COUNCIL ITEM 8C
DATE 9/12/11

COUNCIL ITEM 10B
DATE 8/22/11

ORDINANCE 11-67

AN ORDINANCE TO REZONE 3.76 ACRES OF PROPERTY LOCATED ON THE EAST SIDE OF NORTH TORINO PARKWAY BETWEEN BLANTON BOULEVARD AND SHAWBURY LANE FROM GU (GENERAL USE) TO I (INSTITUTIONAL) FOR A PROJECT KNOWN AS MANNA FOUNDATION, P11-078; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Manna Foundation, seeks to rezone 3.76 acres of property located on the east side of Torino Parkway between Blanton Boulevard and Shawbury Lane, and within the City of Port St. Lucie, from the zoning designation of GU (General Use) to I (Institutional); and

WHEREAS, the City of Port St. Lucie Planning and Zoning Board held a public hearing on August 2, 2011 to consider the rezoning application (P11-078), notice of said hearing to adjoining property owners for a radius of three-hundred (300) feet having been given and advertising of public hearing having been made; and

WHEREAS, the City Council held a public hearing on September 12, 2011 to consider the rezoning application (P11-078), advertising of the public hearing having been made; and

NOW, THEREFORE, THE CITY OF PORT ST. LUCIE HEREBY ORDAINS:

Section 1: That the property described as Port St. Lucie Section 47, Tract A, Port St. Lucie be rezoned from the Zoning Classification of GU (General Use) to I (Institutional).

Section 2: That this Ordinance shall become effective ten (10) days after its final adoption.

PASSED AND APPROVED by the City Council of the City of Port St. Lucie, Florida, this ____ day of _____ 2011.

CITY OF PORT ST. LUCIE, FLORIDA

BY:_____
JoAnn M. Faiella, Mayor

ATTEST:

_____
Karen A. Phillips, City Clerk

APPROVED AS TO FORM:

BY:_____
Roger G. Orr, City Attorney

CITY OF PORT ST. LUCIE, FL - CITY COUNCIL

AGENDA ITEM REQUEST

MEETING: *REGULAR* X *SPECIAL* ____

DATE: AUGUST 22, 2011 AND SEPTEMBER 12, 2011

ORDINANCE X *RESOLUTION* ____ *MOTION* ___ *PUBLIC HEARING* X

ITEM: P11-078 MANNA FOUDATION
REZONING APPLICATION

RECOMMENDED ACTION:

On August 2, 2011, the Planning and Zoning Board unanimously recommended approval of this rezoning application.

EXHIBITS:

A. Ordinance
B. Staff Report
C. Support Materials

SUMMARY EXPLANATION/BACKGROUND INFORMATION:

The property is being rezoned to construct a church/worship center.

IF PRESENTATION IS TO BE MADE, HOW MUCH TIME WILL BE REQUIRED?

None.

SUBMITTING DEPARTMENT: PLANNING and ZONING *DATE: 08/04/2011*

ITEM 7 (C)

City of Port St. Lucie
Planning and Zoning Department
A City for All Ages

TO: PLANNING AND ZONING BOARD - MEETING OF AUGUST 2, 2011

FROM: JOHN FINIZIO, PLANNER

RE: REZONING APPLICATION
PROJECT NO. P11-078
MANNA FOUNDATION

DATE: JULY 18, 2011

OWNER: Manna Foundation, Paul LiCausi, President.

LOCATION: East side of North Torino Parkway between Blanton Blvd. and Shawbury Ln.

LEGAL DESCRIPTION: Port St. Lucie Section 47, Tract A.

SIZE: 3.76 acres, or 163,896 square feet.

EXISTING ZONING: GU (General Use).

EXISTING USE: Currently, this is vacant land.

SURROUNDING USES: North and West = RS-2 (Single Family Residential) Zoning District, currently vacant land used for water retention. East = Cambridge Townhome PUD (Planned Unit Development), currently with existing townhomes but still being developed. South = Drainage right-of-way, beyond is I (Institutional) zoning, currently vacant.

REQUESTED ZONING: I (Institutional).

FUTURE LAND USE: ROI (Residential, Office, and Institutional).

PROPOSED USE: The property is being rezoned to Institutional so the owner can construct a church/worship center.

IMPACTS AND FINDINGS:

Land Use Consistency: The rezoning of this property to I (Institutional) is consistent with the direction and policies of the City's Comprehensive Plan. In regard to institutional land use throughout the City, a comparative land use analysis study completed in 1995 indicated that the City's current supply of institutional land use is low in comparison to other cities throughout the state and nation. Therefore, it was recommended to maintain an adequate supply of institutional sites for future growth.

