AIR CONDITIONER	S.P.K.	SET PARKER-KALON NAIL
B.M.	BENCH MARK	S/W	SIDEWALK
C.B.	CATCH BASIN	T.B.M.	TEMPORARY BENCH MARK
C	CALCULATED	T.O.B.	TOP OF BANK
#	NUMBER	TYP.	TYPICAL
CONC.	CONCRETE	W.C.	WITNESS CORNER
&	AND	S.S.	SHIP SPIKE
E.O.W.	EDGE OF WATER	W.F.	WOOD FENCE
F.H.	FIRE HYDRANT	W.	WASHER
C.L.F.	CHAIN LINK FENCE	10.00	EXISTING ELEVATION

GENERAL NOTES:

- 1) LEGAL DESCRIPTION PROVIDED BY OTHERS
- 2) UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- 3) WALL TIES ARE TO THE FACE OF THE WALL.
- 4) NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL, OR A RAISED EMBOSSED SEAL AND SIGNATURE.
- 5) ONLY VISIBLE ENCROACHMENTS LOCATED.
- 6) NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS NOTED.
- 7) PROPERTY LINE DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
- 8) FENCE OWNERSHIP NOT DETERMINED.
- 9) ELEVATIONS INDICATED HEREON ARE IN FEET AND DECIMALS REFERENCED TO N.G.V.D. 1929.
- 10) BEARINGS REFERENCED TO LINE NOTED AS B.R.
- 11) IN SOME INSTANCES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.
- 12) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.

Survey: W-82387

PAGE 1 OF 2 PAGES



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Alteration - Level 1 & Code Compliance Revision for:

"AMERICAN CARE CENTER"

1404 S. 28th Street
Fort Pierce, Florida 34947

PERMIT #:

PROJECT TEAM

OWNER:

Jose E. Garcia Jr. M.D.

11255 S.W. 211 Street
Miami, FL 33189-2240

Phone: (305) 254-7576
Mobile: (305) 300-1213
E-mail: josegarcia@americancare.net

ARCHITECT:

WASERSZTEIN ARCHITECTURE, INC

Bruce Wasersztein, AR 0017721

3300 N.E. 191st STREET
SUITE 1005
AVENTURA, FL 33180
Phone: 954-673-4448
Fax: 305-932-1956
E-mail: brucewasersztein@yahoo.com

Francisco Santana
Architectural Project Manager
Phone: (788) 202-1782
E-mail: fsantana@bellsouth.net

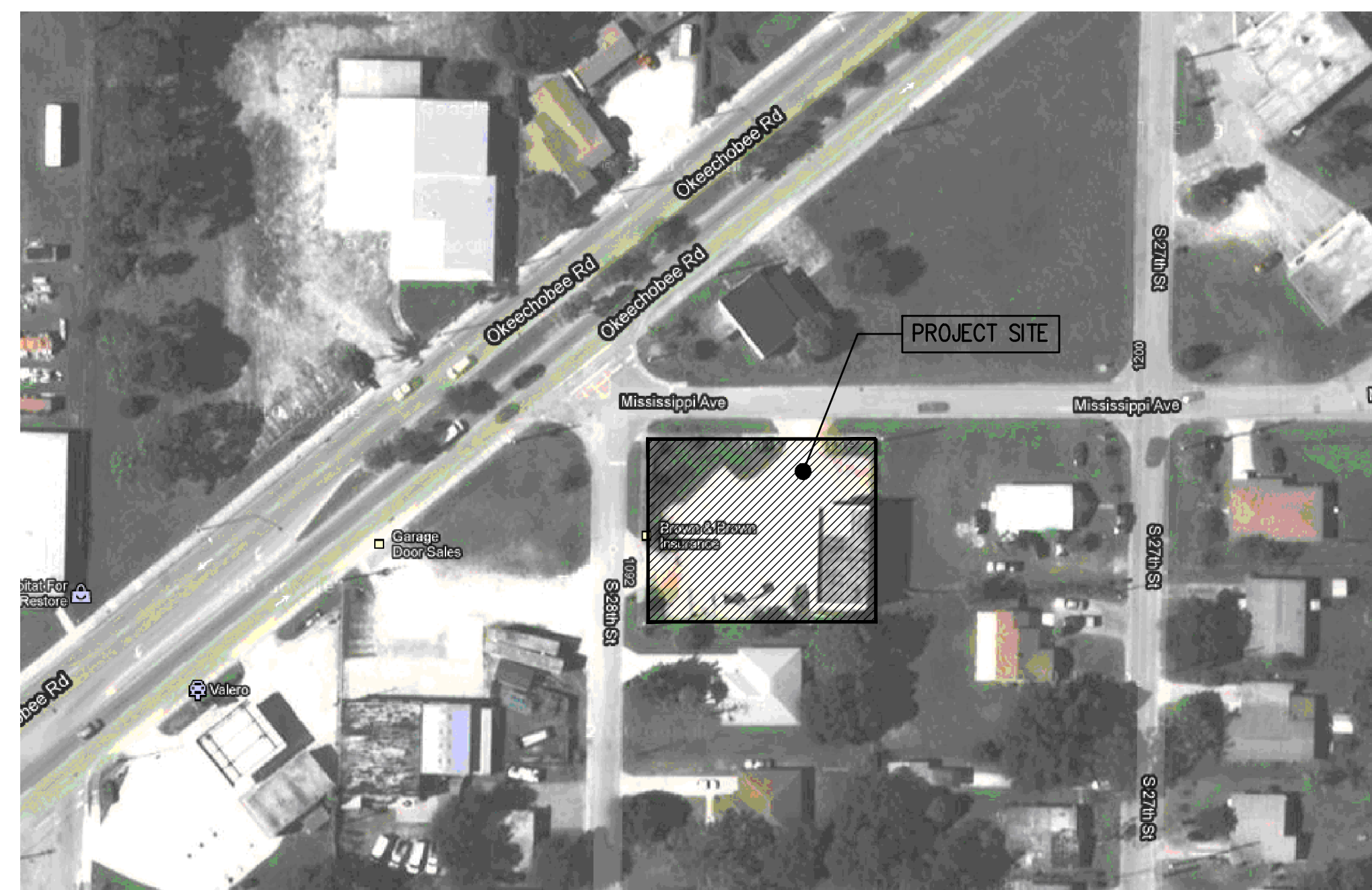
CONSULTING ENGINEERS:

SHEET INDEX

ARCHITECTURAL

- A-1 EXISTING GROUND FLOOR PLAN & BUILDING DATA
- A-2 EXISTING SECOND FLOOR PLAN
- LF-1 GROUND FLOOR LIFE SAFETY PLAN
- LF-2 SECOND FLOOR LIFE SAFETY PLAN

LOCATION MAP



PROPERTY ADDRESS
 1404 SOUTH 28 TH STREET
 FORT PIERCE, FLORIDA 34947

SCOPE OF WORK:
 - AS BUILT CONDITIONS SHOWN FOR CERTIFICATE OF USE.

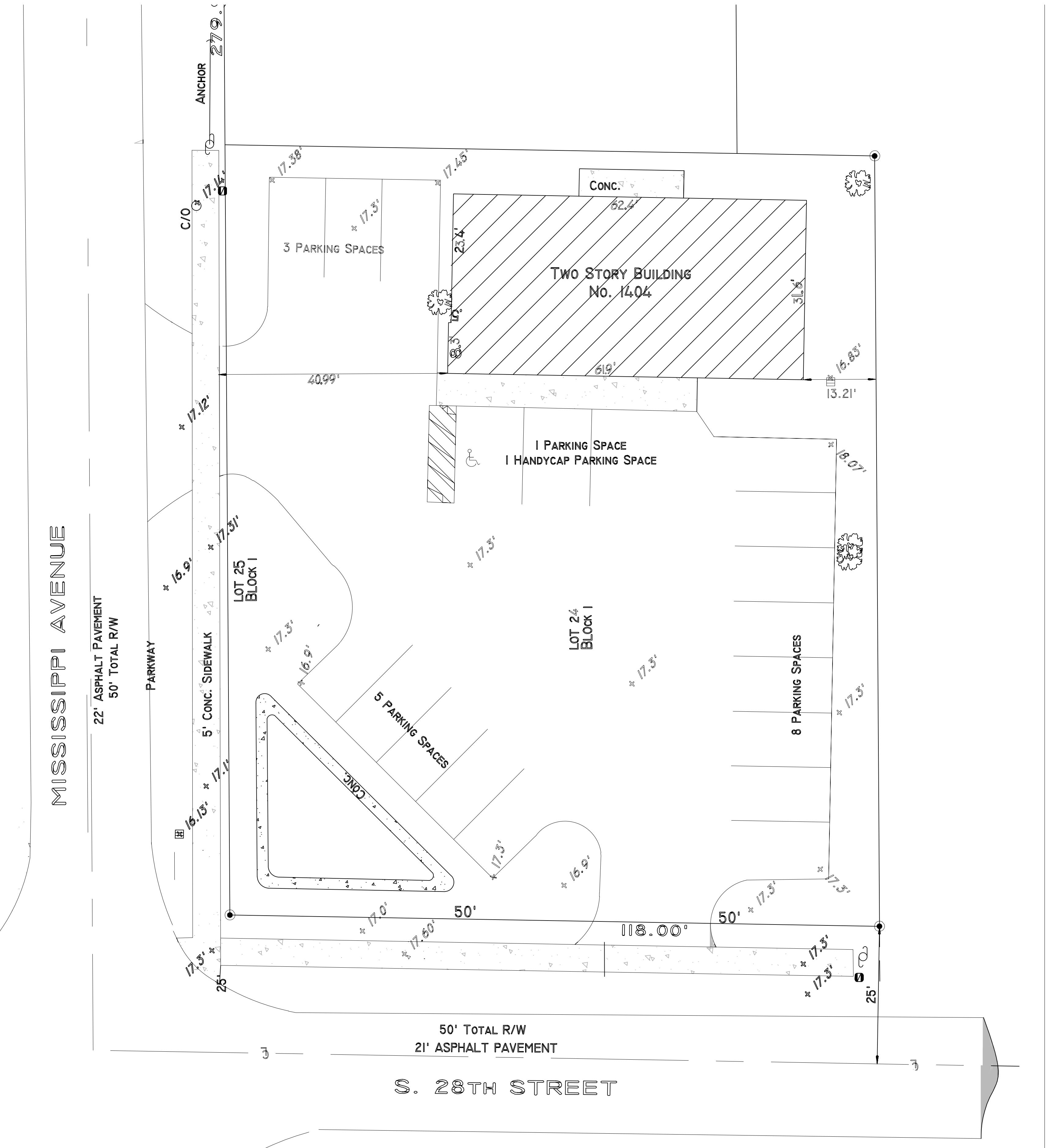
PROJECT INFO:
 AREA: 4,044 S.F.
 CLASSIFICATION OF WORK = N/A
 LEVEL OF ALTERATION = N/A
 AREA OF ALTERATION = 4,044 S.F.
 LEVEL OF REHABILITATION = N/A
 OCCUPANCY CLASSIFICATION = B (BUSINESS)(TRAINING CENTER)
 CODE IN EFFECT :
 FLORIDA BUILDING CODE 2023, 8th EDITION. EXISTING BUILDING
 FLORIDA BUILDING CODE ACCESSIBILITY 2023, 8th EDITION
 FLORIDA FIRE PREVENTION CODE 2021 7th EDITION
 NFPA 1
 NFPA 101 2015 EDITIONS
 NEC 2017

NOTE:
 NO DRINKING FOUNTAIN PROVIDED.
 WATER CAN BE SERVED @ KITCHENETTE.

OCCUPANCY LOAD:
 (FBC. TABLE 1004.5 AND FFPC TABLE 7.3.1.2)
BUSINESS AREA
 OCCUPANCY LOAD: = 1927 SF / 150 S.F. (PER PERSON)
 = 13 PERSONS ALLOWED (FBC 1004.5)
 = 1927 SF / 100 S.F. (PER PERSON)
 = 20 PERSONS ALLOWED (FFPC 7.3.1.2)
LOUNGE
 OCCUPANCY LOAD: = 132 SF / 15 S.F. (PER PERSON)
 = 9 PERSONS ALLOWED (FBC 1004.5)
 (FFPC 7.3.1.2)
CONFERENCE ROOM
 OCCUPANCY LOAD: = 164 SF / 15 S.F. (PER PERSON)
 = 11 PERSONS ALLOWED (FBC 1004.5)
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STORAGE
 OCCUPANCY LOAD: = 147 SF / 500 SF (PER PERSON)
 = 1 PERSON ALLOWED (FBC 1004.5)
 (FFPC 7.3.1.2)
 TOTAL OCCUPANTS..... = 34 PERSONS ALLOWED (FBC)
 = 41 PERSONS ALLOWED (FFPC)

GENERAL NOTES

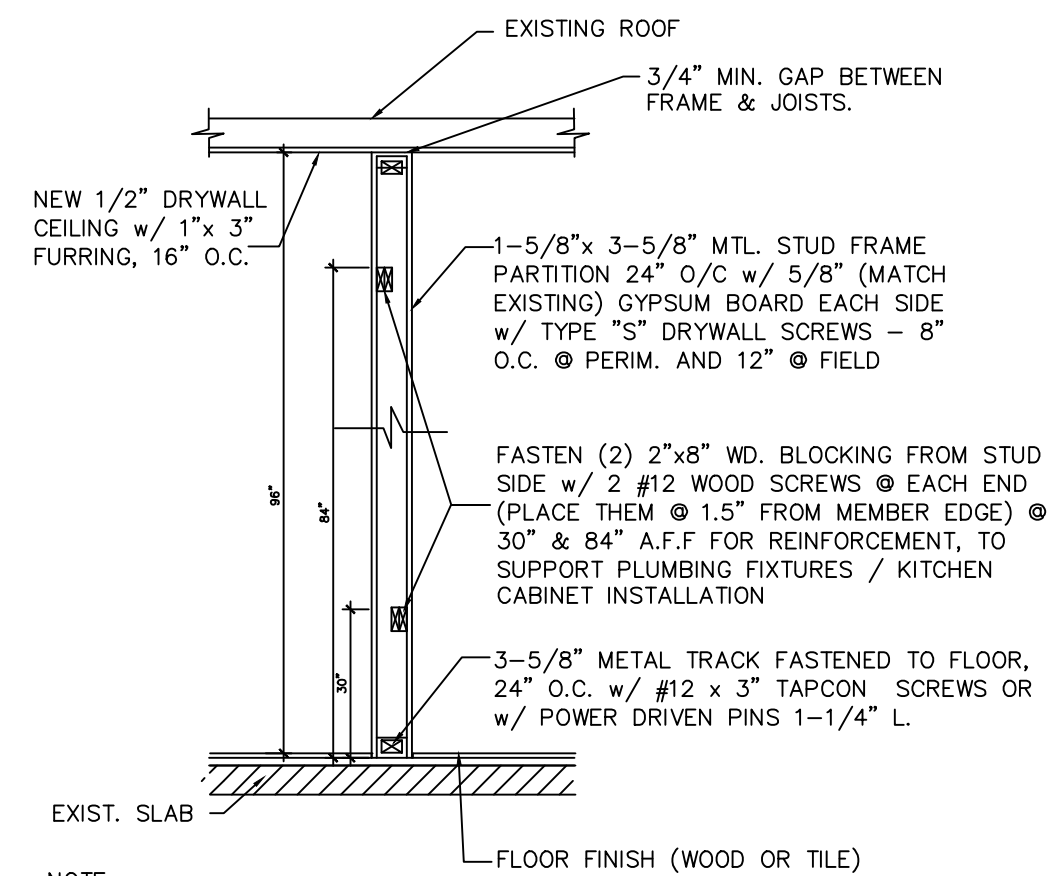
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- CONTRACTOR TO ACQUIRE ALL REQUIRED PERMITS FOR THE CONSTRUCTION AND SUBSEQUENT OCCUPANCY OF THE PROJECT.
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SCALE: 3/32" = 1'-0"

