

CITY OF PORT ST. LUCIE, FL - CITY COUNCIL

AGENDA ITEM REQUEST

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MEETING:           REGULAR   X     SPECIAL \_\_\_\_\_

DATE:               APRIL 23, 2012

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ORDINANCE \_\_\_\_\_ RESOLUTION \_\_\_\_\_ MOTION   X   PUBLIC HEARING \_\_\_\_\_

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ITEM: (P11-144) Major Site Plan Application

LIVING GOD WORSHIP CENTER

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**RECOMMENDED ACTION:**

On April 3, 2012 the Planning and Zoning Board unanimously recommended approval of the Site Plan as recommended by the staff.

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**EXHIBITS:**

- A. Staff Report
  - B. Support Materials
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**SUMMARY EXPLANATION/BACKGROUND INFORMATION:**

The proposed project is for the construction of two church buildings in two phases. The area of the single-story building in phase 1 is 2,880 square feet, and the two-story building (the main church) in phase 2 is 14,539 square feet.

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

None.

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SUBMITTING DEPARTMENT: PLANNING and ZONING

DATE: 04/12/2012



# City of Port St. Lucie

## Planning and Zoning Department Memorandum

**TO:** PLANNING AND ZONING - MEETING OF APRIL 3, 2012

**FROM:** THRESIAMMA KURUVILLA, PLANNER *TK*

**RE:** MAJOR SITE PLAN APPLICATION (PROJECT NO. P11-144)  
LIVING GOD WORSHIP CENTER

**DATE:** MARCH 22, 2012

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**APPLICANT:** Abraham Chabab P.E. Authorization letter is attached.

**OWNER:** Living God Worship Center

**LOCATION:** The site is a triangular shaped parcel located on North Torino Parkway, approximately 200 feet north of Blanton Boulevard.

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

**SIZE:** The total area 3.765 acres (164,003 sq. ft.)

**EXISTING ZONING:** I (Institutional) zoning.

**EXISTING USE:** Vacant land.

**SURROUNDING USES:** North and West = North Torino Parkway, Tract H-2 with OSC (Open Space Conservation) future land use, beyond is RS-2 (Single Family Residential) zoning with houses; South = Canal C-105, I (Institutional) zoning with OSR (Open Space Recreation) future land use; and East = Villas of Torino PUD (Planned Unit Development), two story town houses and residential lots.

**PROPOSED PROJECT:** The proposed project is for the construction of a single-story church and a two-story main church. The area of the single-story church in phase 1 is 2,880 square feet, and the two-story main church in phase 2 is 14,539 square feet (10,172 square feet in the first level and 4,367 square feet in the second level). The covered entry and portico to the main church is 1,257 square feet. The area connecting these two buildings is 600 square feet. The total area is 19,276 square feet.

**IMPACTS AND FINDINGS:**

The project has been reviewed for compliance with Chapter 160, City Code, regarding provision of adequate public facilities and documented as follows:

**Sewer/Water Service:** City of Port St. Lucie is the sewer and water service provider.

**Transportation:** The staff review indicates that this project will generate 185 weekday average daily trips, with 257 peak hour trips/hr on Sunday and 16 peak hour trips/hr on weekday, as per the Institute of Transportation Engineers Trip Generation-8<sup>th</sup> Edition. It will not adversely affect the transportation level of service for the adjacent roads.

**Parks/Open Space:** As per the Citywide Design Standards, 1250 sq. ft. of useable open space is shown in the site plan.

**Stormwater:** A paving and drainage plan that is in compliance with the adopted level of service standard is required prior to issuance of a building permit.

**Solid Waste:** Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available. The site plan includes a dumpster enclosure for both general and recyclable waste.

**Fire District:** The access location (external and internal) has been approved by the Fire District for safety purposes.

**Environmental:** An Environmental Assessment Report prepared by Gary Exner, principal consultant of Advantage Consulting LLC., has been submitted by the applicant. The report shows a majority of the area is comprised of broad flatwoods with a dense canopy of slash pines, oaks and occasional cabbage palms. The applicant intends to preserve 25% of the native upland (0.94 acres) on site. The applicant has provided a Preserve Area Management Plan prepared by Sabine Marcks of Landscape Design Associates, LLC. The site plan overlaid onto the aerial indicates the proposed location and size of the upland area to be preserved and maintained. During the clearing and construction phases of the project, upland area boundaries have to be marked by physical barriers and barricades. Clearing permit is required prior to clearing the property and the site has to be inspected by staff. Perimeter wall adjacent to residential area on east side has to be constructed in phase 1 along with the single-story church (the dotted line shows the boundaries of phase 1 and phase 2).

**Architectural Design Standards:** This project has been reviewed and found in compliance with the City's design standards.

**Other:** The Site Plan Review Committee recommended approval for the project on February 22, 2012.

**ITEM# 6 A**

**Public Art Advisory Board:** The Public Art Advisory Board reviewed this project on 11/08/11. Motion passed unanimously to recommend to the Council that the Living God Worship Center has to come up with a concept of artwork worth 1% of the total estimated cost and has to be presented to the Board prior to the construction permit (see the attached minutes).

