

CITY OF PORT ST. LUCIE, FL - CITY COUNCIL

AGENDA ITEM REQUEST

MEETING: REGULAR X SPECIAL _____

DATE: JANUARY 23, 2012

ORDINANCE _____ RESOLUTION _____ MOTION X PUBLIC HEARING _____

ITEM: (P11-158) Landscape Modification
 PSL Evangelical Church of the Nazarene

RECOMMENDED ACTION:

The Site Plan Review Committee unanimously recommended approval of this project on December 14, 2011.

EXHIBITS:

- A. Staff Report
 - B. Support Materials
-

SUMMARY EXPLANATION/BACKGROUND INFORMATION:

The proposed landscape modification request is to waive the requirement for a landscape buffer wall to be located along the northern and eastern boundary of the project, and to replace it with 6 feet high hedges and perimeter landscape trees to serve as buffering (see attached landscape plan).

IF PRESENTATION IS TO BE MADE, HOW MUCH TIME WILL BE REQUIRED?

None.

SUBMITTING DEPARTMENT: PLANNING and ZONING

DATE: 01/12/2012



City of Port St. Lucie

Planning and Zoning Department

TO: CITY COUNCIL - MEETING OF JANUARY 23, 2012

FROM: THRESIAMMA KURUVILLA, PLANNER 

RE: LANDSCAPE MODIFICATION-(PROJECT NO. P11-158)
PSL EVANGELICAL CHURCH OF THE NAZARENE

DATE: JANUARY 9, 2012

APPLICANT: Gregory L. Celentano of Ahrens Companies.

OWNER: PSL Evangelical Church of Nazarene

LOCATION: The property is located on Kestor Drive, east of Darwin Boulevard.

LEGAL DESCRIPTION: Tract L, Port St. Lucie Section 34.

SIZE: 3.133 acres (136,474 square feet)

EXISTING ZONING: I (Institutional) zoning.

EXISTING USE: Vacant land

SURROUNDING USES: North = RS-2 (Single-Family Residential) zoning, existing alley, South = RS-2 (Single-Family Residential) zoning, East = RS-2 (Single-Family Residential) zoning, existing alley, and West = I (Institutional) zoning, PSL Church of Nazarene.

PROPOSED PROJECT: The proposed project is for the construction of a single-story church and daycare building. The area of the daycare building in phase 1 is 6,144 square feet and the single story church in phase 2 is 7,788 square feet. The total area is 13,932 square feet.

REQUEST: The proposed landscape modification request is to waive the requirement for a landscape buffer wall to be located along the northern and eastern boundary of the project, and to replace it with 6 feet high hedges and perimeter landscape trees to serve as buffering (see attached landscape plan).

IMPACTS AND FINDINGS:

The property to the north and east where the landscape modification is requested is zoned Single-Family Residential. Section 153.04 (E) (1) requires an architectural landscape buffer wall at least 6 feet in height measured from the finished floor elevation where Institutional uses abut property with a residential land use. The purpose of this requirement is to buffer the high density impact of the proposed project from the residential land use. There is a 10 feet alley on the north and east side of this property separating the residential area and the proposed project, so the need for buffer wall is not warranted. To help alleviate some of the possible negative impacts like site lighting and glaring headlights, the applicant has provided 6 feet high hedges along the north and east property line.

Related projects:

P08-263 - On April 27, 2009 the City Council approved the Site Plan of this project for the construction of a single-story church and daycare building. The area of the daycare building in phase 1 is 6,144 square feet and the single-story church in phase 2 is 7,788 square feet. The total area is 13,932 square feet. The construction plans were approved by the Site Plan Review Committee on December 14, 2011.

