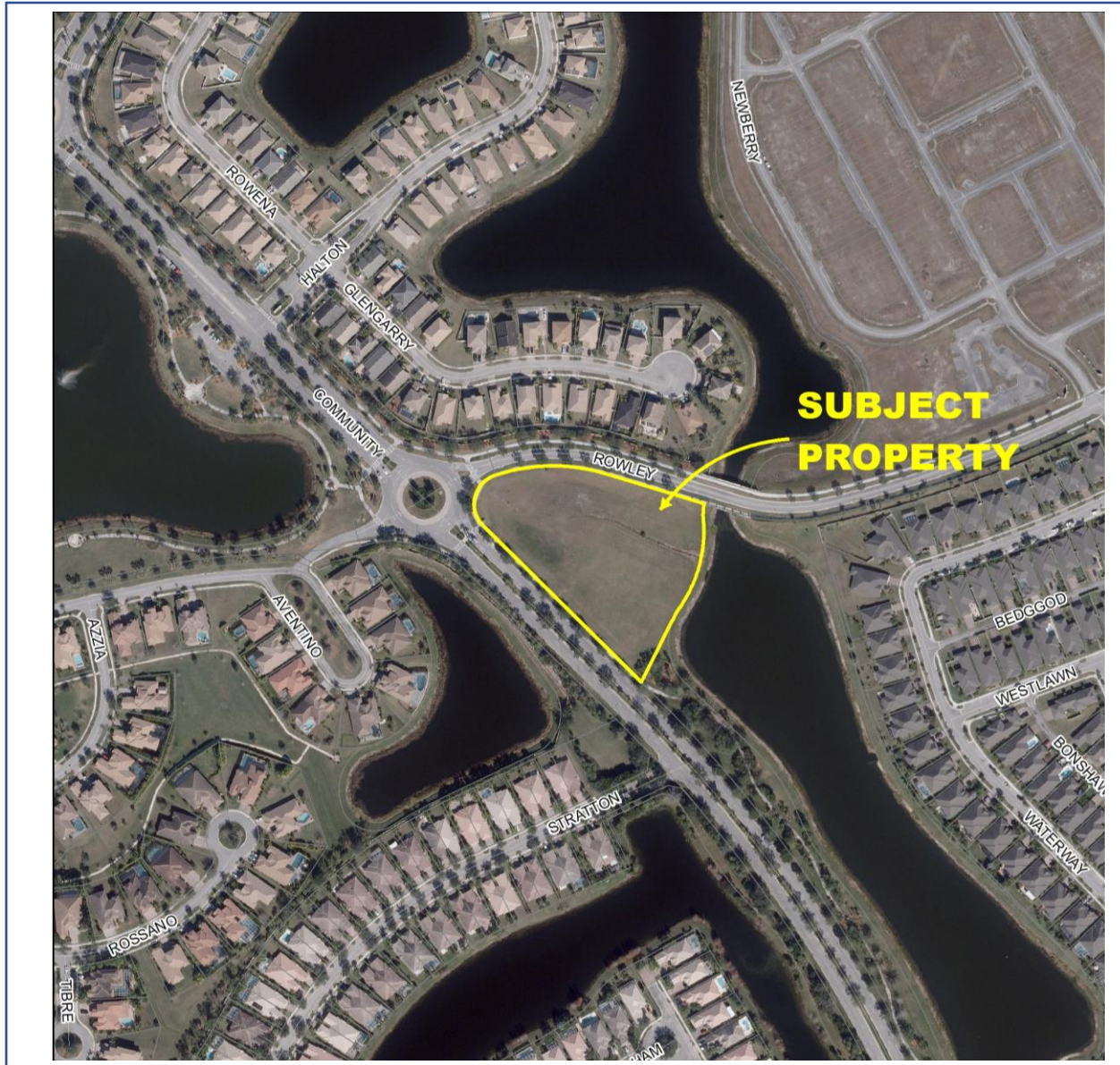




**Tabernacle of Praise for All Nations  
Major Site Plan  
Project Number: P21-249**



**Project Aerial Map**

**SUMMARY**

Applicant's Request:	An application for site plan approval of a major site plan for a property approximately 3.43 acres in size. The site will be used for a 20,001 sq. ft. church and daycare.
Applicant:	Stephen Cooper
Property Owner:	Tabernacle of Praise for All Nations Inc.
Location:	South of Rowley Way and north of Community Blvd.
Application Type: (Identify if quasi-judicial)	Major Site Plan, Consent
Project Planner:	Bianca Lee, Planner II