Furthermore, Policy 1.1.4.4 (a) recommends that the City provide more Institutional zoned land throughout the City, while Policy 1.1.4.13 identifies that the I (Institutional) Zoning District is compatible with RL (Low Density Residential) future land use.

Furthermore, Policy 1.1.8 encourages the City to initiate and utilize planning and development controls to discourage the proliferation of urban sprawl, encourage innovative development, greater diversity of land uses, and to improve community appearance.

School Concurrency: Not applicable for Institutional uses.

Compliance With Conversion Area Requirements: This area is not found in any of the City's Conversion areas, and consists of only one lot, Tract A, therefore a unity of title is not required for this application.

Sewer/Water Service: Port St. Lucie Utility Systems will provide utilities.

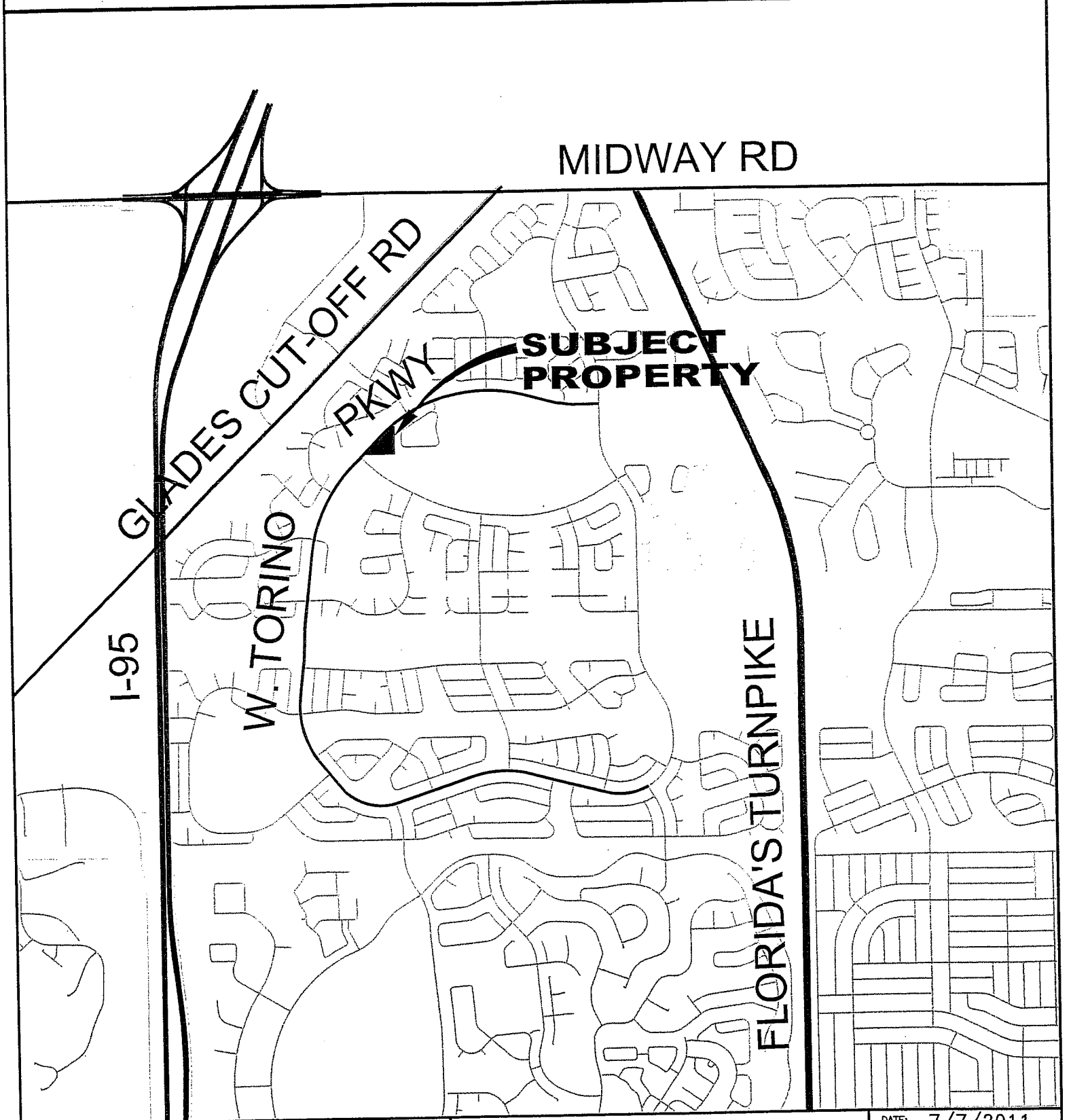
Environmental: The site is more than two (2) acres in size and currently contains a considerable amount upland habitat as well as other natural vegetation; therefore the site is responsible for preserving at least 25% of the total native vegetative community as outlined in Chapter 157, Natural Resource Protection, of the City's Land Development Regulations. There doesn't appear to be any unique environmental features associated with this land; however, other environmental issues may need to be addressed during future site plan review.