Similar Projects:

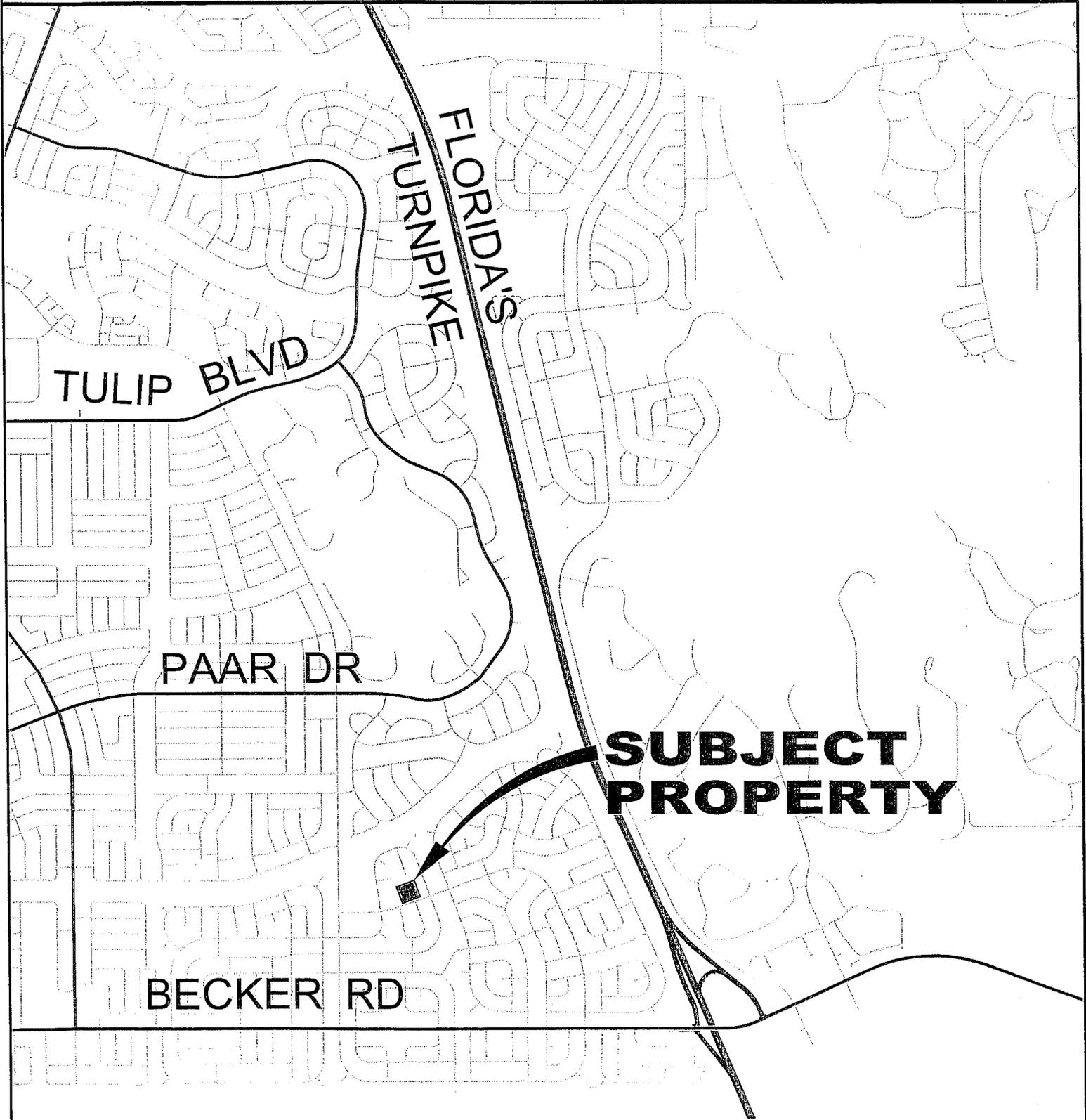
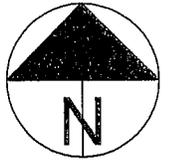
P10-079 – Landscape modification to waive the requirement for a landscape buffer wall for St. James Orthodox Church was approved by the City Council on September 13, 2010.

