

CITY OF PORT ST. LUCIE, FL - CITY COUNCIL

AGENDA ITEM REQUEST

MEETING: REGULAR X SPECIAL _____

DATE: NOVEMBER 26, 2012

ORDINANCE _____ RESOLUTION _____ MOTION X PUBLIC HEARING _____

ITEM: (P12-141) Landscape Modification- Sunlight Community Church @ SLW

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 at the property line between the church and Lake Forest houses and to replace it with more hedges and perimeter landscape trees than the required numbers 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: 11/15/2012



City of Port St. Lucie

Planning and Zoning Department

TO: CITY COUNCIL - MEETING OF NOVEMBER 26, 2012

FROM: THRESIAMMA KURUVILLA, PLANNER *JK*

RE: LANDSCAPE MODIFICATION-(PROJECT NO. P12-141)
SUNLIGHT COMMUNITY CHURCH @ SLW

DATE: NOVEMBER 15, 2012

APPLICANT: Daniel P. Retherford, P.E. of Engineering Design & Construction, Inc.
Authorization letter is attached.

OWNER: Sunlight Community Church of Port St. Lucie, Inc.

LOCATION: 477 SW Cashmere Boulevard, located on the east side of SW Cashmere Boulevard, between Crystal River Boulevard and SW Sandyway.

LEGAL DESCRIPTION: A portion of parcel 3B, St. Lucie West Plat 36.

SIZE: 7.78 acres (339,104.16 square feet)

EXISTING ZONING: I (Institutional) zoning.

EXISTING USE: There is an existing church and a daycare.

SURROUNDING USES: North = PUD (Planned Unit Development), and Water Management Tract and Conservation Tract, South = PUD (Planned Unit Development), East = GU (General Use Conservation Tract), and West = GU (General Use Conservation Tract).

PROPOSED PROJECT: The proposed project is for the construction of a new 36,950 square foot church, adjacent to the existing church. The existing church will become the daycare when the new church is constructed. The total area of both buildings is 51,161 square feet.

REQUEST: The proposed landscape modification request is to waive the requirement for a landscape buffer wall to be located at the property line between the church and Lake Forest houses and to replace it with more hedges and perimeter landscape trees than the required numbers to serve as buffering (see attached landscape plan).

IMPACTS AND FINDINGS:

The property to the south where the landscape modification is requested is zoned PUD (Lake Forest community). Section 153.04 (G) (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.

Related projects:

(P07-126) - The City Council on September 24, 2007 approved the addition of a 5,217 sq. ft. area of daycare to the existing church.

(P08-166) - The Site Plan Review Committee on May 28, 2008 administratively approved the removal of unimproved parking from the site plan.

(P12-123) - The applicant has applied for a site plan approval for a new 36,950 square foot church, adjacent to the existing church.

(P12-134) - The applicant has applied for a special exception use for the church steeple height as per Section 158.215 (B).

Similar Projects:

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

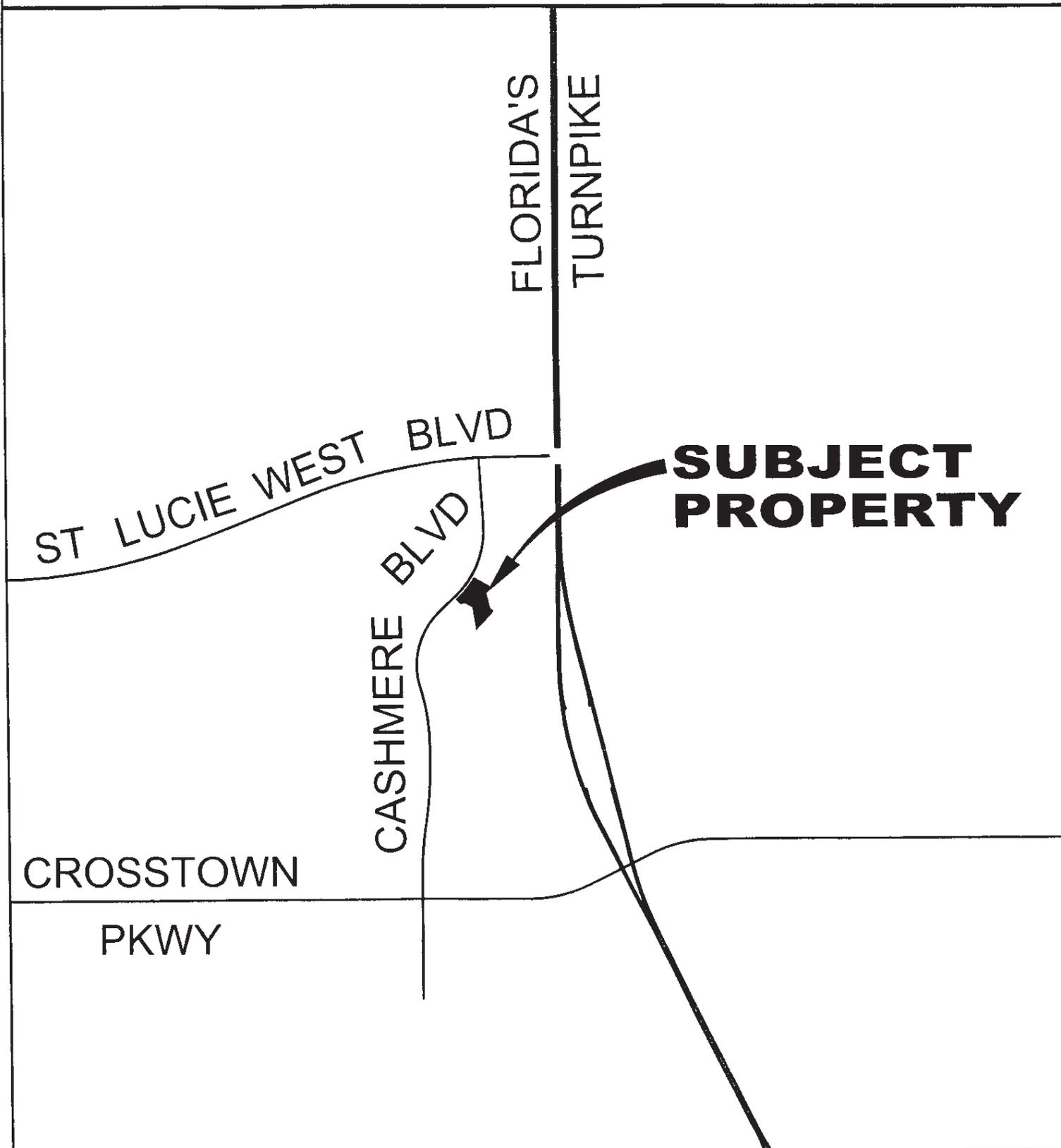
P10-079 - Landscape modification to waive the requirement for a landscape buffer wall for St. James Orthodox Church was approved by the City Council on September 13, 2010.

P11-158 - Landscape modification to waive the requirement for a landscape buffer wall for PSL Evangelical Church of Nazarene was approved on January 23, 2012.

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.