Other: As per § 153.04 (E) (1) a landscape buffer strip with a wall will be required to help shield the ensuing rezoned property from the surrounding residential property. The depth of the buffer is dependent on the size of the parcel (the combined size of this parcel is 2.72 acres), for this site the required buffer depth will be 15 ft.

STAFF RECOMMENDATION:

The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the future land use map and policies of the City's Comprehensive Plan and recommends approval.

SITE LOCATION



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

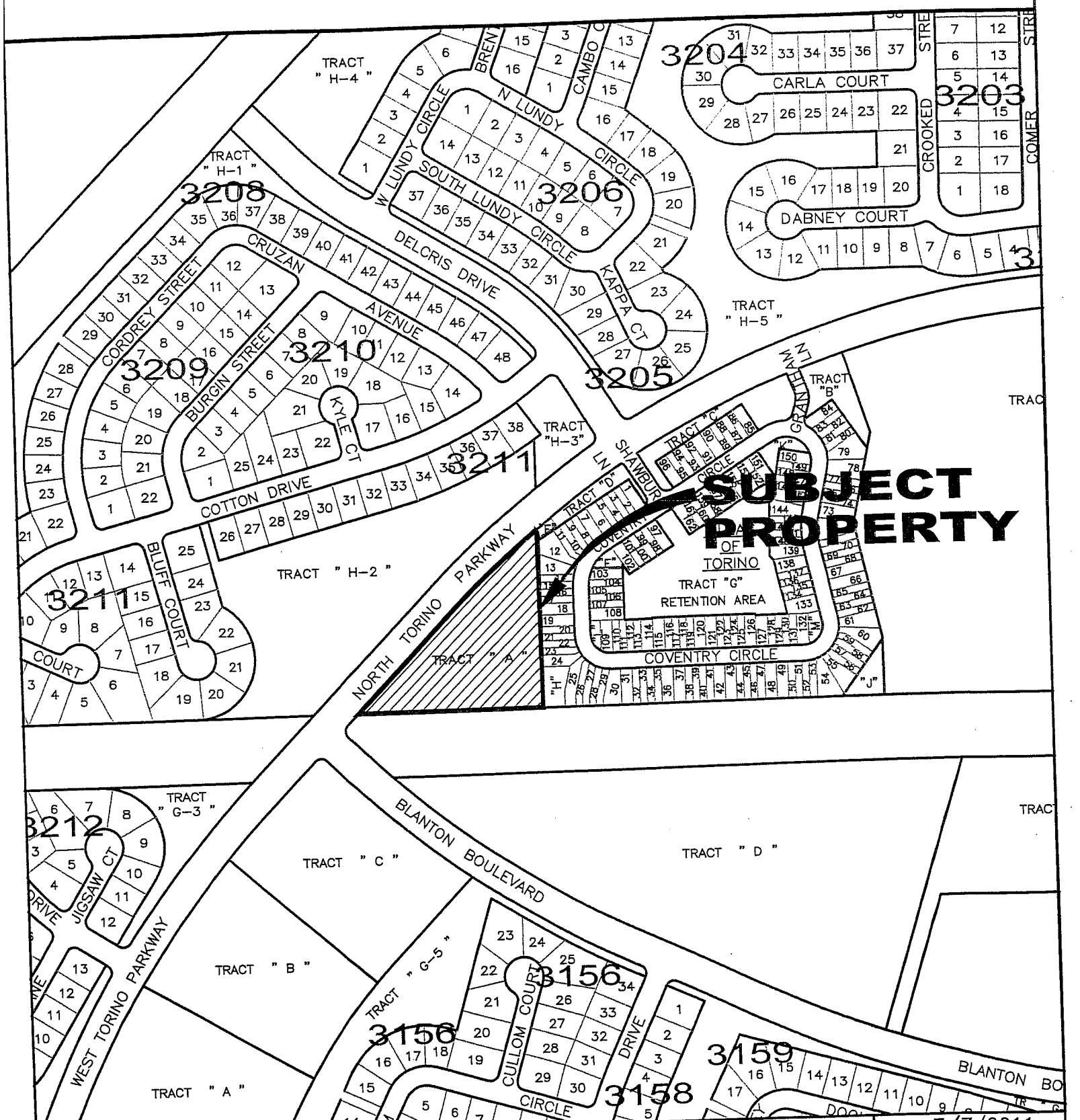
Prepared by:
M.I.S. DEPARTMENT

PZ2011.DWG

REZONING
TRACT "A"
PORT ST LUCIE SECTION 47

DATE: 7/7/2011
APPLICATION NUMBER: P11-078
CADD FILE NAME: P11-078L
SCALE:1"=.5 MI

SITE LOCATION



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

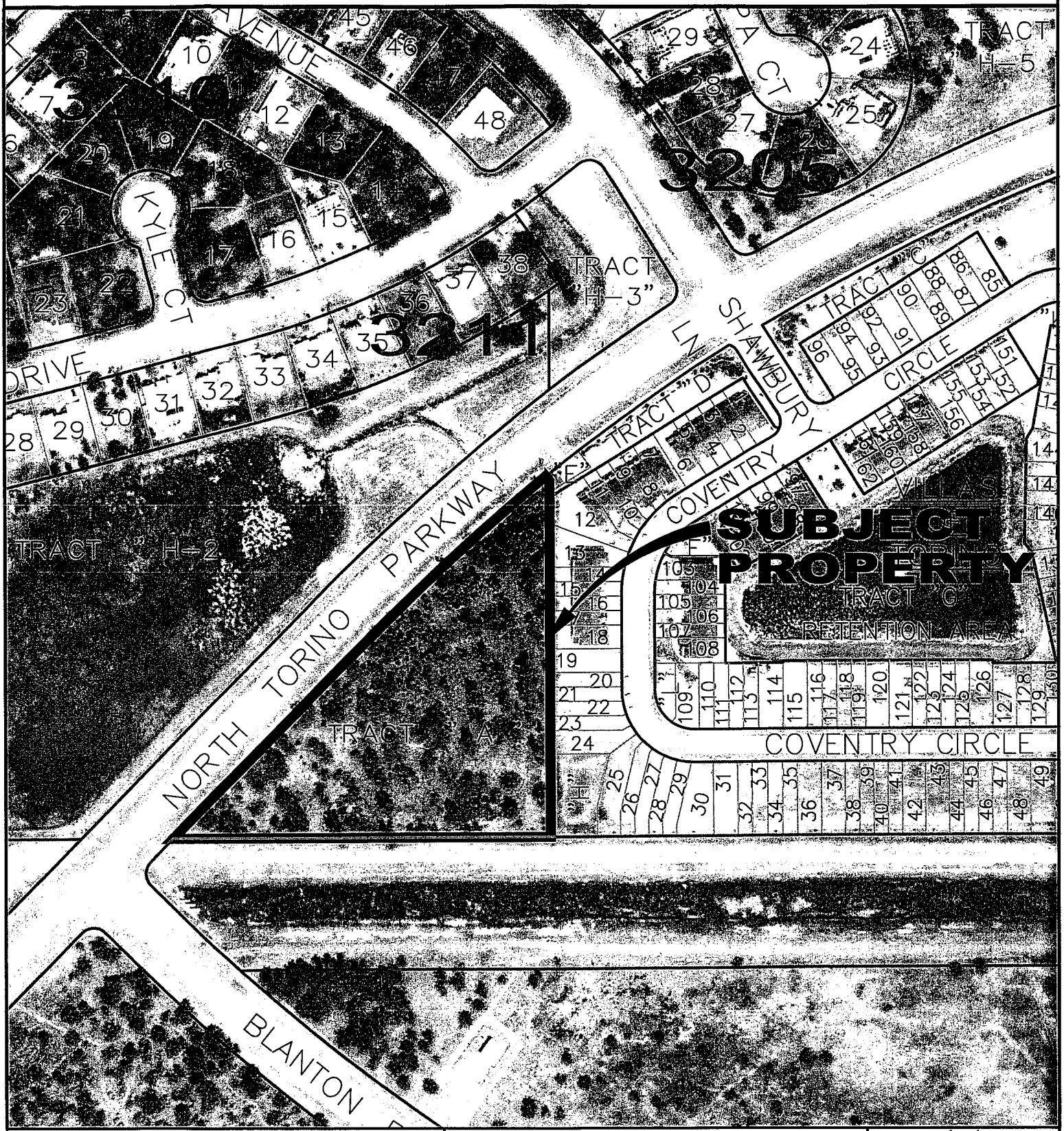
Prepared by:
