

1. Resolution 2024-17, granting a conditional use to allow for a private school in RS-2 (Single-Family Residential District) zoning, on property located at the southeast corner of Port Malabar Boulevard and Bianca Drive (3.00 acres) (Case CU24-00002, Life Changer's Outreach Regiment, Inc.). (Quasi-Judicial Proceeding)



MEMORANDUM

TO: Honorable Mayor and Members of the City Council

FROM: Suzanne Sherman, City Manager

THRU: Lisa Frazier, AICP, Growth Management Director

DATE: May 2, 2024

RE: Resolution 2024-17, granting a conditional use to allow for a private school in RS-2 (Single-Family Residential District) zoning, on property located at the southeast corner of Port Malabar Boulevard and Bianca Drive (3.00 acres) (Case CU24-00002, Life Changer's Outreach Regiment, Inc.). (Quasi-Judicial Proceeding)

SUMMARY:

The subject property is a 3-acre parcel located at the intersection of Port Malabar Boulevard NE and Bianca Drive NE, specifically 2100 Port Malabar Boulevard NE. The current conditional use request is to allow a K-12 private school to be established in the RS-2 Single-Family Residential District. The applicant has provided a site sketch illustrating the existing layout of the site. They do not propose to make any changes except those required for operation of a private school at this time.

The applicant previously had a conditional use approval under Resolution 2022-63 enacted at the December 6, 2022, City Council meeting. However, site plan approval was not issued within one (1) year of the effective date of the resolution. The current conditional use request is necessary to provide the applicant with additional time to gain site plan approval.

City Council has the authority to request additional and reasonable conditions and safeguards associated with this conditional use.

REQUESTING DEPARTMENTS:

Growth Management

STAFF RECOMMENDATION:

Motion to approve a resolution granting a conditional use for Life Changer's Outreach Regiment, Inc., for property located at 2100 Port Malabar Boulevard NE.

Planning & Zoning Board Recommendation:

Planning and Zoning Board minutes are not fully transcribed at this time; the following is an excerpt:

Motion by Ms. Jordan, **Seconded** by Mr. Good to submit Case CU24-00002 to the City Council for approval, subject to the staff comments contained in the staff report.

Result: Carried 5 to 0

Aye: Olszewski, Good, Boerema, Jordan, Warner

Nay: None

Abstain: None

ATTACHMENTS:

1. CU24-00002 Staff Report
2. CU24-00002 Site Sketch
3. CU24-00002 Site Plan
4. CU24-00002 Citizen Participation Plan Report
5. CU24-00002 Application
6. CU24-00002 Letters of Authorization
7. CU24-00002 Legal Acknowledgment
8. CU24-00002 Legal Ad
9. CU24-00002 Resolution
10. CU24-00002 Correspondence



STAFF REPORT

LAND DEVELOPMENT DIVISION

120 Malabar Road SE • Palm Bay, FL 32907 • Telephone: (321) 733-3042

landdevelopmentweb@palmabayflorida.org

Prepared by

Tania Ramos, Principal Planner

CASE NUMBER

CU24-00002

PLANNING & ZONING BOARD HEARING DATE

May 1, 2024

PROPERTY OWNER & APPLICANT

Life Changer's Outreach Regiment, Inc.,
Sherilyn Fletcher, President (Reps. K-J
Lewis and Michael Dujovne, Esq.)

PROPERTY LOCATION/ADDRESS

Tract E, Port Malabar Unit 4, Section 25, Township 28,
Range 37, Brevard County, Florida. Specifically, 2100
Port Malabar Boulevard NE; Tax Account 2833018.

SUMMARY OF REQUEST

A Conditional Use to allow a private school in the RS-2, Single-Family Residential District in accordance with Section 185.034(D)(1) of the Palm Bay Code of Ordinances.

Current Zoning

RS-2, Single-Family Residential District

Current Land Use

PSP, Public Semi-Public

Site Improvements

Church and accessory structures

Site Acreage

Approximately 3 acres

SURROUNDING ZONING & USE OF LAND**North**

RS-2, Single-Family Residential District; Single-Family Residences

East

NC, Neighborhood Commercial District; Convenience Store and Gas Station

South

RS-2, Single-Family Residential District; Single-Family Residences

West

RS-2, Single-Family Residential District; Single-Family Residences

COMPREHENSIVE PLAN**COMPATIBILITY**

Yes, Public Semi-Public Use

BACKGROUND:

The subject property is a 3-acre parcel located at the intersection of Port Malabar Boulevard NE and Bianca Drive NE. Specifically, the property is 2100 Port Malabar Boulevard NE; Tax Account 2833018. According to the Property Appraiser's website the property was developed as a church in 1966. The current conditional use request is to allow a K-12 private school to be established in the RS-2 Single-Family Residential District.

The applicant has provided a site sketch illustrating the existing layout of the site. They do not propose to make any changes except those required for operation of a private school at this time. The applicant previously had a conditional use approval under Resolution 2022-63 enacted at the December 6, 2022, City Council meeting. The resolution states, "The conditional use must be commenced within one (1) year from the effective date of this resolution. Commencement shall mean the issuance of the appropriate permit(s), which must remain active. Failure to commence within one (1) year of issuance of the first permit shall void the conditional use." The applicant is working through the site plan review process, but an approval was not issued within one (1) year of the resolution effective date. The current conditional use request is necessary to provide the applicant with additional time to gain site plan approval.

ANALYSIS:

Section 185.034(D) of the Code of Ordinances allows public and private schools in the RS-2, Single-Family Residential District as a conditional use, and Section 185.088(E) provides special requirements and conditions for establishment of public and private schools as a conditional use. The requirements state the proposed site must be located on a collector or arterial roadway. The minimum setbacks shall be twenty (20) feet from all property lines, or the minimum setbacks of the district, whichever is greater, and the site must be a minimum of one (1) acre.

The site meets the special requirements and conditions for approval of a public or private school as a conditional use. The site is three (3) acres in size. The section of Port Malabar Road NE where the property is located is classified as a minor arterial urban roadway in the Transportation Element of City of Palm Bay 2045 Comprehensive Plan. In the RS-2 district the required front setback is twenty-five (25) feet; the side interior setback is eight (8) feet; the side corner setback is twenty-five (25) feet; and the rear setback is twenty-five (25) feet. The applicant has provided a site sketch showing that all existing buildings meet the setback requirements for the RS-2 district and the twenty (20) foot minimum from all property lines for approval of a public or private school.

CODE REQUIREMENTS:

To be granted conditional use approval, requests are evaluated upon items (A) through (H) of the General Requirements and Conditions of Section 185.087 of the Code of Ordinances. A review of these items is as follows:

Item (A): Adequate ingress and egress may be obtained to and from the property, with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or other emergencies.

According to the site plan in review, vehicular traffic will enter the site through one of two existing driveways on Bianca Drive NE and move around the site and eventually exit onto Port Malabar Boulevard NE. Sidewalks are located along both Port Malabar Boulevard NE and Bianca Drive NE, and there are existing sidewalk connections on the site.

Staff has noted that crosswalks and updated signage will be necessary on both Bianca Drive and Port Malabar Boulevard. The applicant is continuing to work through the site plan review process to meet these requirements.

Item (B): Adequate off-street parking and loading areas may be provided, without creating undue noise, glare, odor, or other detrimental effects upon adjoining properties.

Section 185.140(G)(24) of the Code of Ordinances establishes parking requirements for K-12 educational facilities at four (4) spaces for each classroom or office room, plus one (1) space for each one hundred and fifty (150) square feet of seating area, including aisles, in any auditorium or gymnasium or cafeteria intended to be used as an auditorium. The applicant has provided parking calculations on the site plan in review indicating a requirement of 52 parking spaces. The Growth Management Department has approved a parking reduction request to allow the existing grass parking as long as the required number of spaces are marked with wheel stops and the three (3) paved handicap parking spaces are updated and restriped.

Item (C): Adequate and properly located utilities are available or may be reasonably provided to serve the proposed development.

The Utilities Department stated they have no objections to the proposed project. The site has been developed since 1966 and is serviced by Florida Power and Light. Any additional upgrades will be required to be designed, permitted, installed, and inspected at the developer's cost.

Item (D): Adequate screening and/or buffering will be provided to protect and provide compatibility with adjoining properties.

The site is currently developed and meets all required setbacks. There is a 50' drainage right-

of-way which provides additional buffering between this property and the closest single-family homes. No additional buffering is proposed at this time.

Item (E): Signs, if any, and proposed exterior lighting will be so designed and arranged to promote traffic safety and to eliminate or minimize any undue glare, incompatibility, or disharmony with adjoining properties.

Any changes to signage and lighting will require, signage, lighting, and photometric plans as part of the administrative site plan review. It shall be noted that City codes require any lighting to be shielded and/or directed downward to avoid creating a nuisance to adjacent properties.

Item (F): Yards and open spaces will be adequate to properly serve the proposed development and to ensure compatibility with adjoining properties.

The applicant has provided a site sketch showing that all existing buildings meet the setback requirements for the RS-2 district and the twenty (20) foot minimum from all property lines for approval of a public or private school. The applicant states that no alterations to the site are proposed except those required for operation of a private school.

Item (G): The proposed use will not constitute a nuisance or hazard because of the number of persons who will attend or use the facility, or because of vehicular movement, noise, fume generation, or type of physical activity. The use as proposed for development will be compatible with the existing or permitted uses of adjacent properties.

The site plan submitted for review shows a parent loop length of 752 feet which has capacity of thirty-seven (37) vehicles to be stacked or queued. The school student capacity is fifty (50) students. Therefore, the proposed stacking is deficient in handling the school capacity of $50 > 37$. The applicant is working with staff to ensure that traffic concerns are addressed through the site plan review.

The property is located at the end of a block with road right-of-way on two sides, and a fifty (50) foot drainage right-of-way between this property and the closest single-family homes. There is a convenience store on the abutting NC, Neighborhood Commercial property to the east.

Item (H): Development and operation of the proposed use will be in full compliance with any additional conditions and safeguards which the City Council may prescribe, including, but not limited to, reasonable time limit within which the action for which special approval is requested shall be begin or be completed, or both.

The Board and Council have the authority and right to impose any additional and justifiable safeguards, and/or conditions, to ensure that the facility operates safely and harmoniously with its surroundings.

