

Sunlight Community Church Landscape Modification Application

- Project No. P19-150
- City Council Meeting of October 28, 2019

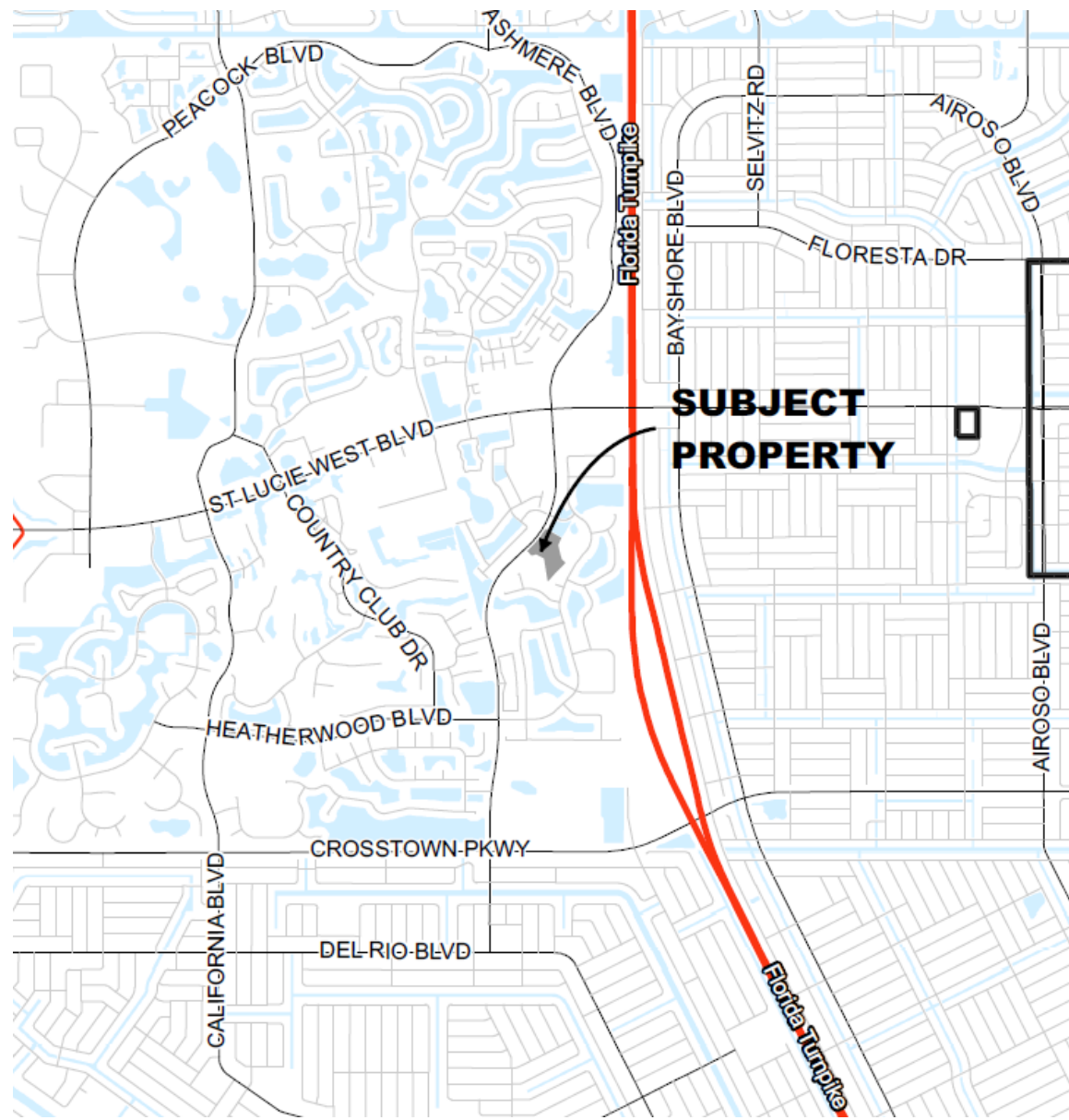


Applicant and Owner

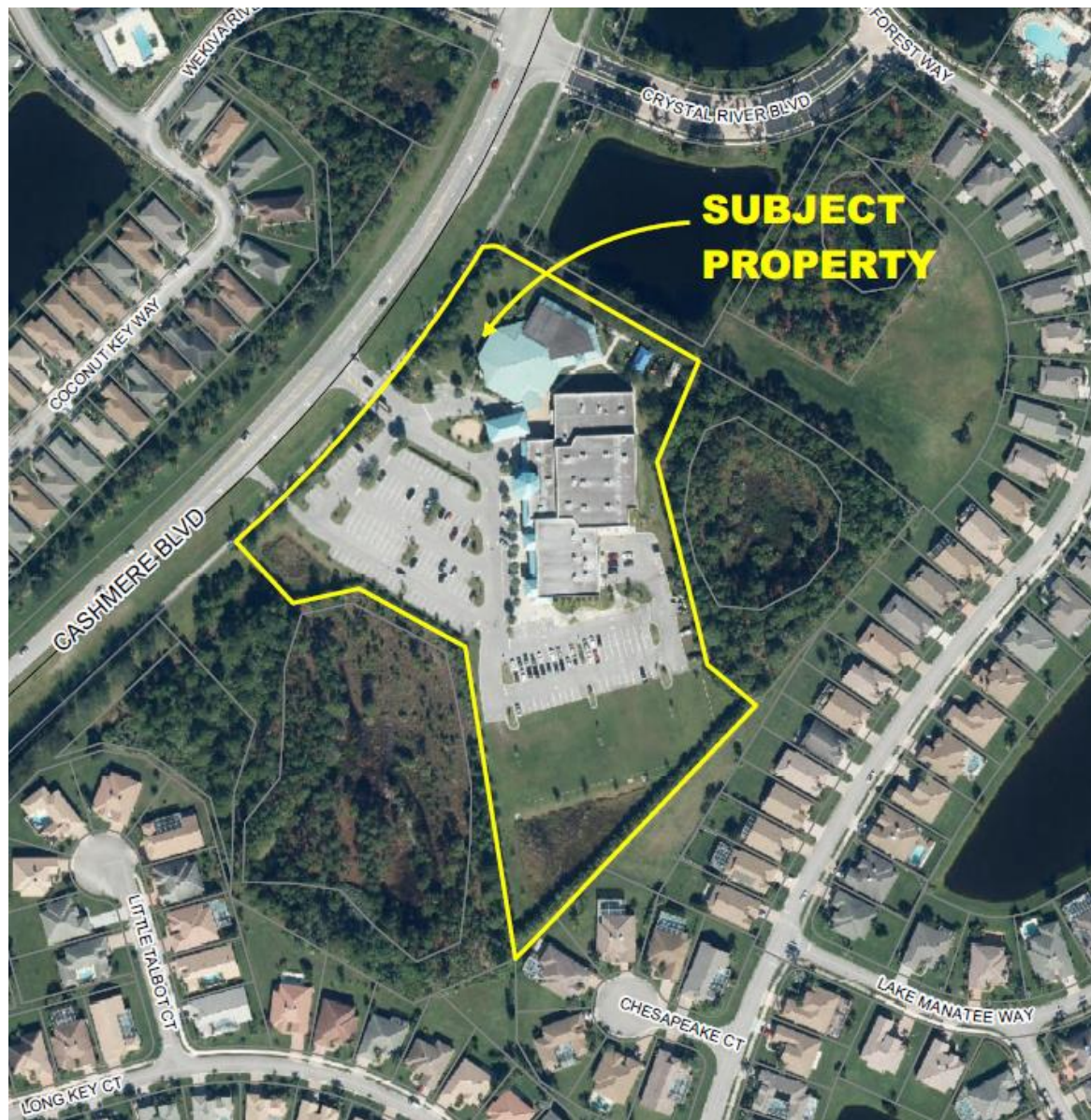
Sunlight Community Church of Port St. Lucie