M.I.S. DEPARTMENT

PZ2011.DWG

REZONING
TRACT "A"
PORT ST LUCIE SECTION 47

DATE: 7/7/2011
APPLICATION NUMBER: P11-078
CADD FILE NAME: P11-078M
SCALE: 1"=400'

SITE LOCATION



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

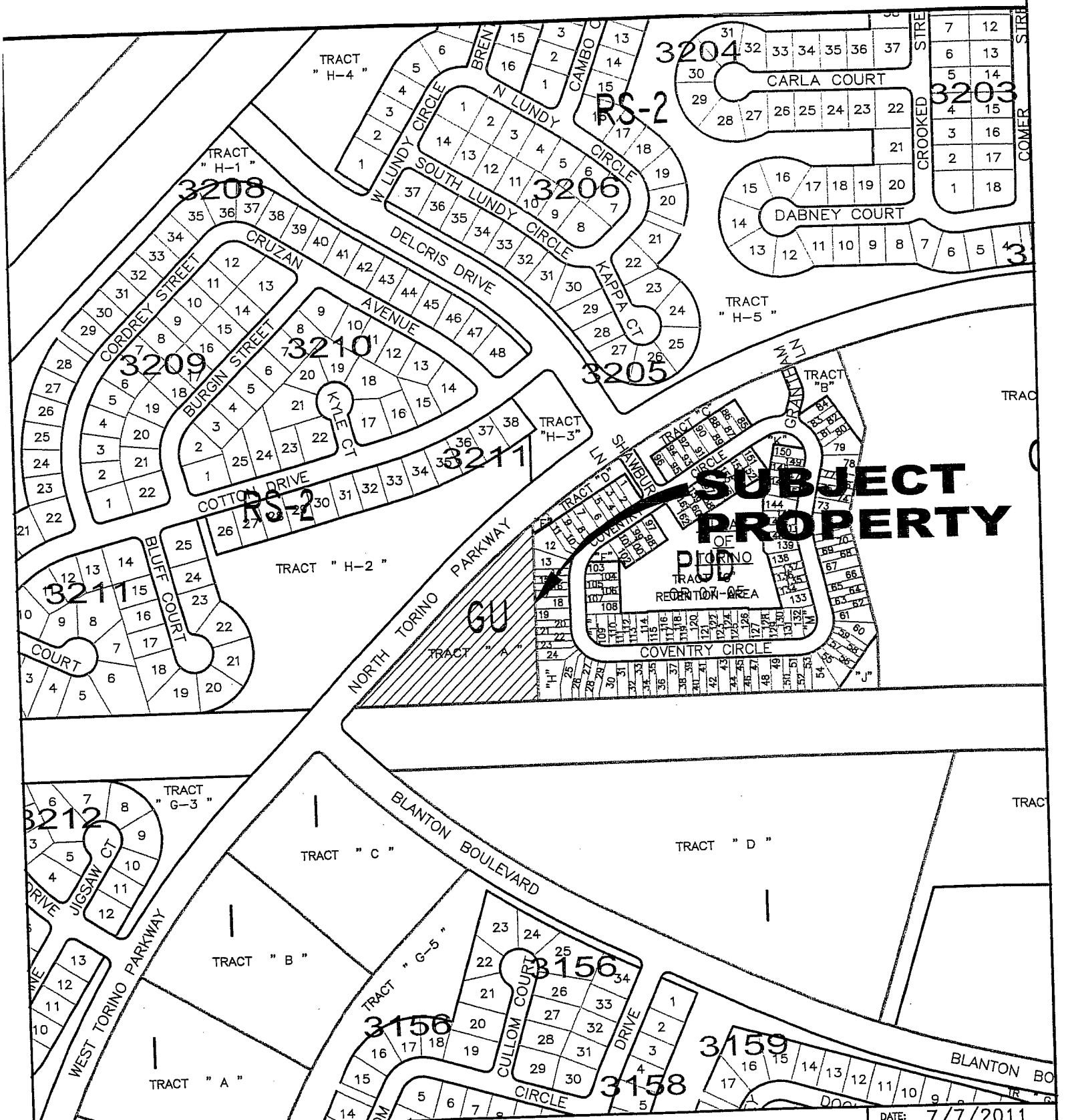
Prepared by:
M.I.S. DEPARTMENT

PZ2011.DWG

REZONING
TRACT "A"
PORT ST LUCIE SECTION 47
AERIAL JAN 2009

DATE: 7/7/2011
APPLICATION NUMBER: P11-078
CADD FILE NAME: P11-078A
SCALE: 1"=200'