STAFF FINDINGS:

Case CU24-00002 meets the minimum requirements for approval of a conditional use, subject to the staff comments contained in this report.



Map is not to scale—for illustrative purposes only; not to be construed as binding or as a survey.



AERIAL LOCATION MAP CASE: CU24-00002

Subject Property

Located at 2100 Port Malabar Boulevard NE



Map is not to scale—for illustrative purposes only; not to be construed as binding or as a survey.



FUTURE LAND USE MAP

CASE:CU24-00002

Subject Property

Located at 2100 Port Malabar Boulevard NE

Future Land Use Classification

PSP- Public/ Semi-Public Use



Map is not to scale—for illustrative purposes only; not to be construed as binding or as a survey.



ZONING MAP

CASE: CU24-00002

Subject Property

Located at 2100 Port Malabar Boulevard NE

Zoning District

RS-2 Single-Family Residential

SITE PLAN FOR 2100 PORT MALABAR BLVD NE PALM BAY, FLORIDA MARCH , 2024

Account 2833018
 Owners LIFE CHANGER'S OUTREACH REGIMENT INC
 Mailing Address 2837 S HARBOR CITY BLVD MELBOURNE FL 32901
 Site Address 2100 PORT MALABAR BLVD NE PALM BAY FL 32905
 Parcel ID 28-37-25-FO-1E
 Property Use 7100 - CHURCH
 Exemptions EXRL - RELIGIOUS
 Taxing District 34U0 - PALM BAY
 Total Acres 3.00
 Subdivision PORT MALABAR UNIT 4
 Site Code 0346 - PORT MALABAR BLVD
 Plat Book/Page 0014/0018
 Land Description PORT MALABAR UNIT 4 TRACT E

PROPERTY DATA CARD #2
 Building Use: 7100 - CHURCH

Materials
 Exterior Wall: PAINTED EXTERIOR , STONE
 Frame: MASNRY CONG
 Roof: ASPH/ASB SHINGL
 Roof Structure: WOOD TRUSS

Details
 Year Built 1966
 Story Height 10
 Floors 1
 Residential Units 1
 Commercial Units 0
 Sub-Areas
 Base Area (1st) 8,401
 Open Porch 633
 Total Base Area 8,401
 Total Sub Area 9,034
 Extra Features
 Fence - Chain Link 6' 265
 Covered Patio 50
 Outbuilding 384
 Page



VICINITY MAP
NTS



This item has been electronically signed and sealed by Joseph Simmons, III, PE 52101 on the date and/or time stamp shown using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified by a 3rd Party Certificate Authority on any electronic copy. FAC 61G15-23.004

**Joseph
Simmons III**
 Digitally signed by
 Joseph Simmons III
 Date: 2024.03.27
 00:16:41 -04'00'

DIRECTORY OF DRAWINGS	
BUILDING 1	TITLE
C-S	COVER SHEET
C-1	EXISTING SITE
C-2	HANDICAP RAMP AND DETAILS
C-3	DETAILS



SYMBOL	REVISIONS	BY	DATE	APPRVD

JOE SIMMONS P.E.
 FL No. 52101

PHONE
 470 OXFORD AV., MFL 32963

DESIGNED BY:	RM
DRAWN BY:	RM
PROJECT ENGR:	JS
CHECKED BY:	TP
APPROVED BY:	TP

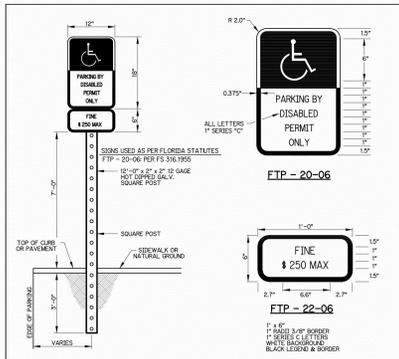
**2100 PORT MALABAR BLVD NE
PALM BAY, FL 32905**

COVER SHEET

DATE: 03-9-2024
 SCALE: N/A

C-S

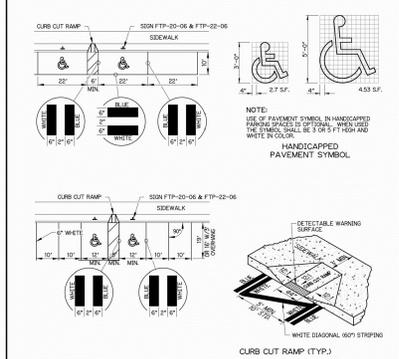
SHEET 1 OF 4



- GENERAL NOTES:**
- TOP PORTION OF FTP-20-06 SHALL HAVE A REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER.
 - BOTTOM PORTION OF FTP-20-06 SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK GRAPHIC LEGEND AND BORDER.
 - THE SIGN SHALL BE PLACED A MINIMUM OF 3' FROM THE WHEEL STOP OR THE BACK OF CURB (WHERE APPLICABLE).

HANDICAPPED PARKING SIGN INSTALLATION DETAIL

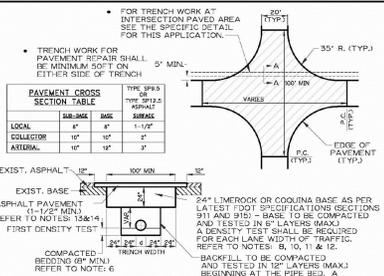
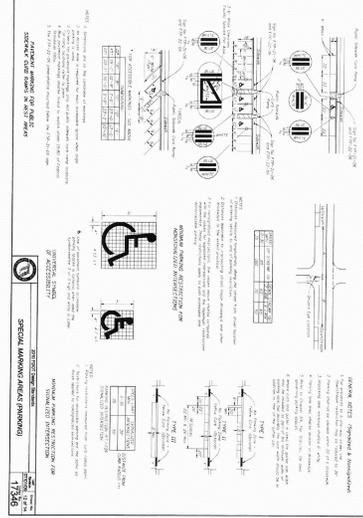
	CITY OF PALM BAY	STANDARD SIGN DETAIL	DATE: APRIL 2019
	PUBLIC WORKS DEPARTMENT	SS - 02	APPROVED: _____



- GENERAL NOTES:**
- CRITERIA FOR PAVEMENT MARKINGS ONLY, NOT CURB CUT RAMP LOCATIONS. FOR RAMP CRITERIA SEE FOOT NOTE NO. 004.
 - BLUE PAVEMENT MARKINGS SHALL BE TINTED TO MATCH SHADE 1580 OF FEDERAL STANDARD 5956.
 - ALL CURBS ON CURBSHOPS SHOWN ARE OPTIONAL.
 - FOR ANGLED PARKING REFER TO FOOT ROADWAY AND TRAFFIC DESIGN STANDARDS INDEX NO. 17546.

HANDICAPPED RAMP AND PAVEMENT MARKING DETAIL

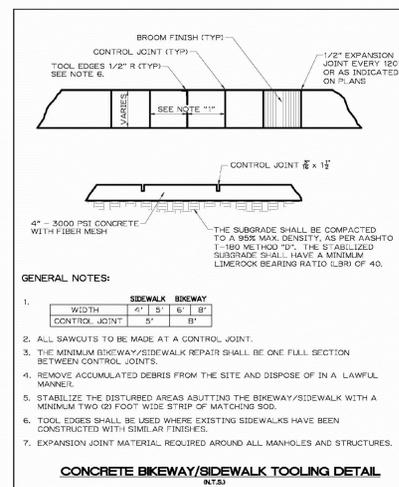
	CITY OF PALM BAY	STANDARD SIGN DETAIL	DATE: APRIL 2019
	PUBLIC WORKS DEPARTMENT	SS - 03	APPROVED: _____



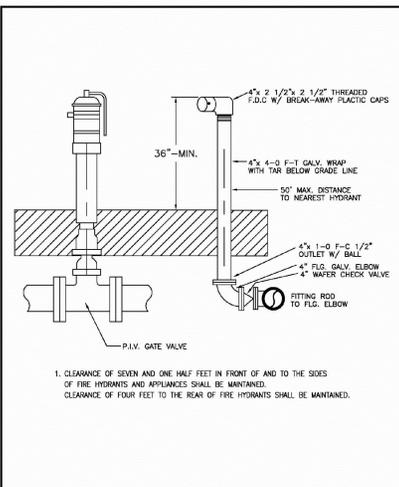
- GENERAL NOTES:**
- TRANSVERSE CUTS: THE ACTUAL RESURFACING REPAIR WIDTH MINIMUM SHALL BE 10" x PIPE DIAMETER 60 OR AS WIDE AS NECESSARY TO PROVIDE NEAT SAWCUT LINES AT 90° ANGLES TO PAVEMENT CENTERLINE.
 - LONGITUDINAL CUTS: THE PAVEMENT SHALL BE RESURFACED ALONG NEAT SAWCUT LINES FOR THE FULL LANE WIDTH FOR EACH LANE WIDTH WHICH THE CUT EXTENDS. REFER TO THE SPECIFIC DETAIL FOR THIS APPLICATION.
 - USE OF A SLOPE TRENCH WALL, TRENCH BOX SHEETING OR SHORING SHALL MEET FLORIDA DEPARTMENT OF TRANSPORTATION AND OCCUPATIONAL SAFETY HEALTH ACT GUIDELINES.
 - CONSTRUCTION SHALL BE ACCOMPLISHED ONLY IN A DRY TRENCH.