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**STAFF RECOMMENDATION:**

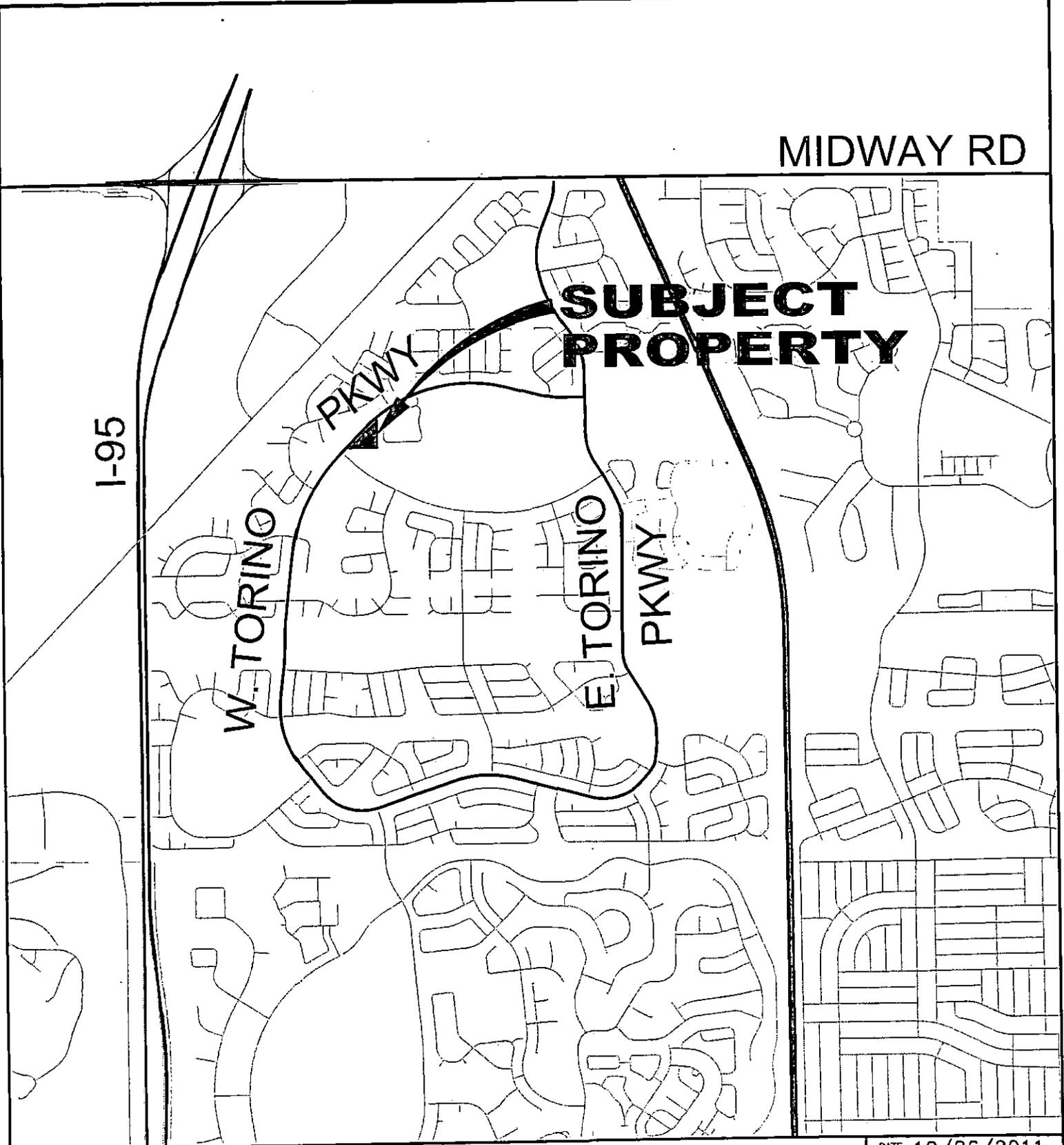
The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the City's Land Development Regulations and policies of the Comprehensive Plan and recommends approval.

**Planning and Zoning Board Action Options:**

- Motion to recommend approval to the City Council
- Motion to recommend approval to the City Council with conditions
- Motion to recommend denial to the City Council

Should the Board need further clarification or information from either the applicant and/or staff, it may exercise the right to *table* or *continue* the hearing or review to a future meeting.

# SITE LOCATION



CITY OF PORT ST. LUCIE  
PLANNING & ZONING DEPT.

