

June 27, 2022

VARIANCE APPLICATION
Tabernacle of Praise
Tradition/Port St. Lucie, FL

Sec. 154.12. - Exemption or modification to landscape buffer wall requirement.

1. The total area dedicated to a buffer will be greater than what the code would impose without the modification.

RESPONSE: The area of the buffer is the same as required by code but the quantity of plant material is greater since a double row of canopy trees will be provided along with hedge row. In addition, an architectural wall is already in place along the adjacent property thus negating the need for yet an additional wall on subject property.

2. Outside activities and hours of operation for the proposed use(s).

RESPONSE: A portion of the subject property will be used occasionally as a play field for a childrens day care. The remainder of the site is a conventional parking area with all code required landscaping and perimeter buffers. The primary use is a one-story church building.

3. Natural and man-made features of uses that provide distance and separation from those existing uses to be buffered.

RESPONSE: The subject property's single building is separated by 100 feet of landscaped open space plus the Rowley Way roadway of 80 feet from the adjacent property to be buffered. Additionally, the adjacent property also has a 30 foot buffer which includes the aforementioned architectural wall and substantial landscape buffering.

4. Other factors that may be important to a decision.

RESPONSE: Please see the applicant's variance application which includes responses to the seven (7) criteria required for a variance. The following are additional factors. This variance is requested for relief from PSL landscape code requirements for a wall in the landscape buffer strip (154.03 © 3.d.2.a) proposed for the north side property line along SW Rowley Way for a new church and daycare center on 3.46 acres in Tradition, FL. (See PSL Project # P21-249)

At present an existing wall is already located along Rowley Way on the north side of the street which provides the necessary buffer from our site across the street. Additionally, of the eight (8) homes located in this area, five (5) have walls along their property line backing up to SW Rowley Way providing additional buffering. See the attached photos showing this existing buffering.

Our project is providing a 15' landscape buffer area along with 14' Ht. street trees and a continuous shrub row and other landscape materials which will provide an opaque buffer without the need for an additional wall to the one already provided on the other side of the street.

We further assert additional conditions making the installation of a wall on our site unnecessary and ill advised as follows:

A.) **Surveillance.** We have a day-care and church operation which requires use of the principles of CPTED (Crime Prevention Through Environmental Design), particularly the passive surveillance need for protection of site users. A wall will make this surveillance and protection capability minimized.

B.) **Cost.** The cost of an architectural wall is substantial and poses a hardship on funding capabilities of our not-for-profit operation providing the spiritual and child care missions of the church. We are already paying significant funds for substantial landscape buffering as previously noted.

C.) **Aesthetics.** A wall in addition to the one present on the opposite side of the street would create a "tunnel" affect as one travels down SW Rowley Way. Our proposed landscape will assist in softening this potential affect and will provide more pleasant views of the streetscape in this area as well as the handsome architecture we are providing.

D.) **Maintenance.** A wall requires additional maintenance costs for upkeep and repairs over time. It also makes maintenance of the landscape both behind and in front of the wall more difficult due to diminished accessibility of these landscape areas. This results in yet another financial burden unnecessary to the operation of our facility.

E.) **Inclusion vs. Exclusion.** It is our mission to be a responsible member of the Tradition community where we desire to be accessible. The unnecessary wall provides an actual and perceived barrier to views and access by the community at large.

F.) **Minimal Protection.** Another wall in this area will result in minimal to no additional protection from our site use as may be experienced by the 8 residents which back up to SW Rowley Way. They are already adequately protected by their existing wall(s) and significant landscape buffering.

G.) **No Harmful Views.** Our property use will not provide harmful or objectionable views; on the contrary, our architecture and landscape is intended to be a beautiful addition to the community which will be impeded if a wall is provided.

We expect to become a welcomed and desirable "Landmark" in the community.

For the above reasons, we submit that we would be unnecessarily burdened with no benefit to the community at large or our adjacent neighbors.