



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

**TO: PLANNING & ZONING BOARD - MEETING OF OCTOBER 1, 2019**

**FROM: DANIEL ROBINSON, PLANNER**

**RE: SUNLIGHT COMMUNITY CHURCH  
 MAJOR SITE PLAN AMENDMENT APPLICATION  
 PROJECT NO. P19-097**

**DATE: SEPTEMBER 4, 2019**

**PROPOSED USE:** The site consists of a 34,748 square foot church with 8,700 square foot enclosed assembly area and a 14,211 square foot daycare. This application is to add a 17,550 square foot building for a proposed K-5 school. The proposed addition will give the site a total of 66,509 square feet of floor area.

**APPLICANT:** Jayson Harrison, P.E., Engineering Design & Construction, Inc. Attached is the authorization letter as part of the staff report.

**OWNER:** Sunlight Community Church of Port St. Lucie.

**LOCATION:** The property is located on the east side of Cashmere Boulevard.

**LEGAL DESCRIPTION:** A Parcel of land lying in Section 30 and 30, township 36 South, Range 40 East, St. Lucie County, Florida, being Parcel 3B, as shown on the plat of St. Lucie West Plat N. 36 – Acreage & Conservation Tracts as recorded in Plat Book 30, Pages 1, 1A through 1U, Public Records of St. Lucie County, Florida, less and except the conveyed Parcel.

**SIZE:** Approximately 7.79 acres

**FUTURE LAND USE:** Institutional (I)

**EXISTING ZONING:** Institutional (I)

**EXISTING USE:** Existing assembly uses

**SURROUNDING USES:**

Direction	Future Land Use	Zoning	Existing Use
NE	RM	PUD	Vacant

E	OSC	GU	Vacant
SE	RM	PUD	Single family residence
SW	OSC	GU	Vacant
NW	RH	PUD	Single family residence

RM – Medium Density Residential    RH – High Density Residential    OSE – Open Space Conservation  
PUD – Planned Unit Development    GU – General Use

**CONCURRENCY REVIEW:** The project has been reviewed for compliance with the St. Lucie West Development of Regional Impact (DRI) development order regarding provision of adequate public facilities and documented as follows:

**Sanitary Sewer and Potable Water Facilities:** The City of Port St. Lucie Utility Systems Department will provide water and sewer service to the site. A developer's agreement with the Utility Systems Department, that is consistent with the adopted level of service, is required prior to issuance of building permits.

**Traffic Circulation:** The applicant included a traffic statement on the site plan that indicates that this project will generate 1,326 daily vehicle trips and 489 pm peak hour trips. All transportation conditions of the St. Lucie West DRI regarding roadway improvements have been fully satisfied.

**Parks and Recreational Facilities:** N/A

**Stormwater Management Facilities:** The applicant shall provide a paving and drainage plan that is in compliance with the adopted level of service standard.

**Solid Waste Facility:** Solid waste impacts are measured and planned annually, based on population projections. There is adequate capacity available.

**Public School Concurrency Analysis:** N/A

**ZONING REVIEW:** The project has been reviewed for compliance with the requirements of Chapter 158, Zoning Code and documented as follows:

**Use:** The proposed use of a school is a permitted use in the Institutional zoning district.

**Building Height:** The permitted height in Institutional zoning district is 35 feet. The proposed building is 26.5 feet in height, therefore in compliance with the zoning code.

**Setbacks:** The setbacks for the proposed building are in compliance with the required setbacks of the Institutional zoning district.

**Parking:** The site is required to have 326 parking spaces (48 spaces for existing daycare, 218 spaces for existing church, and 60 for the proposed school) and 284 spaces are being provided with 104 being stabilized grass parking. A parking agreement is required for the shared parking between uses.

**Dumpster Enclosure:** The site plan includes a 12' x 24' dumpster enclosure which allows for general and recyclable refuse.

**Architectural Design Standards:** This project is located within St. Lucie West and the elevation plans will be reviewed and approved by the St. Lucie West Commercial Design Review Board.

**NATURAL RESOURCE PROTECTION REVIEW:** The project has been reviewed for compliance with the requirements of Chapter 157, Natural Resource Protection Code and documented as follows:

**Native Habitat/Tree Protection:** This is an existing developed site. The applicant has previously met the requirements for upland habitat preservation/mitigation. A fee of \$174,213.00 was paid into the Conservation Trust Fund on April 22, 2013.

A landscape modification application will be reviewed concurrently with this site plan application. If the modification application is not approved prior to the site plan approval a six-foot architectural wall will be required on the north, northeast, and southwest property lines.

**Wildlife Protection:** A site survey for gopher tortoises shall not be required as this is an existing site and has been previously cleared.

**OTHER:**

**Fire District:** The access location has been approved by the Fire District for safety purposes.

**Public Art:** The applicant must elect one of the assessment methods stated in Section 162.08 of the City Land Development Regulations within ninety days of the issuance of the first building permit for any portion of the project.

**STAFF RECOMMENDATION:**

The Site Plan Review Committee reviewed the request on July 10, 2019, and recommended approval of the site plan. Staff recommends the following condition:

A Combined/Shared Off-Street Parking Agreement is required to be recorded and shall not be modified without the written consent of the City of Port St. Lucie. If the uses or the operating hours change, then the agreement is void and the parking shall be

recalculated for the proposed use.

**Note:** Approval of this project is conditioned upon payment of all applicable impact fees, as provided in the Port St. Lucie Road, Park and Recreation, Public Buildings and Law Enforcement Impact Fee Ordinances. Please note that additional impact fees may be due to St. Lucie County.