SITE LOCATION



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

Prepared by:
M.I.S. DEPARTMENT

PZ 2012.DWG

LANDSCAPE MODIFICATION
PORTION OF PARCEL 3B
ST LUCIE WEST PLAT 36

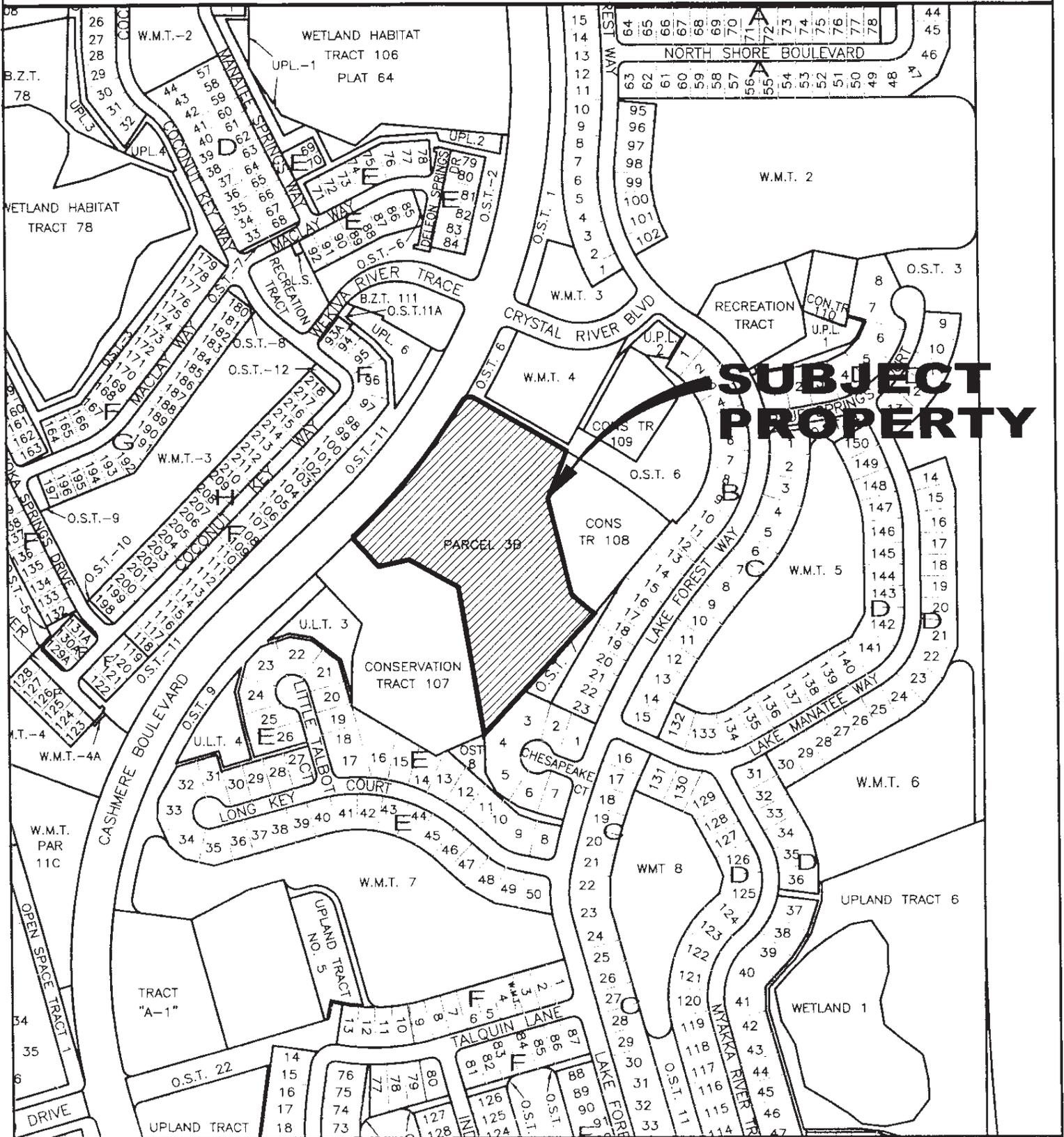
DATE: 10/29/2012

APPLICATION NUMBER:
P12-141

CADD FILE NAME:
P12-141L

SCALE: 1" = .5 MI