EXISTING ZONING



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

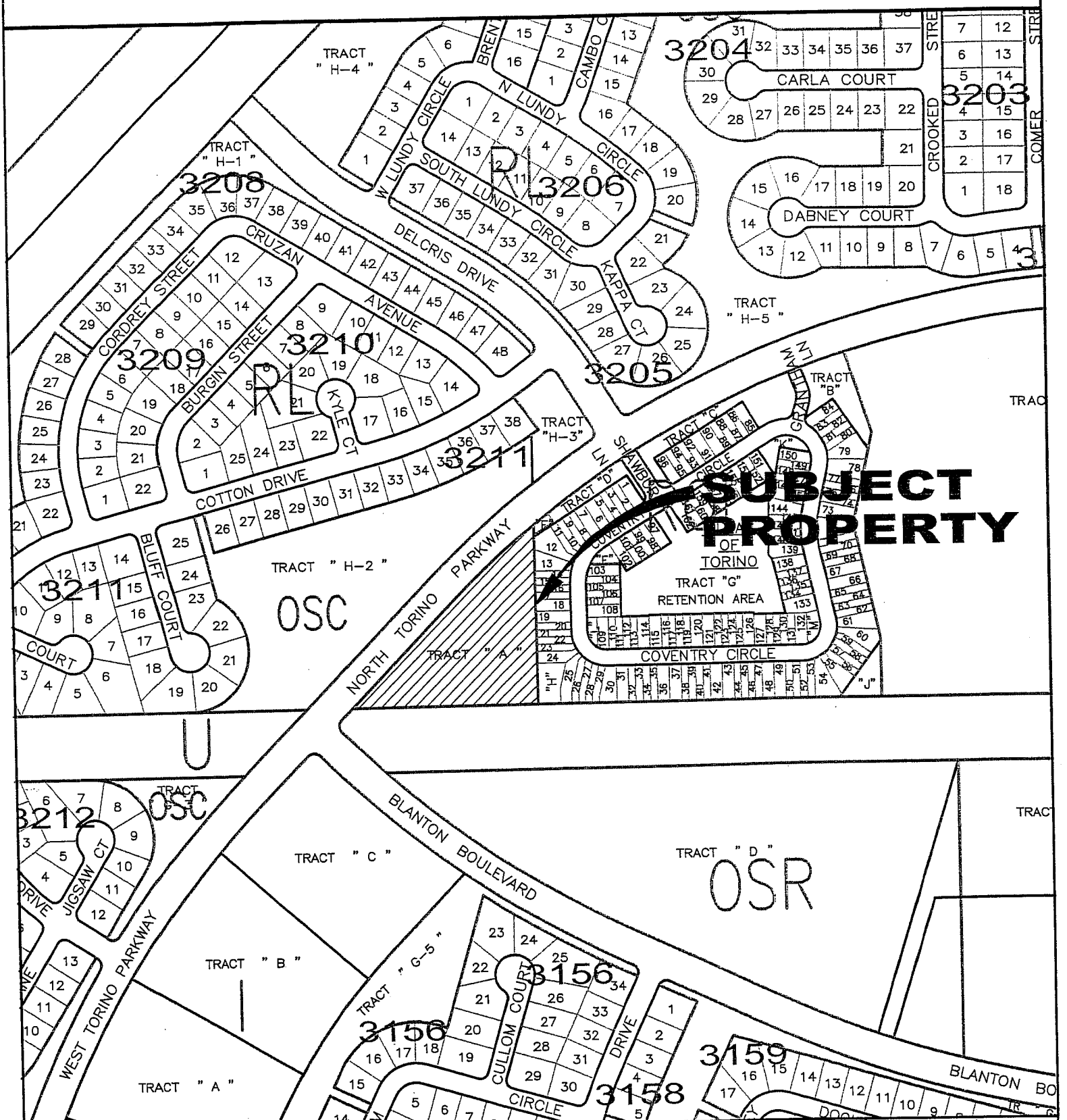
Prepared by:
M.I.S. DEPARTMENT

PZ2011.DWG

REZONING
TRACT "A"
PORT ST LUCIE SECTION 47

DATE: 7/7/2011
APPLICATION NUMBER: P11-078
CADD FILE NAME: P11-078M
SCALE: 1"=400'