Prepared by:  
M.I.S. DEPARTMENT

P22011.DWG

SITE PLAN REVIEW  
TRACT "A"  
PORT ST LUCIE SECTION 47

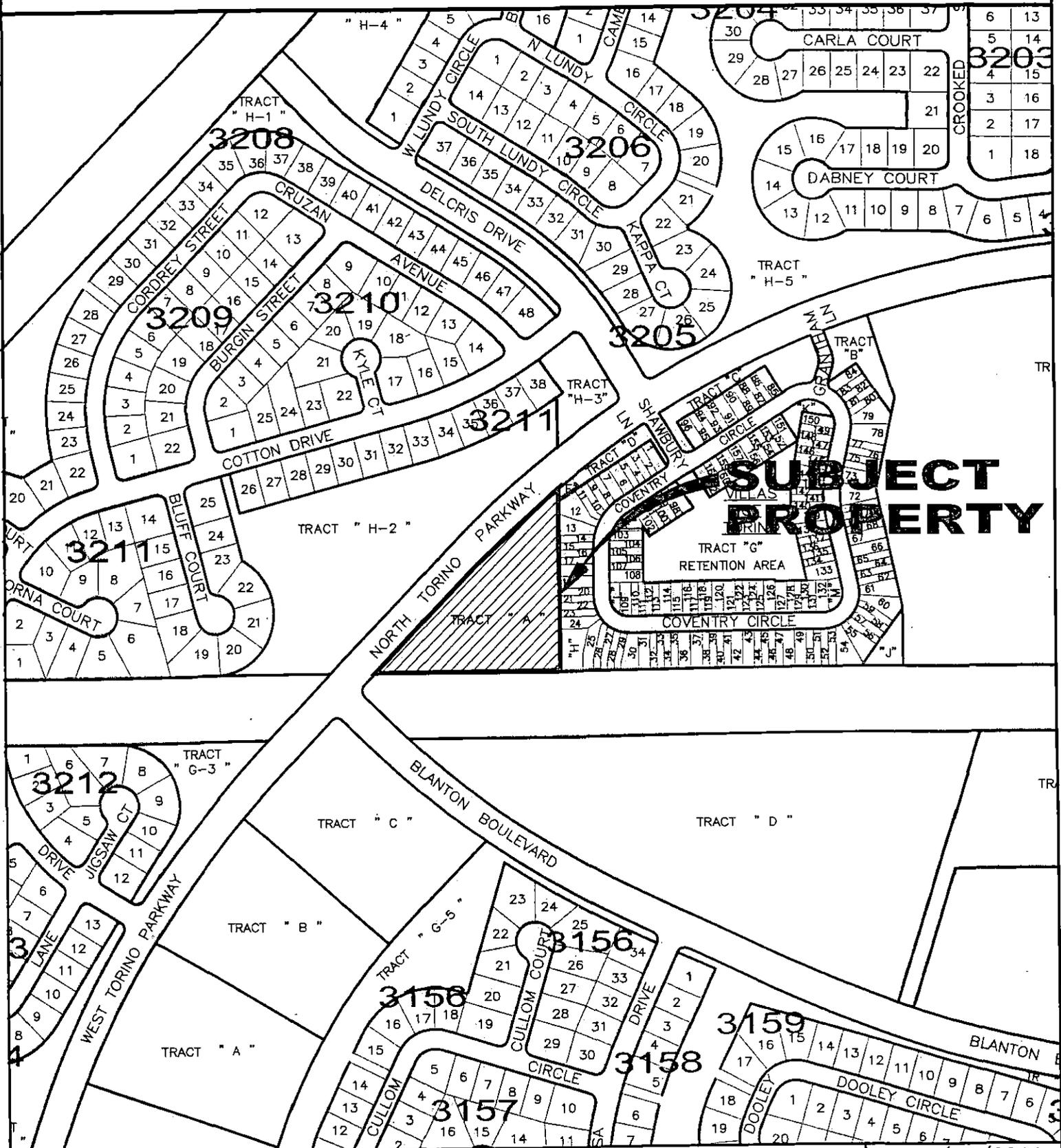
DATE: 10/26/2011

APPLICATION NUMBER:  
P11-144

CADD FILE NAME:  
P11-144L

SCALE: 1" = .5 MI

# SITE LOCATION

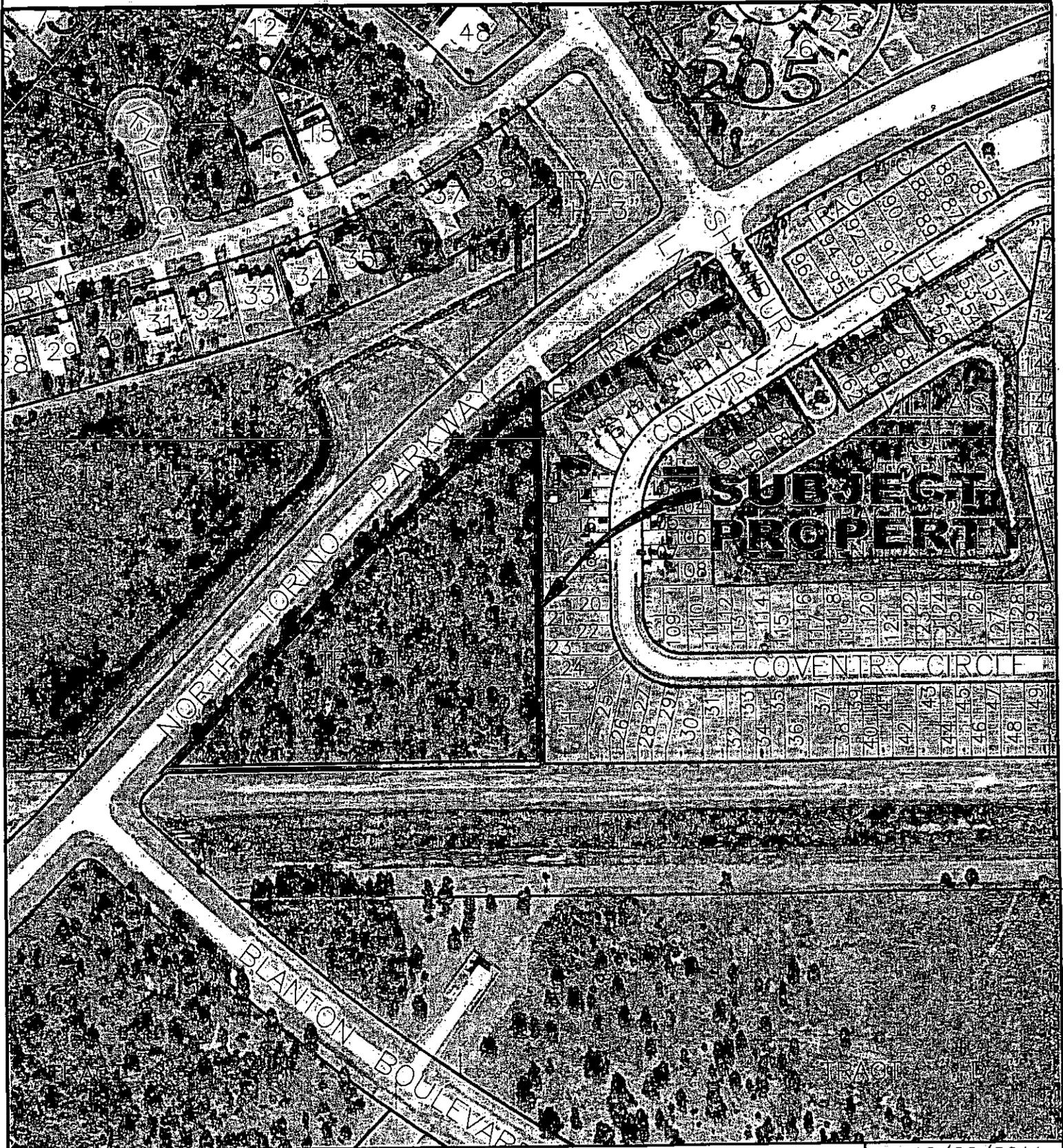


CITY OF PORT ST. LUCIE  
