

# GRACE LUTHERAN CHURCH of Port St. Lucie LANDSCAPE MODIFICATION

City Council Meeting – October 14, 2019

Holly F. Price, AICP, Principal Planner

Project: P19-115



# APPLICATION REQUEST

- The applicant is requesting to be **exempt from the requirement for an architectural wall within the perimeter landscape buffers** per Section 154.12 of the City of Port St. Lucie Landscape and Land Clearing Code. A perimeter landscape buffer with an architectural wall is required by Section 154.03(C) of the Code when an institutional land use abuts property to the side or rear with an open space or residential land use.

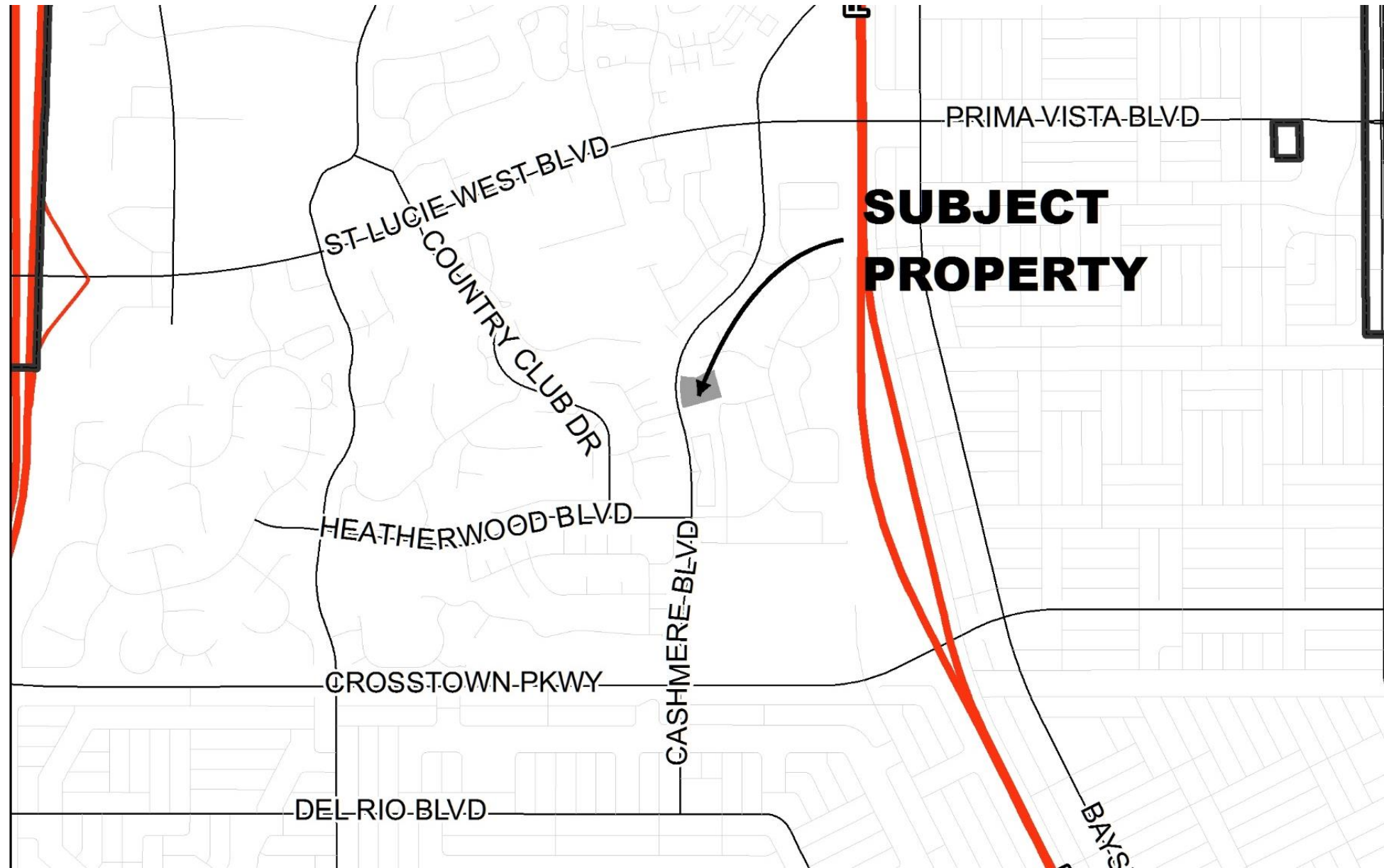
An architectural wall is required along the north and south sides of the subject property - unless the applicant obtains approval for a Landscape Modification. A Landscape Modification allows landscaping to be substituted for a wall.