FUTURE LAND USE



CITY of PORT ST. LUCIE FLORIDA

CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

Prepared by:
M.I.S. DEPARTMENT

PZ2011.DWG

REZONING
TRACT "A"
PORT ST LUCIE SECTION 47

DATE: 7/7/2011
APPLICATION NUMBER: P11-078
CADD FILE NAME: P11-078M
SCALE: 1"=400'

REZONING APPLICATI(1

CITY OF PORT ST. LUCIE
Planning & Zoning Department
121 SW Port St. Lucie Boulevard
Port St. Lucie, Florida 34984
(772) 871-5212 FAX:(772) 871-5124

FOR OFFICE USE ONLY

Planning Dept. P11-078
Fee (Nonrefundable)$ 2,265.40
Receipt # 1400

Refer to "Fee Schedule" for application fee. Make checks payable to the "City of Port St. Lucie". Fee is nonrefundable unless application is withdrawn prior to the Planning and Zoning Board Meeting. **All** items on this application should be addressed, otherwise it cannot be processed. Attach proof of ownership: two copies of recorded deed. If the application includes more than one (1) lot, our Legal Department will contact you regarding execution of the required Unity of Title. Please type or print clearly in **BLACK** ink.

PROPERTY OWNER:

Name: MANNA FOUNDATION

Address: 2704 Serenity Cir N, Fort Pierce Fl 34981

Telephone No.: 772 618 3604 FAX No.: 772 460 7500

AGENT OF OWNER (if any)

Name: PAUL LiCausi

Address: 2704 Serenity Cir N Fort Pierce Fl 34981

Telephone No.: 772 618 3604 FAX No: 772 460 7500

PROPERTY INFORMATION

Legal Description: Port St Lucie Section 47 - TRACT A MAP 33/11N OR 1499-1922
(Include Plat Book and Page)

Parcel I.D. Number: 3420-735-0001-000-3

Current Zoning: GU

Proposed Zoning: I

Future Land Use Designation: ROI Acreage of Property: 3.76 Acres

Reason for Rezoning Request: To Build church / worship Center

RECEIVED
JUN 27 2011
PLANNING DEPARTMENT
PORT ST. LUCIE, FL

*Signature of Owner

president - MANNA FOUNDATION
Hand Print Name

6/27/2011
Date

***If signature is not that of the owner, a letter of authorization from the owner is needed.**

NOTE: Signature on this application acknowledges that a certificate of concurrency for adequate public facilities as needed to service this project has not yet been determined. Adequacy of public facility services is not guaranteed at this stage in the development review process. Adequacy for public facilities is determined through certification of concurrency and the issuance of final local development orders as may be necessary for this project to be determined based on the application material submitted.

HAMCC FORM 2

Return to: (enclose self-addressed st envelope)

Name: Paul LiCausi
Address: 2400 River Hammock Ln.
Ft. Pierce, FL 34981

This Instrument Prepared by:

Name: Paul LiCausi
Address: 2400 River Hammock Ln.
Ft. Pierce, FL 34981

Property Appraisers Parcel Identification
Folio Number(s): 3420-735-0001-000/2

Grantee[s] S.S. # (s)

CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 2015720 OR BOOK 1499 PAGE 1922
Recorded: 03/07/02 11:53

SPACE ABOVE THIS LINE FOR PROCESSING DATA — SPACE ABOVE THIS LINE FOR RECORDING DATA

This Quit Claim Deed, *Executed the* 18 *day of* February 2002 (Date), *by* Trinity Financial Group Inc. , a Florida corporation, *first party, to* Manna Foundation, Inc. , a Florida corporation, *whose post office address is* 2400 River Hammock Ln.,Ft. Pierce, FL 34981, *second party.*

(Wherever used herein the terms "first party" and "second party" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, *That the first party, for and in consideration of the sum of $* 100.00, *in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit claim unto the second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of* St. Lucie, *State of* Florida, *to-wit:*

Port St. Lucie - Section 47 tract A

* Doc Assump: $ 0.00
* Doc Tax : $ 0.70
* Int Tax : $ 0.00

To Have and to Hold *The same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity to the only proper use, benefit and behoof of the said second party forever.*

In Witness Whereof, *the said first party has signed and sealed these presents the day and year first above written.*

Signed, sealed and delivered in the presence of:

Witness Signature (as to first Grantor)
Amy Rodriguez
Printed Name
Witness Signature (as to first Grantor)
Michael Doughty
Printed Name
Witness Signature (as to Co-Grantor, if any)
Printed Name
Witness Signature (as to Co-Grantor, if any)

Trinity Financial Group, Inc.