 PLANNING & ZONING DEPT.  
 Prepared by:  
 M.I.S. DEPARTMENT PZ2011.DWG

SITE PLAN REVIEW  
 TRACT "A"  
 PORT ST LUCIE SECTION 47

DATE: 10/26/2011  
 APPLICATION NUMBER:  
 P11-144  
 CADD FILE NAME:  
 P11-144M  
 SCALE: 1"=400'

# SITE LOCATION



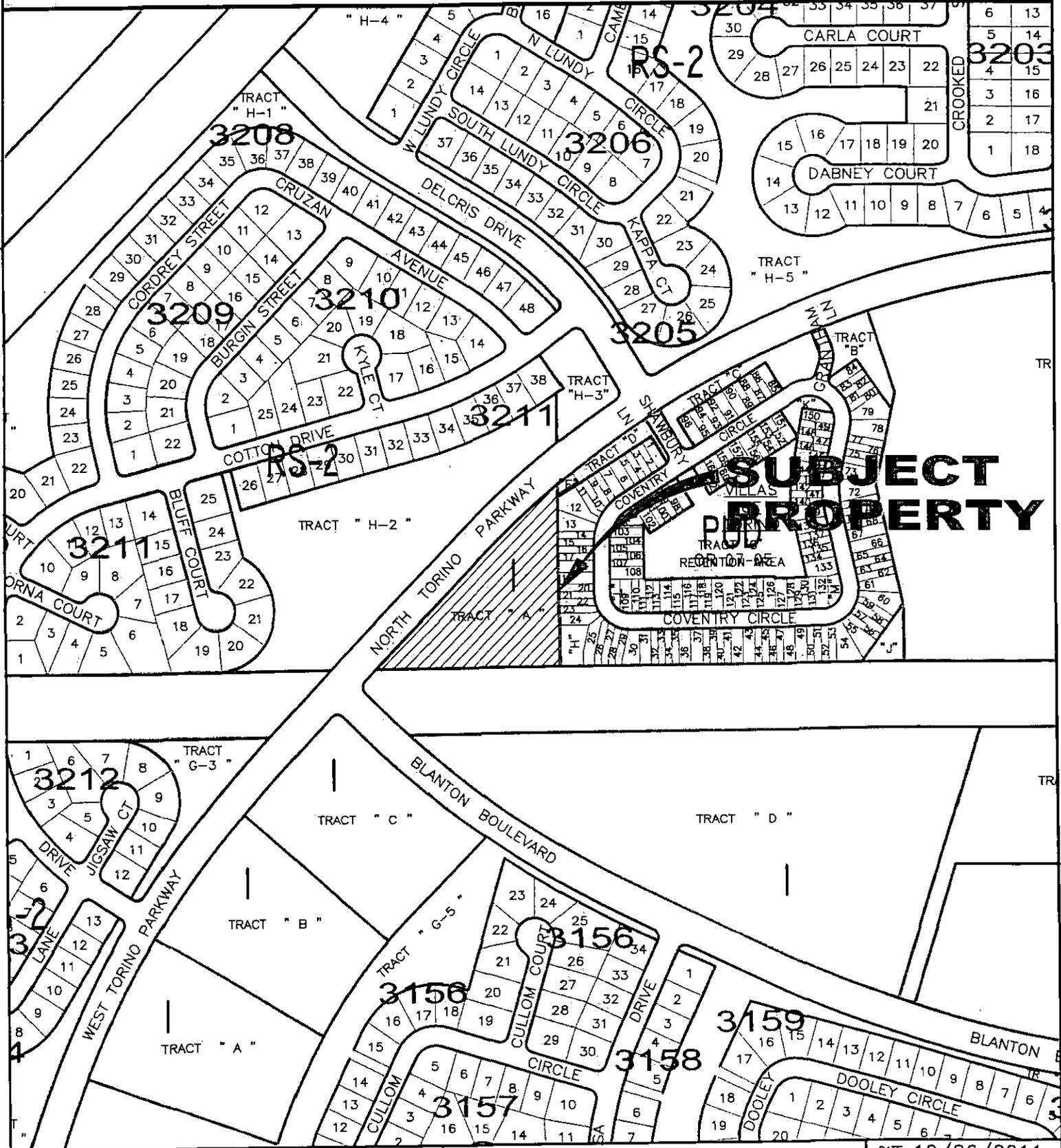
CITY OF PORT ST. LUCIE  
PLANNING & ZONING DEPT.