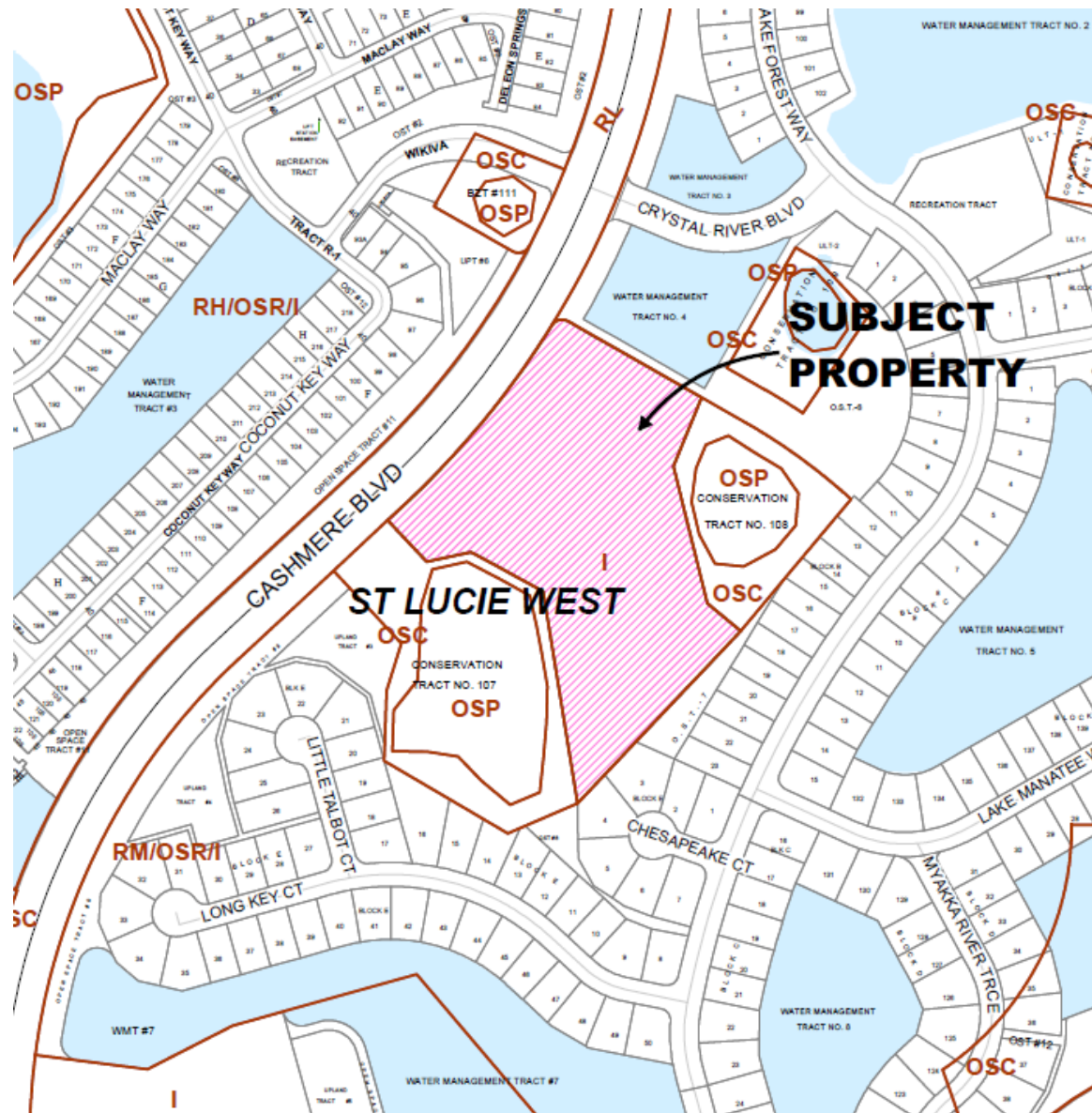
Subject property



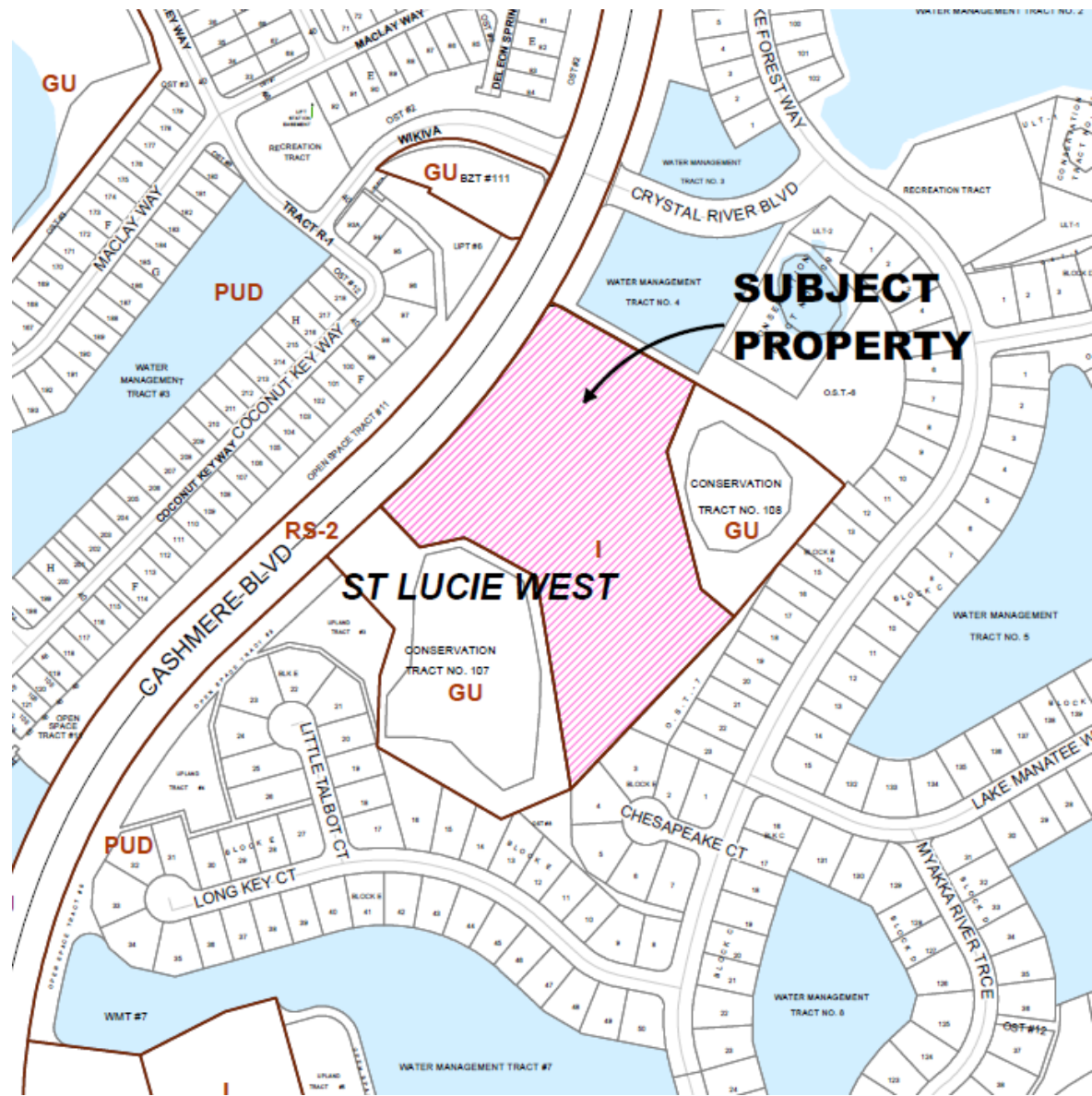
Aerial



Land Use



Zoning



Property Information

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.