P09-089 – Landscape modification to waive the requirement for a landscape buffer wall for Publix Rivergate was approved on October 12, 2009.

STAFF RECOMMENDATION:

The Site Plan Review Committee reviewed the request and unanimously recommended approval of the landscape modification on December 14, 2011. 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.

SITE LOCATION



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

Prepared by:
M.I.S. DEPARTMENT

PZ2011.DWG

SITE PLAN REVIEW
TRACT "L"
PORT ST. LUCIE SECTION 34

DATE: 1/9/2012

APPLICATION NUMBER:
P11-158

CADD FILE NAME:
P11-158L

SCALE: 1" = .5 MI

SITE LOCATION



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

Prepared by:
M.I.S. DEPARTMENT

PZ2011.DWG

SITE PLAN REVIEW

TRACT "L"

PORT ST. LUCIE SECTION 34

AERIAL DEC 2010

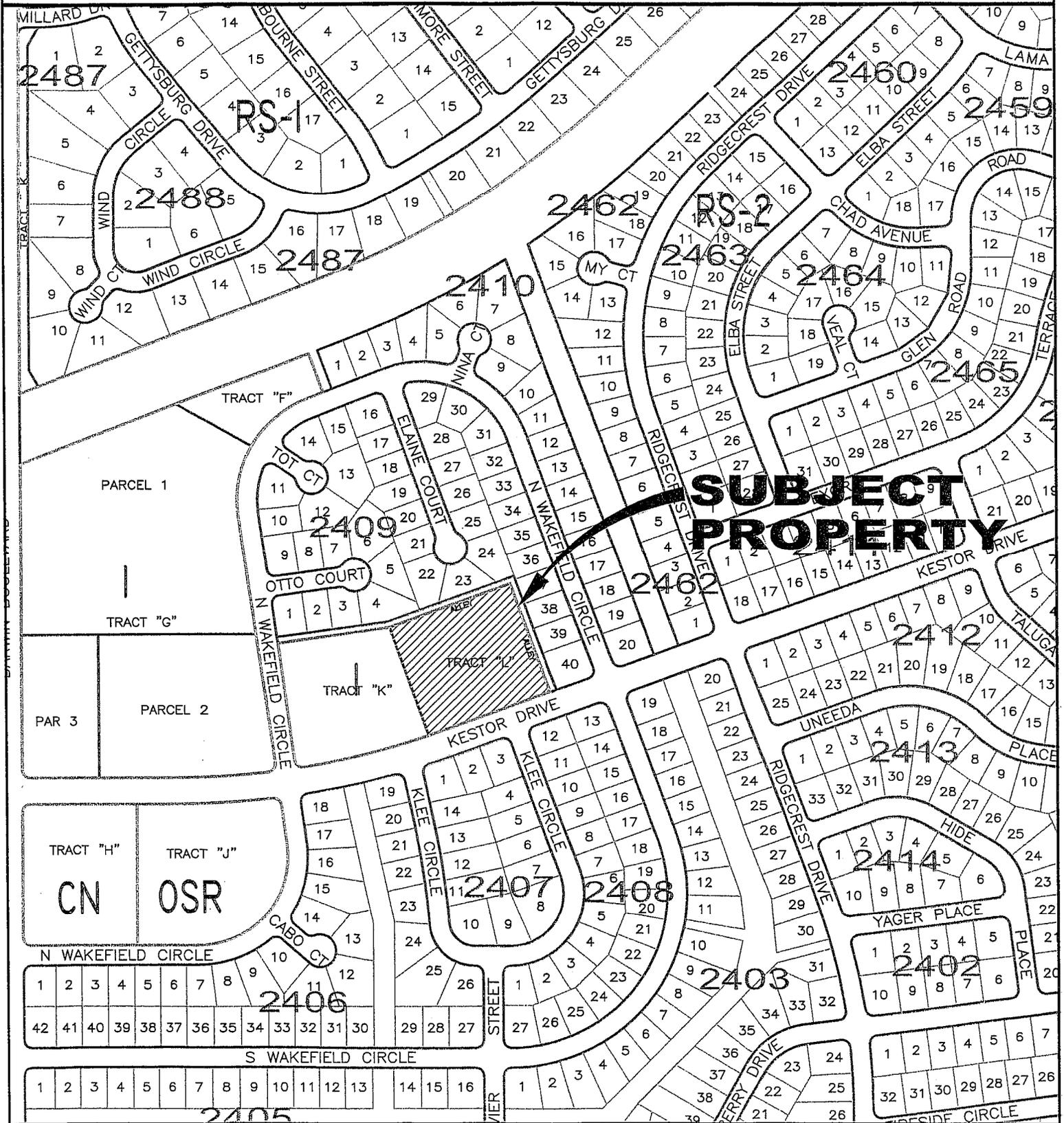
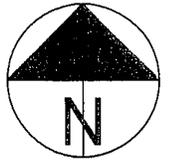
DATE: 1/9/12