Prepared by:  
M.I.S. DEPARTMENT PZ2011.DWG

SITE PLAN REVIEW  
TRACT "A"  
PORT ST LUCIE SECTION 47  
AERIAL DEC 2010

|                                |
|--------------------------------|
| DATE: 10/26/2011               |
| APPLICATION NUMBER:<br>P11-144 |
| CADD FILE NAME:<br>P11-144A    |
| SCALE: 1"=200'                 |

# EXISTING ZONING



CITY OF PORT ST. LUCIE  
PLANNING & ZONING DEPT.

Prepared by:  
M.I.S. DEPARTMENT PZ2011.DWG

SITE PLAN REVIEW  
TRACT "A"  
PORT ST LUCIE SECTION 47

DATE: 10/26/2011  
APPLICATION NUMBER:  
P11-144  
CADD FILE NAME:  
P11-144M  
SCALE: 1"=400'

**APPLICATION FOR SITE PLAN REVIEW**

**ONLY COMPLETE SUBMISSIONS WILL BE PROCESSED**

CITY OF PORT ST. LUCIE  
PLANNING & ZONING DEPARTMENT  
(772) 871-5212 FAX: (772) 871-5124

P&Z File No. 111-144  
Fees (Nonrefundable) \$ 3,755.00 Arch.: \$ 515.00  
Receipt #'s: 11376 11377

PRIMARY CONTACT EMAIL ADDRESS: sgcheb261@msn.com

PROJECT NAME: Living God Worship Center

LEGAL DESCRIPTION: Tract A P&Z sect 47

LOCATION OF PROJECT SITE: North Torino Pkwy 200 ft N of Blanton Blvd

PROPERTY TAX I.D. NUMBER: 3420735000/0003

STATEMENT DESCRIBING IN DETAIL See attached letter

THE CHARACTER AND INTENDED USE OF THE DEVELOPMENT: Church Facility

GROSS SQ. FT. OF STRUCTURE (S): 19276 SF RECEIVED  
NUMBER OF DWELLING UNITS & DENSITY FOR MULTI-FAMILY PROJECTS: \_\_\_\_\_ OCT 19 2011

UTILITIES & SUPPLIER: City of P&Z DEPARTMENT CITY OF PORT ST. LUCIE, FL

GROSS ACREAGE & SQ. FT. OF SITE: 3.765 ac (64003 SF) \*\*ESTIMATED NO. EMPLOYEES: \_\_\_\_\_

FUTURE LAND USE DESIGNATION: \_\_\_\_\_ ZONING DISTRICT: TC

OWNER(S) OF PROPERTY: Living God Worship Center  
Name, Address, Telephone & Fax No.: 3841 SW Ruark St  
Port Saint Lucie, FL 34953 Ph 772 359 4448

APPLICANT OR AGENT OF OWNER: Abraham Chazab PE FX 772 340 5521  
Name, Address, Telephone & Fax No.: 5429 NW Edgewater Ave  
P&Z FL 34983

PROJECT ARCHITECT/ENGINEER: Abraham Chazab PE FL 47165  
(Firm, Engineer Of Record, Florida Registration No., Contact Person, Address, Phone & Fax No.) 5429 NW Edgewater Ave  
P&Z FL 34983  
Ph 772-878-5079 Fax 772-785-8291

- I hereby authorize the above listed agent to represent me. I grant the planning department permission to access the property for inspection.  
- I fully understand that prior to the issuance of a building permit and the commencement of any development, all plans and detail plans must be reviewed and approved by the City pursuant to Sections 158.237 through 158.245, inclusive, of the zoning ordinance.  
**\*When a corporation submits an application, it must be signed by an officer of the corporation.** Corporation signatures must be accompanied with an approved resolution authorizing the individual to sign such applications.  
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.

