

**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

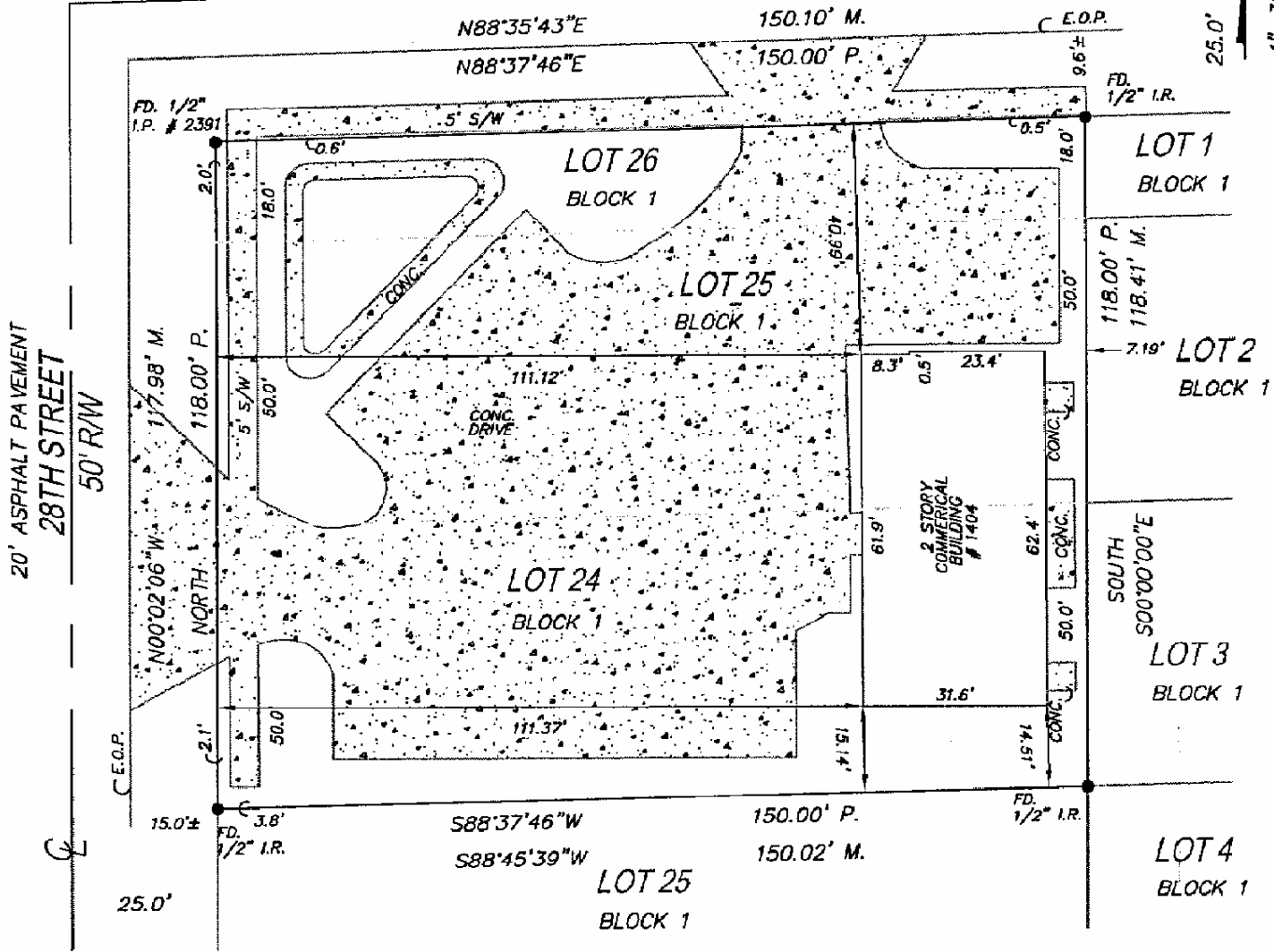
**Summary:**

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.

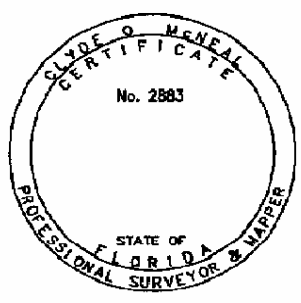
With permission from the Owner, Aspatria is looking to open a new campus location in Fort Pierce, FL. We want to provide healthcare job training to the local community to provide job opportunities and to fill the shortage of healthcare workers we are seeing state-wide.

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.

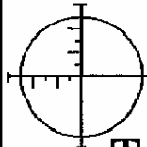
CLYDE MCNEAL

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

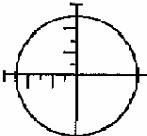
—//—	WOOD FENCE	Δ	CENTRAL ANGLE/DELTA
—x—x—	WIRE FENCE	D.B.	DEED BOOK
F.N.	FOUND NAIL	D	DESCRIPTION OR DEED
•	PROPERTY CORNER	D.H.	DRILL HOLE
M	FIELD MEASURED	ESMT.	EASEMENT
C	CALCULATED	EL.	ELEVATION
CL	CLEAR	F.F.	FINISHED FLOOR ELEVATION
ENCR	ENCROACHMENT	F.C.M.	FOUND CONCRETE MONUMENT
⊕	CENTERLINE	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