SITE LOCATION



SUBJECT PROPERTY



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

Prepared by:
M.I.S. DEPARTMENT PZ 2012.0WG

LANDSCAPE MODIFICATION
PORTION OF PARCEL 3B
ST LUCIE WEST PLAT 36

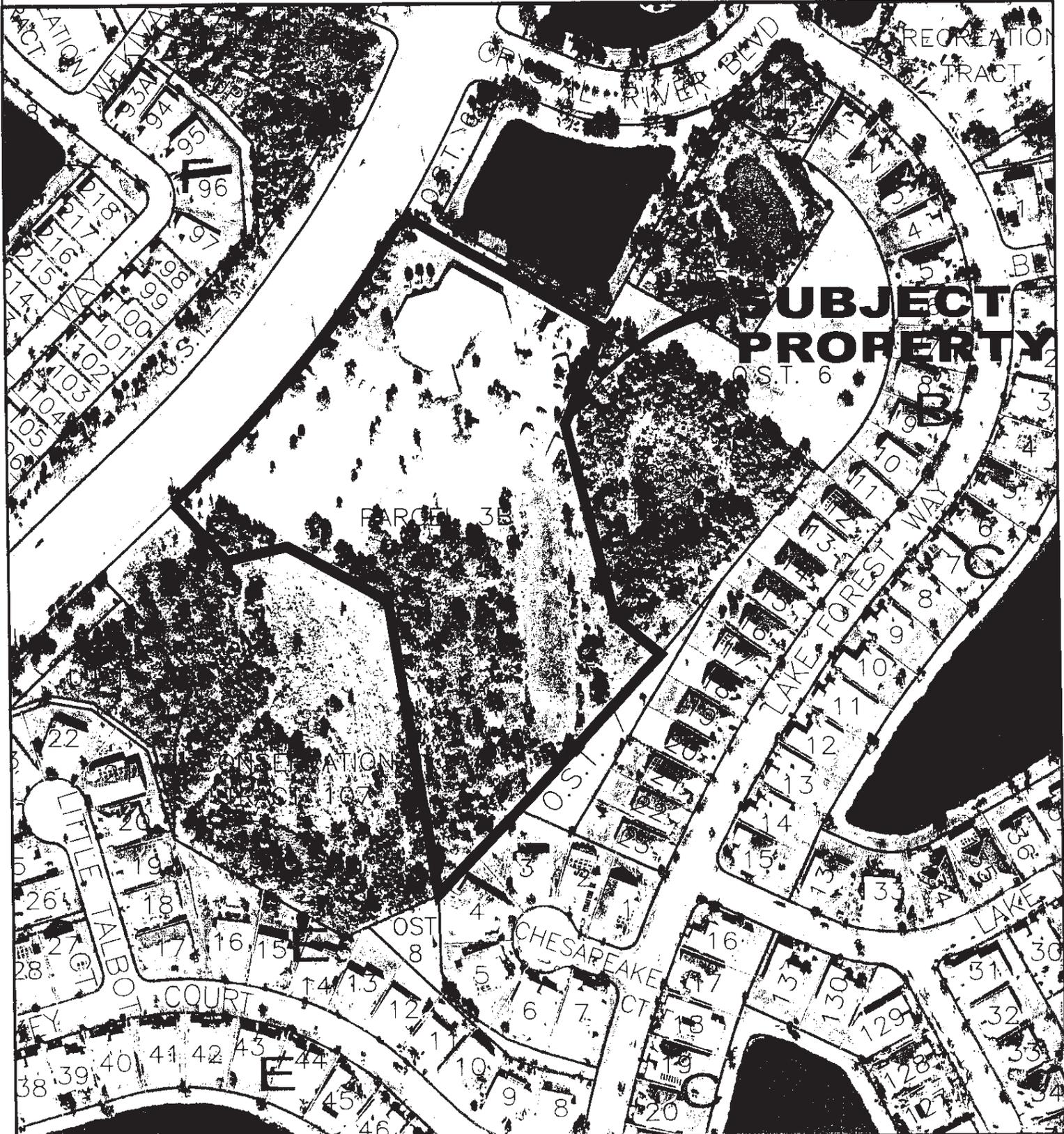
DATE: 10/29/2012

APPLICATION NUMBER:
P12-141

CADD FILE NAME:
P12-141M

SCALE: 1"=400'