Harold Nelson  
OWNER'S SIGNATURE

HAROLD NELSON Pastor  
HAND PRINT NAME TITLE

10/3/11  
DATE

Harold Nelson  
3841 SW Ruark Street  
Port Saint Lucie, FL 34953  
Phone: 772-359-4448 Email: haroldlove2002@yahoo.com

October 18, 2011

Daniel Holbrook, Director  
Planning and Zoning Dept.  
121 SW PSL Blvd  
Port Saint Lucie, FL 34984

RE: Site Plan for Living God Worship Center

Dear Mr. Holbrook:

This letter should inform you that Abraham Chabab is the Owner's agent for the above mentioned property. Issues regarding planning and Zoning Department and related items shall be addressed to his office which is located at the following address:

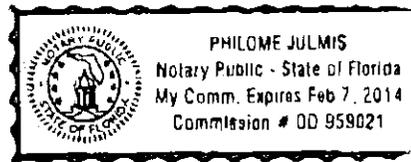
Abraham F. Chabab P. E.  
5428 NW Edgewater Ave  
Port Saint Lucie, FL 34983

Please be advised that owner is requesting courtesy copies be sent to owner's address of all correspondence. Should you have any questions or require any additional information, please contact us at your convenience.

*Harold Nelson*

In witness whereof, I hereunto  
set my hand and official seal

*Philome Julmis*  
\_\_\_\_\_  
Notary Public



Date: 10/18/2011

My commission expires:

FEB 7, 2014

Prepared by Veronika Swords, an employee of  
First International Title, Inc.  
112 Orange Avenue  
Fort Pierce, FL 34950

Return to  
First International Title, Inc.  
112 Orange Avenue  
Fort Pierce, FL 34950

File No.: 11828-41

## **WARRANTY DEED**

This indenture made on September 27, 2011, by Manna Foundation, Inc., a Florida corporation, whose address is: 2704 Serenity Circle, Ft. Pierce FL 34981 hereinafter called the "grantor", to Living God Worship Center, Inc., a Florida Non Profit corporation, whose address is: c/o 3841 SW Ruark Street, Port St. Lucie FL 34953 hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

**Witnesseth**, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in St Lucie County, **Florida**, to-wit:

Tract A, PORT ST. LUCIE SECTION FORTY SEVEN, according to the Plat thereof, recorded in Plat Book 16, Page(s) 40, 40A to 40L of the Public Records of St Lucie County, Florida.

Parcel Identification Number: 3420-735-0001-000/3

**Subject to** all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

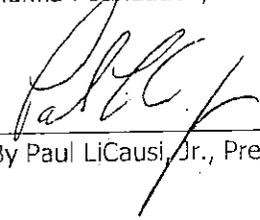
**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

**To Have and to Hold**, the same in fee simple forever.

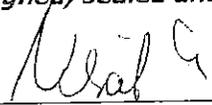
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2010.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

Manna Foundation, Inc., a Florida corporation

  
By Paul LiCausi, Jr., President

Signed, sealed and delivered in our presence:

  
\_\_\_\_\_

Witness Signature

Print Name: Veronika Swords

  
\_\_\_\_\_

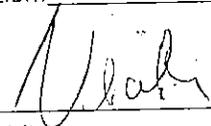
Witness Signature

Print Name: Phylome Suter

State of FLORIDA

County of St. Lucie

The Foregoing Instrument Was Acknowledged before me on the 27<sup>th</sup> day of September 2011, by Paul LiCausi, Jr., President of Manna Foundation, Inc., a Florida Corporation, who is/are personally known to me or who has/have produced the following as identification: \_\_\_\_\_

  
\_\_\_\_\_  
Notary Public

(Printed Name)



Prepared by

Veronika Swords, C.L.C., an employee of  
First International Title, Inc.  
112 Orange Ave.  
Fort Pierce, Florida 34950  
(772)465-8533

Return to: Mortgagee

## **MORTGAGE DEED**

(Due on Sale or Transfer)

**THIS MORTGAGE DEED**, executed on September 27, 2011, by

**Living God Worship Center, Inc., a Florida Non Profit Corporation**

whose address is: 550 N.W. University Blvd. 105, Port St. Lucie, FL 34982

hereinafter called the "Mortgagor", to

**Manna Foundation, Inc., a Florida Corporation**

whose address is: 2704 Serenity Circle, Port St. Lucie, FL 34981  
hereinafter called the "Mortgagee":

(Wherever used herein the terms "Mortgagor" and "Mortgagee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations; and the term "Note" includes all the notes herein described if more than one.)