TRENCH / PAVEMENT RESTORATION DETAIL

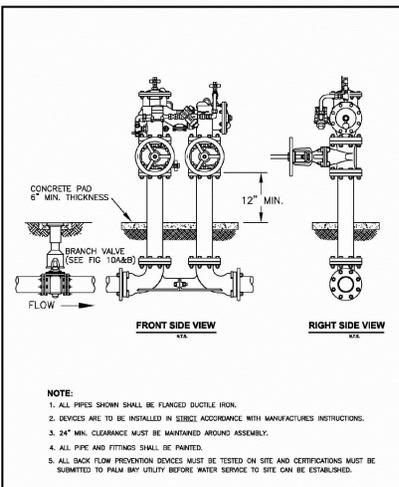
	CITY OF PALM BAY	STANDARD ROAD DETAIL	DATE: JAN 2024
	PUBLIC WORKS DEPARTMENT	SR - 10 (1 of 2)	APPROVED: FTW



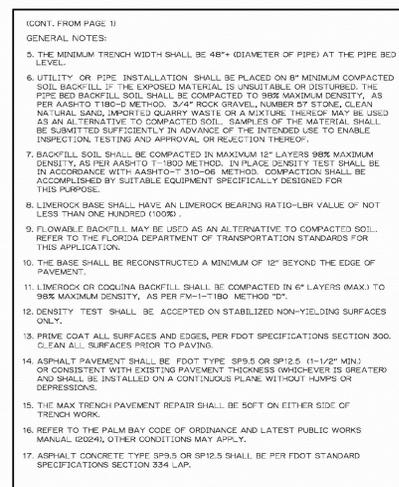
	CITY OF PALM BAY	STANDARD SIDEWALK DETAIL	DATE: APRIL 2019
	PUBLIC WORKS DEPARTMENT	SW - 04	APPROVED: _____



	CITY OF PALM BAY, UTILITIES DEPARTMENT	PIV GATE VALVE AND TWIN HOSE CONNECTOR DETAIL	DATE: JAN 2024
	POLICIES, PROCEDURES AND STANDARDS	W-14	APPROVED: _____



	CITY OF PALM BAY, UTILITY CORPORATION	DOUBLE CHECK VALVE BACKFLOW PREVENTER WITH DETECTOR ASSEMBLY FOR FIRE LINES	DATE: JAN 2024
	POLICIES, PROCEDURES AND STANDARDS	W-13	APPROVED: _____



	CITY OF PALM BAY	STANDARD ROAD DETAIL	DATE: JAN 2024
	PUBLIC WORKS DEPARTMENT	SR - 10 (2 of 2)	APPROVED: FTW



This item has been electronically signed and sealed by Joseph Simmons, III, PE 52101 on the date and/or time stamp shown using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified by a 3rd Party Certificate Authority or any electronic copy. FAC 61G15-23.004

Joseph Simmons III
Digitally signed by Joseph Simmons III
Date: 2024.03.27 00:17:58 -04'00'



SYMBOL	REVISIONS	BY	DATE	APPROV

JOE SIMMONS P.E.
FL No. 52101
PHONE
470 OXFORD AVE. #FL 32663

DESIGNED BY:	RM
DRAWN BY:	RM
PROJECT ENGR:	JS
CHECKED BY:	TP
APPROVED BY:	TP

2100 PORT MALABAR BLVD NE
PALM BAY, FL 32905
HANDICAP RAMP AND DETAILS

DATE: 03-26-2024
SCALE: AS NOTED

C-2
SHEET 5 OF 4



Citizen Planning Meeting @Life Changers Outreach

Regiment Inc.

The mission of LCCA is to teach a generation the importance of knowledge and wisdom using biblical teachings and life skills. Promoting every child to find and fulfill their purpose; emphasizing on the importance of living and not just existing.

Attendance:

Administration Dr. Sherilyn Fletcher, KJ Lewis, and Dearana Aguilar

Staff: Erin Sylvester, Mikia Sweeting

Community Attendance: None

1. School Spotlight
 - a. School spotlight was scheduled to go over the history, mission, and vision of LCCA. No one was in attendance to present.
2. Call to order
 - a. Sherilyn Fletcher, called the meeting to order at 6:21pm. The meeting met quorum.
3. Information Items
 - a. Sherilyn notified us the reason for the meeting was to bring the citizens together to discuss the conditional use for Life Changers Christian Academy. Sherilyn asked to wait a few more minutes for slow comers.
4. Adjournment
 - a. 6:34pm Sherilyn called the meeting the end as no citizens showed up



March 7th, 2024
Life Changers Christian Academy
2100 Port Malabar Blvd NE, Palm Bay
Melbourne, FL, 32905
(321)333-5168

RE: Notice of Citizen Participation Meeting on March 11, 2024
Applicant: Life Changers Christian Academy
Project Address: 2100 Port Malabar Blvd Palm Bay, FL 32905
Zoning Request: Conditional Use for Private School

Dear Neighbor:

Life Changers Christian Academy will submit a conditional use application requesting approval for conditional use for K-12 Private School no later than March 11, 2024 to the City of Palm Bay, FL. On Behalf of Life Changers Christian Academy, I'm inviting you to a meeting to discuss our zoning request, answer any questions you may have, and share feedback with us, which we will present to the City Staff.

At our meeting, we will provide you with a site plan presentation and aerial view of our campus. We will have additional explanations at our meeting. Lite refreshments will be served. We would appreciate your insight as we grow together in the City.

DATE: Monday, March 11th, 2024
TIME: 6:00pm-7:30PM
PLACE: LIFE CHANGERS OUTREACH REGIMENT INC
2100 Port Malabar Blvd
Palm Bay, FL 32905
ROOM: CHURCH SANCTUARY

We hope to see you there!

Warm regards,
Dr. Sherilyn Fletcher
President/Owner
Life Changers Christian Academy



CITIZEN PARTICIPATION REPORT

Applicant should follow established Citizen Participation Plan as specified in § 169.005 CITIZEN PARTICIPATION PLANS.

CASE DETAILS

Applicant Name	Life changers outreach Resimment inc
Project Name	CU24-00002
Case Type	
Case Description	
Intended Month of Submission	

INFORMATION ON THE CITIZEN PARTICIPATION MEETING

Notice to the Public (Date)	3/7/24
Date of CPP	3/11/24
Location of the Meeting	2100 Port Malabar Blvd
Number of Attendees	0

5 staff Present



LIST OF ATTENDEES

Number	Name of attendee	Number	Name of attendee
1.		2.	
3.		4.	
5.		6.	
7.		8.	
9.		10.	
11.		12.	
13.		14.	
15.		16.	
17.		18.	
19.		20.	
21.		22.	
23.		24.	
25.		26.	
27.		28.	
29.		30.	
31.		32.	
33.		34.	
35.		36.	



ADDITIONAL DOCUMENTS REQUIRED WITH CITIZEN PARTICIPATION PLAN REPORT SUBMISSION

1. Copy of notice sent (separate attachment)
2. Material distributed or presented at the meeting (separate attachment)
 - All the property owners within a 500-foot radius of the subject parcel shall be informed about the meeting date, time and location.

I hereby certify that information provided as part of this report is correct.

K-J Lewis
Signature,

K-J Lewis, Doo
Typed Name and Title:

3-12-24
Date :

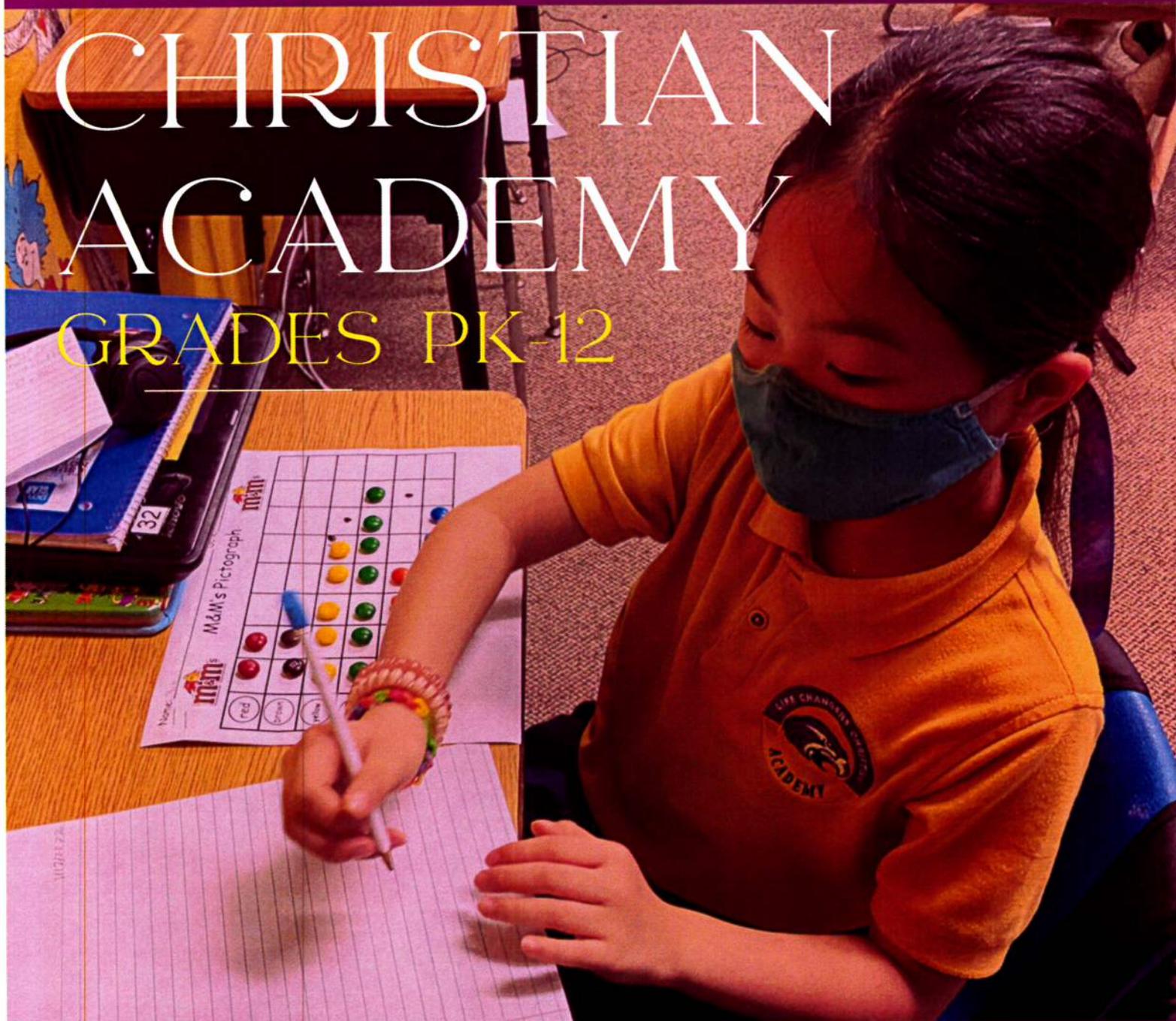
FOUNDED 2015

LIFE CHANGERS



CHRISTIAN ACADEMY

GRADES PK-12



"CHANGING LIVES. CHANGING DESTINIES"