**Project Description**

The applicant is requesting major site plan approval for a property approximately 3.43 acres in size. The site plan reflects the construction of a 20,001 SF church and daycare on an undeveloped site. The proposed development abuts residential property along the north side, on Rowley Way. A wall is required in a landscape buffer strip where residential uses abut the property to the side or rear per Section 154.03(C)5 of the Landscape and Land Clearing Code. A related project for a waiver to the architectural buffer wall requirement (P22-179) was approved as a landscape modification, to forego a 6-foot-high masonry wall within the 15-foot-wide landscape buffer required along the north side of the site. Landscaping will be used in lieu of the architectural wall.

**Previous Actions and Prior Reviews**

P22-179, a Landscape buffer wall modification, was approved by the Planning & Zoning Board on August 2, 2022. The Site Plan Review Committee recommended approval for the major site plan on November 10, 2021, and the landscape plan on May 11, 2022 (P21-249), with all comments to be addressed.

**Location and Site Information**

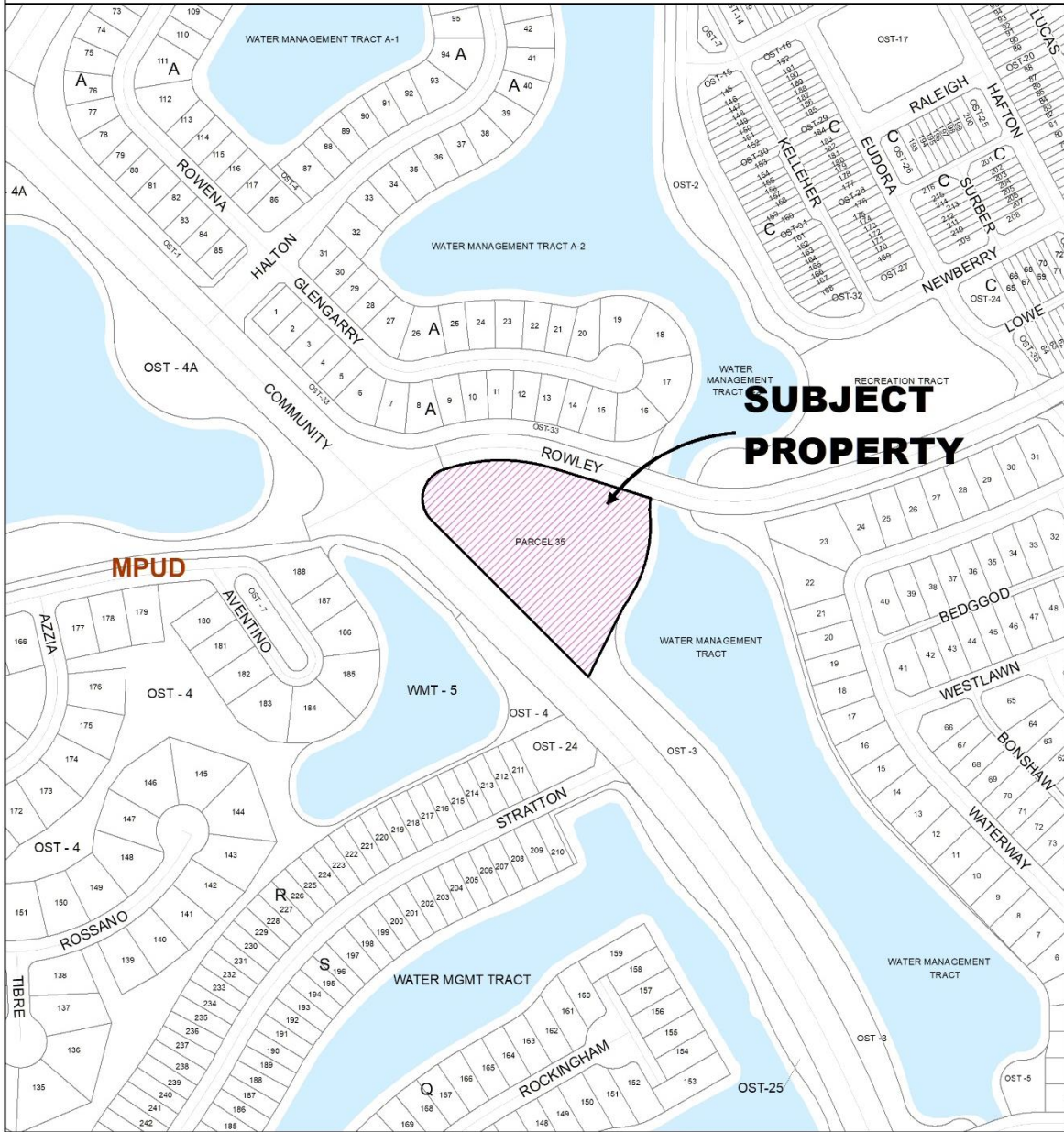
Parcel Number:	4309-508-0009-000-2
Property Size:	3.43 AC/ 149,542 SF
Legal Description:	Tradition Plat No. 25 (PB 50-39) Parcel 35
Address:	SW Aventino DR
Future Land Use:	New Community Development (NCD)
Existing Zoning:	Master Planned Unit Development (MPUD)
Existing Use:	Vacant