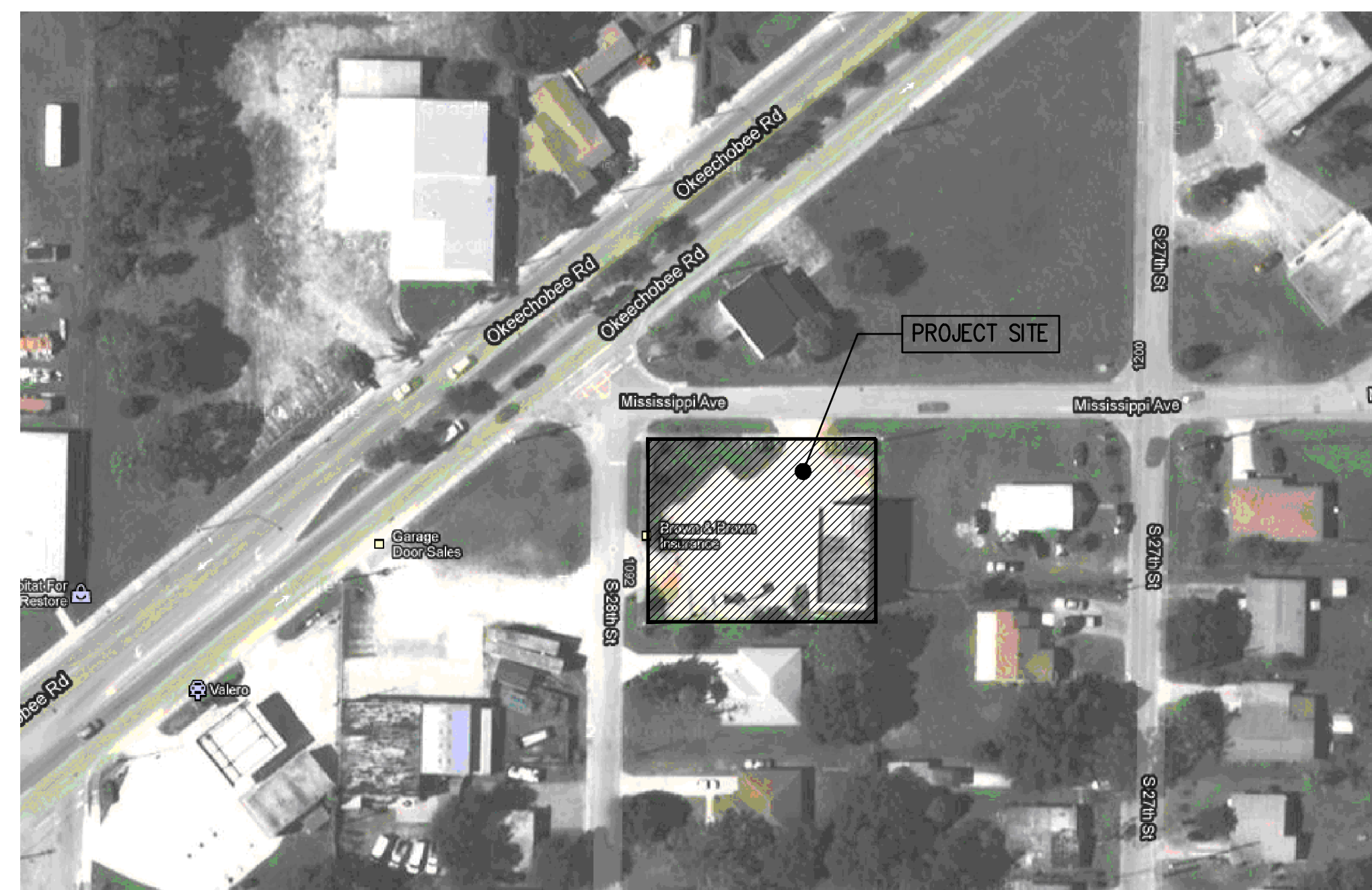
### CONSULTING ENGINEERS:

## 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

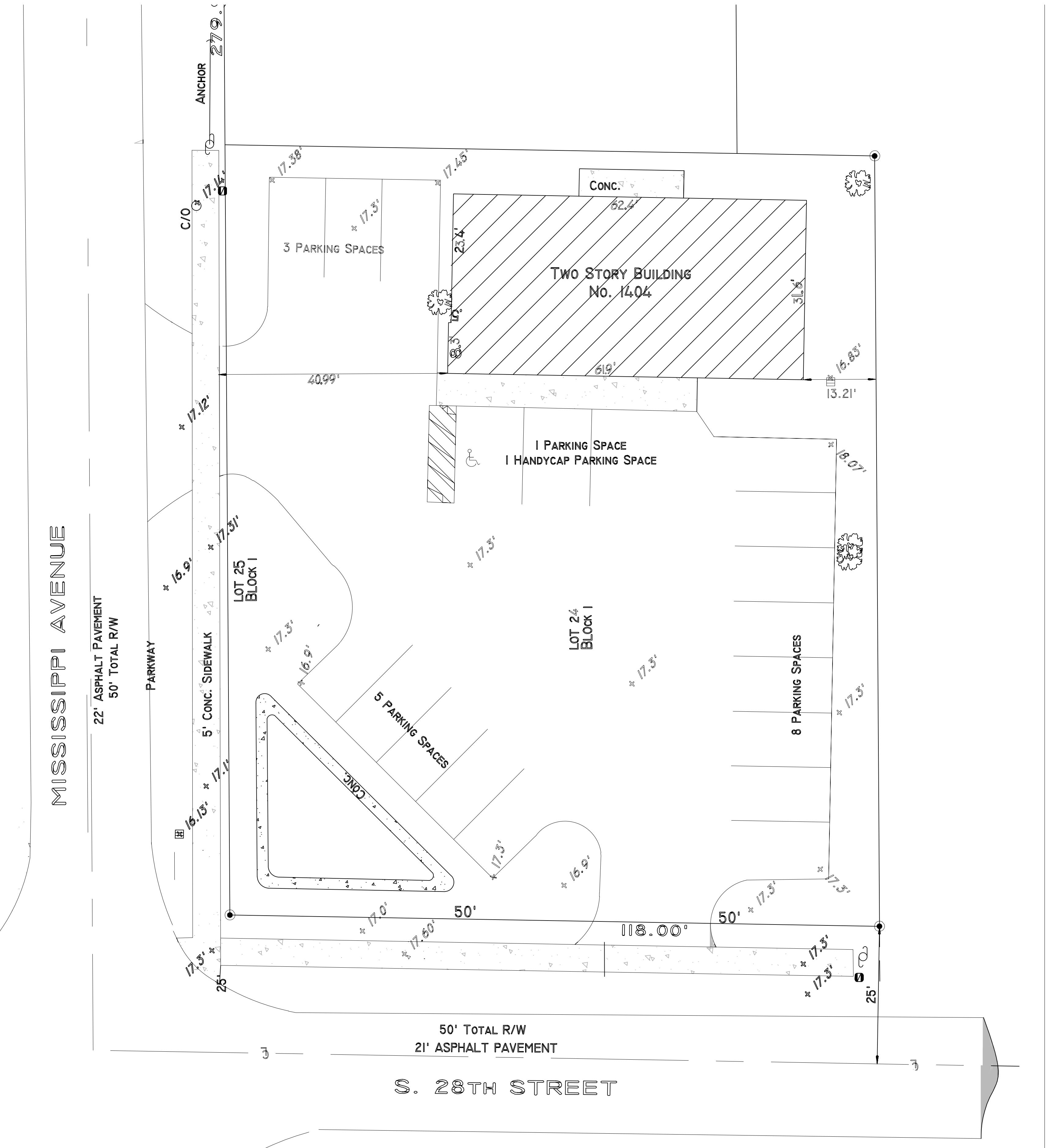
**SCOPE OF WORK:**  
 - AS BUILT CONDITIONS SHOWN FOR CERTIFICATE OF USE.

**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)  
 (FFPC 7.3.1.2)  
**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)