**LOCATION:** The property is located in St. Lucie West east of SW Cashmere Boulevard, south of St. Lucie West Boulevard, and north of SW Heatherwood Boulevard.

**OWNER / APPLICANT :** Grace Lutheran Church of PSL of Port St. Lucie / Earthworks Group

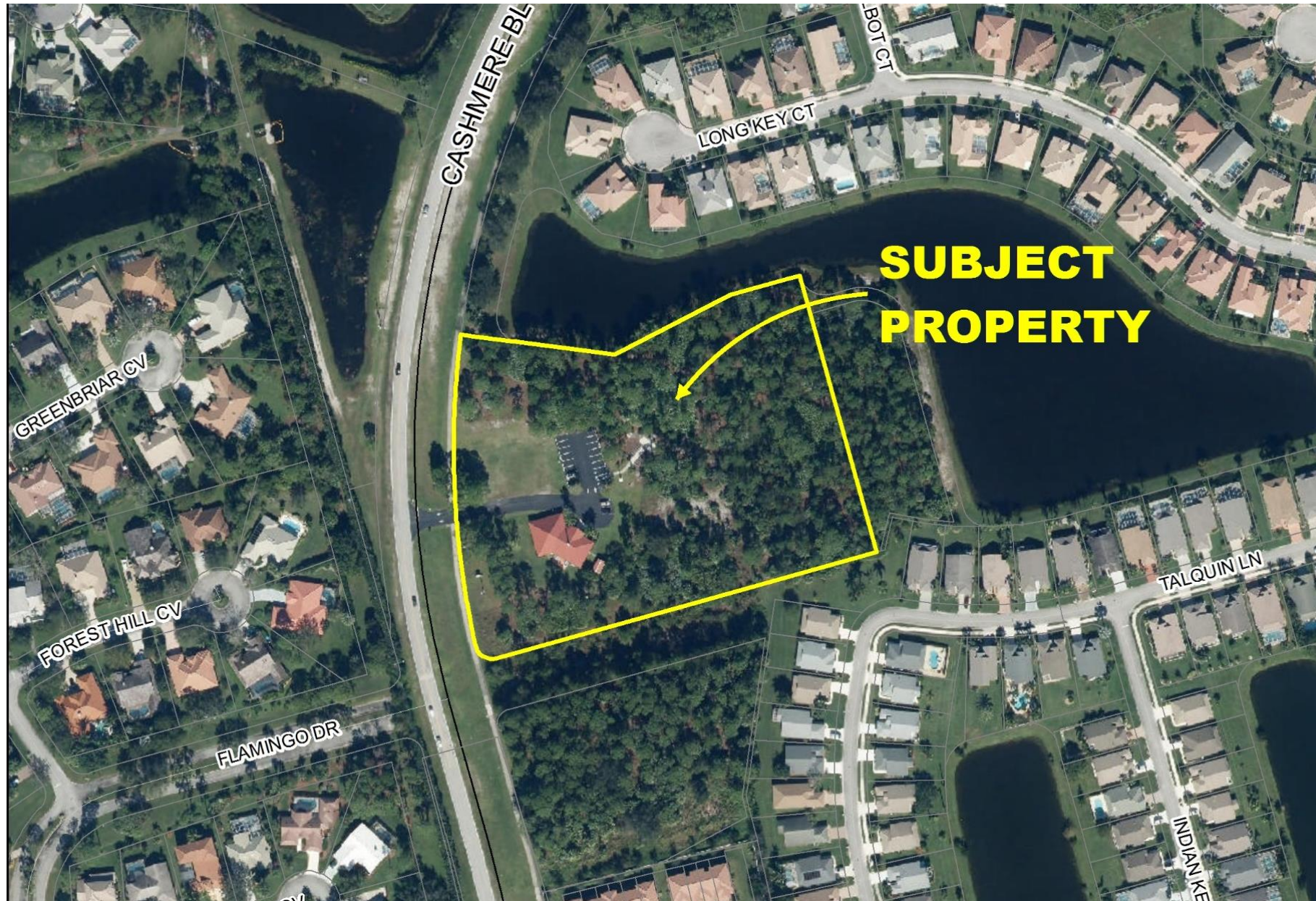
**SIZE:** Approximately 6.02 acres.

