



Legislation Text

File #: 2019-825, **Version:** 1

Placement: Resolutions / Quasi-Judicial Hearing

Action Requested: Motion / Vote

Resolution 19-R72, Public Hearing, Quasi-Judicial, A Resolution approving a Landscape Modification application for Grace Lutheran Church at St. Lucie West (P19-115) to substitute landscaping for an architectural wall on the north and south sides of the property.

Submitted By: Holly F. Price, AICP, Principal Planner

Strategic Plan Link: The City's Mission to plan for smart and balanced growth.

Executive Summary (General Business): Application to substitute landscaping for an architectural wall on the north and south sides of the property utilizing new and existing vegetation.

Presentation Information: Staff may provide presentation.

Recommendation: Move that the Council approve the Landscape Modification for Grace Lutheran Church with a condition: The 20-foot wide landscape buffers shall have at least one Type A tree for every 30 linear feet, with tree spacing not to exceed a distance of 50 feet. Shrubs in the landscape buffers shall be planted in such a manner as to create a visual barrier that is at least 6 feet in height as the vegetation matures. Trees and shrubs located in the upland preserve area shall consist of native landscaping. Prior to obtaining a Certificate of Occupancy (CO), an updated Landscape Plan shall be provided if any field changes are made to the Landscape Plan.

Alternate Recommendations:

1. Move that the Council amend the recommendation and approve the Landscape Modification with a Condition for Grace Lutheran Church.
2. Move that the Council not approve and provide staff direction.

Background: The applicant is requesting to be exempt from the requirement to have an architectural wall located within the perimeter landscape buffers per Section 154.12 of the City of Port St. Lucie Landscape and Land Clearing Code.

An architectural wall is required within the landscape buffers along the north and south sides of the subject property since Grace Lutheran Church has an Institutional land use that abuts open space and residential land uses. However, the applicant is requesting approval for a Landscape Modification that allows the substitution of landscaping for an architectural wall.

Issues/Analysis: See P&Z Board Staff Report.

Financial Information: N/A

Special Consideration: Grace Lutheran Church is requesting approval for the addition of a 6,129 sq. ft. Alzheimer's day care center building on the site. This request is on the Meeting Agenda this evening.

Location of Project: 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. The address is 555 SW Cashmere Boulevard.

Attachments:

1. Resolution
 - A. Exhibit "A" to Resolution - Landscape Modification Plan
2. Staff Report
3. Maps
4. Application
5. Deed
6. Letter of Authorization
7. Staff Presentation
8. Correspondence and comments from the Public and Home Owners Association
9. Memo with Lake Forest Agreement

NOTE: All of the listed items in the "Attachment" section above are in the custody of the City Clerk. Any item(s) not provided in City Council packets are available upon request from the City Clerk.

LEGAL SUFFICIENCY REVIEW:

Approved as to Legal form and sufficiency by James D. Stokes, City Attorney. (Reference Legistar database for authorizing City Attorney representative.)