APPLICATION NUMBER:
P11-158

CADD FILE NAME:
P11-158A

SCALE: 1" = 200'

EXISTING ZONING



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

Prepared by:
M.I.S. DEPARTMENT

PZ2011.DWG

SITE PLAN REVIEW
TRACT "L"
PORT ST. LUCIE SECTION 34

DATE: 1/9/12

APPLICATION NUMBER:
P11-158

CADD FILE NAME:
P11-158

SCALE: 1"=400'

LANDSCAPE MODIFICATION APPLICATION

FOR OFFICE USE ONLY

CITY OF PORT ST. LUCIE
Planning & Zoning Department
121 SW Port St. Lucie Blvd.
Port St. Lucie, Florida 34984
(772) 871-5212 FAX: (772) 871-5124

Planning Dept P11-158
Fee (Nonrefundable) \$ 710.00
Receipt # 11422

RECEIVED
NOV 15 2011
PLANNING DEPARTMENT
CITY OF PORT ST. LUCIE, FL

Refer to "Fee Schedule" for application fees. Make check payable to the "City of Port St. Lucie. Fee is nonrefundable unless application is withdrawn prior to Planning and Zoning Board meeting. **Attach two copies of proof of ownership (e.g. warranty deed, affidavit), and a copy of recent survey.**

PRIMARY CONTACT EMAIL ADDRESS:

PROPERTY OWNER:

Name: PSL EVANGELICAL Church of the NAZARENE
Address: Kestor Dr., Port St. Lucie, FL
Telephone No. (772) 260-5029 Fax No. (772) 597-3831

APPLICANT (IF OTHER THAN OWNER, ATTACH AUTHORIZATION TO ACT AS AGENT):

Name: A Gregory Celentano
Address: 1461 Kinetic Rd., Lake Park, FL 33403
Telephone No. (561) 863-9004 Fax No. (561) 863-9007

SUBJECT PROPERTY:

Legal Description: TRACK L Port St. Lucie section 34
Parcel I.D. Number: 3420-665-0011-0002
Address: _____
Current zoning classification _____

Description of request and applicable conditions/circumstances justifying request (continue on separate sheet, if necessary). A landscape plan showing the proposed landscaping, prepared by a registered landscape architect, and reviewed by the site plan committee is required for City Council approval.

Pascal Permis Signature of Applicant
PASCAL PERMIS Hand Print Name
11/15/2011 Date

NOTE: Signature on this application acknowledges that a certificate of concurrency for adequate public facilities as needed to service this project has not yet been determined. Adequacy of public facility services is not guaranteed at this stage in the development review process. Adequacy for public facilities is determined through certification of concurrency and the issuance of final local development orders as may be necessary for this project to be determined based on the application material submitted.