# GENERAL LOCATION MAP



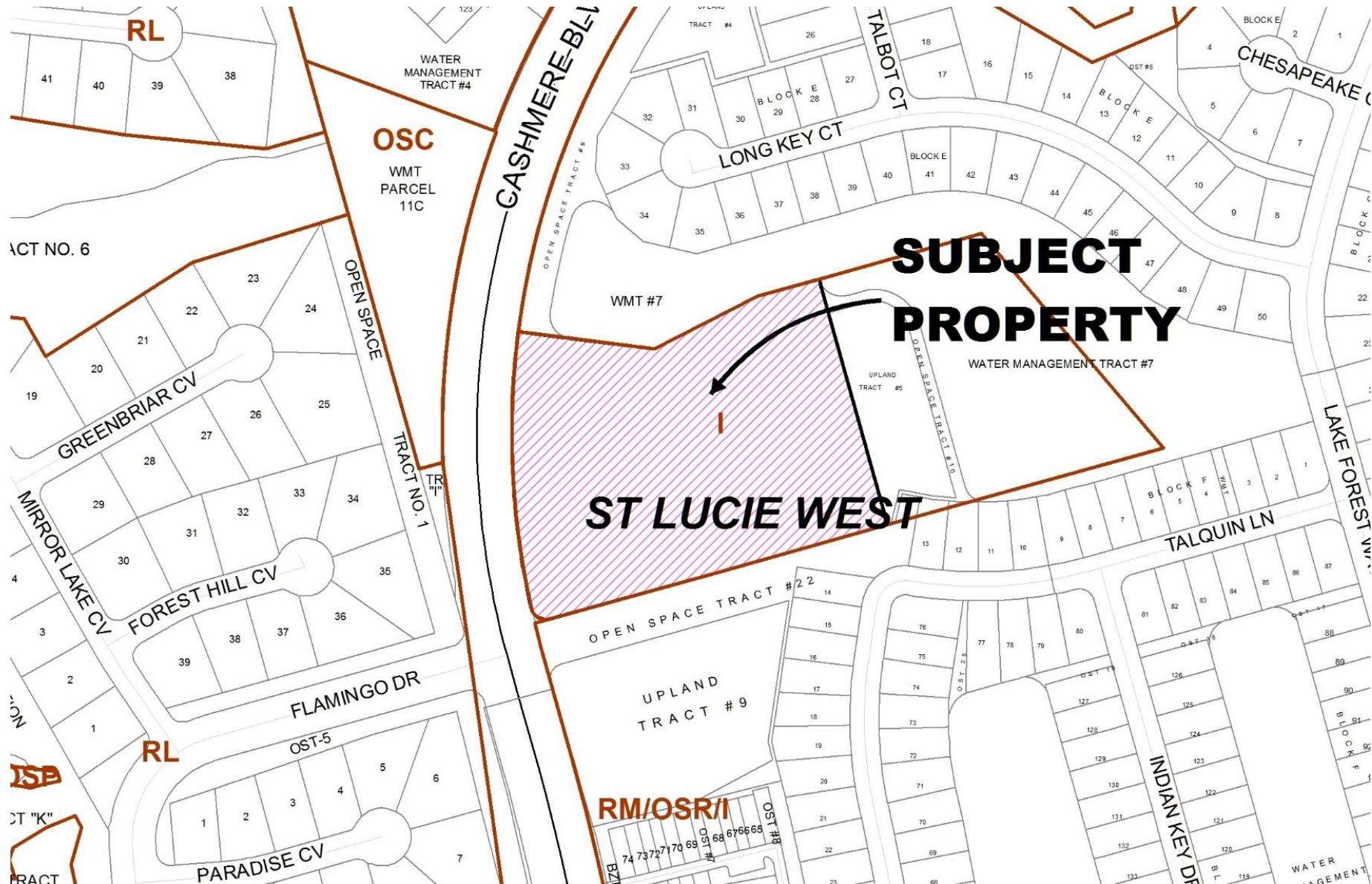


# AERIAL



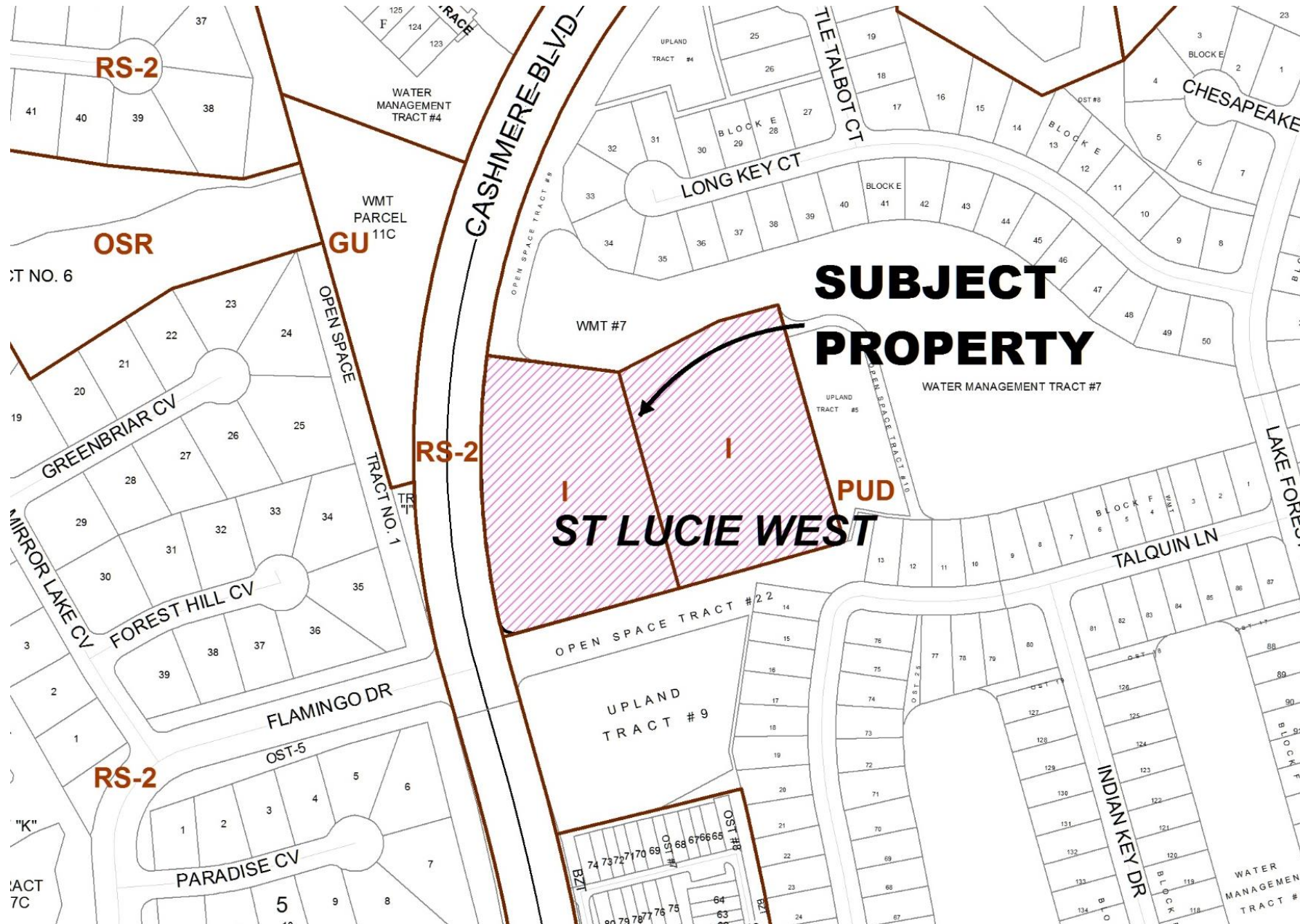


# FUTURE LAND USE





# ZONING



# IMPACTS & FINDINGS

**The applicant is proposing to construct a new Alzheimer's day care / office building on the site, in addition to the existing Grace Lutheran Church.**