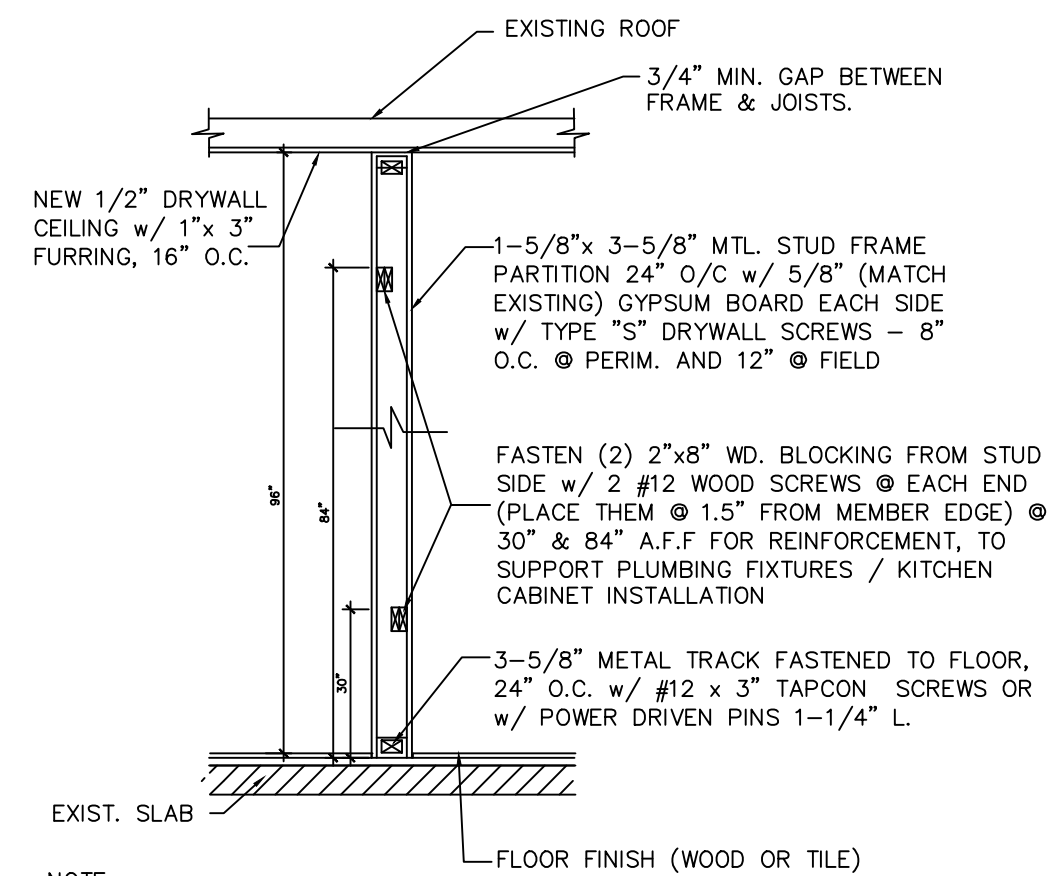
- GENERAL NOTES**
- ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 2023, 8th ED. AND ALL REGULATORY LOCAL AND GOVERNMENTAL CODES.
  - CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AND SHALL NOTIFY THE ARCHITECT IF ANY DISCREPANCIES ARE DISCOVERED BEFORE PROCEEDING WITH THE WORK.
  - CONTRACTOR TO ACQUIRE ALL REQUIRED PERMITS FOR THE CONSTRUCTION AND SUBSEQUENT OCCUPANCY OF THE PROJECT.
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**SCALE: 3/32" = 1'-0"**

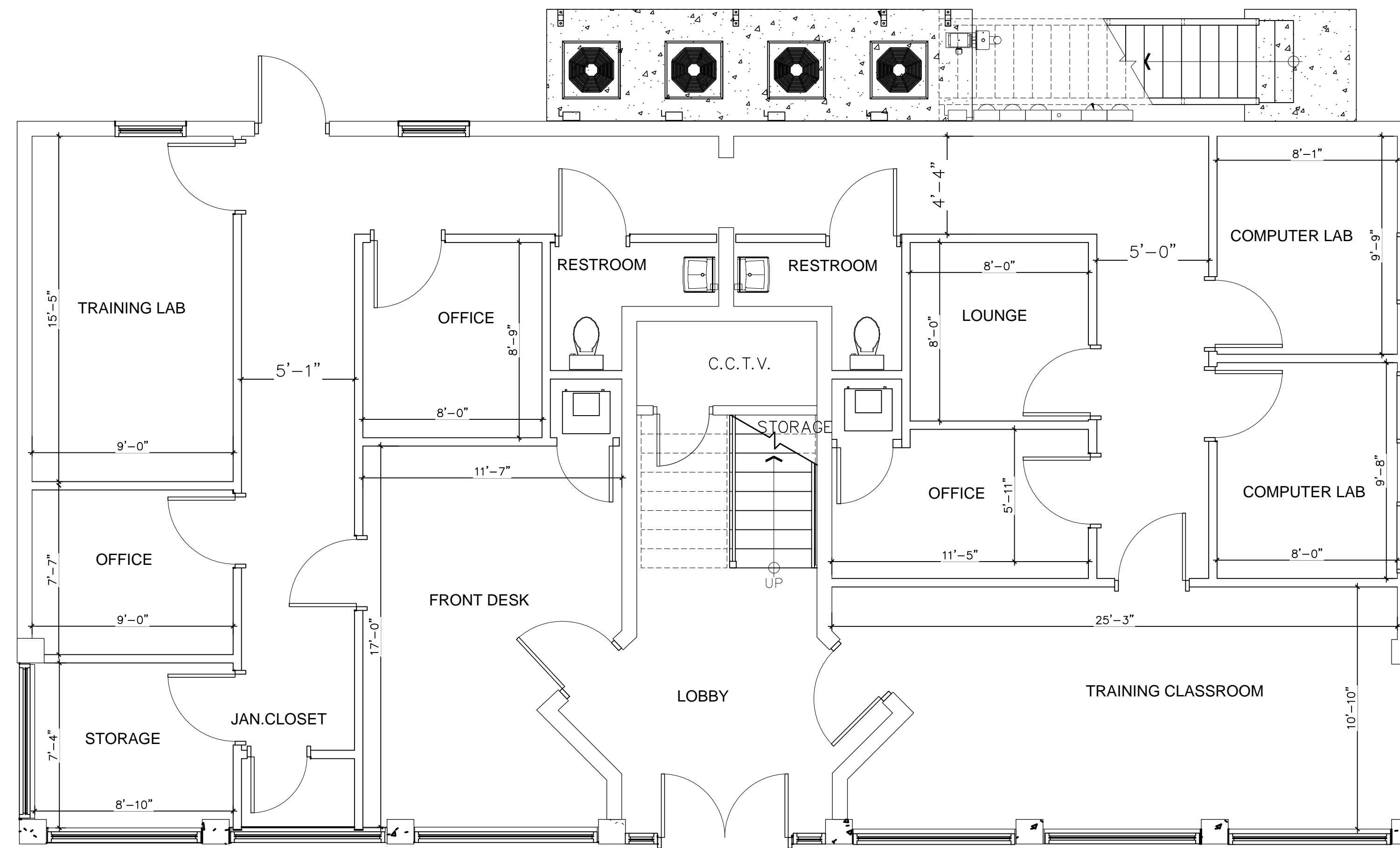
**Aspatia  
 Fort Pierce**





- 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.