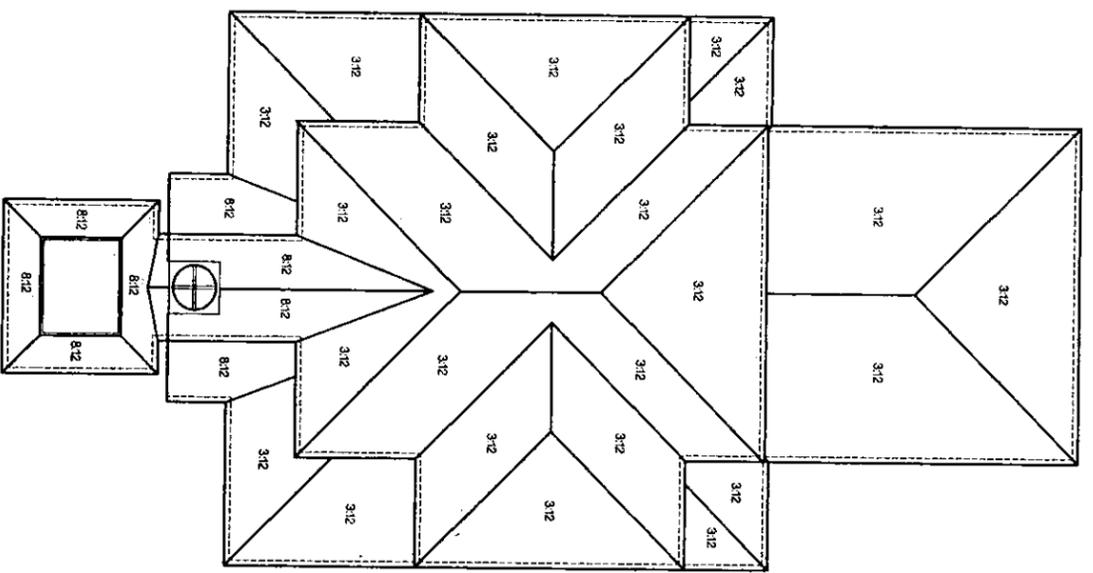
**Witnesseth**, that for good and valuable considerations and also in consideration of the aggregate sum named in the promissory note of even date herewith, hereinafter described, the Mortgagor hereby grants, bargains, sells, aliens, remises, conveys and confirms unto the Mortgagee all that certain land of which the Mortgagor is now seized and in possession situate in St. Lucie County, Florida, to wit:

**Tract A, PORT ST. LUCIE SECTION FORTY SEVEN, according to the Plat thereof, recorded in Plat Book 16, Page(s) 40, 40A to 40L of the Public Records of St Lucie County, Florida.**

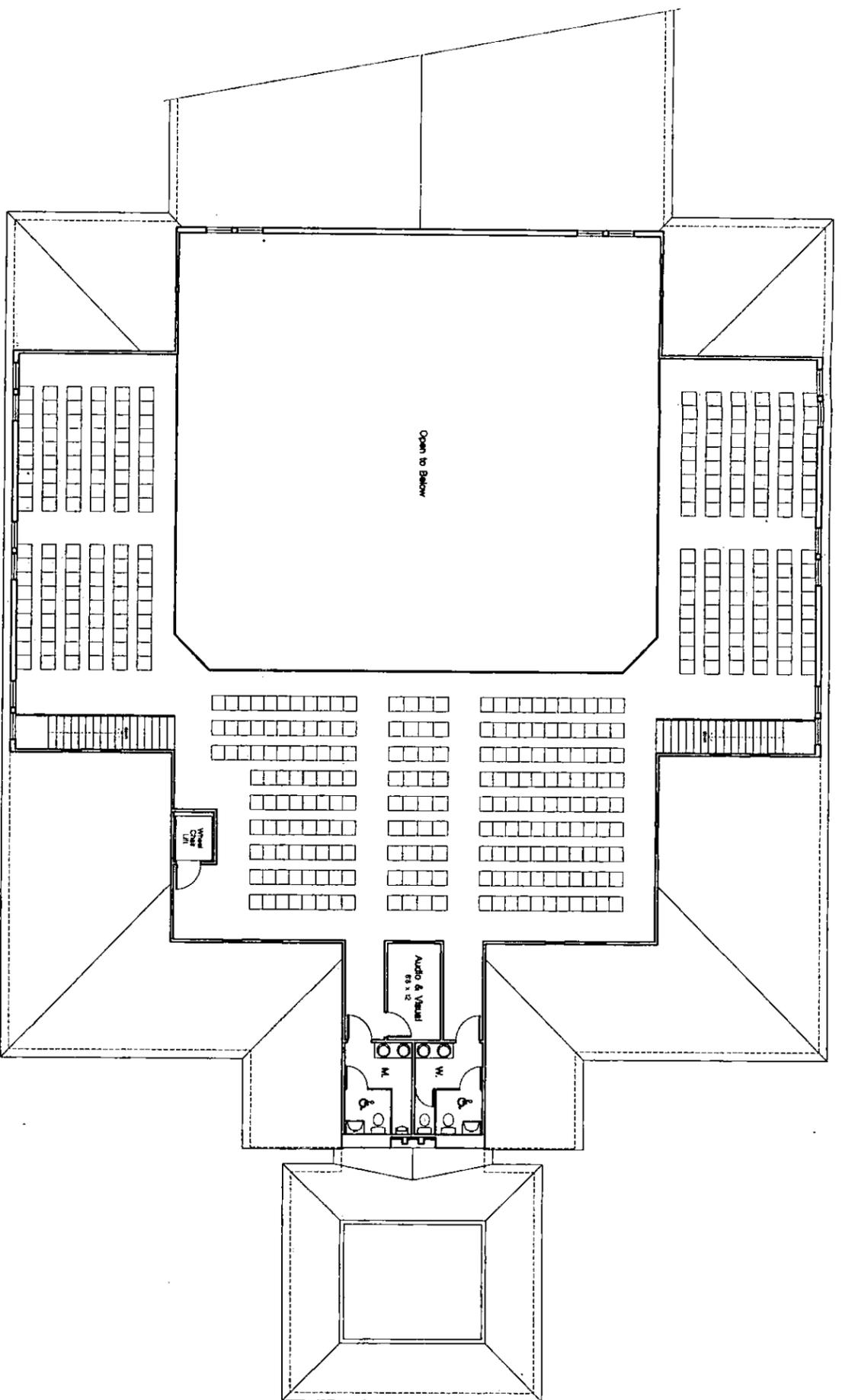
**To have and to hold**, the same, together with the tenements, hereditaments and appurtenances thereto belonging and the rents, issue and profits thereof, unto the Mortgagee, in fee simple.