**Surrounding Uses**

Direction	Future Land Use	Zoning	Existing Use
North	NCD	MPUD	Residential
South	NCD	MPUD	Water Management
East	NCD	MPUD	Water Management
West	NCD	MPUD	Water Management

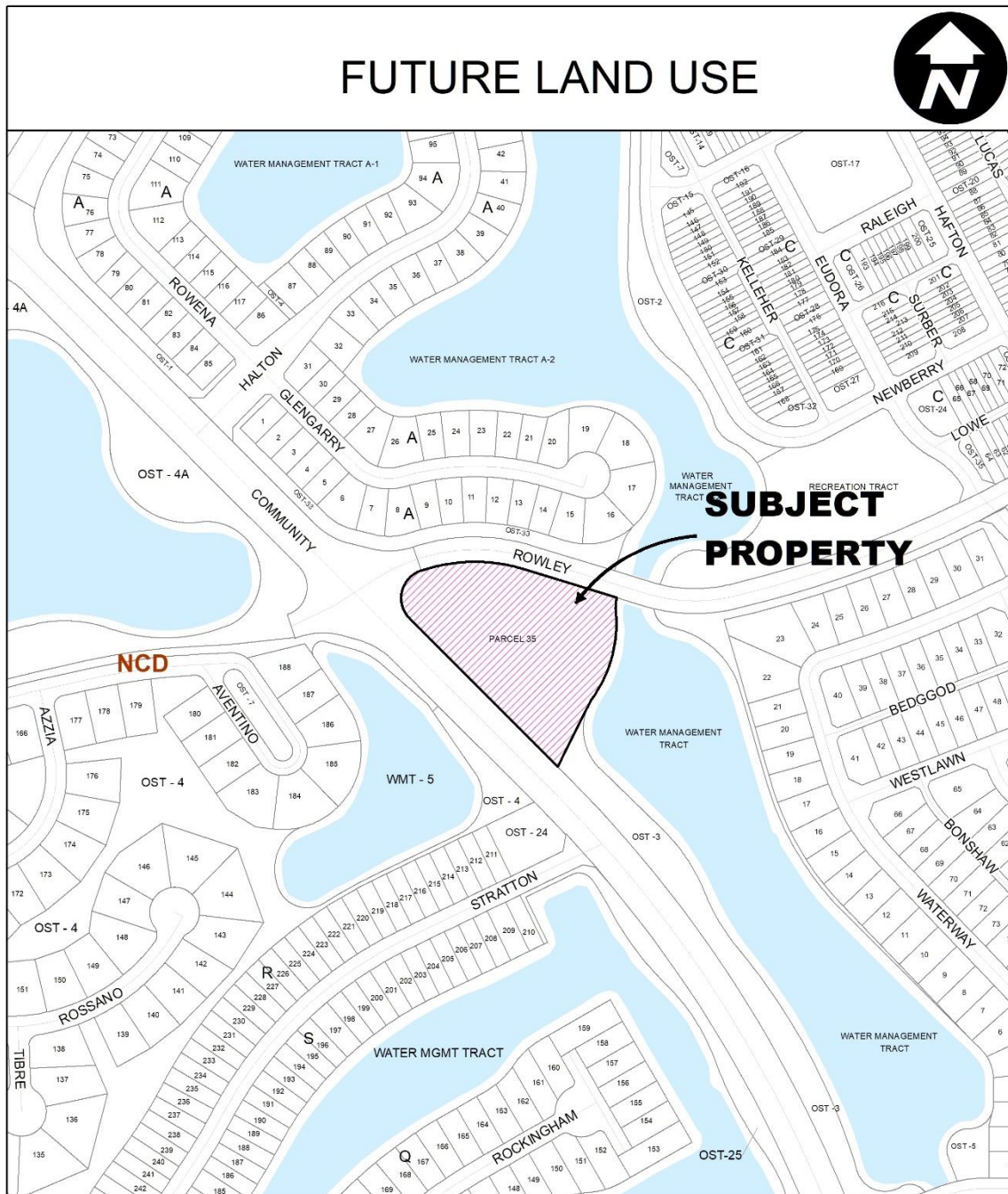
RL-Low Density Residential, and RS-2- Single-Family Residential