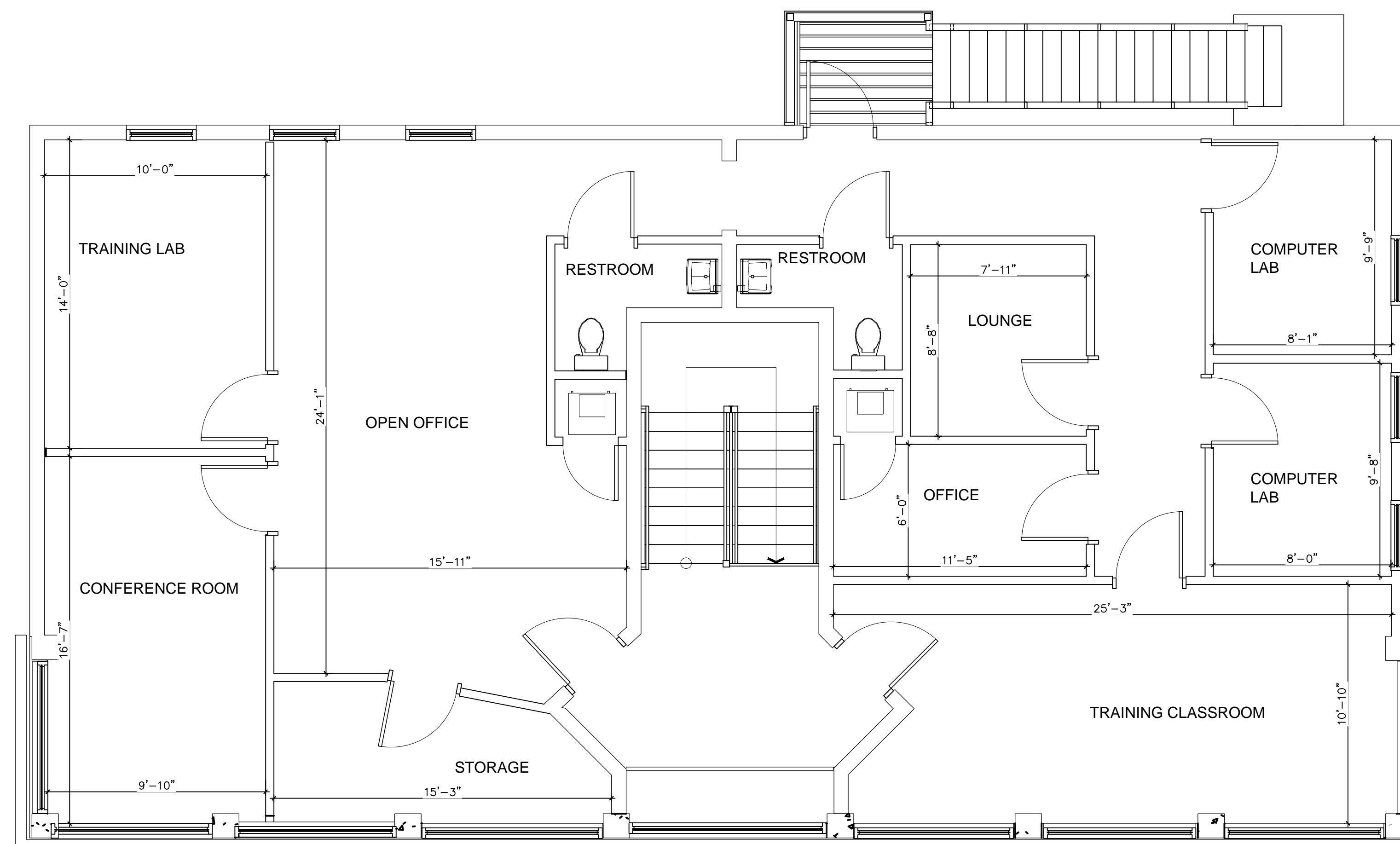


EXISTING FIRST FLOOR PLAN  
SCALE: 1/4" = 1'

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 |



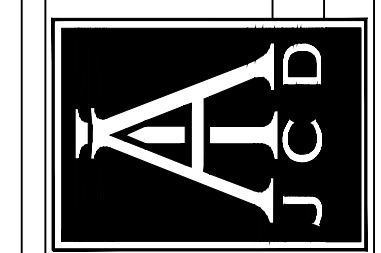
EXISTING SECOND FLOOR PLAN  
SCALE: 1/4" = 1'

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) 285-1449 • 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 not by actual measurements, etc. as aforesaid prior to submission of any phase for bid or construction.

**PROPERTY ADDRESS**

1404 SOUTH 28 TH STREET  
FORT PIERCE, FLORIDA 34947

**SCOPE OF WORK:**

- AS BUILT CONDITIONS SHOWN FOR CERTIFICATE OF USE.

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LEVEL OF ALTERATION = N/A  
AREA OF ALTERATION = 4,044 S.F.  
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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.

**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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**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) (FFPC 7.3.1.2)

**STORAGE**  
OCCUPANCY LOAD: =147 SF / 500 SF (PER PERSON) = 1 PERSON ALLOWED (FBC 1004.5) (FFPC 7.3.1.2)

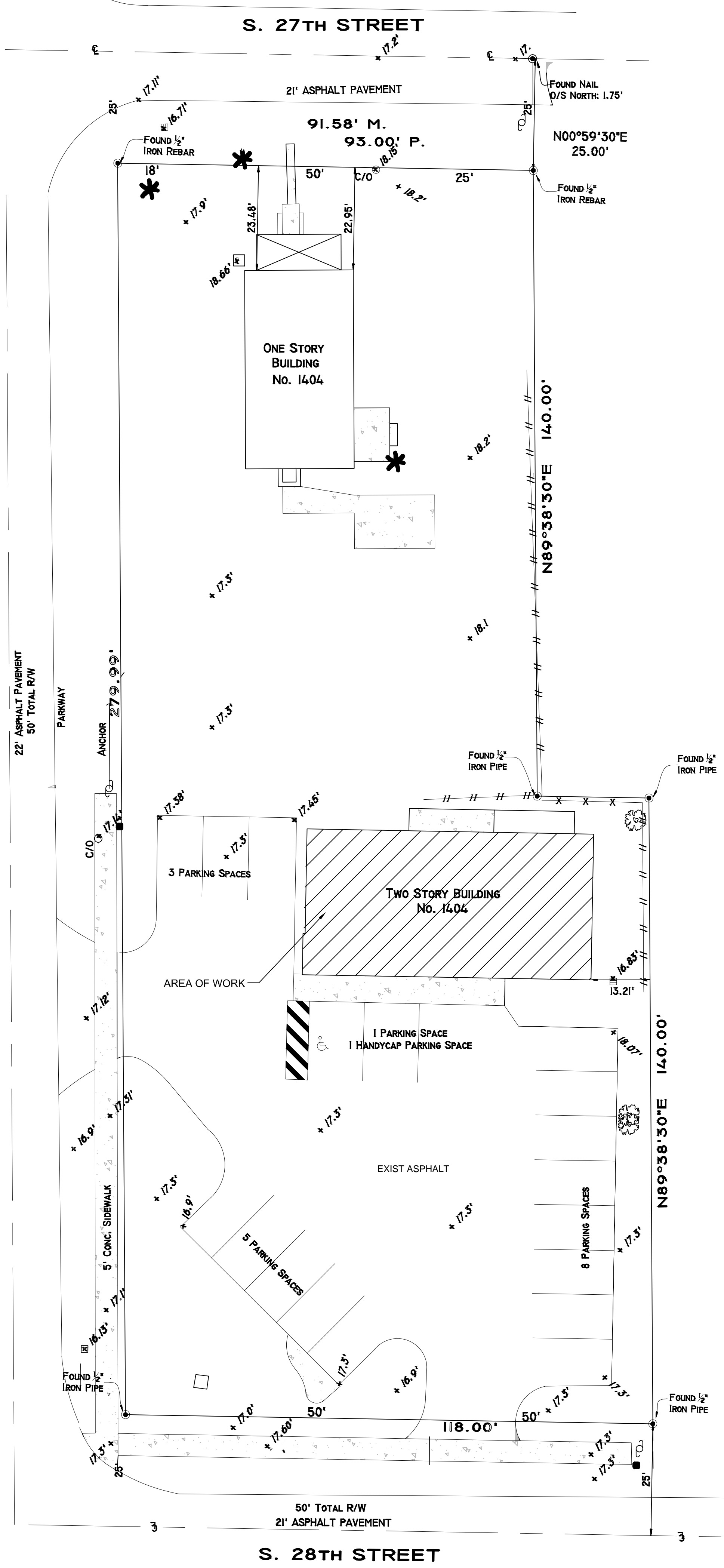
TOTAL OCCUPANTS..... = 34 PERSONS ALLOWED (FBC) = 41 PERSONS ALLOWED (FFPC)