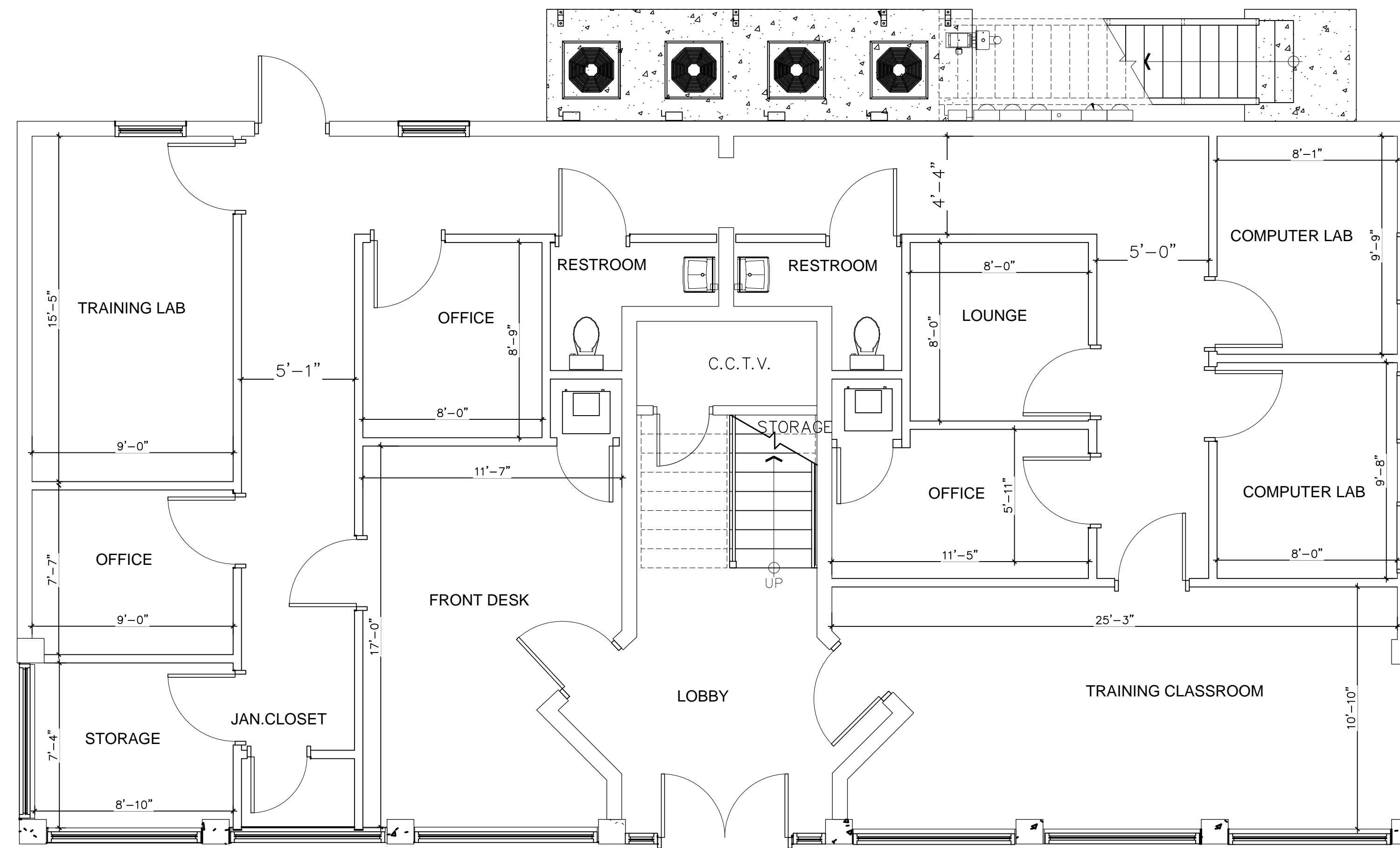
**Aspatia
 Fort Pierce**





- NOTE:
- USE "DUROC" OR SIMILAR TILE INSTALLATIONS.
 - USE DOUBLE STUD OR 20 GA. KITCHEN/BATHROOM CABINET INSTALLATION w/ A MIN. EFFECTIVE MOMENT OF INERTIA EQUAL TO 0.864 IN4 PER SECTION 2517.5.1.1 F.B.C.
 - THE HORIZONTAL MEMBER MUST BE CONNECTED TO NOT LESS THAN 2 STUDS PER SECTION 2517.5.1.3 F.B.C.

TYP. PARTITION
SCALE - N.T.S.

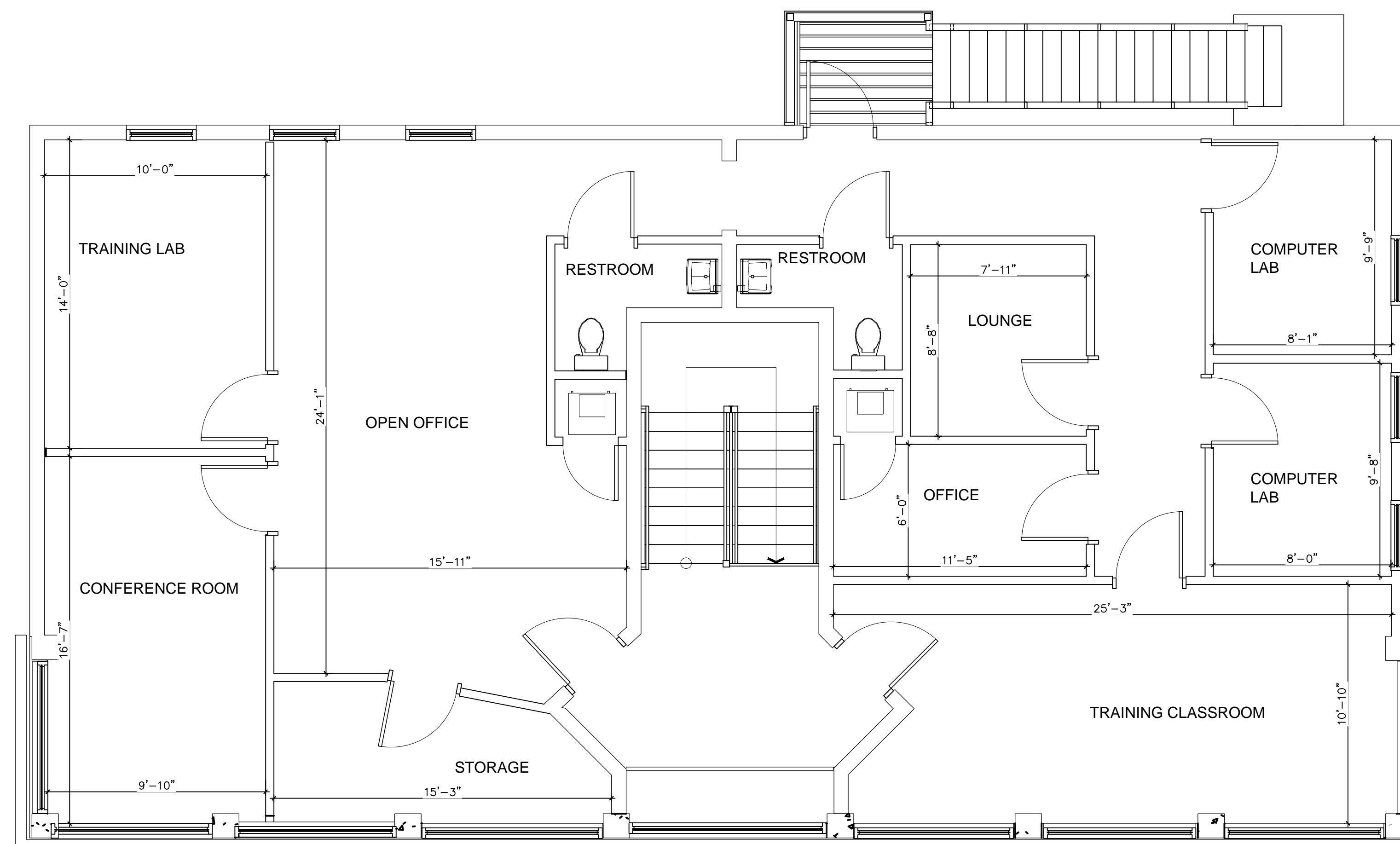


EXISTING FIRST FLOOR PLAN
SCALE: 1/4" = 1'

MINIMUM NUMBER OR REQUIRED PLUMBING FIXTURES TABLE 403.1										
NO.	CLASSIFICATION	OCCUPANCY	DESCRIPTION	WATER CLOSETS		LAVATORIES		BATH-TUBS/ SHOWERS	DRINKING FOUNTAINS	OTHER
				MALE	FEMALE	MALE	FEMALE			
1	BUSINESS	B	OFFICES	1 per 25 for the first 50 and 1 per 50 for the remainder exceeding 50.	1 per 40 for the first 80 and 1 per 80 for the remainder exceeding 80	----	1 per 100	1 service sink		

OCCUPANCY LOAD = 41 PERSONS

- | | |
|----------------------|----------------------|
| REQUIRED: | PROVIDED: |
| -2 LAVATORY | -4 LAVATORIES |
| -2 WATER CLOSETS | -4 WATER CLOSETS |
| -1 SERVICE/MOP SINK | - SERVICE/MOP SINK |
| -1 DRINKING FOUNTAIN | -- DRINKING FOUNTAIN |



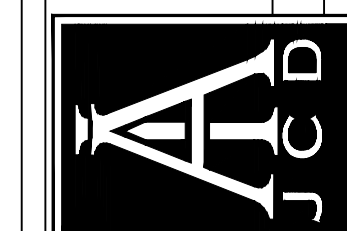
EXISTING SECOND FLOOR PLAN
SCALE: 1/4" = 1'

Revisions	
▲	01.14.25 1ST ISSUE
▲	
▲	
▲	
▲	
▲	

CERTIFICATE OF USE
AMERICAN CARE OF SOUTH FLORIDA
1404 SOUTH 28 TH STREET
FORT PIERCE, FL 34947

JCD ARCHITECT INC.
JUAN C. DAVID R.A. 0015344
Design & Development
LEED ACCREDITED PROFESSIONAL

Architecture Interiors Planning Construction
1385 Coral Way, Suite 207 • Miami, Florida 33145 • Phone: (305) 285-1345 • Fax: (305) 285-4330



Job No.
Date
Scale SHOWN

Seal
AA-26001560
Sheet No.
A-1.0

Designs are subject to modification or change as required by actual measurements, standard industry practices in light of existing structural and other conditions, applicable bldg. codes, and the like. These plans are and shall remain the property of Mr. David and shall not be sold or reproduced without his prior written consent. Mr. David shall be notified of any changes requested by actual measurements, etc. as aforesaid prior to submission of any phase for bid or construction.

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 1404 SOUTH 28 TH STREET
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 NFPA 1
 NFPA 101 2015 EDITIONS
 NEC 2017

NOTE:
 NO DRINKING FOUNTAIN PROVIDED.
 WATER CAN BE SERVED @ KITCHENETTE.

NOTE :
 THERE IS NO WORK DONE WITHOUT A PERMIT THAT NEEDS TO BE LEGALIZED FOR THIS TENANT SPACE AND/OR UNDER THIS PERMIT.