- **NORTH PERIMETER**

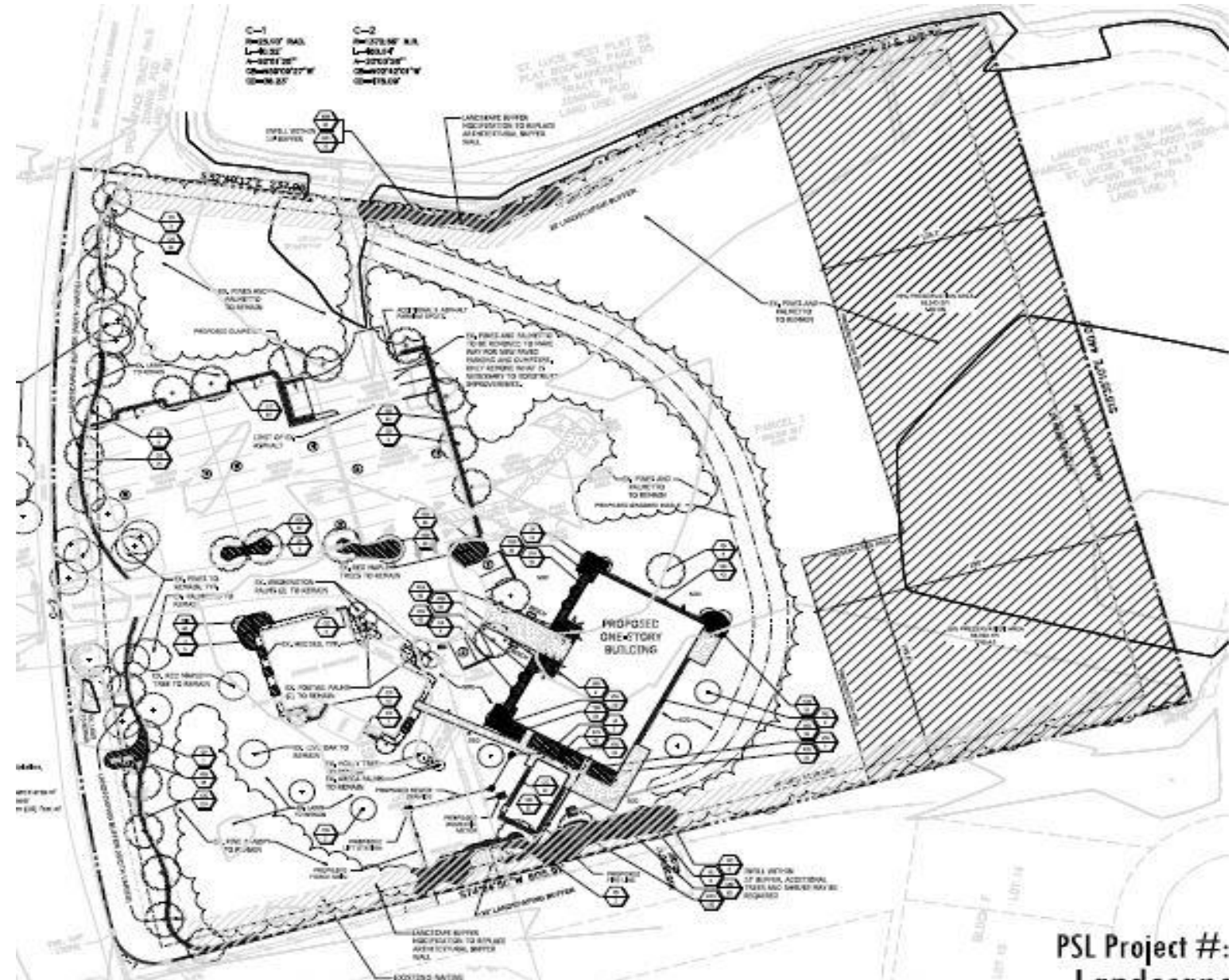
- The north perimeter of the property has many existing trees and shrubs that provide a visual barrier to the abutting property.
- Approximately 25% of the north perimeter would need additional shrubs to provide the required landscaping for the buffer. The applicant is meeting this requirement
- The proposed 10-foot wide landscape buffer includes at least one shrub for every 2 feet and at least one tree for every 30 feet of the perimeter, as typically required by code for a landscape buffer.

- **SOUTH PERIMETER**

- The south perimeter of the property is more sparsely vegetated than the north perimeter. Approximately 40% of the south perimeter would need additional trees and shrubs to provide the required landscaping for the buffer. The applicant is adding landscaping to these areas.
- Proposed shrubs include saw-palmetto, cocoplum, and wax myrtle shrubs and proposed trees include slash pine and live oak. The proposed 20-foot wide landscape buffer includes at least one shrub for every 2 feet and at least one tree for every 30 feet of the perimeter, as typically required by code for a landscape buffer, if not more.



# SITE PLAN





# ALZHEIMER'S COMMUNITY CARE AT GRACE LUTHERAN CHURCH



## **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.