LOCATION MAP  
SCALE: N.T.S

SCOPE OF WORK  
SUBJECT PROPERTY  
BUILDING.

MISSISSIPPI AVENUE



**SITE PLAN**  
SCALE: 1/16" = 1'

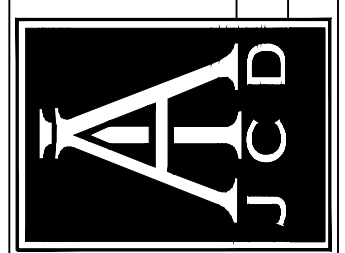
Revisions

△	01.14.25 1ST ISSUE
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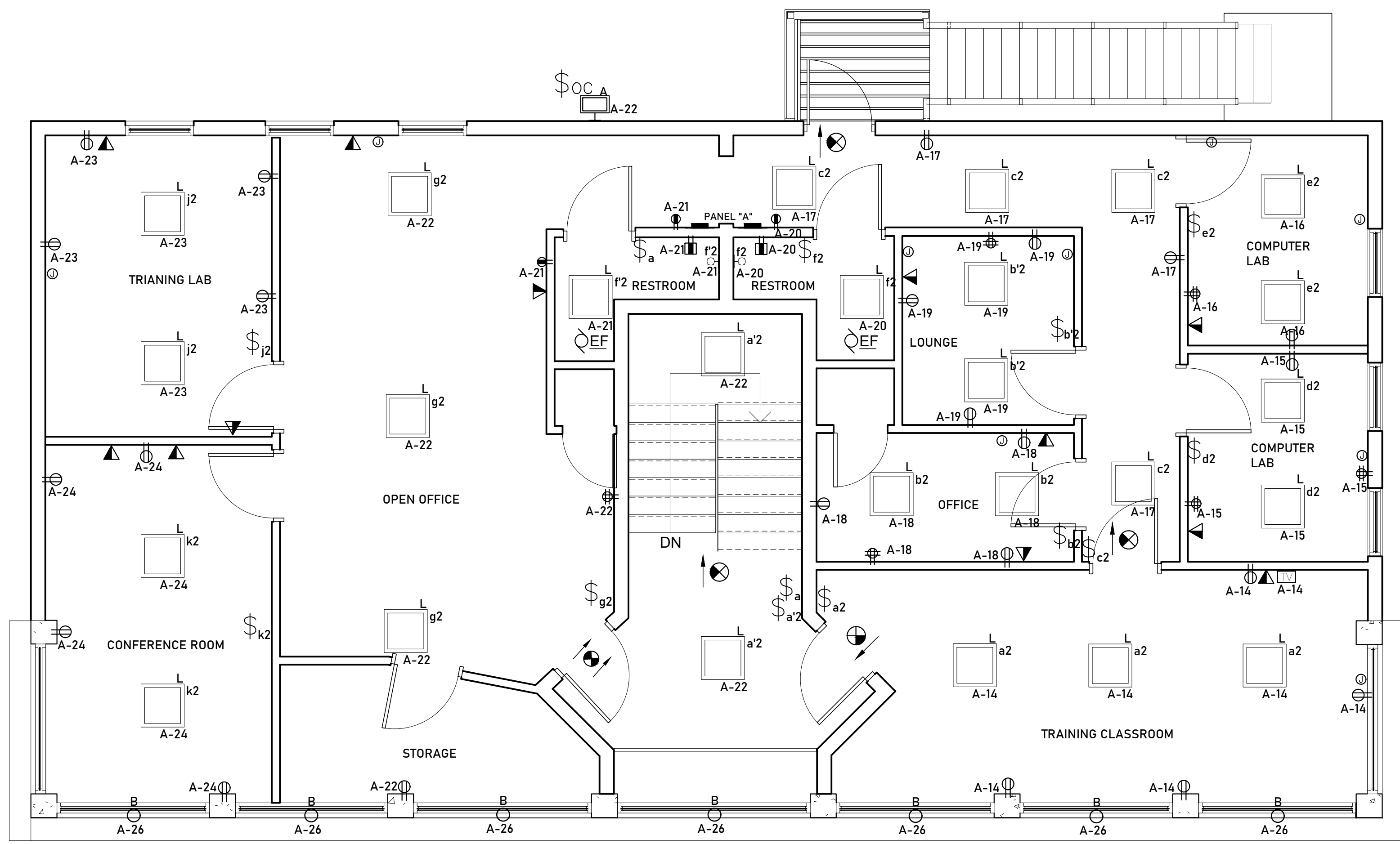