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 (FBC. TABLE 1004.5 AND FFPC TABLE 7.3.1.2)

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 = 1927 SF / 100 S.F. (PER PERSON) = 20 PERSONS ALLOWED (FFPC 7.3.1.2)

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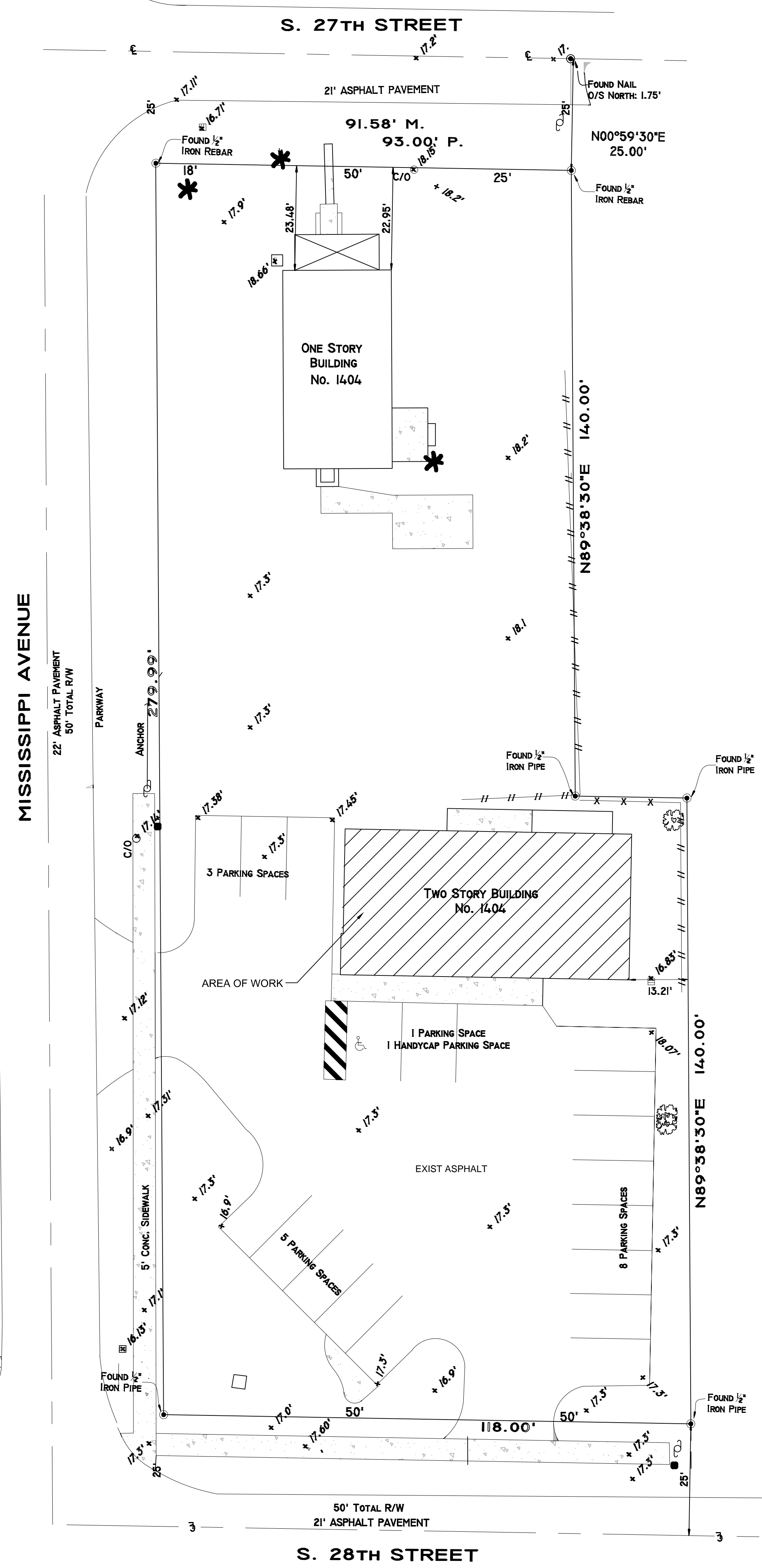
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TOTAL OCCUPANTS..... = 34 PERSONS ALLOWED (FBC)
 = 41 PERSONS ALLOWED (FFPC)



LOCATION MAP
 SCALE: N.T.S



SITE PLAN
 SCALE: 1/16" = 1'

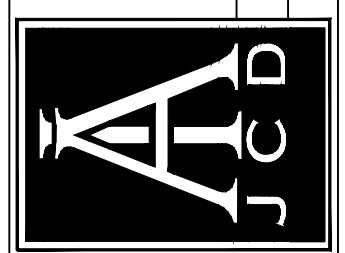
Revisions

△	01.14.25 1ST ISSUE
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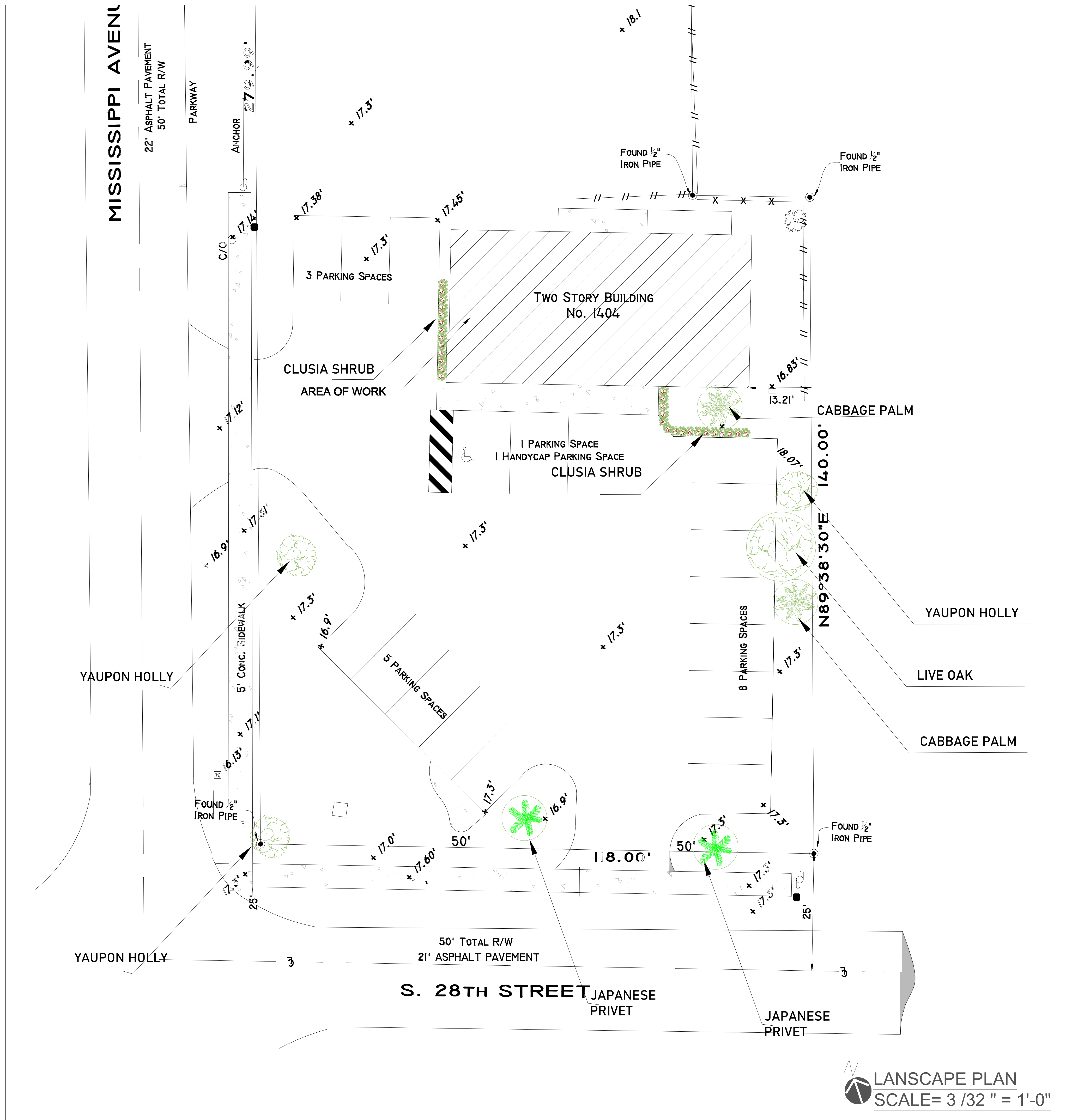
Architecture Interiors Planning Construction
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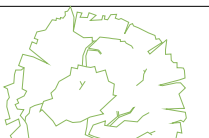
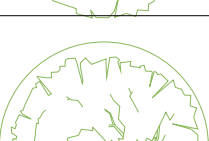
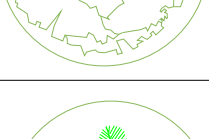



Job No.
 Date
 Scale SHOWN

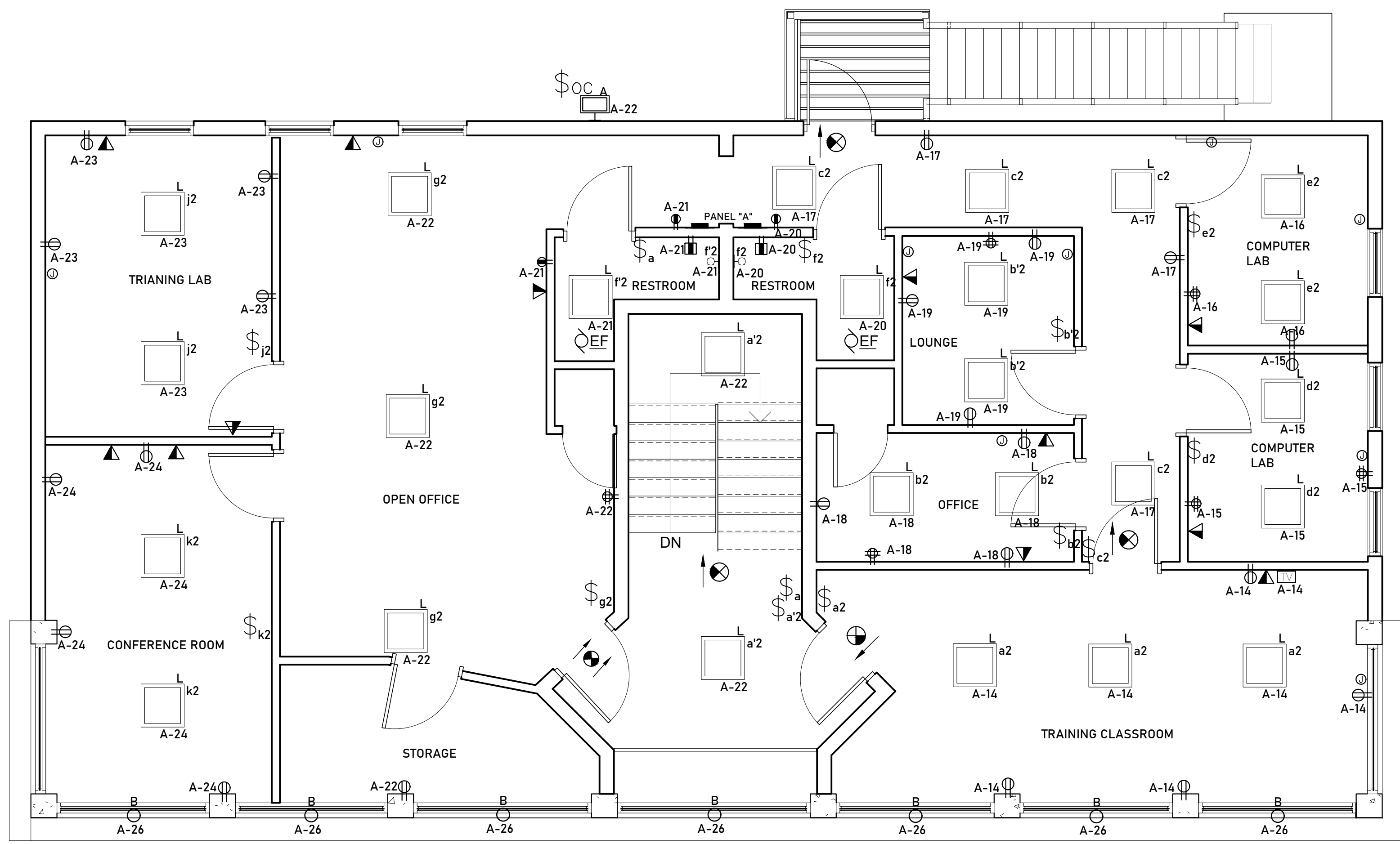
Seal
 AA-26001560
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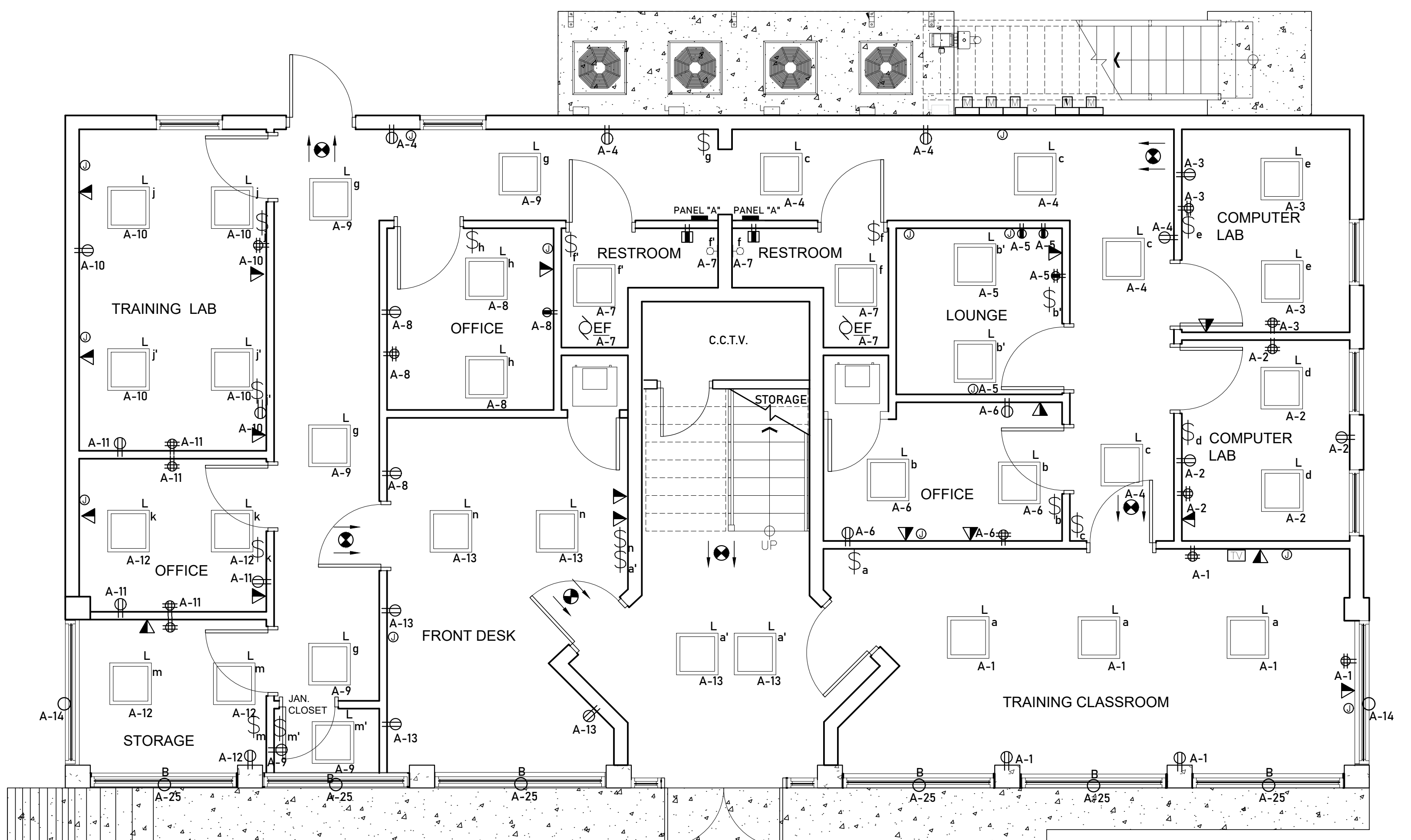


