



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

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**TO:** CITY COUNCIL - MEETING OF OCTOBER 28, 2019

**FROM:** DANIEL ROBINSON, PLANNER I

**RE:** SUNLIGHT COMMUNITY CHURCH  
LANDSCAPE MODIFICATION APPLICATION  
PROJECT NO. P19-150

**DATE:** OCTOBER 3, 2019

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**REQUEST:** The applicant has requested to be exempt from the requirement of an architectural wall in the landscape buffer strips along the sides (north, northeast and south) of the property per Section 154.03 (C) of the City of Port St. Lucie Landscape and Land Clearing Code.

**APPLICANT / 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    OSC – Open Space Conservation  
PUD – Planned Unit Development    GU – General Use

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**IMPACTS AND FINDINGS:** The requirement in the City's Landscape and Land Clearing Code for an architectural wall in the landscape buffer strips is as follows:

- Sec. 154.03 (C) - Landscape Buffer Strip Requirements - Landscape Buffer Strips are areas where a wall or fence is required in addition to landscaping. Landscape Buffer Strip Abutting Residential or Open Space Land Uses — Wall Required. A wall is required in a landscape buffer strip where commercial, industrial, institutional, office, or public facility uses abut property to the side or rear which is designated with a residential or open space land use, or which has a residential use such as an assisted living facility.

The property was granted a landscape modification to substitute landscaping for an architectural wall along the rear (east) property line abutting the Medium Density Residential (RM) land use by City Council on November 26, 2012. The side property lines (north, northeast and south) also abut RM land use and Open Space Conservation (OSC) land use and are required to include a landscape buffer and architectural wall. These property lines were not included in the 2012 application.

The applicant has submitted a site plan amendment and during the review of the application it was discovered that the 2012 landscape modification application should have been inclusive of all side and rear property lines. An application has been submitted to include the side property lines that are required to provide a landscape buffer strip and architectural wall. The applicant has submitted the attached landscape plan (Exhibit A) for approval.

The attached landscape plan illustrates the existing perimeter landscape buffer conditions that adequately buffer the neighboring properties. There are currently ten 25-foot high Oak trees and a 4 to 5-foot high Viburnum hedge along the north property line, with an existing lake beyond that. Along the northeast property line there are eleven 25-foot high Oaks and a row of 10 -foot high Cocoplum hedges adjacent to a heavily wooded conservation tract. Along the southern property, the existing landscape buffer contains 14 to 16- foot high oaks, which are typically 20 feet on center, and an 8-10 foot high Cocoplum hedge, adjacent to a large conservation tract.

**OTHER:** Section 154.12 of the Zoning Code states that the request to substitute landscaping for an architectural wall that is a required feature of a landscape buffer strip shall be reviewed by the City Council and requires public hearing and notification.

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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.