Job No.  
Date  
Scale SHOWN

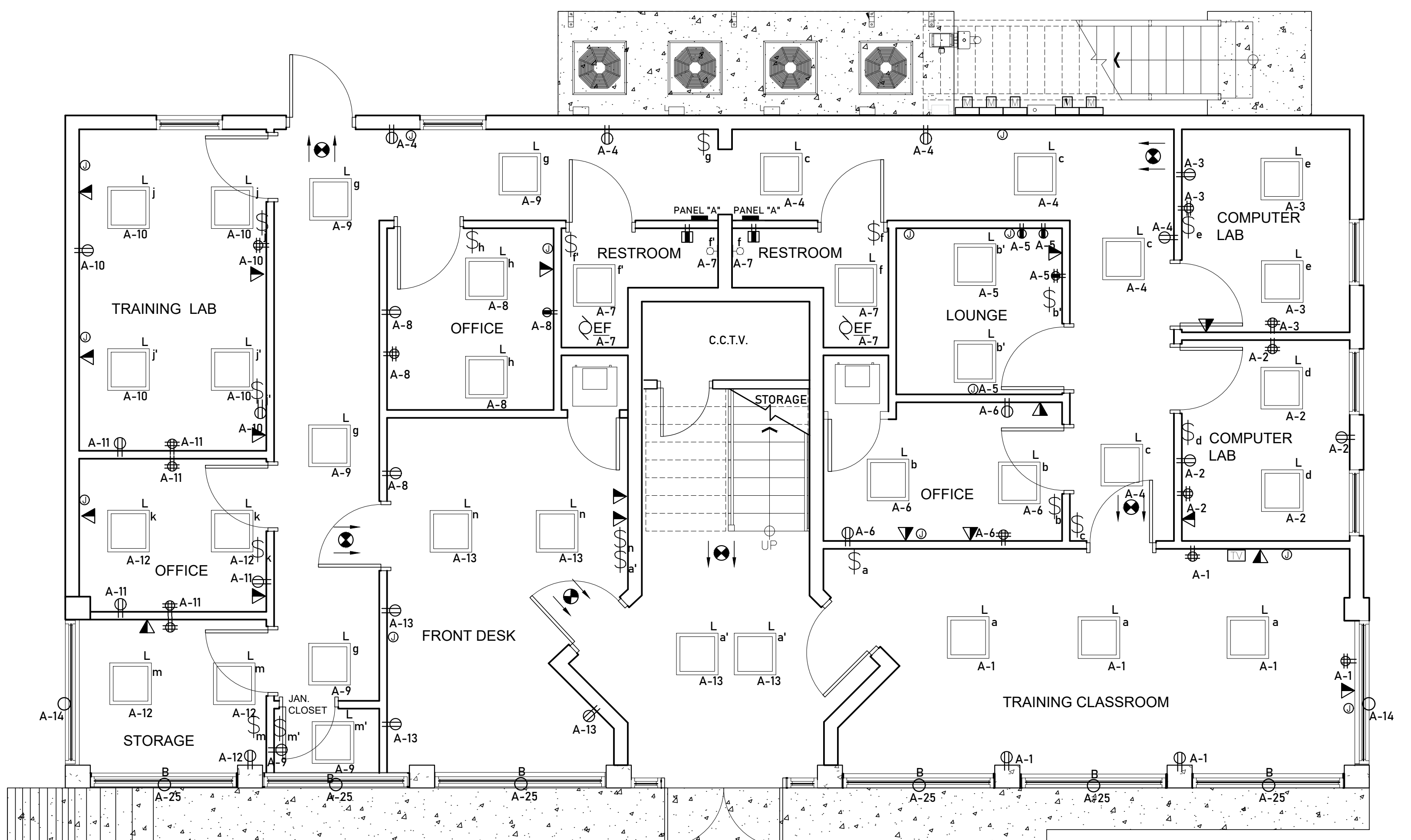
Seal  
AA-26001560  
Sheet No.  
**A-0.0**

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ELECTRICAL PLAN-UPPER LEVEL



ELECTRICAL PLAN-LOWER LEVEL

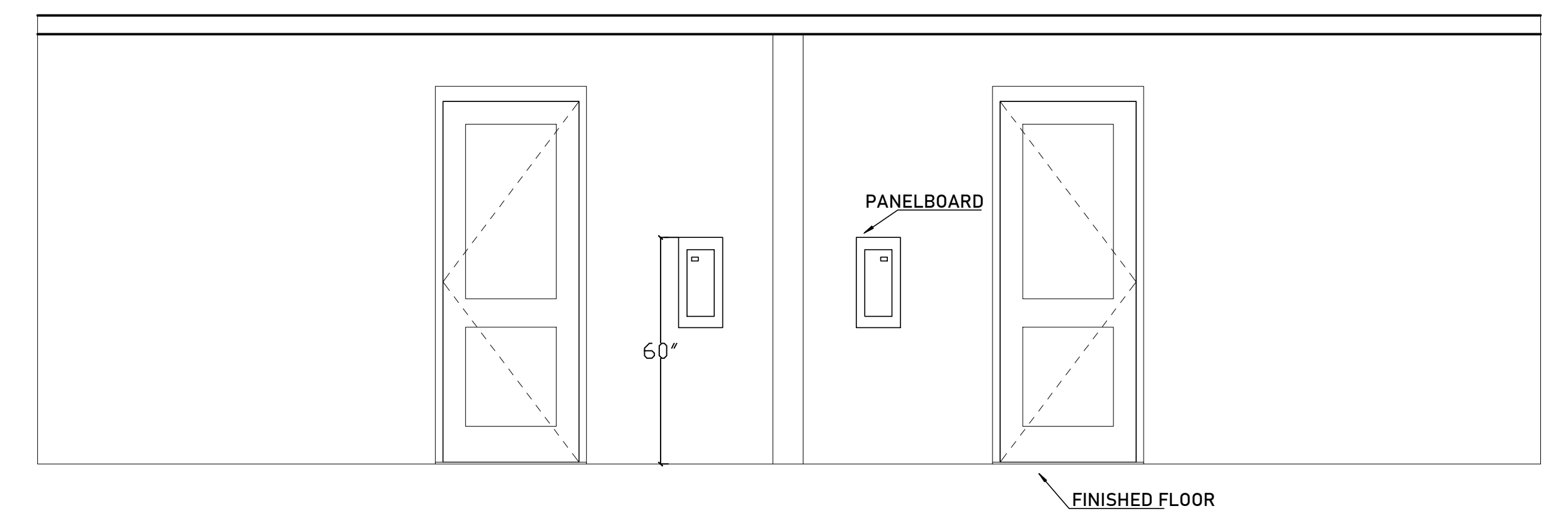
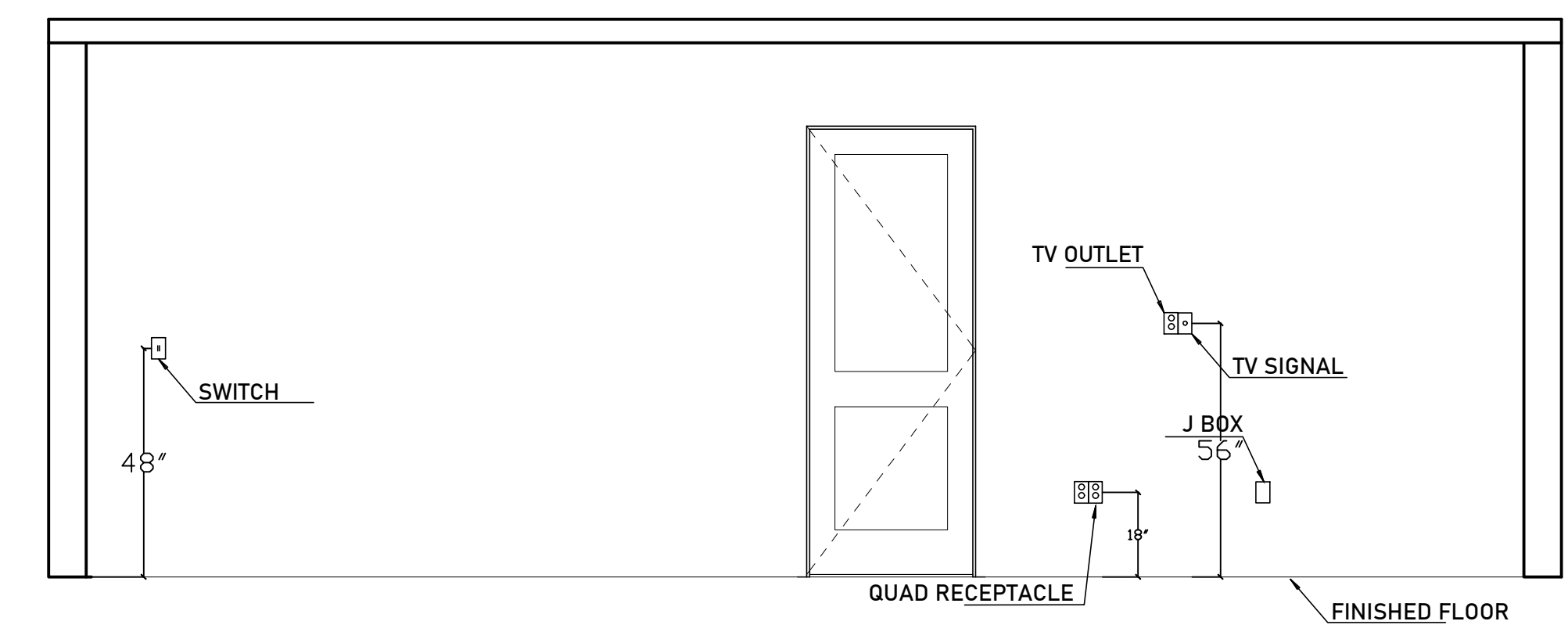
FLOOR PLANS  
SCALE = 1/4" = 1'-0"