LANDSCAPE MATERIAL SCHEDULE				
SYMBOL	AMOUNT	BOTANICAL NAME	COMMON NAME	HGT
	20	CLUSIA ROSEA	PITCH APPLE	2.5'-5'
	3	ILEX VOMITORIA	YAUPON HOLLY	5'-8'
	1	QUERCUS ILEX	LIVE OAK	12'
	2	LIGUSTRUM JAPONICUM	JAPANESE PRIVET	8'-12'
	2	SABAL PALMETTO	CABBAGE PALM	15'

LANSCAPE PLAN
SCALE= 3/32" = 1'-0"



ELECTRICAL PLAN-UPPER LEVEL



ELECTRICAL PLAN-LOWER LEVEL

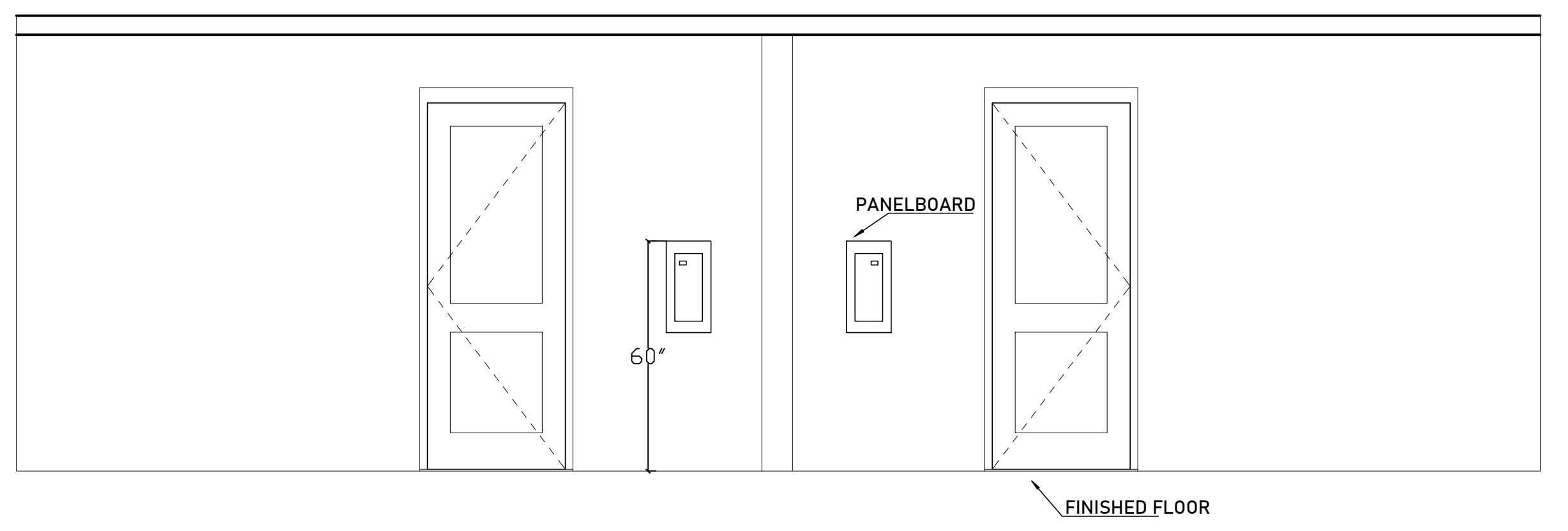
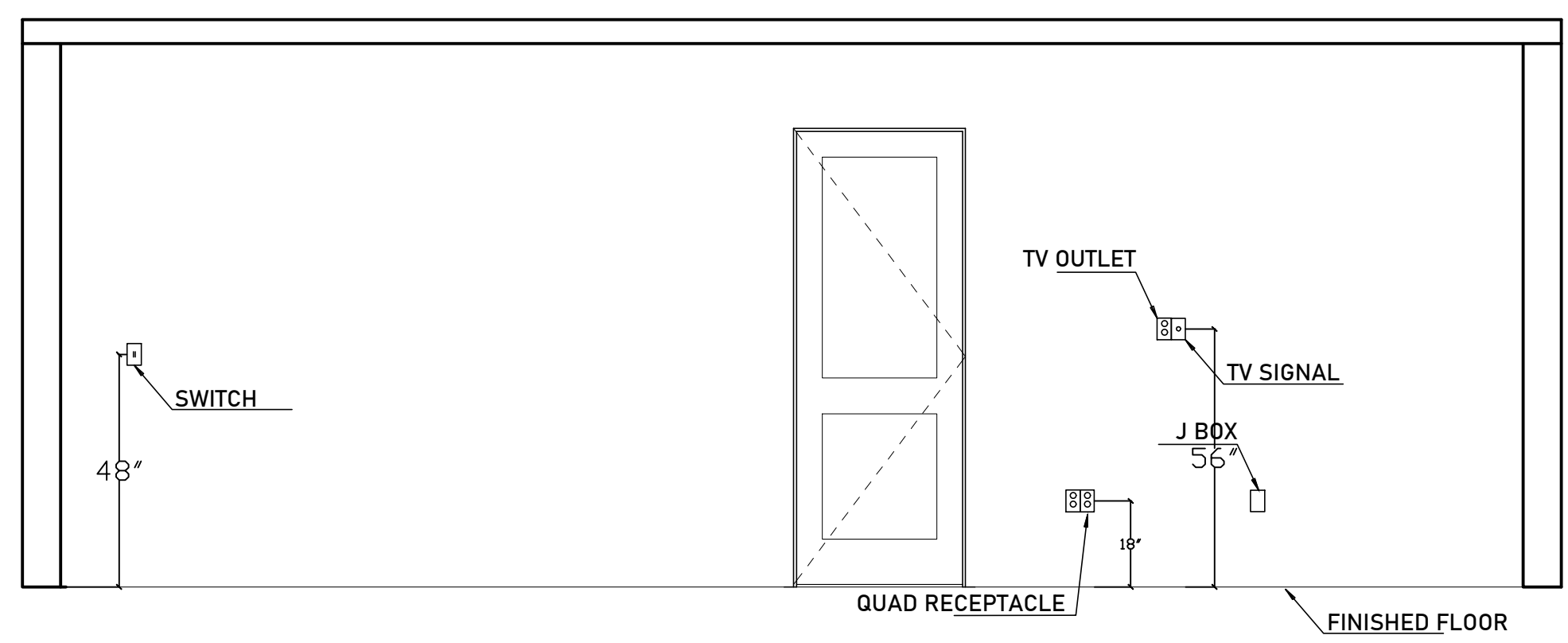
FLOOR PLANS
SCALE = 1/4" = 1'-0"

LIGHTING SCHEDULE					
MARK	DESCRIPTION	QTY	WTS	TYPE	VOLTAGE
A	Outdoor Dual to Down Area Light	1	100	LED	120
B	Aluminum Recessed Can Light	13	60	LED	120
L	GPT Series 2 x 2 ft. Twin Head LED Light	62	27	LED 4K	120
R		4	28	LED	120

LIGHTING / PLUG LOAD SEQUENCE OF OPERATIONS

NOTE: DURING OCCUPIED HOURS (COORDINATE SCHEDULE WITH OWNER) THE LIGHTS IN THE FOLLOWING AREAS SHALL REMAIN ON. DURING ALL OTHER TIMES LIGHTS SHALL BE MANUAL ON FOR A MAXIMUM OF 2 HOURS, AUTO OFF. - WAITING ROOMS

NOTES & SCHEDULES



ELEVATIONS
SCALE = 3/8" = 1'-0"

Why Choose Aspatria?

Aspatria Institute understands that not every student has the same educational journey. Our program prepares you for a new career in a growing field in a little over a year. We are willing to work with you, because your success is our priority!

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We want to give each person who comes to Aspatria Institute the opportunity to stretch beyond the ordinary into a fulfilling life and career, and share in the American Dream. That's why we offer quality education in exciting fields with lots of opportunities for growth.



Contact Us



maylinsilva@
aspatriainstitute.com



1-877-827-7287



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Jacksonville, FL 32211
- 11211 N Nebraska Avenue
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Aspatria Institute is licensed by the Commission for Independent Education, Florida Department of Education. Additional information regarding this institution may be obtained by contacting the Commission at 325 West Gaines Street, Suite 1414, Tallahassee, FL 32399-0400, toll-free telephone (888) 224-6684.

Disclosure – the institution is not accredited. This may limit a student or graduate from transferring credits to other institutions. In all cases of credit transfer between schools, transferability of credits is decided by the receiving institution.

License Number: #10300



Your Benefits



● *New Facilities*

Our main campus has a welcoming and educational atmosphere for our students with multiple labs, student lounge, and computer lab.

● *Externship Sites*

Our main campus is conveniently located inside one of our externship sites. Students are able to see how a real medical office operates, and do their externship hours on-site!

● *Affordable Tuition*

At Aspatia Institute, we believe that education should be an option for any dedicated student. We offer payment plans and opportunities for Scholarships so you can go to school without worrying about price.

Scan the QR code to Apply!



Employment Opportunities

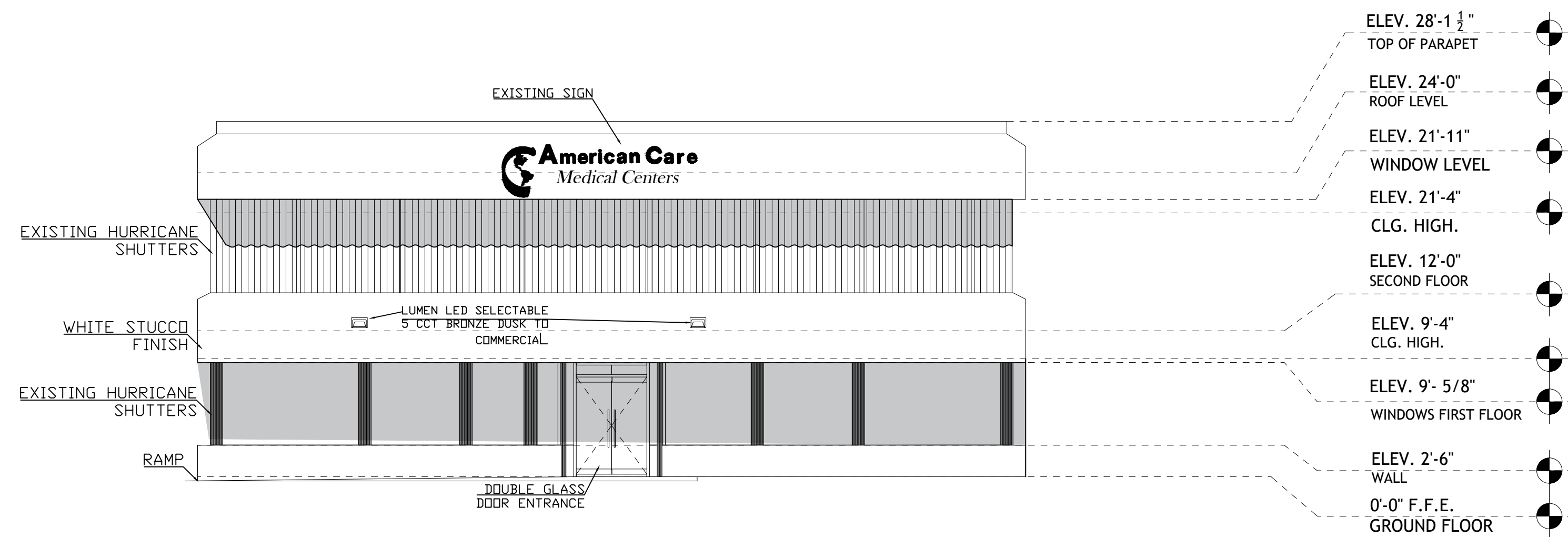
MEDICAL ASSISTANTS

The employment opportunities for Medical Assistants is growing faster than average at a rate of 16%, according to the U.S. Bureau of Labor.

In approximately one year, Aspatia Institute students will have the training to enter a new and fulfilling career.