# EXISTING ZONING

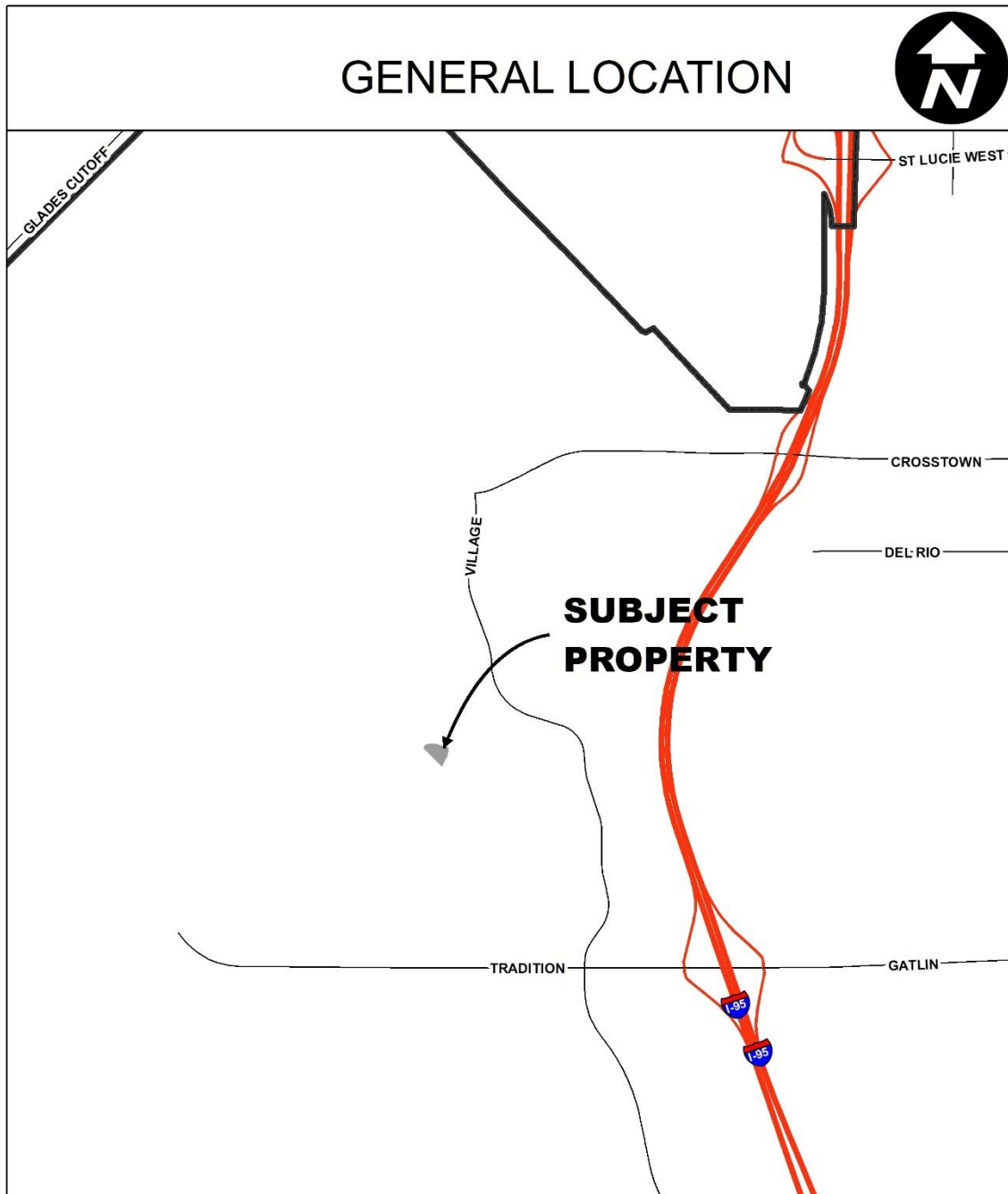


**Zoning Map**





**Project Land Use Map**



**Location Map**

## IMPACTS AND FINDINGS

**ZONING REVIEW:** The project has been reviewed for compliance with the requirements of the code of ordinances and has provided for the following statements of fact:

<b><i>CRITERIA</i></b>	<b><i>FINDINGS</i></b>
<b>USE</b>	Church and daycare are a permitted use within the Tradition PUD.
<b>DUMPSTER ENCLOSURE</b>	Complies with City standards.
<b>ARCHITECTURAL DESIGN STANDARDS</b>	Approved by the Tradition Design Review Committee.
<b>PARKING REQUIREMENTS</b>	The site plan requires 46 spaces and is providing 92 paces. 68 standard parking stalls, 4 ADA spaces, and 20 event parking spaces over grass.
<b>BUILDING HEIGHT</b>	Meets the building height requirement within the PUD.
<b>SETBACKS</b>	Meets all setback requirements within the PUD.

**CONCURRENCY REVIEW:** The project has been reviewed for compliance with the City of Port St. Lucie Comprehensive Plan Policies, as it pertains to the New Community Development District future land use classification, regarding provision of adequate public facilities and documented as follows:

<b><i>CRITERIA</i></b>	<b><i>FINDINGS</i></b>
<b>SEWER/WATER SERVICES</b>	Sewer/water will be provided by the City of Port St. Lucie Utility Systems Department. A developer's agreement with the City Utilities Department, that is consistent with the adopted level of service, is required prior to issuance of building permits