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	Twin Head LED Light	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!


# Our Vision


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

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 1-877-827-7287

- 
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Tampa, FL 33612

 [www.AspatriaInstitute.com](http://www.AspatriaInstitute.com)

## ENROLL TODAY



# ASPATRIA INSTITUTE

EMPOWERING YOU FOR A FULFILLING CAREER

License Number: #10300

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

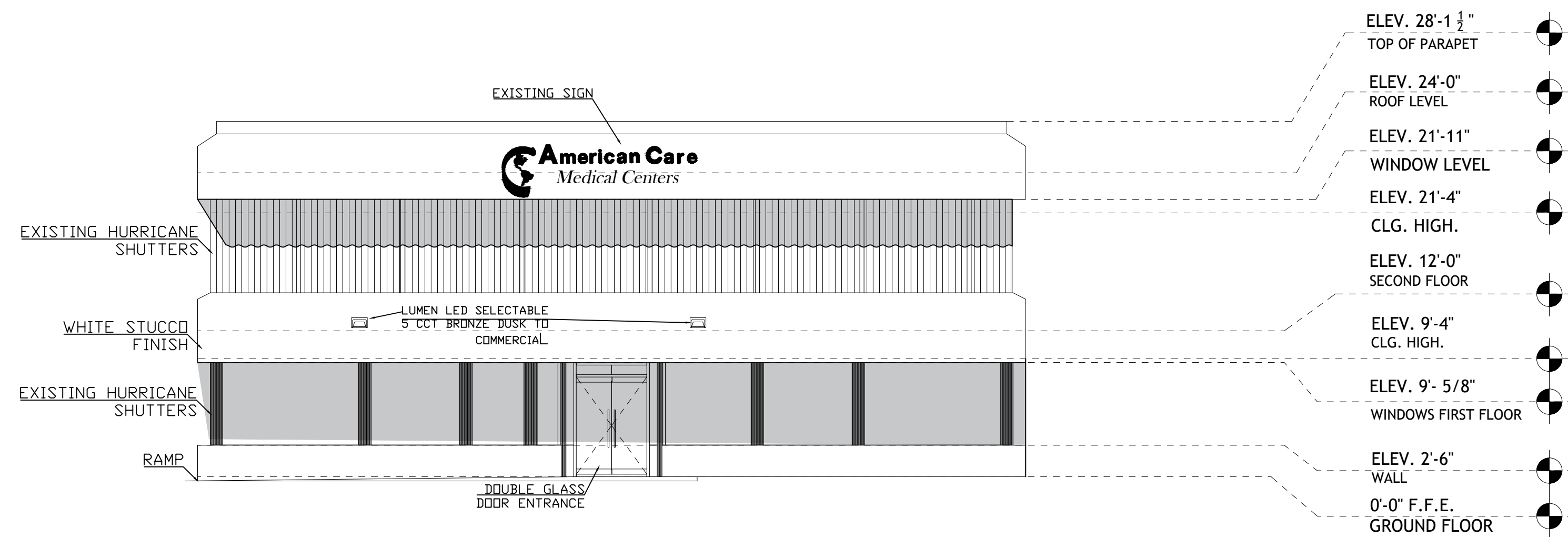
### MEDICAL ASSISTANTS

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.