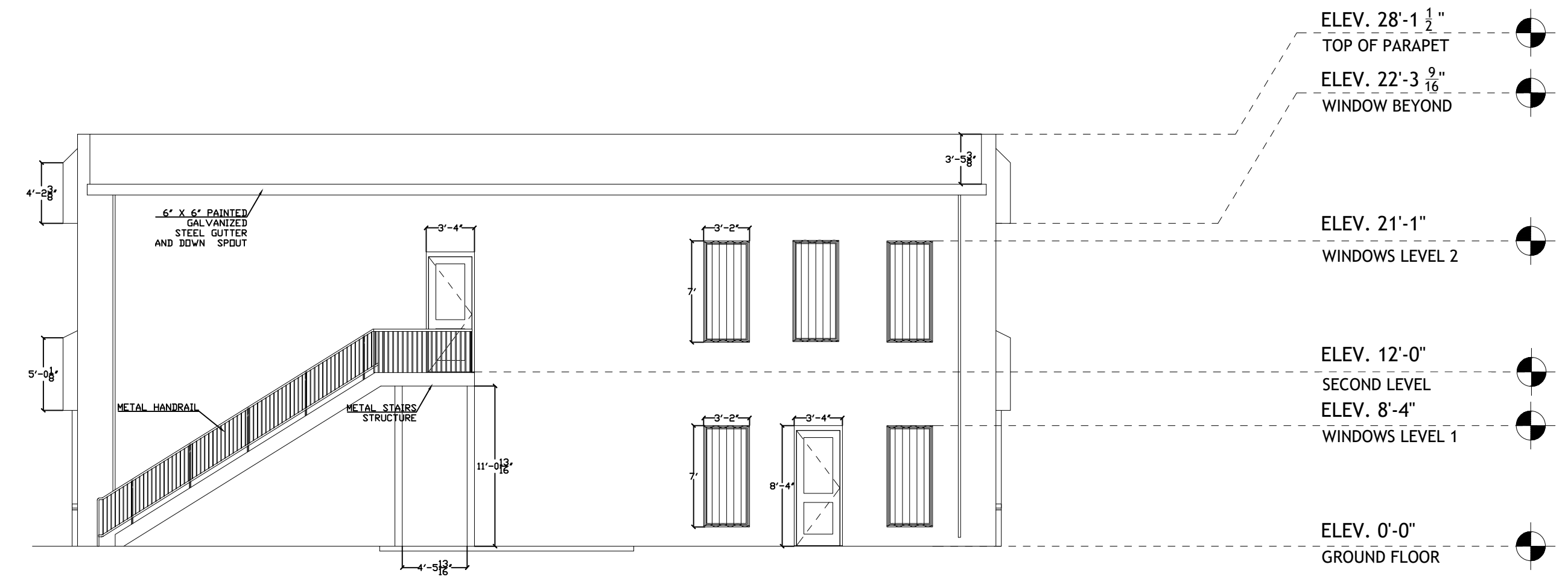
**Job Placement Not Guaranteed*





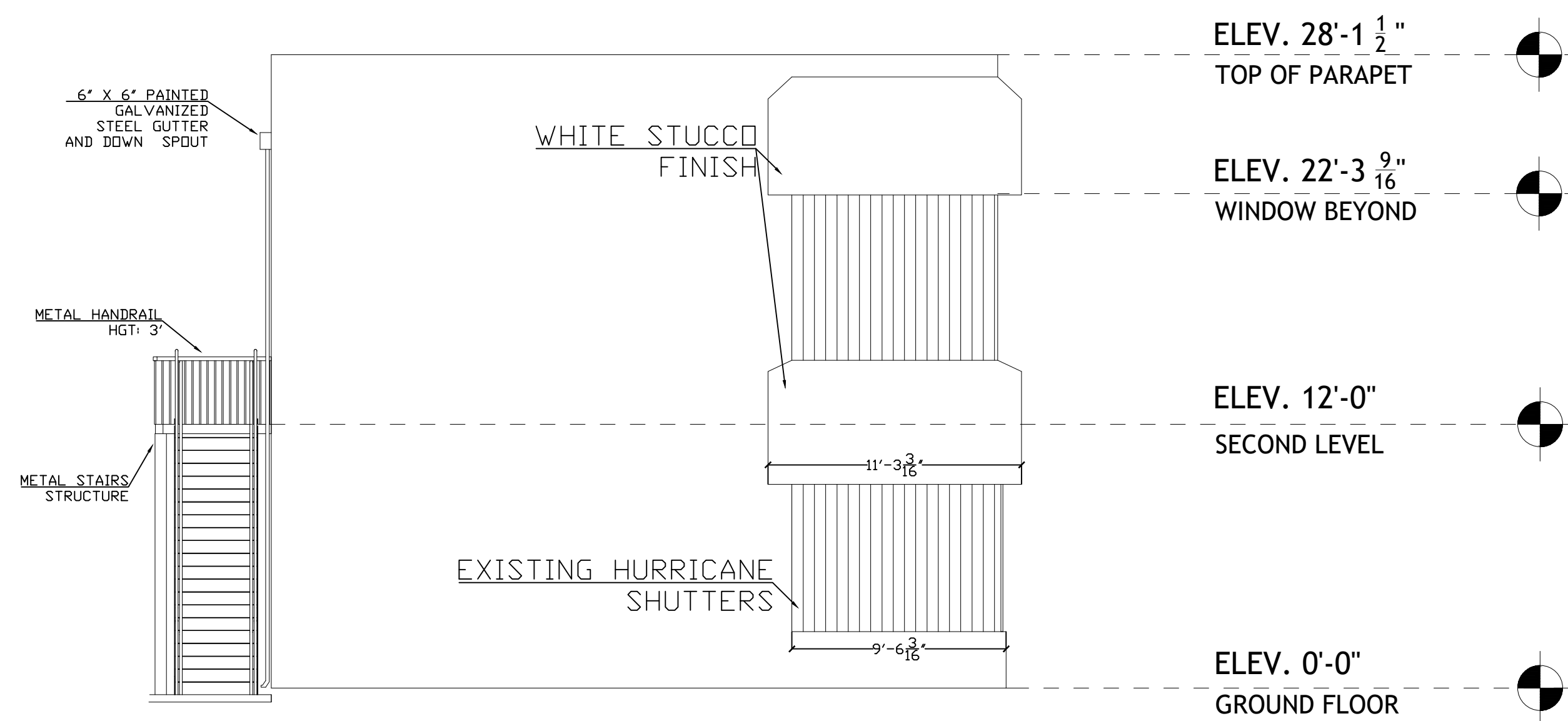
SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



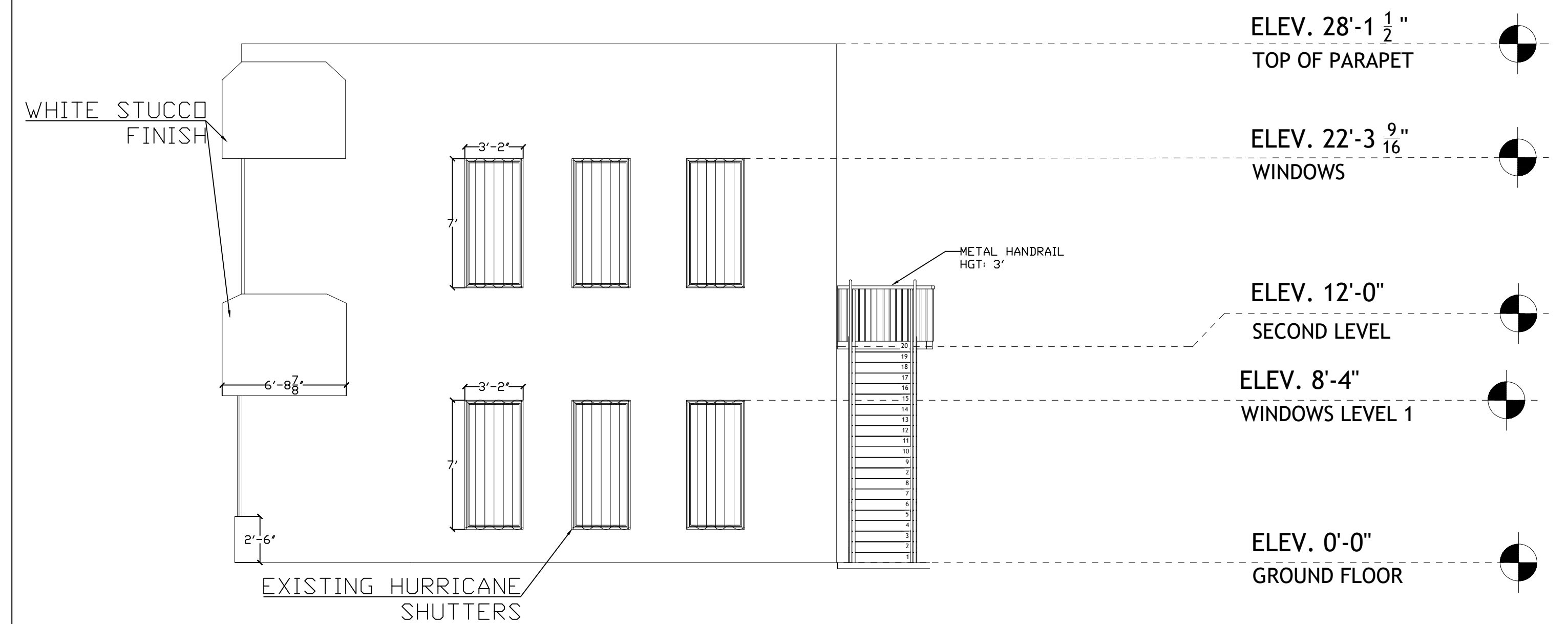
NORTH ELEVATION

SCALE: 1/8" = 1'-0"



EAST ELEVATION

SCALE: 3/16" = 1'-0"



WEST ELEVATION

SCALE: 3/16" = 1'-0"



05/26/2025

City of Fort Pierce, Planning Department.

Subject: Aspatria Institute, 14041 S. 28th Street

Dear Technical review committee,

I am writing in response to the City County's feedback regarding our change of use permit application for the property located at 14041 S. 28th Street. We appreciate the time and consideration given to our application.

We have thoroughly reviewed the suggestions provided during the review process and are pleased to confirm that all requested modifications have been completed. Specifically, we have addressed the following items:

1. **Parking Lot Lighting:** New lighting fixtures have been installed in the parking lot to meet the specified illumination requirements, enhancing safety and visibility. A photometric plan was uploaded showing the calculations and placements of the proposed fixtures.
2. **Sidewalk Landscaping:** Appropriate landscaping has been added along the sidewalks as requested, contributing to the aesthetic appeal and environmental quality of the area, with native vegetation.
3. **Updated Boundary Survey:** A revised boundary survey, incorporating all necessary updates and details, has been completed and uploaded to the project.

We are confident that these improvements meet the City County's requirements and enhance the functionality and appearance of the property. We have attached supporting documentation previously on the website that has already been reviewed.

Thank you for your continued guidance throughout this process. We look forward to your review of these completed items and the opportunity to move forward with the final approval of our change of use permit. Please do not hesitate to contact me at the phone number or email address provided at the end of this email if any further information or clarification is needed.

Sincerely,

Gildardo Rodelo

American Care & Aspatria Institute.



Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine applicability of the layout to existing or future field conditions. This lighting pattern represents illumination levels calculated from laboratory data taken under controlled conditions utilizing current industry standard lamp ratings in accordance with Illuminating Engineering Society approved methods. Actual performance of any manufacturer's luminaire may vary due to variation in electrical voltage, tolerance in lamps and other variable field conditions.

NOTES:

AMERICAN CARE MEDICAL CENTER										
LIGHTING FIXTURE SCHEDULE										
TYPE	DESCRIPTION	MFR	CATALOG NUMBER	VOLTS	LAMP COLOR/TYPE	LUMENS	WATTS	DRIVER	MOUNTING	REMARKS
SA	SITE LUMINAIRE	MCGRAW-EDISON	GALN-SB1A-740-U-T4W-FINISH / MA1036-XX	UNV	LED-4000K	4738	31W	0-10V	20' POLE	NOTE 1
SW	WALL PACK	MCGRAW-EDISON	GWC-SA1A-740-U-T4FT-FINISH	UNV	LED-4000K	5008	34W	0-10V	WALL	
FIXTURE SCHEDULE NOTES										
NOTE 1: FIXTURE MOUNTED ON 20' VALMONT DIRECT BURIAL POLE MODEL # 1908-30504TE - COOPER FINISH										
FOR QUESTIONS PERTAINING TO THIS FIXTURE SCHEDULE PLEASE CONTACT SERGEI AT LIGHTING DYNAMICS "SBASOV@LIGHTINGDYNAMICS.COM" <SBASOV@LIGHTINGDYNAMICS.COM>										

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING LOT	Illuminance	Fc	1.52	5.0	0.5	3.04	10.00
PROPERTY LINE	Illuminance	Fc	0.10	0.5	0.0	N.A.	N.A.

Photometrics Calculation Software Generated Luminaire Schedule								
Symbol	Qty	Label	Arrangement	LLF	Lum. Lumens	Lum. Watts	Arr. Lum. Lumens	Arr. Watts
SA	2	SA	Single	0.900	4738	30.9	4738	30.9
SW	3	SW	Single	0.900	5008	34	5008	34

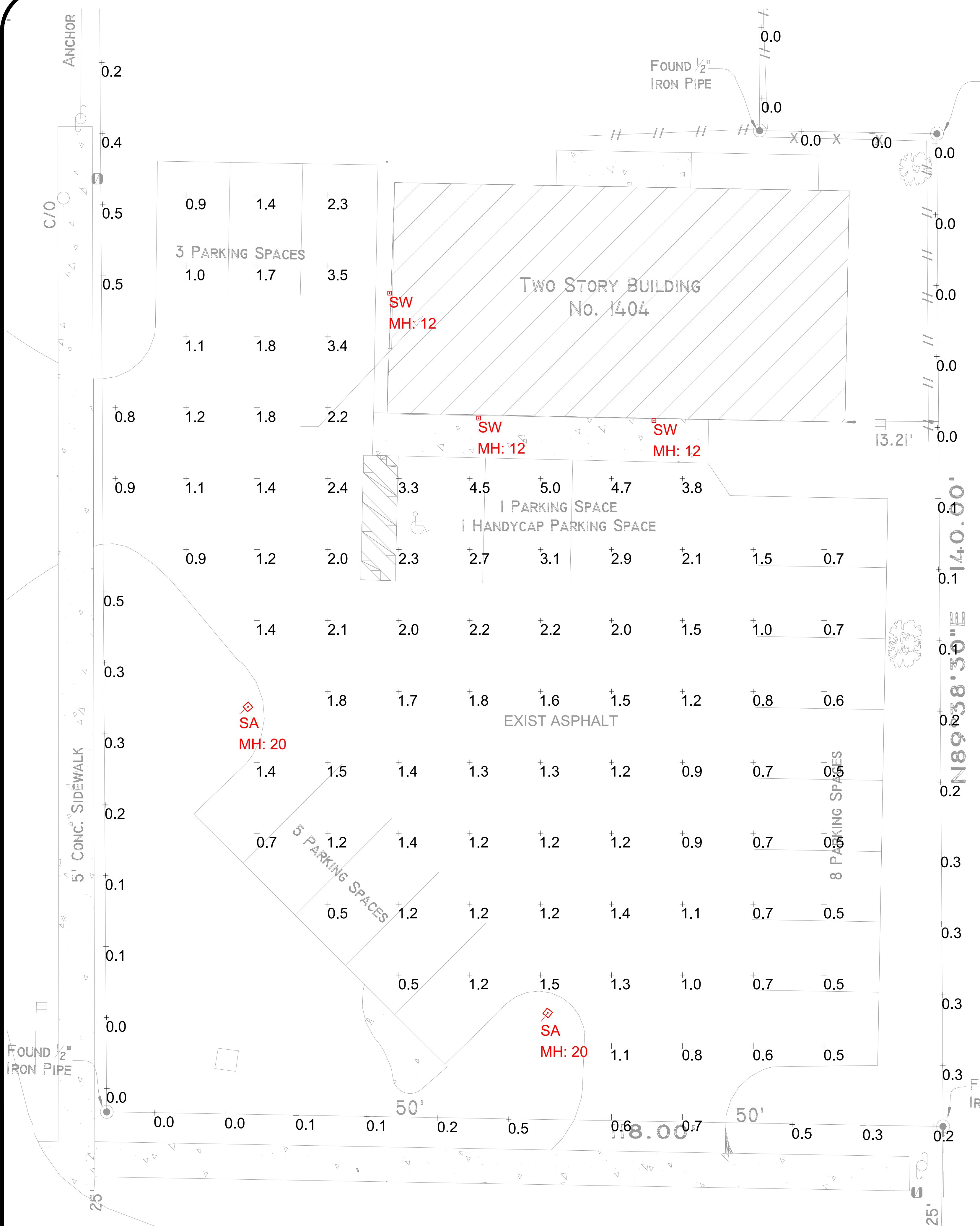
1	PHOTOMETRIC STUDY	05/01/25
No.	Revision/Issue	Date

LIGHTING DYNAMICS, INC.
 7835 West Commercial Blvd.
 Tamarac, FL 33351
 (954) 944-0286
www.lightingdynamics.com

Project Name and Address
AMERICAN CARE MEDICAL CENTER
 Lighting Study - Site
 Fort Pierce, FL

FILE P:\PROJECTS\2025\APR
 CLIENT

Project	American Care	Sheet	LO
Date	05/01/2025	DRAWN BY	
Scale	1/8" = 1'	VR	



LEGAL DESCRIPTION & CERTIFICATIONS

Lots 24, 25 and 26, Block M, M.K. MOORE'S SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 3, Page 11, of the Public Records of ST. LUCIE County, Florida.