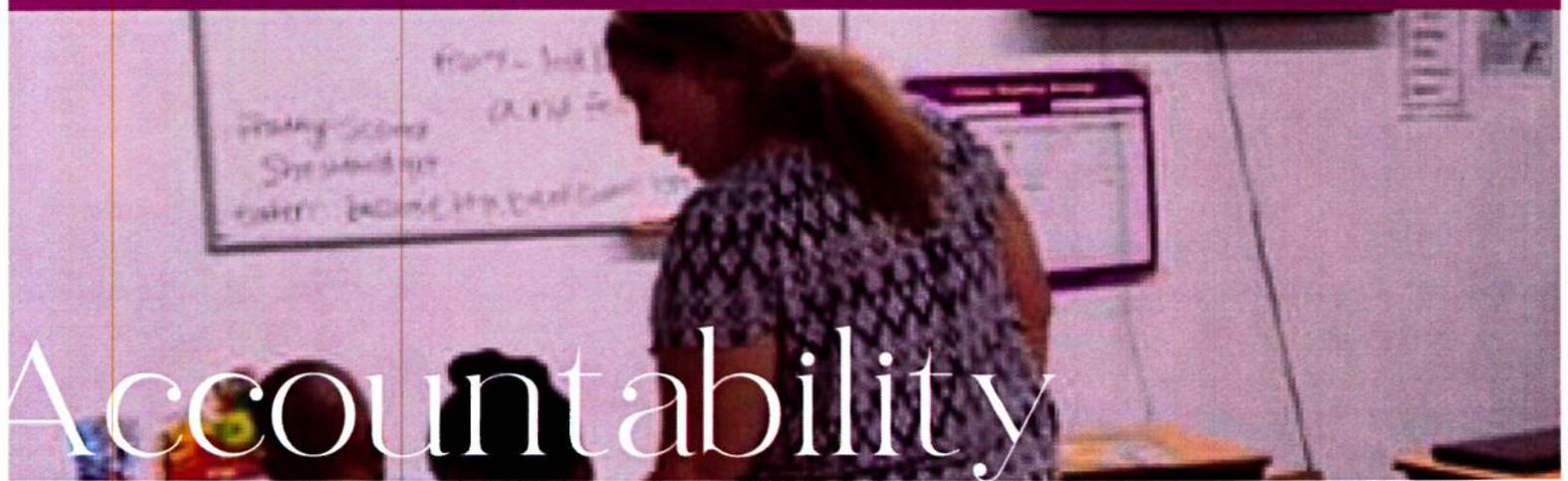
Leadership



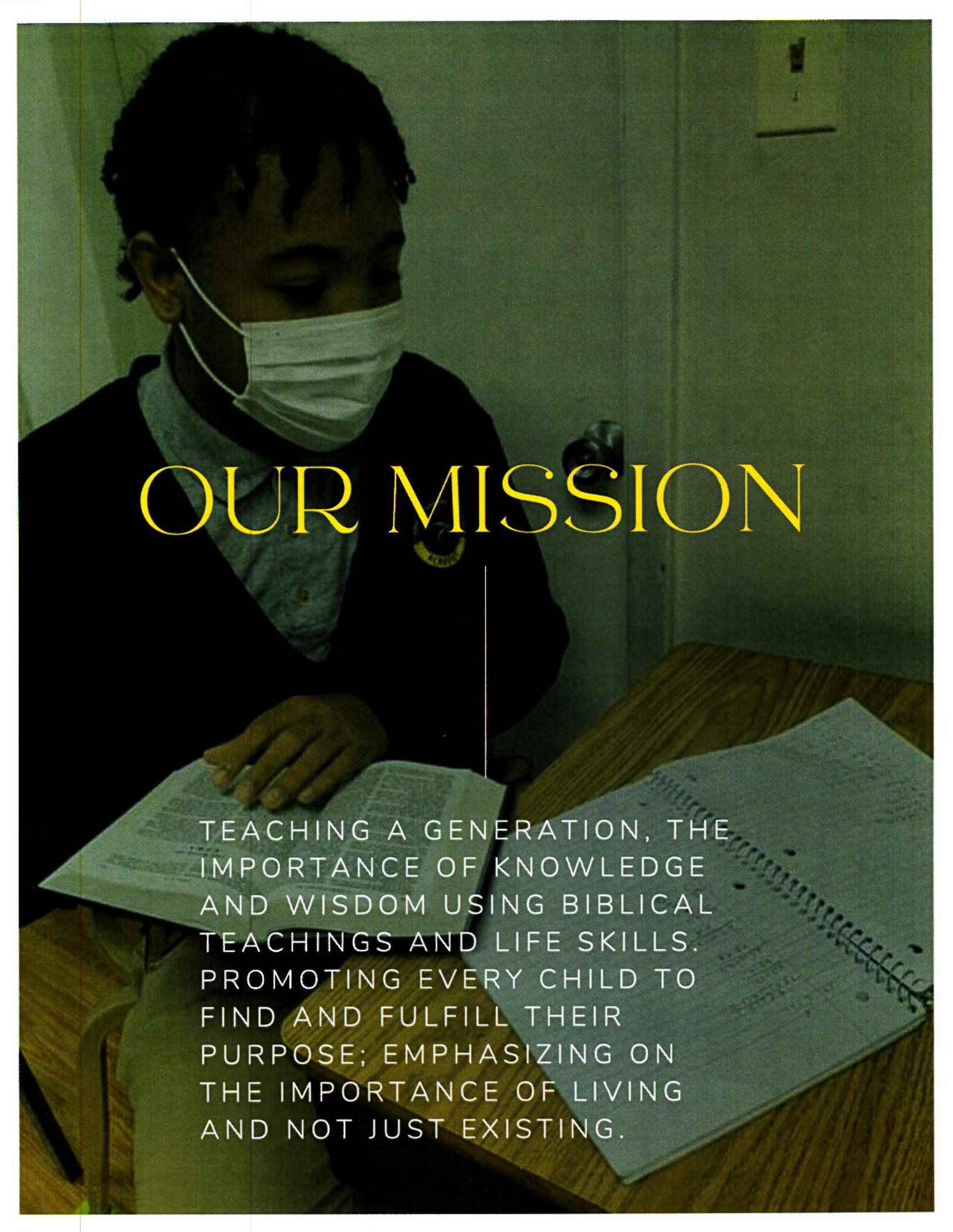
Character



Commitment

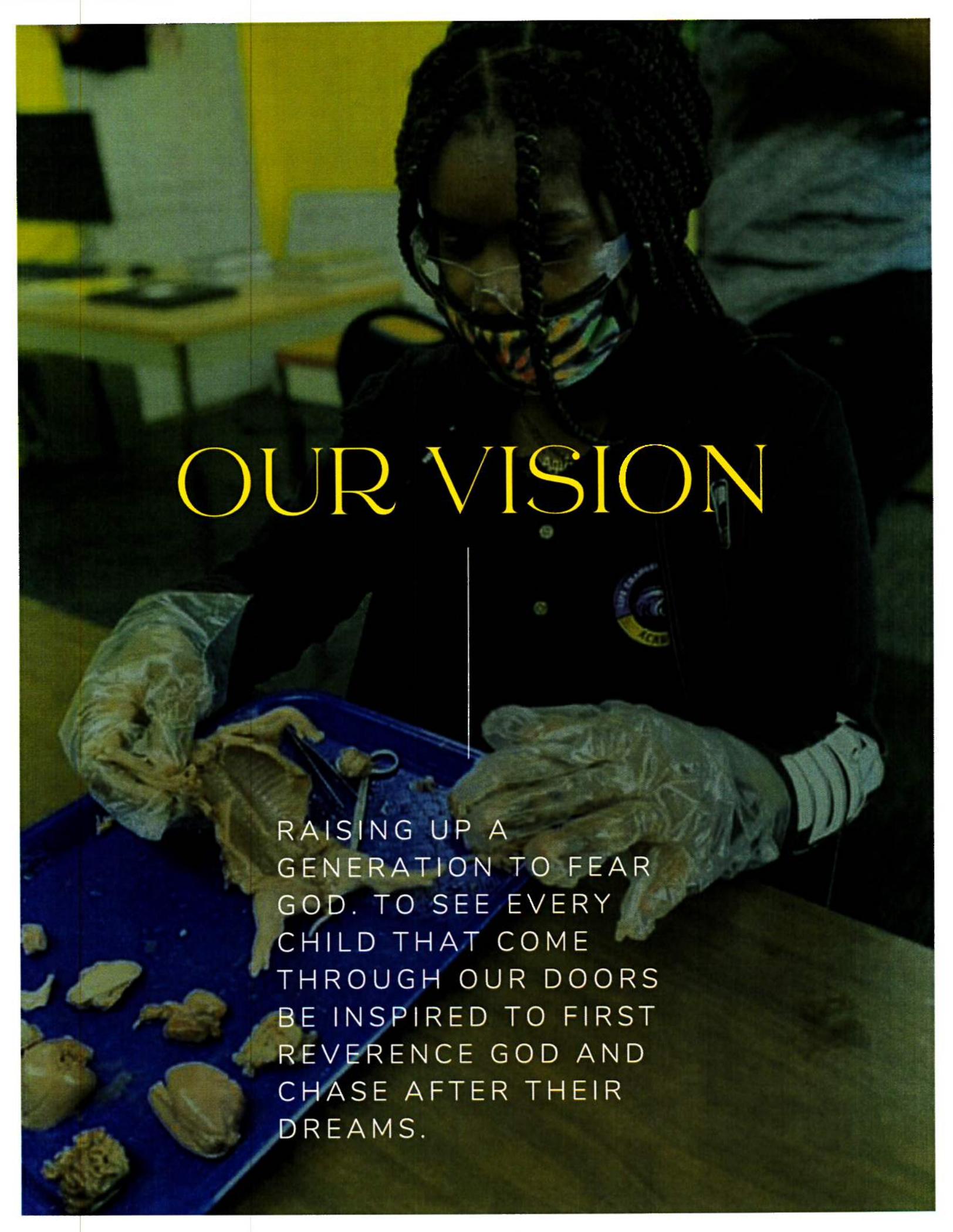


Accountability



OUR MISSION

TEACHING A GENERATION, THE IMPORTANCE OF KNOWLEDGE AND WISDOM USING BIBLICAL TEACHINGS AND LIFE SKILLS. PROMOTING EVERY CHILD TO FIND AND FULFILL THEIR PURPOSE; EMPHASIZING ON THE IMPORTANCE OF LIVING AND NOT JUST EXISTING.