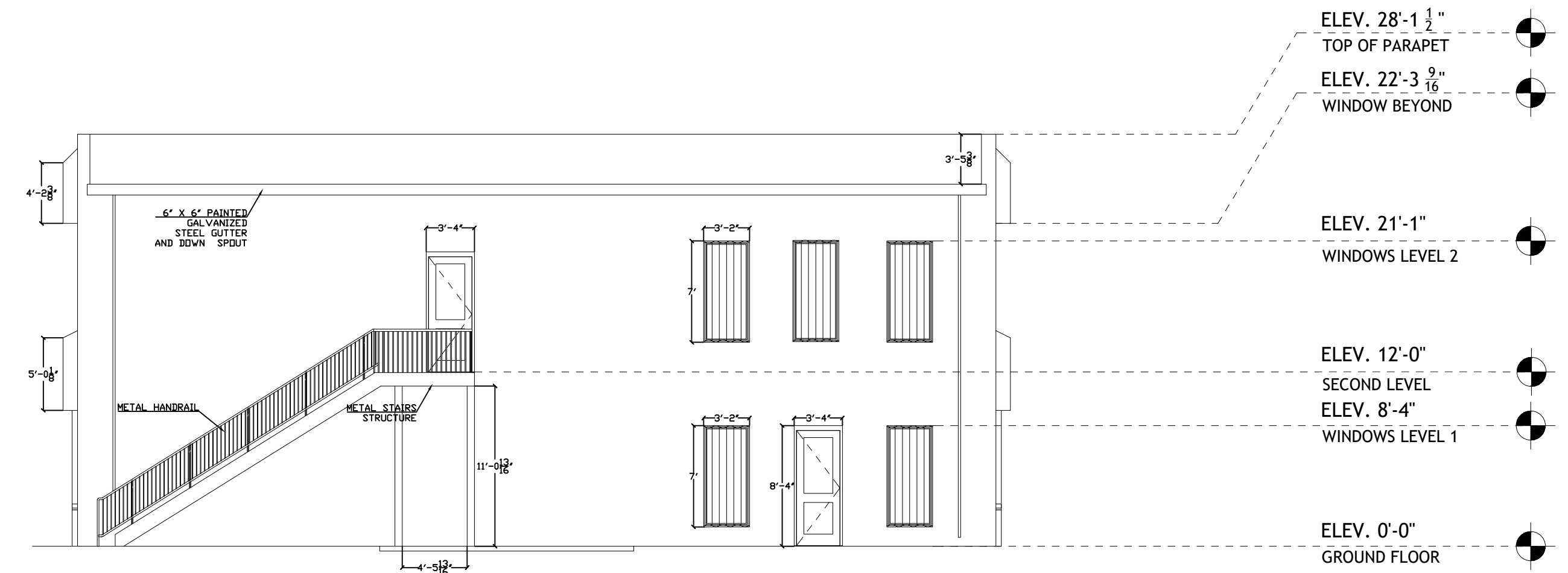
*\*Job Placement Not Guaranteed*





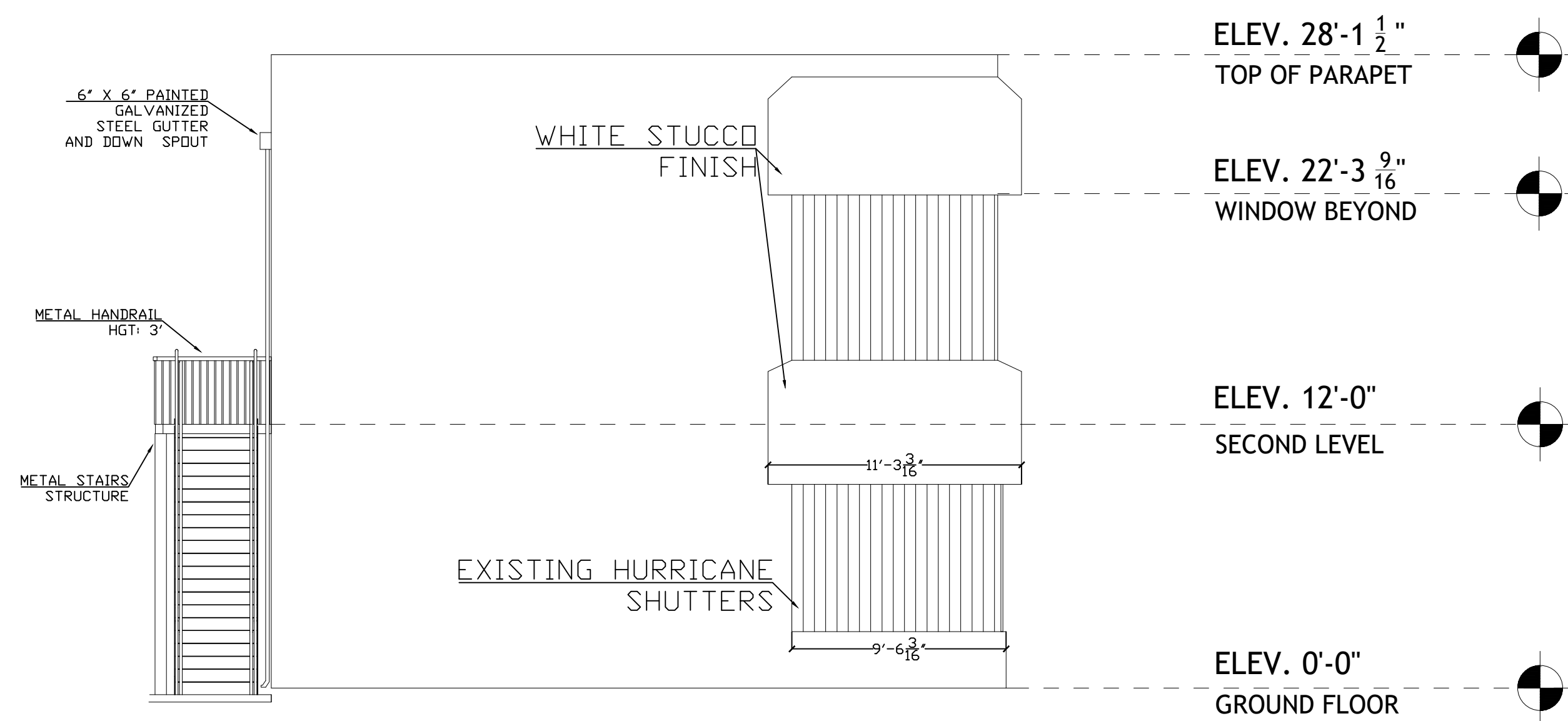
**SOUTH ELEVATION**

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



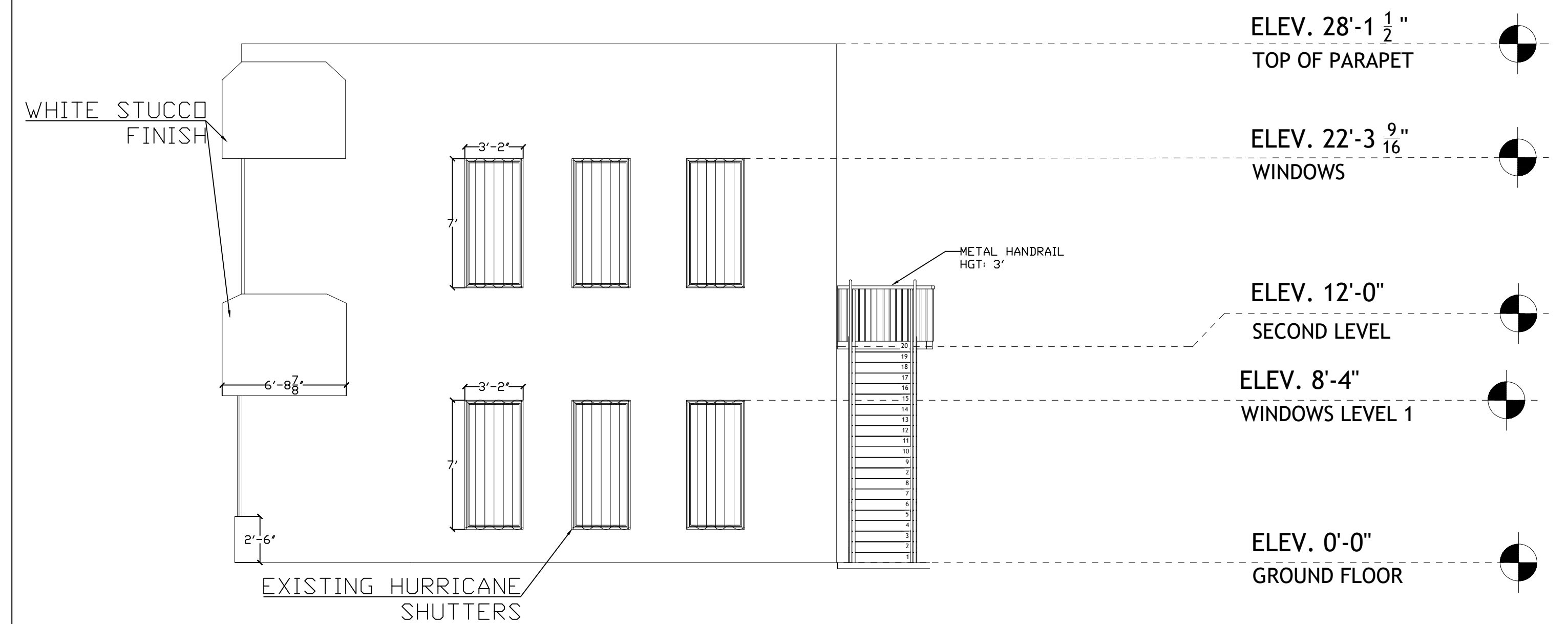
**NORTH ELEVATION**

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



**EAST ELEVATION**

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



**WEST ELEVATION**

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