Port St. Lucie Evangelical Church of the Nazarene
P.O.Box 747
Indiantown, Fl 34956



Rev. Pascal Permis, MDiv.
15248 S.W. Myrtle Dr.
Indiantown, Fl 34956
(772) 597-3831
(772) 260-5029

December 16, 2008

To: All Permitting Agencies
Re: Port St. Lucie Evangelical Church of the Nazarene

To: Whom it may concern:

This letter serves as authorization to allow Arhen Companies to act on our behalf as authorized representative in the processing and obtaining of any and all permits associated with the Port St. Lucie Evangelical Church of the Nazarene's new facilities and the construction located at the above referenced address. The following personnel are authorized to sign on our behalf:

Richard C. Ahrens
Greg Celentano, VP, Arhens Companies
Don B. Boitnott, Architect, Fl Lic# 10650
Allan Ball Project Manager, Ahren Companies
Stuart Cunningham, PE Cunningham & Durance, Consulting Engineers, Inc.

Respectfully,

A handwritten signature in cursive script, appearing to read "Pascal Permis".

Rev. Pascal Permis,
Port St. Lucie Evangelical Church of the Nazarene

18.50
.70

Prepared by and return to:
CLIFFORD M. ABLES, III
551 South Commerce Avenue
Sebring, FL 33870-3869
(863) 385-0112
File #3216-707

Parcel Id. No. 3420-665-0010-000-5

[Space Above This Line For Recording Data]

THIS INSTRUMENT PREPARED FROM INFORMATION FURNISHED BY THE PARTIES.
NO EXAMINATION OF TITLE WAS MADE AND NO RESPONSIBILITY IS ASSUMED FOR
TITLE OR DESCRIPTION PROBLEMS

Warranty Deed

This Warranty Deed made as of the 8th day of February, 2007, between

District Advisory Board of the Southern Florida District,
Church of the Nazarene, Inc., aka The Advisory Board
of the Southern Florida District Church of the Nazarene, Inc.,
a Florida not-for-profit corporation
whose post office address is
2665 Placid View Drive, Lake Placid, FL 33852
grantor, and

Port St. Lucie Evangelical Church of the Nazarene, Inc.,
a Florida not-for-profit corporation
whose post office address is
121 SW Kestor Drive, Port St. Lucie, FL 34953
grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

WITNESSETH, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in St. Lucie County, Florida, to-wit:

Tract L of PORT ST. LUCIE SECTION THIRTY FOUR (34), a subdivision according to the plat thereof, as recorded in Plat Book 15, page 9J of the Public Records of St. Lucie County, Florida.

This conveyance is subject to the following:

1. Ad valorem taxes and solid waste charges subsequent to 2006.

2. Zoning, restrictions, prohibitions and other requirements imposed by governmental authority.
3. Restrictions and matters appearing on the plat or otherwise common to the subdivision.
4. Public utility easements of record.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2006.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

Witnesses:

Vicki A. Porter

Vicki A. Porter
Printed Name of Witness

Beverly J. Phillips

BEVERLY J. PHILLIPS
Printed Name of Witness

STATE OF FLORIDA
COUNTY OF HIGHLANDS

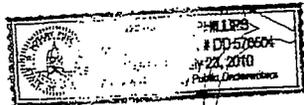
The foregoing instrument was acknowledged before me this 24 day of FEB 2007, by David F. Nixon, President of District Advisory Board of the Southern Florida District, Church of the Nazarene, Inc., aka The Advisory Board of the Southern Florida District Church of the Nazarene, Inc., a not-for-profit corporation, organized and existing under the laws of the State of Florida, on behalf of the corporation. I further certify that he is personally known to me or has produced a driver's license as identification.

District Advisory Board of the Southern Florida District, Church of the Nazarene, Inc., aka The Advisory Board of the Southern Florida District Church of the Nazarene, Inc.

By: David F. Nixon
David F. Nixon, President

[CORPORATE SEAL]

[Seal]



Beverly J. Phillips
Notary Public