A person with braided hair, wearing safety glasses and a lab coat, is focused on a task. They are wearing white gloves and working with biological specimens on a blue tray. The background is a laboratory setting with a yellow wall and a desk. The overall lighting is dim, with a greenish-yellow tint.

OUR VISION

RAISING UP A
GENERATION TO FEAR
GOD. TO SEE EVERY
CHILD THAT COME
THROUGH OUR DOORS
BE INSPIRED TO FIRST
REVERENCE GOD AND
CHASE AFTER THEIR
DREAMS.

FOUNDED

In 2015, Life Changers Christian Academy is committed to academic excellence, leadership, and character. LCCA opened doors for the first time with seventeen students. LCCA is a current member of FCCPSA. By 2018 LCCA has increased by 50 plus students.



Our students are exposed to early leadership, character skills, commitment, and accountability. Each student's curriculum is constructed to their own pace. LCCA has an individualized learning plan for all students to successfully succeed.

CHANGING LIVES, CHANGING DESTINIES WHY CHOOSE LCCA?

Small Class Size



**State &
Private Scholarships**



Dual Enrollment



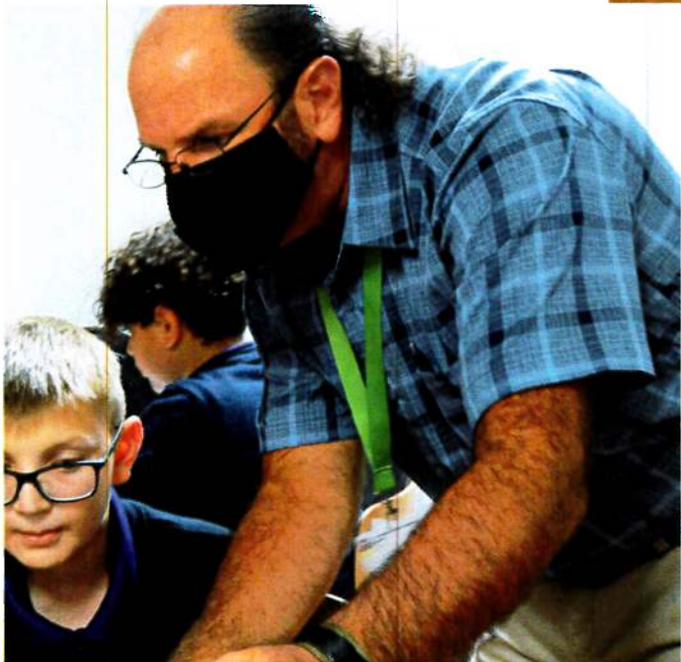
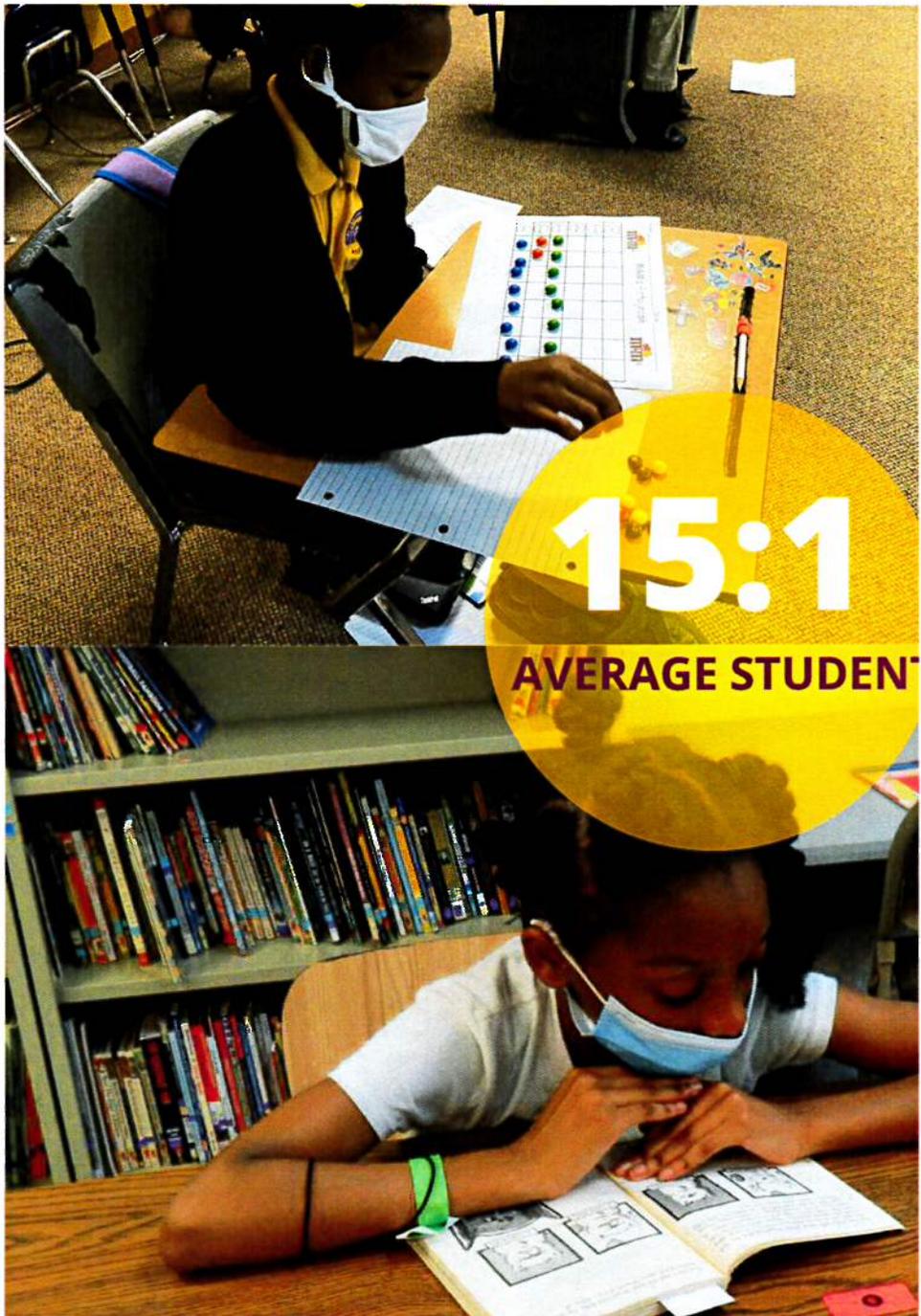
**Free Lunch &
Transportation**



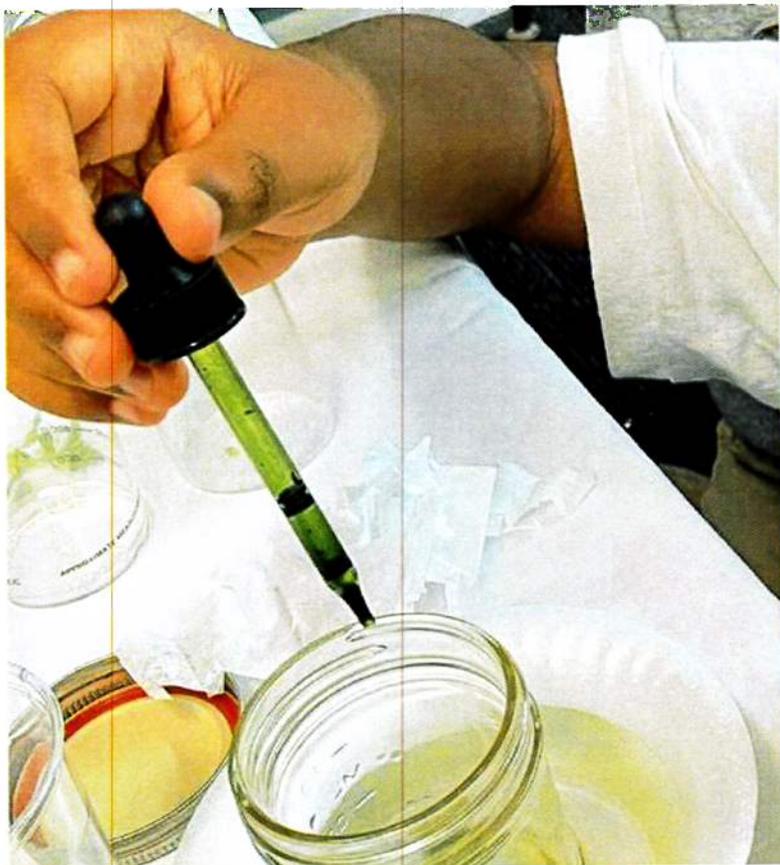
S.T.E.A.M



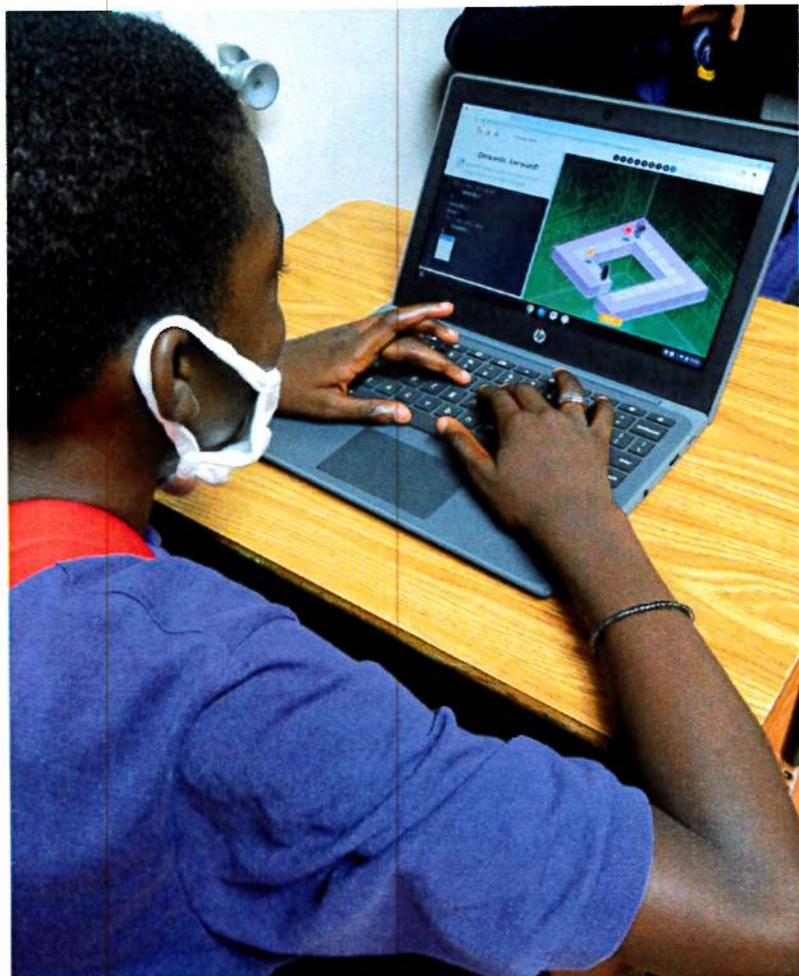
Hands On Approach



An experience that takes a individualize learning and instruction method. Impacted with instructional technology and learning based upon abilities and interest of each learner.