Community Number: 120286 Panel: 0186 Suffix: F Flood Zone: X Field Work: 12/28/2004

Certified To:

1404 REALTY ASSOCIATES, LLC, A Florida Limited Liability Company; INVESTORS TITLE, ESCROW & EXCHANGE SERVICES, LLC; LAWYERS TITLE INSURANCE CORPORATION; , its successors and/or assigns.

Property Address:

1404 S. 28TH STREET
FORT PIERCE, FL 34947

Survey Number: W82387

LEGEND

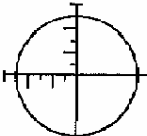
—//—	WOOD FENCE	Δ	CENTRAL ANGLE/Delta
—x—x—	WIRE FENCE	D.B.	DEED BOOK
F.N.	FOUND NAIL	D	DESCRIPTION OR DEED
•	PROPERTY CORNER	D.H.	DRILL HOLE
M	FIELD MEASURED	ESMT.	EASEMENT
C	CALCULATED	EL.	ELEVATION
CL	CLEAR	F.F.	FINISHED FLOOR ELEVATION
ENCR	ENCROACHMENT	F.C.M.	FOUND CONCRETE MONUMENT
⊕	CENTERLINE	F.M.N.	FOUND "MAG" NAIL
⊕	CONCRETE	F.P.K.	FOUND PARKER-KALON NAIL
R	PROPERTY LINE	L.	LENGTH
D/W	DRIVEWAY	L.A.E.	LIMITED ACCESS EASEMENT
F.I.R.	FOUND IRON ROD	M.H.	MANHOLE
F.I.P.	FOUND IRON PIPE	N.T.S.	NOT TO SCALE
R/W	RIGHT OF WAY	O.R.	OFFICIAL RECORDS
N&D	NAIL & DISC	O.R.B.	OFFICIAL RECORDS BOOK
D.E.	DRAINAGE EASEMENT	P.C.P.	PERMANENT CONTROL POINT
U.E.	UTILITY EASEMENT	P.R.M.	PERMANENT REFERENCE MONUMENT
FD.	FOUND	P.G.	PAGE
P	PLAT	P.W.T.	PAVEMENT
//////	ASPHALT	P.B.	PLAT BOOK
O.H.L.	OVERHEAD UTILITIES	P.O.B.	POINT OF BEGINNING
P.P.	UTILITY POLE	P.O.C.	POINT OF COMMENCEMENT
TX	TRANSFORMER	P.O.L.	POINT ON LINE
CATV	CABLE RISER	P.C.	POINT OF CURVATURE
W.M.	WATER METER	P.R.C.	POINT OF REVERSE CURVATURE
TEL.	TELEPHONE FACILITIES	P.C.C.	POINT OF COMPOUND CURVATURE
▭	COVERED AREA	P.T.	POINT OF TANGENCY
B.R.	BEARING REFERENCE	R.O.E.	ROOF OVERHANG EASEMENT
CH	CHORD	C.B.S.	CONCRETE BLOCK STRUCTURE
R	RADIUS (RADIAL)	N.G.V.D.	NATIONAL GEODETIC VERTICAL DATUM
N.R.	NON RADIAL	S.I.R.	SET IRON ROD & CAP
A/C	AIR CONDITIONER	S.P.K.	SET PARKER-KALON NAIL
B.M.	BENCH MARK	S/W	SIDEWALK
C.B.	CATCH BASIN	T.B.M.	TEMPORARY BENCH MARK
C	CALCULATED	T.O.B.	TOP OF BANK
#	NUMBER	TYP.	TYPICAL
CONC.	CONCRETE	W.C.	WITNESS CORNER
&	AND	S.S.	SHIP SPIKE
E.O.W.	EDGE OF WATER	W.F.	WOOD FENCE
F.H.	FIRE HYDRANT	W.	WASHER
C.L.F.	CHAIN LINK FENCE	10.00	EXISTING ELEVATION

GENERAL NOTES:

- 1) LEGAL DESCRIPTION PROVIDED BY OTHERS
- 2) UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- 3) WALL TIES ARE TO THE FACE OF THE WALL.
- 4) NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL, OR A RAISED EMBOSSED SEAL AND SIGNATURE.
- 5) ONLY VISIBLE ENCROACHMENTS LOCATED.
- 6) NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS NOTED.
- 7) PROPERTY LINE DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
- 8) FENCE OWNERSHIP NOT DETERMINED.
- 9) ELEVATIONS INDICATED HEREON ARE IN FEET AND DECIMALS REFERENCED TO N.G.V.D. 1929.
- 10) BEARINGS REFERENCED TO LINE NOTED AS B.R.
- 11) IN SOME INSTANCES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.
- 12) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.

Survey: W-82387

PAGE 1 OF 2 PAGES



SERVING
MOST FLORIDA COUNTIES

TARGET SURVEYING, INC.

LB #6135

2500 METROCENTRE BOULEVARD SUITE 8
WEST PALM BEACH, FL 33407
PHONE (561) 640-4800
FACSIMILE (561) 640-0576

STATEWIDE NUMBERS
PHONE (800) 226-4807
FACSIMILE (800) 741-0576

PROJECT:
 ASPATRIA
 FORT PIERCE

ADDRESS:
 1404 SOUTH
 28th ST.
 FORT PIERCE, FL.

AREAS	SQFT
GROUND FLOOR	4,044.00 SQFT

REVISIONS

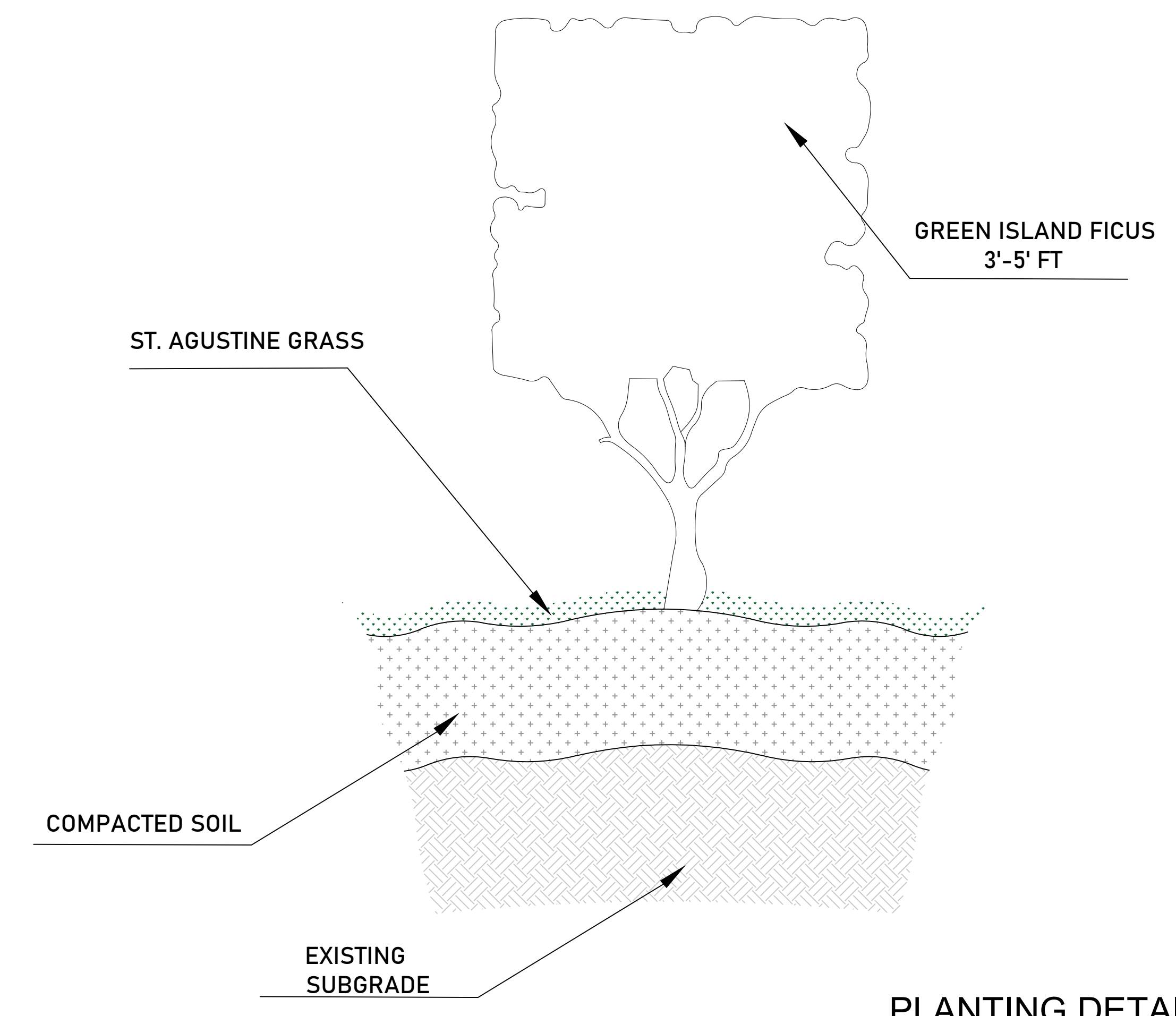
- △ 01.08.25 1ST ISSUE
- △ 04.15.25 1ST MOD
- △ 04.21.25 2ND MOD

PROJECT NO: 00-1
 DATE: APRIL 2025
 SCALE: AS SHOWN
 DRAWN: G.R.

SHEET TITLE:
 LANDSCAPE

SHEET:
 LANS-1.0

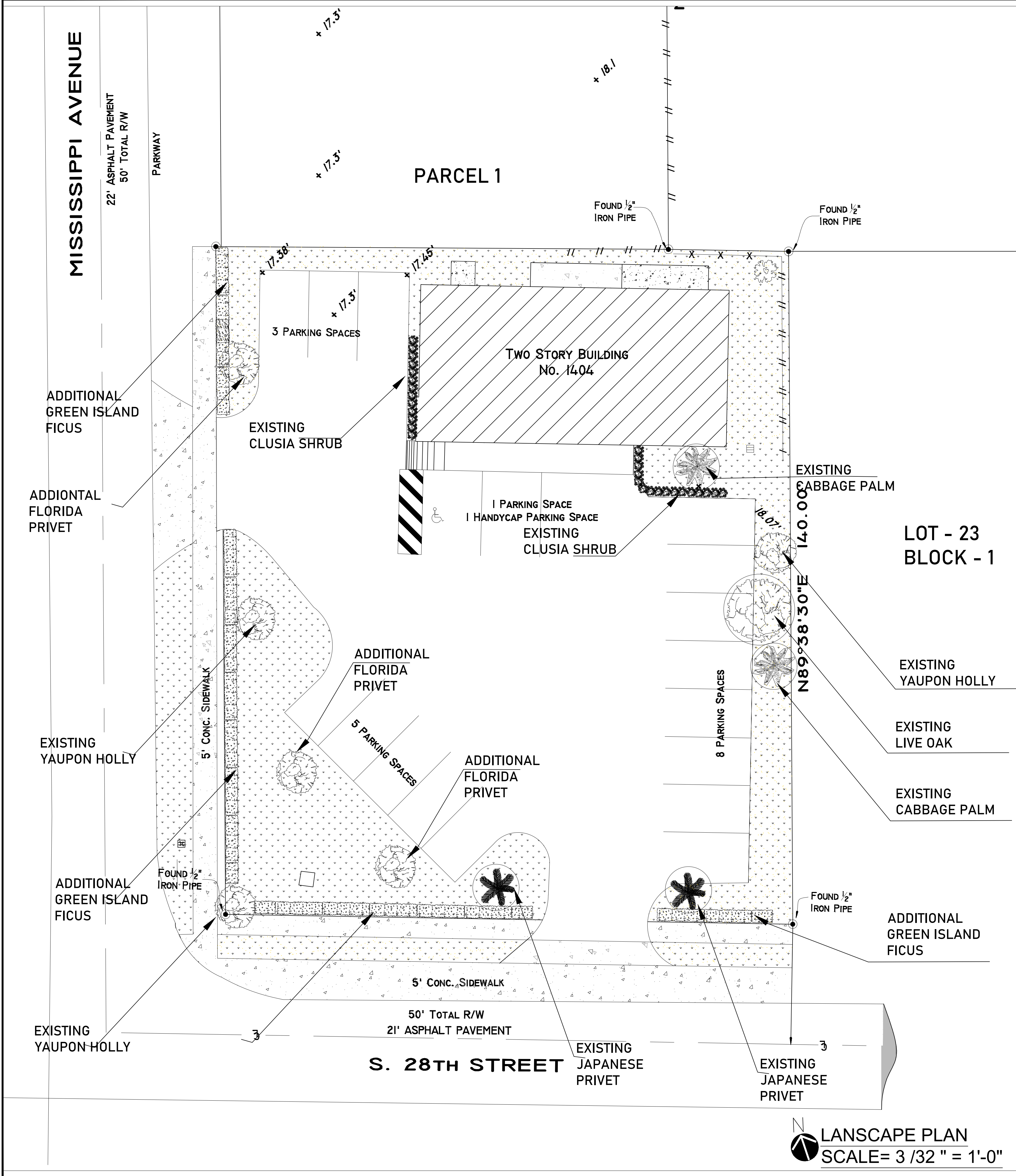
LANDSCAPE MATERIAL SCHEDULE							
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	NATIVE		STATUS	HGT
				YES	NO		
	20	CLUSIA ROSEA	PITCH APPLE	x		EXISTING	2.5'-5'
	3	ILEX VOMITORIA	YAUPON HOLLY	x		EXISTING	5'-8'
	1	QUERCUS ILEX	LIVE OAK	x		EXISTING	12'
	2	LIGUSTRUM JAPONICUM	JAPANESE PRIVET		x	EXISTING	8'-12'
	2	SABAL PALMETTO	CABBAGE PALM	x		EXISTING	15'
	3	FORESTIERA SEGREGATA	FLORIDA PRIVET	x		NEW	10'-15'
	190 Ft	FICUS MICROCARPA	GREEN ISLAND FICUS		x	NEW	3'-5'
		STENOTAPHRUM SECUNDATUM	ST. AGUSTINE	x		EXISTING	



PLANTING DETAIL



LOCATION MAP



LANDSCAPE PLAN
 SCALE = 3/32" = 1'-0"

**LOT - 23
 BLOCK - 1**



Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine applicability of the layout to existing or future field conditions. This lighting pattern represents illumination levels calculated from laboratory data taken under controlled conditions utilizing current industry standard lamp ratings in accordance with Illuminating Engineering Society approved methods. Actual performance of any manufacturer's luminaire may vary due to variation in electrical voltage, tolerance in lamps and other variable field conditions.