<b>TRANSPORTATION</b>	The staff review indicates that per the submitted Traffic Analysis, this proposed site shall produce 169 PM Peak hour trips per the ITE Trip Generation Manual. After review of the analysis, the additional trips on the surrounding roadways will not trigger any improvements. The transportation elements of the project were found to be in compliance with the adopted level of service and requirements of Chapter 156 of City Code, and Public Works Policy 19-01pwd.
<b>PARKS AND OPEN SPACE</b>	The level of service for parks is measured and planned in conjunction with population growth on an annual basis. Currently, there are adequate parklands available to meet the required level of service.
<b>STORMWATER</b>	The project will be required to submit a paving and drainage plan as part of their detailed plan approvals.
<b>SOLID WASTE</b>	Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.
<b>PUBLIC SCHOOL CONCURRENCY</b>	Per Policy 2.4.2 (8): Exemptions of the City of Port St. Lucie Comprehensive Plan, developments of regional impact, as defined in Section 380.06, Florida Statutes, that received development orders

	<p>prior to July 1, 2005, or had filed application for development approval prior to May 1, 2005, are exempt from school concurrency. As this DRI received development orders prior to July 1, 2005, it is exempt from school concurrency.</p>
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## 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. The Site Plan Review Committee recommended approval of the site plan at their November 10, 2021, meeting.