ENGAGED

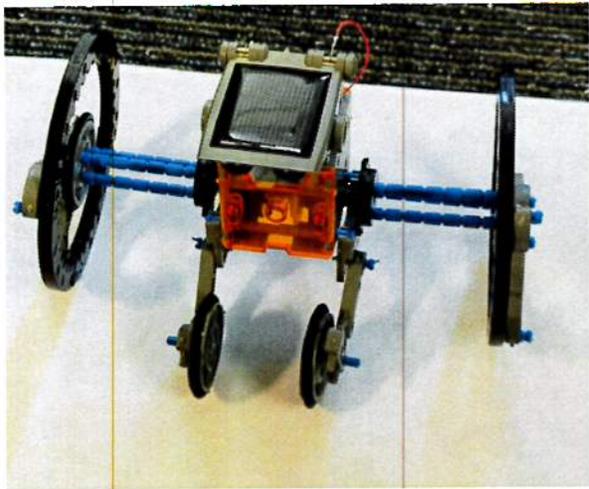


CAREER-MINDED

**Athletics builds self-discipline,
motivation, and leadership.**

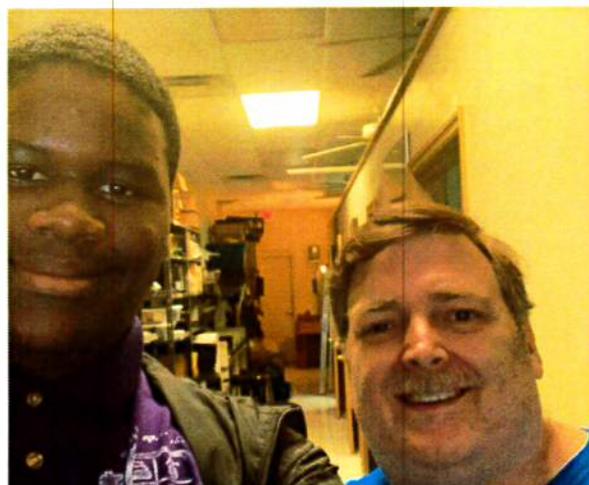


An active lifestyle is a healthy lifestyle. Our students participate in physical education from kindergarten through high school. We have sports that that all students from K-12 can participate in. Physical education helps mental health and wellness, fitness, and sportsmanship.

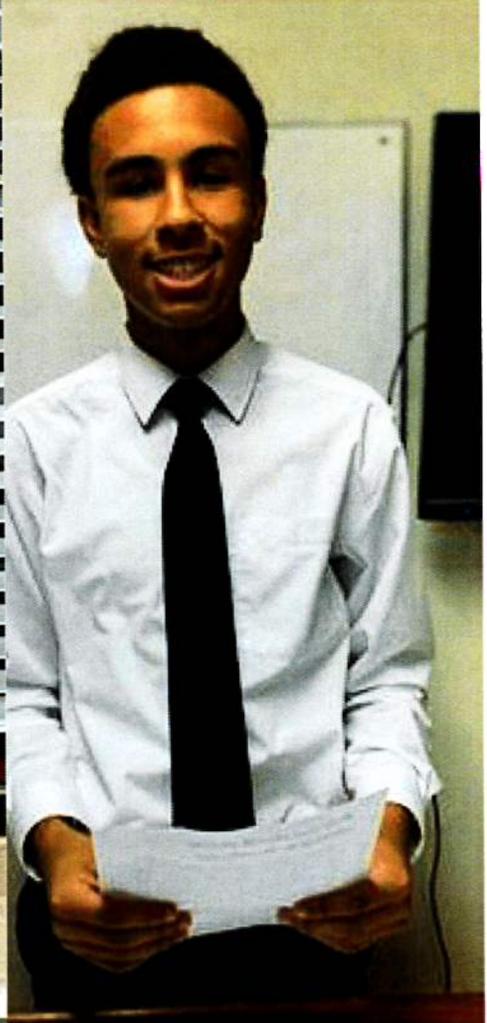


GIVING BACK

While our student body expresses Christianity, we share a common ground to love God, respect our neighbors, and love ourselves. Students attend weekly chapel services and participate in skill trade. Most students go beyond the 200 hours of service required to graduate, having developed a passion of helping others in our local communities.



SKILL TRADE



OUR LEADER

DR. SHERILYN FLETCHER

CEO/FOUNDER OF SCHOOL

At LCCA, we work with families to carry out our vision. Every day we celebrate diversity, inspire a passion for learning, and help scholars to achieve their potential. Our dedicated and compassionate staff look forward to another successful and exciting school year with our students. We look forward to seeing the growth in our students each year academically, spiritually, and emotionally.



At LCCA, we work with families to carry out our vision. Every day we celebrate diversity, inspire a passion for learning, and help scholars to achieve their potential. Our dedicated and compassionate staff look forward to another successful and exciting school year with our students. We look forward to seeing the growth in our students each year academically, spiritually, and emotionally. We are committed to providing engaging and differentiated instruction for every scholar. Our staff understands that the learning needs of scholars are a priority. We provide authentic learning experiences for everyone and encourage lifelong learning. Our goal is to help them develop into independent young adults and we are committed to ensuring all scholars experience a sense of belonging, understand their impact on others, and are always available to learn and grow.

As a parent, I understand the significance of open communication and relationships between home and school. I look forward to continuing to build a strong academic culture at LCCA with our families.