Grantor Signature L.S.
Joseph M. Fortun
Printed Name Pres.
Post Office Address
Co-Grantor Signature, (if any) L.S.
Printed Name
Post Office Address

Printed Name

STATE OF FLORIDA)
COUNTY OF ST LUCIE)

I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Joseph Fortun as President of Trinity Financial Group, Inc a Florida Corporation

known to me to be the person_____ described in and who executed the foregoing instrument, who acknowledged before me that HE executed the same, and an oath was not taken. (Check one:) ☐ Said person(s) is/are personally known to me. ☒ Said person(s) provided the following type of identification: Florida Drivers license

NOTARY RUBBER STAMP SEAL

NOTARY PUBLIC
KIMBERLY LaBELLE
Notary Public, State of Florida
My Comm. Expires April 1, 2003
No CC 922862
Bonded Thru Notary Public Underwriters

Witness my hand and official seal in the County and State last aforesaid this 18th day of FEBRUARY 2002
Date

Kimberly LaBelle
Notary Signature

Kimberly LaBelle
Printed Name

©Form Design, Seminole Paper & Printing Co., Inc.
11 02 95

Detail by Entity Name

Florida Profit Corporation

MANNA FOUNDATION, INC.

Filing Information

Document Number	P01000114230
FEI/EIN Number	N/A
Date Filed	12/03/2001
State	FL
Status	ACTIVE
Effective Date	01/01/2002

Principal Address

2704 SERENITY CIRCLE
FT. PIERCE FL 34981

Changed 06/23/2004

Mailing Address

2704 SERENITY CIRCLE
FT. PIERCE FL 34981

Changed 06/23/2004

Registered Agent Name & Address

LI CAUSI, PAUL JR.
2704 SERENITY CIRCLE
FT. PIERCE FL 34981

Address Changed: 06/23/2004

Officer/Director Detail

Name & Address

Title PD

LI CAUSI, PAUL JR.
2704 SERENITY CIRCLE
FT. PIERCE FL 34981

Annual Reports

Report Year	Filed Date
2009	04/16/2009
2010	05/04/2010
2011	04/21/2011

Document Images

04/21/2011 -- ANNUAL REPORT	View image in PDF format
05/04/2010 -- ANNUAL REPORT	View image in PDF format
04/16/2009 -- ANNUAL REPORT	View image in PDF format
04/29/2008 -- ANNUAL REPORT	View image in PDF format
03/28/2007 -- ANNUAL REPORT	View image in PDF format
04/13/2006 -- ANNUAL REPORT	View image in PDF format
05/02/2005 -- ANNUAL REPORT	View image in PDF format
06/23/2004 -- ANNUAL REPORT	View image in PDF format
05/13/2003 -- ANNUAL REPORT	View image in PDF format
12/03/2001 -- Domestic Profit	View image in PDF format

Note: This is not official record. See documents if question or conflict.

No Events **No Name History**

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State of Florida, Department of State

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JUL 20 2011

PLANNING DEPARTMENT
CITY OF PORT ST. LUCIE, FL

Juan P. Rivas
Miriam Rivas
5085 NW Coventry Circle
Port Saint Lucie, FL 34986

LOT: 5; BLOCK: 662; REZONING TRACT "A" PORT ST. LUCIE SECTION 47

July 20, 2011

City of Port St. Lucie
Planning & Zoning Department
121 S. W. Port St. Lucie, Florida 34984-5099

SUBJET: OBJECTING REQUEST ON REZONING , (MANNA FOUNDATION, P11-078)

We will like to informed the City of Port St. Lucie that we are OBJECTING TO THE MANNA FOUNDATION, P11-078. Because they are very closed to our Townhouses Units and this people make a lot of noises with their singing and you could hear them sing in our home and the disturb our community, they have a lot of people for the small lot that they have and they don't have enough parking space to park all the cars that they have, this will not only will disturb our community with a lot of noise in our community but also will bring a lot of traffic to the area and cars park all over the place.

Respectfully Submitted,

Juan P Rivas
Miriam Rivas