NOTES:

AMERICAN CARE MEDICAL CENTER										
LIGHTING FIXTURE SCHEDULE										
TYPE	DESCRIPTION	MFR	CATALOG NUMBER	VOLTS	LAMP COLOR/TYPE	LUMENS	WATTS	DRIVER	MOUNTING	REMARKS
SA	SITE LUMINAIRE	MCGRAW-EDISON	GALN-SB1A-740-U-T4W-FINISH / MA1036-XX	UNV	LED-4000K	4738	31W	0-10V	20' POLE	NOTE 1
SW	WALL PACK	MCGRAW-EDISON	GWC-SA1A-740-U-T4FT-FINISH	UNV	LED-4000K	5008	34W	0-10V	WALL	

FIXTURE SCHEDULE NOTES

NOTE 1: FIXTURE MOUNTED ON 20' VALMONT DIRECT BURIAL POLE MODEL # 1908-30504TE - COOPER FINISH

FOR QUESTIONS PERTAINING TO THIS FIXTURE SCHEDULE PLEASE CONTACT SERGEI AT LIGHTING DYNAMICS "SBASOV@LIGHTINGDYNAMICS.COM" <SBASOV@LIGHTINGDYNAMICS.COM>

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING LOT	Illuminance	Fc	1.52	5.0	0.5	3.04	10.00
PROPERTY LINE	Illuminance	Fc	0.10	0.5	0.0	N.A.	N.A.

Photometrics Calculation Software Generated Luminaire Schedule								
Symbol	Qty	Label	Arrangement	LLF	Lum. Lumens	Lum. Watts	Arr. Lum. Lumens	Arr. Watts
SA	2	SA	Single	0.900	4738	30.9	4738	30.9
SW	3	SW	Single	0.900	5008	34	5008	34

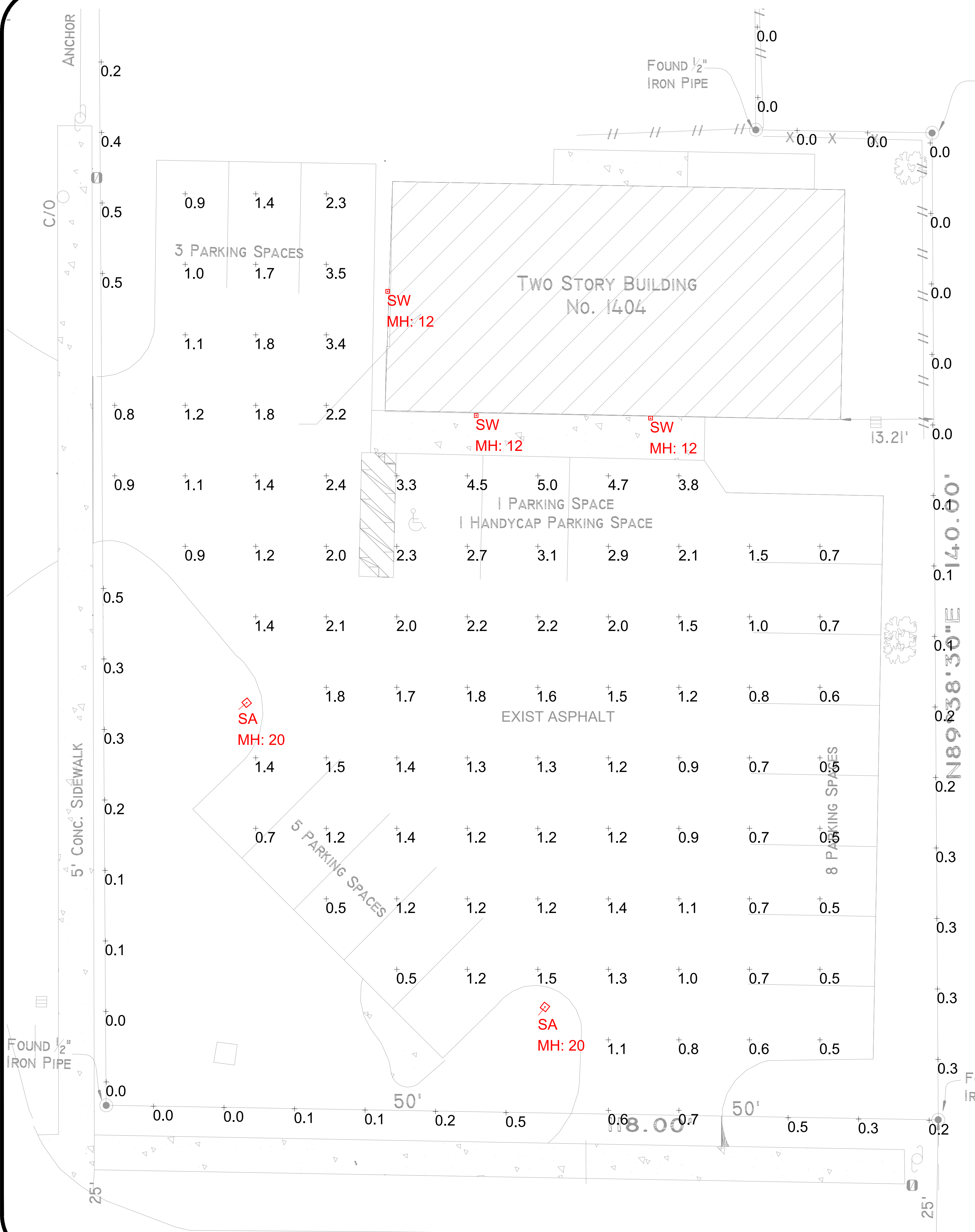
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No.	Revision/Issue	Date

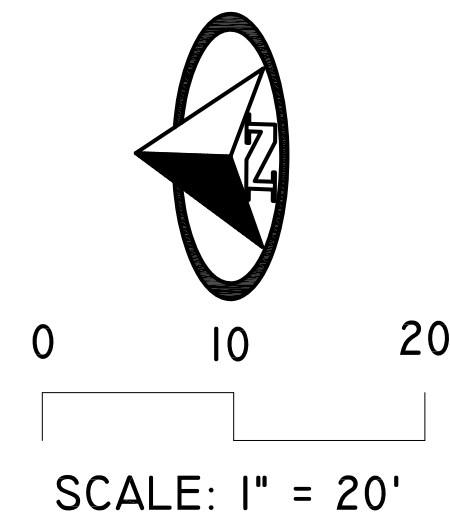
LIGHTING DYNAMICS, INC.
 7835 West Commercial Blvd.
 Tamarac, FL 33351
 (954) 944-0286
www.lightingdynamics.com

Project Name and Address
AMERICAN CARE MEDICAL CENTER
 Lighting Study - Site
 Fort Pierce, FL

FILE P:\PROJECTS\2025\APR
 CLIENT

Project	American Care	Sheet	LO
Date	05/01/2025	DRAWN BY	
Scale	1/8" = 1'	VR	



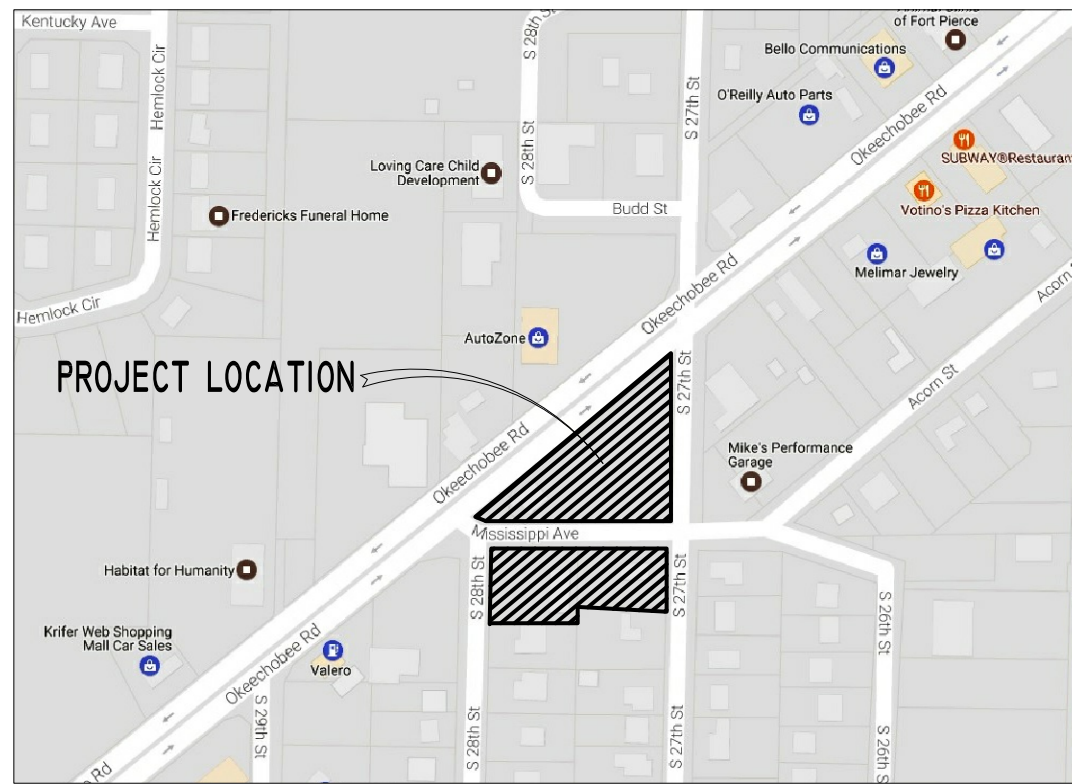


SCALE: 1" = 20'

LEGEND & ABBREVIATIONS

Table listing symbols and abbreviations for various features: CONCRETE (CONC.), CHAIN LINK FENCE (CLF), ASPHALT, TILE, PAVERS, STONE, WOOD DECK, COVERED AREA, IRON PIPE, OVERHEAD WIRES, WATER METER, WELL, STREET SIGN, SANITARY MANHOLE, DRAINAGE MANHOLE, MANHOLE, FIRE HYDRANT, CABLE BOX (CATV), FFL TRANSFORMER, CATCH BASIN OR INLET, EXISTING ELEVATION, PERMANENT REFERENCE MONUMENT (PRM), PROPERTY CORNER, PERMANENT CONTROL POINT (PCP), POINT OF TANGENCY (PT), POINT OF CURVATURE (PC), POINT OF COMPOUND CURVE (PCC), POINT OF REVERSE CURVE (PRC), BENCH MARK (BM), BEARING REFERENCE (BR), TEMPORARY BENCH MARK (TBM), PROPERTY LINE (PL), CENTER LINE (CL), MONUMENT LINE (ML), CALCULATED (CALC), FIELD MEASURED (MEAS), PER PLAT (P), PROFESSIONAL SURVEYOR AND MAPPER (PS&M), AIR CONDITIONER PAD (A/C), ENCROACHMENT (ENCR), FINISHED FLOOR ELEVATION (FF ELEV.), PLAT BOOK (PB), OFFICIAL RECORD BOOK (ORB), CONCRETE BLOCK STRUCTURE (CBS), RIGHT OF WAY (R/W), ELEVATION (ELEV.), SECTION (SEC), TOWNSHIP (T), RANGE (R).

LOCATION MAP (NOT TO SCALE)



PORTION OF THE NE 1/4 OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

SURVEYOR'S REPORT AND GENERAL NOTES (NOT VALID WITHOUT THE ATTACHED SURVEY MAP)

- 1. LEGAL DESCRIPTION HAS BEEN FURNISHED BY THE CLIENT.
2. REFERENCES TO "DEED", "RECORD" OR "PLAT" REFER TO DOCUMENTS AND INSTRUMENTS OF RECORD AS PART OF THE PERTINENT INFORMATION USED FOR THIS SURVEY WORK.
3. THESE LANDS ARE SUBJECT TO ADDITIONAL RESTRICTIONS OF RECORD THAT WERE NOT FURNISHED TO THE UNDERSIGNING REGISTERED SURVEYOR.
4. NORTH ARROW DIRECTION IS BASED ON AN ASSUMED MERIDIAN. BEARINGS ARE BASED ON AN ASSUMED MERIDIAN ON A WELL-ESTABLISHED LINE, SAID LINE IS BEING NOTED AS BR ON THE SURVEY MAP.
5. ONLY ABOVE GROUND IMPROVEMENTS ARE SHOWN HEREIN. FOUNDATIONS, UNDERGROUND FEATURES AND UTILITIES HAVE NOT BEEN LOCATED.
6. FENCE OWNERSHIP HAS NOT BEEN DETERMINED. DISTANCES FROM EXISTING FENCES TO BOUNDARY LINES ARE APPROXIMATE.
7. LANDS LOCATED BEYOND PERIMETER FENCES MIGHT OR MIGHT NOT BE BEING USED BY ADJOINERS.
8. THIS SURVEY MAP IS INTENDED TO BE DISPLAYED AT THE SCALE SHOWN HEREON. DATA IS EXPRESSED IN U.S. SURVEY FOOT.
9. THIS SURVEY MAP IS BEING PREPARED FOR THE USE OF THE PARTY/PARTIES THAT IT IS CERTIFIED TO AND DOES NOT EXTEND TO ANY UNNAMED INDIVIDUAL, ENTITY OR ASSIGNEE.
10. FLOOD PLAIN INFORMATION: AS SCALED FROM FEDERAL INSURANCE RATE MAP (FIRM) OF COMMUNITY NO. 120286 (CITY OF FORT PIERCE), PANEL 0186, SUFFIX J, REVISED ON FEBRUARY 16TH, 2012, THIS REAL PROPERTY FALLS IN ZONE "X".
11. HORIZONTAL ACCURACY: ACCURACY OBTAINED THRU MEASUREMENTS AND CALCULATIONS MEETS AND EXCEEDS THE MINIMUM HORIZONTAL FEATURE ACCURACY FOR A COMMERCIAL HIGH RISK AREA BEING EQUAL TO 1 FOOT IN 10 000 FEET.
12. VERTICAL CONTROL AND ACCURACY: THE ELEVATIONS AS SHOWN ARE REFERRED TO THE NATIONAL AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988).