**And the Mortgagor** covenants with the Mortgagee that the Mortgagor is indefeasibly seized of said land in fee simple; that the Mortgagor has good right and lawful authority to convey said land as aforesaid; that the Mortgagor will make such further assurances to perfect the fee simple title to said land in the Mortgagee as may reasonably be required; that the Mortgagor hereby fully warrants the title to said land, and will defend the same against the lawful claims of all persons whomsoever; and that said land is free and clear of all encumbrances, except taxes of the current year, and any prior mortgages and/or liens as stated elsewhere herein.

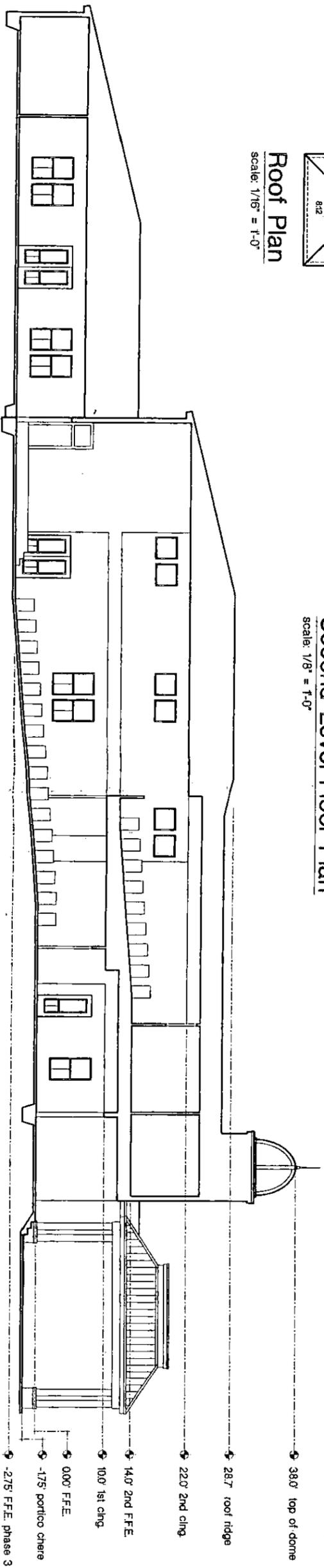




**Roof Plan**  
Scale: 1/16" = 1'-0"



**Second Level Floor Plan**  
Scale: 1/8" = 1'-0"



**Cross Section**  
Scale: 1/8" = 1'-0"

- ↕ 38.0' top of dome
- ↕ 28.7' roof ridge
- ↕ 22.0' 2nd cing.
- ↕ 14.0' 2nd F.F.E.
- ↕ 10.0' 1st cing.
- ↕ 0.00' F.F.E.
- ↕ -1.75' portico chere
- ↕ -2.75' F.F.E. phase 3

| DATE | REVISIONS |
|------|-----------|
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|      |           |
|      |           |
|      |           |
|      |           |

Conceptual Church Design For:  
**Living God Worship Center**  
 Tract "A", Section 47, Port St. Lucie, North Torino Parkway

**Valella & Associates**  
 Raul Valella, Architect 0010459  
 Office: (772) 871-2457 · 138 SE Naranja Ave, Port St. Lucie, FL, 34983

**Steve LiCausi Design Group**  
 Design Consultant  
 Office & Fax: (772) 785-6465 · 10710 Westlawn Blvd, Port St. Lucie, FL, 34987



