



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

TO: PLANNING & ZONING BOARD - MEETING OF AUGUST 6, 2019

FROM: HOLLY F. PRICE, AICP, PRINCIPAL PLANNER

RE: GRACE LUTHERAN CHURCH at ST. LUCIE WEST
 MAJOR SITE PLAN AMENDMENT APPLICATION
 PROJECT NO. P19-060

DATE: JULY 23, 2019

PROPOSED USE: This application is for a Major Site Plan Amendment that includes the addition of a new 6,129 sq. ft. building for Alzheimer's Day Care and office/meeting uses associated with the Grace Lutheran Church. There is an existing 4,944 sq. ft. church building with a 2,100 sq. ft. sanctuary on the site.

APPLICANT: The Earthworks Group, an engineering company, is acting as the agent for the owners. Attached is the authorization letter as part of the staff report.

OWNER: Grace Lutheran Church of PSL

LOCATION: The property is located on the east side of SW Cashmere Blvd., south of St. Lucie West Blvd., and north of SW Heatherwood Blvd.

LEGAL DESCRIPTION: St. Lucie West Plat #28, Parcel 3, Tract A-1, Being Tact A-1 and St. Lucie West Plat #36 Part of Parcel 3-B MPDAF.

SIZE: Approximately 6.02 acres (262,231 sq. ft.)

FUTURE LAND USE: Institutional (I)

EXISTING ZONING: Institutional (I)

EXISTING USE: Church

SURROUNDING USES:

Direction	Future Land Use	Zoning	Existing Use
N	RM/OSR/I	PUD	Stormwater
S	RM/OSR/I	PUD	Single-Family Residential
E	I	I	Vacant
W	RL	RS-2/GU	Single-Family Residential

RM (Medium Density Residential), OSR (Open Space Recreational), I (Institutional), RL (Low Density Residential), PUD (Planned Unit Development), RS-2 (Single-Family Residential), GU (General Use)

CONCURRENCY REVIEW: This application has been reviewed for compliance with the SLW DRI (Development of Regional Impact) regarding provision of adequate public facilities and documented as follows:

Sanitary Sewer and Potable Water Facilities: The St. Lucie West (SLW) Community Development District is the water and sewer service provider.

Traffic Circulation: The applicant has provided a trip generation analysis which indicates that the project will generate 184 average weekday daily trips and 31.5 a.m. and 31.8 p.m. peak hour trips as per the Institute of Transportation Engineers Trip Generation 10th edition manual. Per the SLW DRI development order, the DRI Annual Report shall include a cumulative calculation of the trip generation for all approved development. Development order conditions are evaluated using the trip generation analyses to determine triggering of any transportation conditions.

Parks and Recreational Facilities: N/A

Stormwater Management Facilities: The Site Plan Review Committee approved paving and drainage plans at their regular meeting on June 12, 2019.

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. The zoning review is based on the proposed zoning designation of Institutional (I) and documented as follows:

Use: The proposed use of the day care center is a permitted use in the Institutional (I) zoning district. An enclosed assembly area greater than 3,000 sq. ft. requires a special exception use (SEU). The largest room in the Alzheimer's Day Care building for an enclosed assembly area is 1,760 sq. feet, and therefore does not require a SEU.

Building Height: The permitted height in Institutional (I) zoning district is 35 feet. The proposed building is 32 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 (I) zoning district.

Parking: The site is required to have 53 parking spaces based on the size of the sanctuary space: 22 paved parking spaces have been provided based on the

area of the Alzheimer's Day Care building and 33 remaining unpaved parking spaces have been provided for the church for a total of 55 parking spaces.

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 in St. Lucie West and is not subject to compliance with the City's design standards.

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:

Environmental: The applicant is preserving 25% of the upland preserve on site and is not required to pay for upland mitigation. The applicant is required to obtain a clearing permit prior to construction of the building.

Wildlife Protection: A site survey for gopher tortoises shall be conducted on all upland properties. If gopher tortoises are identified on the property, then the property must be surveyed for listed species associated with gopher tortoise burrows. A gopher tortoise survey was conducted and one tortoise was seen. The applicant is in the process of obtaining a permit to relocate the gopher tortoise/s.

OTHER:

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

Public Art: The applicant has indicated that the Church plans to pay a fee in lieu of providing the artwork on site.

STAFF RECOMMENDATION:

The Site Plan Review Committee (SPRC) reviewed the request on June 12, 2019, and recommended approval of the site plan with comments.