Proposal of Modification

- There is currently 21, 25-foot Oak trees on the north and northeast property line.
- The Oaks are lined with a full Cocoplum hedge.
- The section of the northeast property line without the Oak trees has a 10-foot buffer that has Cocoplum hedging and Cabbage palms.
- The southern property line consists of a thick landscape buffer comprised of 8-10-foot-thick Cocoplum hedging and 14-16 foot Oaks typically 20 foot on center.

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.





PLANT SCHEDULE

TREES QTY	BOTANICAL NAME / COMMON NAME	CONT #5 gal	CAL 2.5' DBH	SIZE T x B x H	QTY #
10	Quercus virginiana / Live Oak	45 gal	2.5' DBH	12-15' H	2
10	Ulmus parviflorus / Drake Elm	45 gal	2.5' DBH	12-15' H	2

Buffer Notes:

1. A landscape modification to eliminate the 6' buffer wall was previously granted for the East Buffer.
2. The subject request is to request a landscape modification pursuant to Section 154.12 (4) to eliminate the 6' buffer wall for the North, Northeast, and South Buffer.
3. The North Buffer currently is sufficiently buffered with 25' Live Oaks and 4.5' evergreen hedge. Off-site vegetation and berm contributes to buffer from adjacent views across an existing lake. Refer to Building Landscape Plan for additional landscaping to buffer the proposed structure.
4. The Northeast Buffer, adjacent to an existing heavily wooded Conservation Tract, is currently buffered with native understory and tree canopy. In addition 25' Live Oaks and 10' Cocoplum hedge has been previously planted to augment the existing native buffer.
5. The South Buffer currently has an 8-10' Cocoplum hedge and 14'-12' Live Oaks creating a heavy visual buffer, and is adjacent to a large Conservation Tract that offers additional buffering.
6. See Planting Plan for Building Foundation on sheet 2.

Landscape Notes:

1. No landscape materials other than sod grasses may be planted within a 5' radius maintenance area of any PSLUSD facility such as water meters, backflow devices, fire hydrants, sanitary sewer cleanouts, and manholes, air release valves, etc.
2. No landscaping shall be planted in such a manner as to adversely affect utility installation, operation and maintenance.
3. All landscaping within Part St. Lucie Utility Systems Department (PSLUSD) utility easements shall comply with PSLUSD technical specifications, policies, and codes. Trees shall not be planted within ten (10) feet of any PSLUSD underground infrastructure.
4. All plants shall conform to established nursery grades and standards, to be Florida No. 1 or better, and shall be free of disease and insects at the time of installation.
5. Groundcovers, other than grass, shall be planted in a manner as to present a finished appearance and reasonably complete coverage within four (4) months after planting.
6. Turf grass shall be installed using solid sod and shall be either Bahia or St. Augustine sod.
7. All landscape areas other than sod will be provided a mulch cover of at least three (3) inches. Cypress mulch shall not be used.
8. All existing native vegetation found on the site and is not in direct conflict with the proposed building or parking areas shall be left undisturbed. A suitable protective barrier, constructed of metal, wood, safety fencing, or other durable material will be placed around the staked out locations of existing native vegetation.
9. No fill materials, construction materials, concrete, paint, chemicals, or other foreign materials shall be stored, deposited, or disposed of within any areas that have been staked out or fenced off as being undisturbed native vegetation areas.
10. Existing understory shall be maintained in areas of undisturbed native vegetation.
11. All Category 1 exotic plant species will be eradicated from the site.
12. Conspicuous, durable barricades will be erected around each individual tree or areas of vegetation that are to be preserved. In the event that any protective barricades are removed or altered and land clearing or construction work is being conducted on the site, all work at the site will be stopped until the barriers are restored and any necessary corrective actions taken to repair or replace any vegetation removed or damaged as a result of these encroachments.
13. All landscaped areas shall be provided with 100% irrigation coverage.
14. See engineering plans for all utilities and easements.