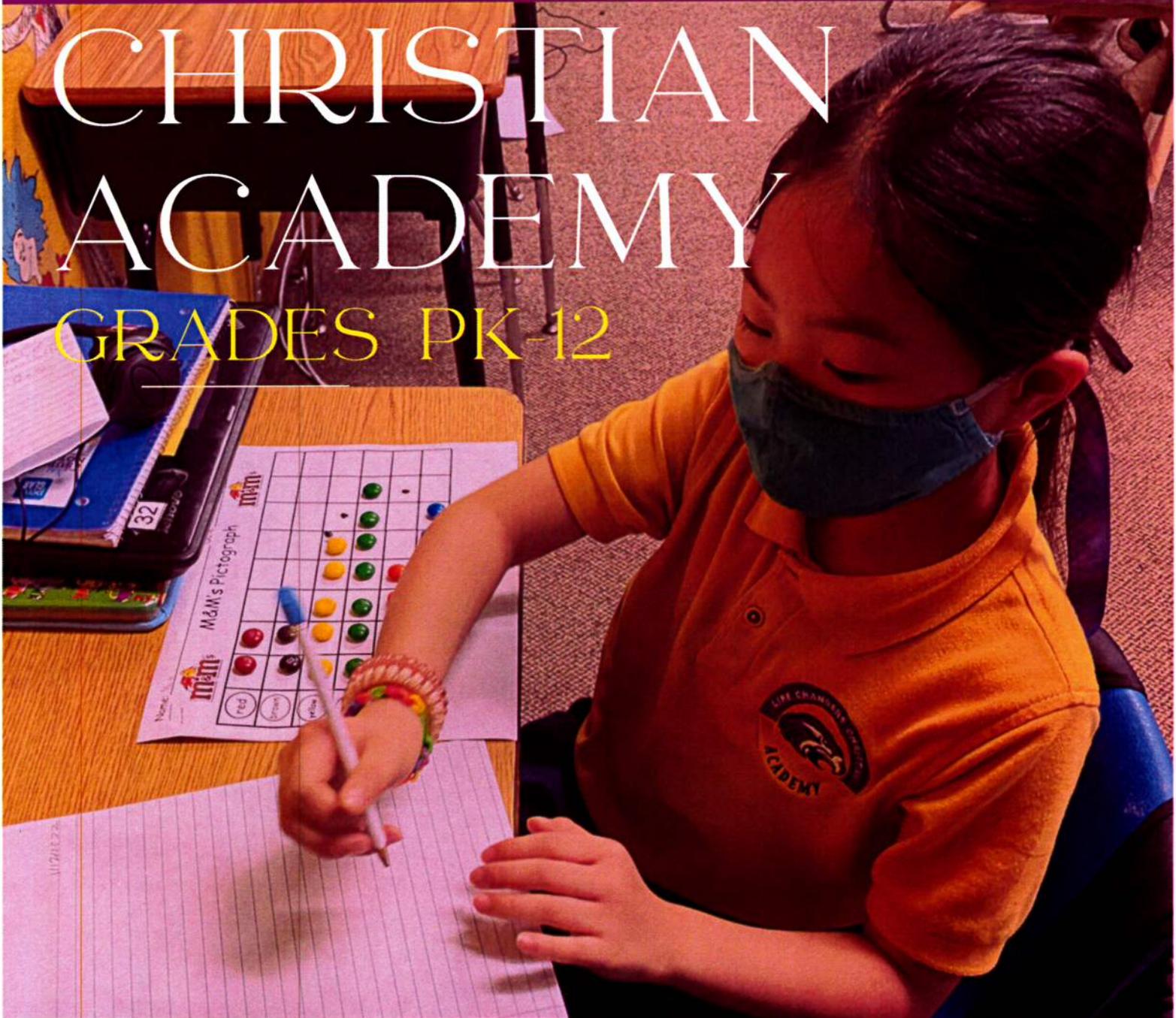
FOUNDED 2015

LIFE CHANGERS

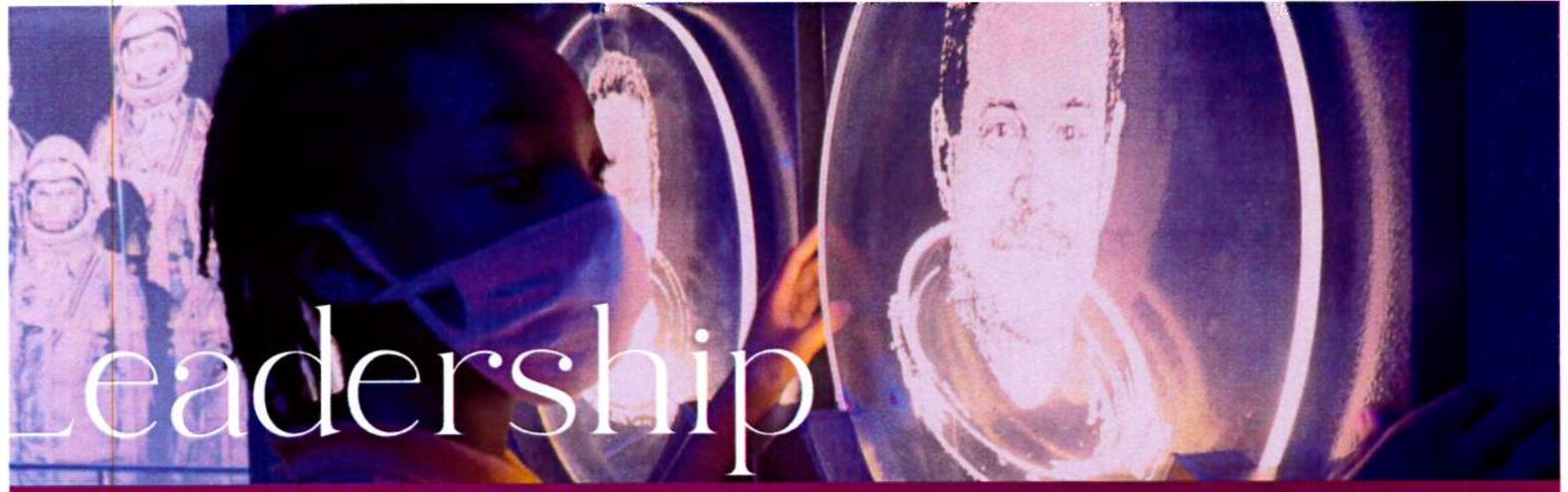


CHRISTIAN ACADEMY

GRADES PK-12



"CHANGING LIVES. CHANGING DESTINIES"



Leadership



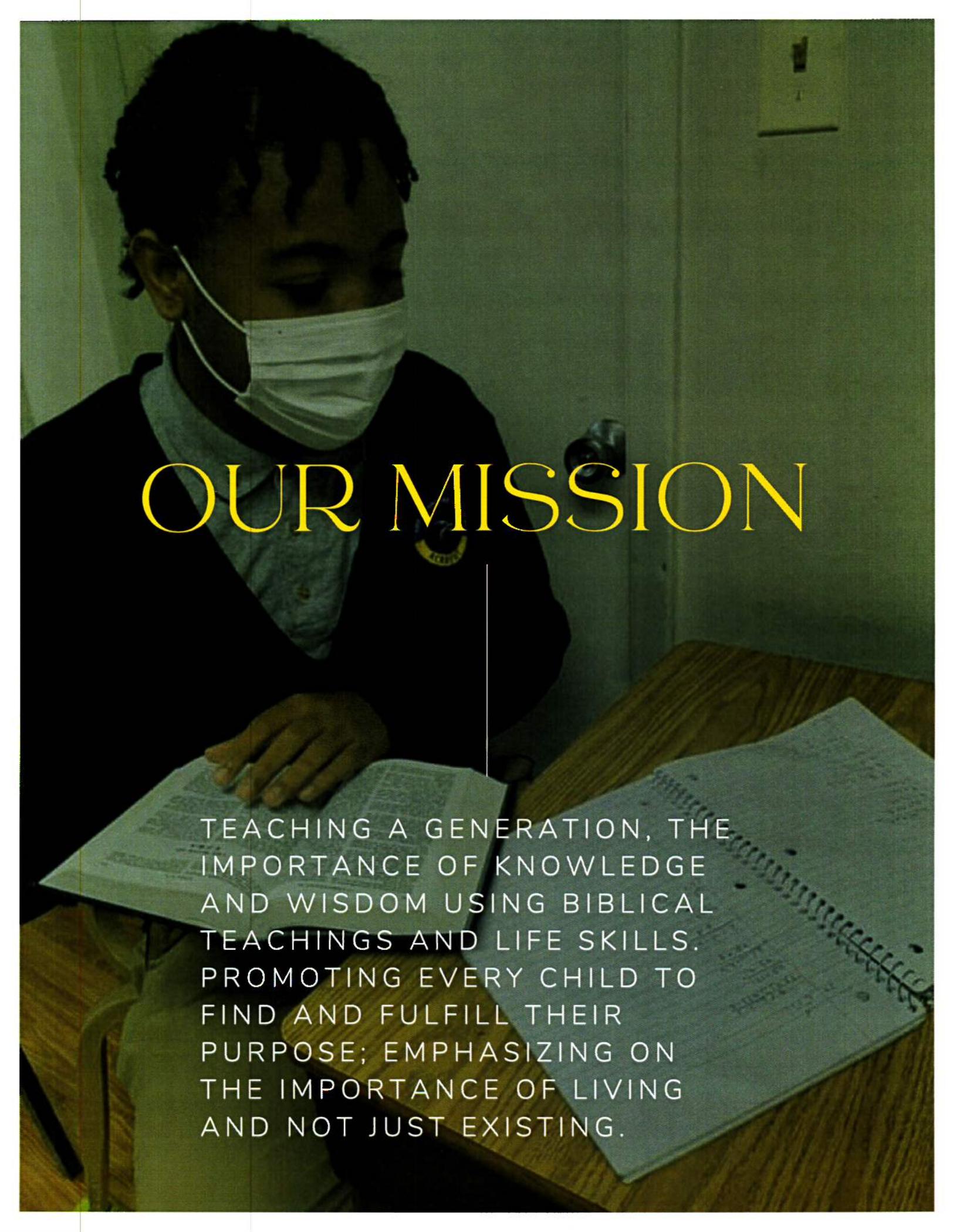
Character



Commitment



Accountability



OUR MISSION

TEACHING A GENERATION, THE IMPORTANCE OF KNOWLEDGE AND WISDOM USING BIBLICAL TEACHINGS AND LIFE SKILLS. PROMOTING EVERY CHILD TO FIND AND FULFILL THEIR PURPOSE; EMPHASIZING ON THE IMPORTANCE OF LIVING AND NOT JUST EXISTING.

Project Details: CU24-00002

Project Type: Conditional Use

Project Location: 2100 PORT MALABAR BLVD NE Palm Bay, FL 32905
Milestone: Submitted
Created: 3/8/2024
Description: NEW Conditional Use for Life Changers Christian
Assigned Planner: Tania Ramos

Contacts

Contact	Information
Owner/Applicant	LIFE CHANGER'S OUTREACH REGIMENT INC 2637 S HARBOR CITY BLVD MELBOURNE, FL 32901 (321) 333-5168 Kjlewis@lcori.net
Legal Representative	Michael Dujovne 1901 S Harbor City Blvd ST 700 Melbourne, FL 32901 (321) 726-8338 mdujovne@volklawoffices.com
Submitter	Sherilyn Fletcher 2100 Port MALABAR BLVD. NE PALM BAY, FL 32905 fletchersherilyn@gmail.com
Assigned Planner	Tania Ramos FL tania.ramos@palmbayflorida.org

Fields

Field Label	Value
Block	*
Lot	E
Township Range Section	28-37-25
Subdivision	FO
Year Built	1966
Use Code	7100
Use Code Desc	CHURCH

Project Details: CU24-00002

Lot Size	
Building SqFt	
Homestead Exemption	
Taxable Value Exemption	
Assessed Value	
Market Value	
Land Value	
Tax ID	2833018
Flu Description	Public/Semi-Public
Flu Code	PSP
Zoning Description	Single-Family Residential
Zoning Code	RS-2
Size of Area (acres)	
Conditional Use Sought	Private School
or Special Requirements Use	Public or Private School
Are You a Property Owner of Record?	False
Tax Account Numbers (s)	34U0 - PALM BAY
Parcel Number (s)	28-37-25-FO-*-E
Resolution Number	

March 19th, 2024

Re: Letter of Authorization

As the property owner of the site legally described as:

28-37-25-FO-*E

I, Owner Name: Life Changers Outreach Regiment Inc

Address: 2100 Port Malabar Blvd Ne Palm Bay, FL 32905

Telephone: 321-914-5821

Email: Churchoffice@lcori.net

hereby authorize:

Representative: Michael Dujovne Esq.

Address: 1901 S. Harbor City Blvd.Suite 700Melbourne, FL 32901

Telephone: (321) 726-8338

Email: mdujovne@volklawoffices.com

to represent the request(s) for:

Life Changers Christian Academy CU Application

[Handwritten Signature]

(Property Owner Signature)



Kimberly L McGibany
Comm.: HH 185160
Expires: Oct. 11, 2025
Notary Public - State of Florida

STATE OF Florida

COUNTY OF Brevard

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 19 day of March, 20 24 by

K-J Lewis, property owner.