BENCH MARK # 1: ST. LUCIE COUNTY BENCH MARK Y 525, ELEVATION = 17.75 FEET (NGS DATA)
LOCATION: IN FORT PIERCE, FLORIDA ON OKEECHOBEE ROAD, IN FRONT OF BUSINESS AT 2807 OKEECHOBEE ROAD
DESCRIPTION: SURVEY DISK SET IN TOP OF CONCRETE MONUMENT
BENCH MARK # 2: ST. LUCIE COUNTY BENCH MARK S 18, ELEVATION = 17.90 FEET (NGS DATA)
LOCATION: 2.0 MILES SOUTHWEST ALONG STATE HIGHWAY 70 (OKEECHOBEE ROAD) FROM THE FLORIDA EAST COAST RAILWAY AT FORT PIERCE, ST. LUCIE COUNTY, 200 FEET WEST OF THE INTERSECTION OF TWENTY-NINTH STREET, ACROSS THE ROAD FROM A POINT 53 FEET EAST OF BOB AND TODS MARKET, 32.3 FEET NORTH OF THE CENTER LINE OF THE HIGHWAY, AND 40.8 FEET EAST OF A CEMENT PROPERTY-CORNER POST WHICH IS DIRECTLY ACROSS THE HIGHWAY FROM THE EAST EDGE OF THE GROCERY. A STANDARD DISK, STAMPED 19.232 S 18 1933 AND SET IN THE TOP OF A CONCRETE POST FLUSH WITH THE GROUND.

THE PLAT OF M.K. MOORES SUBDIVISION (PB 3-PG. 11) LACKS ANGULAR DATA: SURVEY IS BASED ON FIELD OCCUPATIONS AND FINDINGS.

LEGAL DESCRIPTION: LOTS 1, 2 AND THE NORTH 25 FEET OF LOT 3, BLOCK 1, LESS NORTH 10 FEET OF LOT 1 AS IN OR 328-441 AND LESS THE EAST 10 FEET AS IN OR 334-1888 OF M.K. MOORE'S SUBDIVISION, IN SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, AND LOTS 24, 25 AND 26, BLOCK 1, LESS WEST 10 FEET AS IN OR 305-1337 AND LESS THE NORTH 10 FEET OF LOT 26 AS IN OR 305-1339 OF M.K. MOORE'S SUBDIVISION, IN SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ACCORDING TO THE MAP THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 11 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

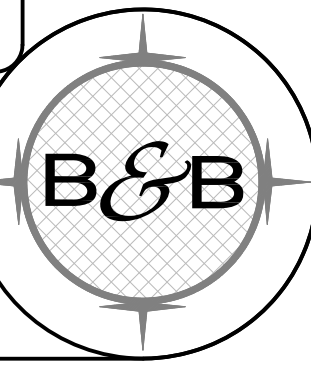
LOTS 1, 11 AND 12, LESS ROAD RIGHT OF WAY CONVEYED TO THE STATE OF FLORIDA IN DEED BOOK 239, PAGE 402, AND ALL OF LOTS 2 THROUGH 10 AND LOTS 13 THROUGH 15 OF SUNRISE PARK ADD, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 30, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

ADDITIONS AND DELETIONS TO THIS SURVEY MAP ARE PROHIBITED. THIS SURVEY MAP AND REPORT ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR WITHOUT THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL OF THE UNDERSIGNING FLORIDA LICENSED SURVEYOR AND MAPPER.

MAP OF BOUNDARY SURVEY

PROPERTY ADDRESS: 1404 SOUTH 28TH STREET - 2739 OKEECHOBEE, FORT PIERCE, FLORIDA 34947

BELLO & BELLO LAND SURVEYING
12230 SW 131 AVENUE • SUITE 201 • MIAMI FL 33186
LB#7262 • PHONE: 305.251.9606 • FAX: 305.251.6057
E-MAIL: INFO@BELLAND.COM • WWW.BELLANDSURVEYING.COM





ASPATRIA INSTITUTE

EMPOWERING YOU FOR A FULFILLING CAREER

Organizational Structure

Aspatria Institute, Inc., is a Florida Corporation doing business in the State of Florida. Aspatria Institute is licensed by the Commission for Independent Education, Florida Department of Education.

Our Mission Statement

We're dedicated to providing an education that leads to meaningful employment and opportunities. We support individuals in local communities by inviting students to participate in an online experience that provides intellectual challenge, academic enrichment, and career development, coupled with an onsite work environment learning experience.

Programs Offered

Schedules

Day Shift → 8:00am – 1:00pm (Monday – Friday)

Evening Shift → 6:00pm – 10:00pm (Monday – Friday)

Externship Site Schedule – 8:00am – 7:00pm (Monday – Saturday)

Diploma Programs

Method of Delivery: Hybrid

Medical Assistant:

Timeframe: 1300 Clock hours

Home Health Aide:

Timeframe: 165 Clock hours

Phlebotomy:

Timeframe: 165 Clock hours

Associate of Science

Method of Delivery: Online & Hybrid

Medical Assistant:

Timeframe: 71 credits

Business Administration:

Timeframe: 60 credits

Health Service Management:

Timeframe: 60 credits

Business Administration:

Timeframe: 60 credits

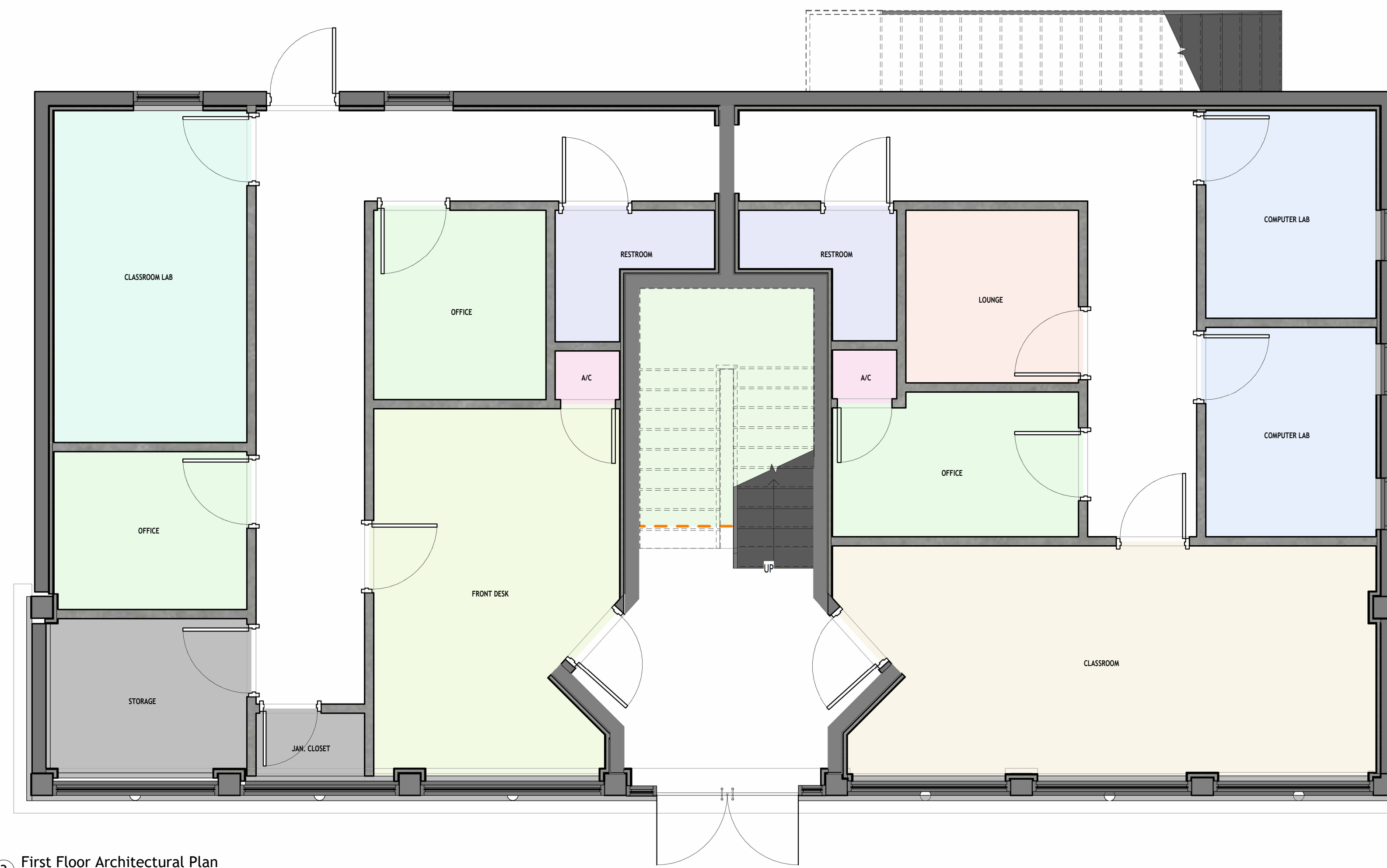
Limited Enrollments (20) Per Quarter



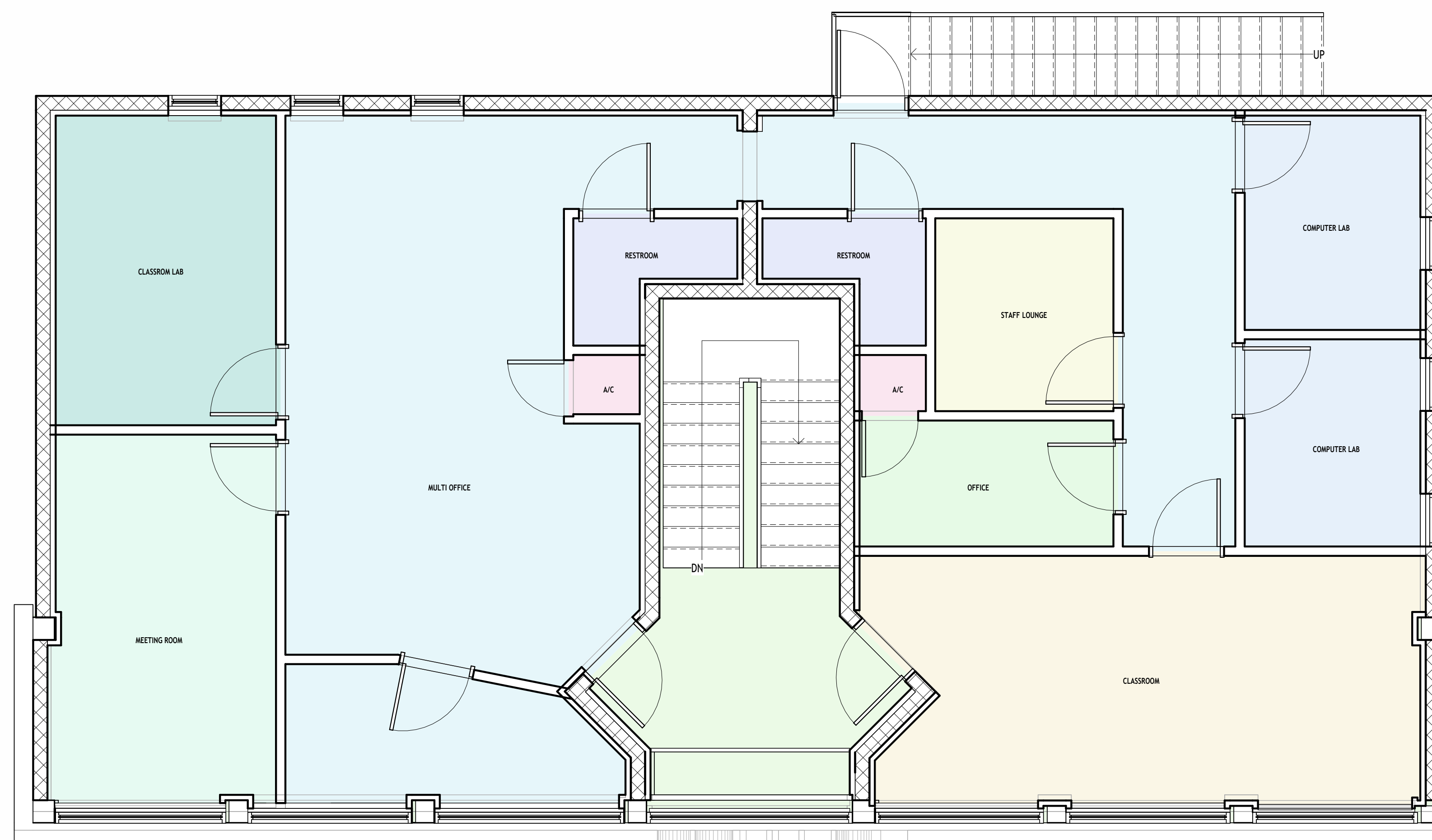
2 SOUTH EAST VIEW
12" = 1'-0"



1 SOUTH WEST VIEW
12" = 1'-0"



3 First Floor Architectural Plan
1/4" = 1'-0"



4 Second Floor Architectural Plan
1/4" = 1'-0"



www.aspatriainstitute.com

We understand that a traditional four-year college isn't the right route for everyone, but Aspatria Institute is an excellent choice to get you on the path towards a fulfilling career. We know that life doesn't stop when you're learning. That's why we've created a curriculum that helps you maintain a balance between your education and everything else you have going on. Our hybrid programs combine in-person learning with online classes, giving our students balance and variety throughout their semesters. In addition, we offer externship opportunities that provide hands-on experience at an established medical practice.

One thing to know about Aspatria Institute: we are here to help you succeed and achieve your goals. Let us invest in you and our community's future. Enroll today, and take the first step towards your new career.

We provide opportunities and support for individuals in our local community as they develop skills towards a new career.

ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LOCAL FLORIDA BUILDING CODE 2023 8TH ED. AND ALL REGULATORY LOCAL AND GOVERNMENTAL CODES

FORT PIERCE LOCATION
4,044.00 SQFT

**FORT PIERCE
ASPATRIA**

PRESENTATION

Project Number 01

Date JULY 2025

Drawn By GR

Checked By FORT PIERCE CITY

PRES-VIEW

Scale As indicated

7/7/2025 5:08:03 PM