[Handwritten Signature]
Kimberly L McGibany, Notary Public

Personally Known or Produced the Following Type of Identification:

FLDL

March 15th, 2024

Re: Letter of Authorization

As the property owner of the site legally described as:

28-37-25-FO-*-E

I, Owner Name: Life Changers Outreach Regiment Inc

Address: 2100 Port Malabar Blvd Ne Palm Bay, FL 32905

Telephone: 321-914-5821

Email: Churchoffice@lcori.net

hereby authorize:

Representative: K-J Lewis

Address: 2100 Port Malabar Blvd Ne Palm Bay, FL 32905

Telephone: 321-265-0234

Email: Kjlewis@lcori.net

to represent the request(s) for:

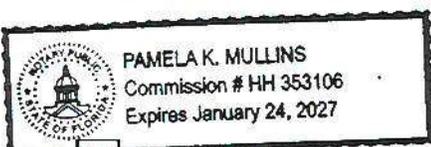
Life Changers Christian Academy CU Application

K Lewis Dr. Operations *[Signature]*
(Property Owner Signature)

STATE OF Florida

COUNTY OF Brevard

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 15 day of March, 2024 by K-J Lewis, property owner.



[Signature]
Pamela K Mullins, Notary Public

Personally Known or Produced the Following Type of Identification:

FL DL

March 15th, 2024

Re: Letter of Authorization

As the property owner of the site legally described as:

28-37-25-FO-*E

I, Owner Name: Life Changers Outreach Regiment Inc

Address: 2100 Port Malabar Blvd Ne Palm Bay, FL 32905

Telephone: 321-914-5821

Email: Churchoffice@lcori.net

hereby authorize:

Representative: Sherilyn Fletcher

Address: 2100 Port Malabar Blvd Ne Palm Bay, FL 32905

Telephone: 321-265-0234

Email: Sfletcher@lcori.net

to represent the request(s) for:

Life Changers Christian Academy CU Application

[Handwritten Signature]

(Property Owner Signature)

STATE OF Florida

COUNTY OF Brevard

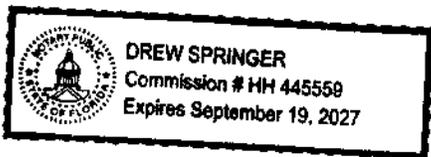
The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 15 day of March, 2024 by

Fletcher, Sherilyn, property owner.

[Handwritten Signature]
Drew Springer, Notary Public

Personally Known or Produced the Following Type of Identification:

FDL



Acknowledgement Log

Header:

Legal Acknowledgement

Text:

I, the submitter, understand that this application must be complete and accurate before consideration by the City of Palm Bay and certify that all the answers to the questions in said application, and all data and matter attached to and made part of said application are honest and true to the best of my knowledge and belief.

Under penalties of perjury, I declare that I have read the foregoing application and that the facts stated in it are true.

Accepted By:

Sherilyn Fletcher

On:

3/8/2024 6:36:57 PM

CU24-00002

Select Language | ▼



Florida

PO Box 631244 Cincinnati, OH 45263-1244

GANNETT

AFFIDAVIT OF PUBLICATION

CITY OF PALM BAY
attn: Accounts Payable
City Of Palm Bay
120 Malabar Rd Se
Palm Bay FL 32907-3009

STATE OF WISCONSIN, COUNTY OF BROWN

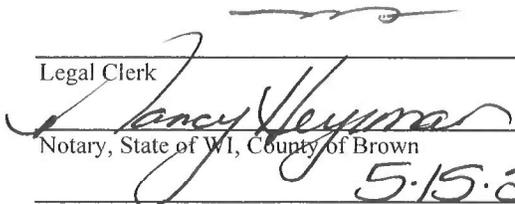
Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the Florida Today, a daily newspaper published in Brevard County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Public Notices, was published on the publicly accessible website of Brevard County, Florida, or in a newspaper by print in the issues of, on:

04/18/2024

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 04/18/2024

Legal Clerk



Notary, State of WI, County of Brown

5.15.27

My commission expires

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PO #:

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

Ad#10080372 4/18/2024

**CITY OF PALM BAY, FLORIDA
NOTICE OF PUBLIC HEARING**

Notice is hereby given that a public hearing will be held by the Planning and Zoning Board/Local Planning Agency on May 1, 2024, and by the City Council on May 2, 2024, both to be held at 6:00 p.m., in the City Hall Council Chambers, 120 Malabar Road SE, Palm Bay, Florida, for the purpose of considering the following case(s):

1. **CU24-00002 - Life Changer's Outreach Regiment, Inc., Sherilyn Fletcher, President (K-J Lewis / Michael Dujovne, Esq., Volk Law Offices, P.A., Reps.)

A Conditional Use to allow a proposed private school in an RS-2, Single-Family Residential District, in accordance with Section 185.034(D)(1) of the Palm Bay Code of Ordinances.

Tract E, Port Malabar Unit 4, Section 25, Township 28, Range 37, Brevard County, Florida, containing approximately 3 acres. Located at the southeast corner of Port Malabar Boulevard NE and Bianca Drive NE, specifically at 2100 Port Malabar Boulevard NE

**Indicates quasi-judicial request(s).

If an individual decides to appeal any decision made by the Planning and Zoning Board/Local Planning Agency or the City Council with respect to any matter considered at this meeting, a record of the proceedings will be required and the individual will need to ensure that a verbatim transcript of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based (FS 286.0105). Such person must provide a method for recording the proceedings verbatim.

Please contact the Palm Bay Land Development Division at (321) 733-3041 should you have any questions regarding the referenced cases.

Chandra Powell
Planning Specialist

NANCY HEYRMAN
Notary Public
State of Wisconsin



RESOLUTION 2024-17

A RESOLUTION OF THE CITY OF PALM BAY, BREVARD COUNTY, FLORIDA, GRANTING A CONDITIONAL USE FOR A PRIVATE SCHOOL IN RS-2 (SINGLE-FAMILY RESIDENTIAL DISTRICT) ZONING; WHICH PROPERTY IS LOCATED AT THE SOUTHEAST CORNER OF PORT MALABAR BOULEVARD AND BIANCA DRIVE, AND LEGALLY DESCRIBED HEREIN; GRANTING THE USE AS A CONDITIONAL USE; PROVIDING FOR CONSTRUCTION IMPROVEMENTS TO BE IN COMPLIANCE WITH THE SITE PLAN; PROVIDING FOR A COMMENCEMENT PERIOD; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, application for a conditional use in RS-2 (Single-Family Residential District) zoning to permit a private school on property legally described herein, has been made by Life Changer's Outreach Regiment, Inc., and

WHEREAS, the request was duly considered by the Planning and Zoning Board of the City of Palm Bay on May 1, 2024, which voted to recommend to the City Council , and

WHEREAS, all provisions applicable to the conditional use under Chapter 185, Zoning, Conditional Uses, Sections 185.085 and 185.086, and District Regulations, Sections 185.034 and 185.088, of the Palm Bay Code of Ordinances, have been satisfied by the applicant, and

WHEREAS, the City Council of the City of Palm Bay has determined that such conditional use will neither be injurious to the neighborhood nor otherwise detrimental to the public welfare.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PALM BAY, BREVARD COUNTY, FLORIDA, as follows:

SECTION 1. The City Council of the City of Palm Bay hereby grants a conditional use for a private school on property zoned RS-2 (Single-Family Residential District), which property is legally described as follows:

Tract "E", Port Malabar Unit 4, according to the plat thereof as recorded in Plat Book 14, Page 21, of the Public Records of Brevard County, Florida; Section 25, Township 28S, Range 37E; containing 3.00 acres, more or less.

SECTION 2. The conditional use is granted subject to the applicant complying with the following:

- A. Constructing the improvements relevant to a private school in accordance with the site plan which is, by reference, incorporated herein as Exhibit "A".
- B. The Land Development Division Staff Report which is, by reference, incorporated herein as Exhibit "B".
- C. All provisions of the Code of Ordinances of the City of Palm Bay and all other state and federal rules, regulations, and statutes.

SECTION 3. The conditional use must be commenced within two (2) years from the effective date of this resolution. Commencement shall mean the issuance of the appropriate permit(s), which must remain active. Failure to commence within two (2) years of issuance of the first permit shall void the conditional use. The Applicant may seek an administrative extension of one (1) year by submitting a written request within sixty (60) days prior to the date of expiration.

SECTION 4. This resolution shall take effect immediately upon the enactment date.

This resolution was duly enacted at Meeting 2024-XX, of the City Council of the City of Palm Bay, Brevard County, Florida, held on _____, 2024.

ATTEST:

Rob Medina, MAYOR

Terese M. Jones, CITY CLERK

City of Palm Bay, Florida
Resolution 2024-17

Applicant: Life Changer's Outreach Regiment, Inc.
Case: CU24-00002

cc: Brevard County Recording
Applicant
Case File

Colleen T. McDougall
705 Bianca Dr. NE
Palm Bay, FL 32905
April 13, 2024

To whom it may concern,

My partner and I have owned the home/property at 705 Bianca Dr. NE since 5/2009 and are one of the properties that would probably be mostly affected by the school that your notice letter speaks of. Unfortunately, we cannot attend the meeting due to our work schedules.

Since Life Changers acquired the property, they have made many improvements such as cleaning/repainting the building, landscape improvements and measures to ensure the security of the property, so overall it's been positive for the most part from our perspective.

HOWEVER....

For innumerable months, they have parked a large old ex-U-Haul truck close to the street at the corner of their property, a gigantic eyesore that could easily be parked out of sight on the other side of the building or gotten rid of altogether. Yet despite their improvements, it remains. I've had a friendly conversation with a man maintaining it one day about moving it out of sight, he told me that he'd mention it to them but yet...it remains.

If calling in a complaint to the city about getting rid of it would yield any results, I would do so, as I am thoroughly sick of looking at it and cannot choose not to. And until it is moved, I won't be giving any blessings to this organization as I am just sick and tired of this broken down eyesore parked **directly across the street** from my home.

I would be happy to provide a photo if needed, contact me through text at 321-652-0023.

If anything can be done to get this thing removed from my field of vision, I would be eternally grateful and they would have my blessings.

I'll enclose the map with the areas marked-our property and the eyesore.

Colleen T McDougall



Map is not to scale—for illustrative purposes only; not to be construed as binding or as a survey.



AERIAL LOCATION MAP CASE: CU24-00002

Subject Property

Located at 2100 Port Malabar Boulevard NE

705 Bianca Dr NE

Ms. Colleen McDougall
705 Bianca Dr NE
Palm Bay, FL 32905

ORLANDO FL 328
29 APR 2024 PM 2 L



Planning and Zoning Board
City Council
c/o Land Development Division
City of Palm Bay
120 Malabar Road SE
Palm Bay, Florida 32907

CASE: CUZ4-00002

32907-309559