SITE LOCATION



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

Prepared by
M.I.S. DEPARTMENT

PZ 2012.DWG

LANDSCAPE MODIFICATION
PORTION OF PARCEL 3B
ST LUCIE WEST PLAT 36
AERIAL DEC 2010

DATE: 10/29/2012

APPLICATION NUMBER:
P12-141

CADD FILE NAME:
P12-141A

SCALE: 1"=200'

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 P12-141
Fee (Nonrefundable) \$ 710.00
Receipt # 165

Refer to "Fee Schedule" for application fee. 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: dannyretherford@edc-inc.com

PROPERTY OWNER:

Name: Sunlight Community Church
Address: 477 SW Cashmere Blvd., Port St. Lucie, FL 34986
Telephone No. 772-879-6326 Fax No. 772-879-4643

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

Name: Daniel P. Retherford, P.E. - Engineering Design & Construction, Inc. (EDC)
Address: 1934 Tucker Court, Fort Pierce, FL 34950
Telephone No. 772-462-2455 Fax No. 772-462-2454

RECEIVED

OCT 12 2012

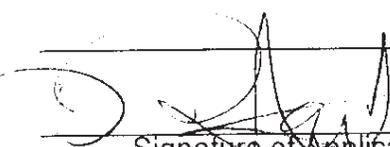
PLANNING DEPARTMENT
CITY OF PORT ST. LUCIE, FL

SUBJECT PROPERTY:

Legal Description: See Legal Description on provided survey.
Parcel I.D. Number: 3323-750-0033-010-8
Address: 477 SW Cashmere Blvd., Port St. Lucie, FL 34986
Current zoning classification 1

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.

See attached letter.


Signature of Applicant

Daniel Retherford
Hand Print Name

12 OCT 12
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.

SUNLIGHT
COMMUNITY CHURCH

October 2, 2012

Subject: Sunlight Community Church Building Project

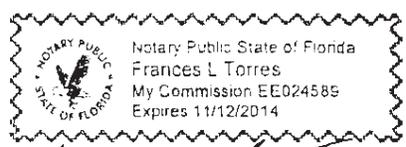
To Whom It May Concern:

I hereby authorize Engineering Design and Construction, Inc. with Mr. Roderick J. Kennedy, P.E. and Mr. Daniel P. Retherford, P.E. to act as an agent for Sunlight Community Church concerning matters related to the planning and permitting of the above mentioned project located in Saint Lucie County Florida.

Sincerely,



Scott Vander Ploeg
Pastor



Frances L. Torres

COPY

24.00

1128857

Prepared by and return to:
Wesley R. Harvin, Esq.
HARVIN & GEARY
3727 SE Ocean Blvd., Ste. 101
Stuart, FL 34996

THOS. J. WHITE DIXON
County
Grant Court
Deputy Clerk
Total \$ 1224.00

WARRANTY DEED

THIS WARRANTY DEED made the 14th day of Aug 1991, by THOS. J. WHITE DEVELOPMENT CORPORATION, a Florida corporation, whose post office address is 590 N.W. Peacock Loop, Suite #3, Port St. Lucie, Florida 34986, hereinafter called the "Grantor" and SUNLIGHT COMMUNITY CHURCH OF PORT ST. LUCIE, INC., a Florida corporation, whose post office address is 428 Sunnysdale Lane, Port St. Lucie, Florida 34983, hereinafter called the "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);

WITNESSETH:

Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in St. Lucie County, Florida, viz:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

Grantor reserves to itself, its successors and assigns, as an appurtenance to the land described below, the right to use the passageway now in existence across the real property described above, as is more particularly depicted on the attached Exhibit "B". The property to which the right-of-way is an appurtenance is described as follows:

A Parcel of land lying in Sections 30 and 31, Township 36 South, Range 40 East, St. Lucie County, Florida, being Parcel 3B, as shown on the plat of St. Lucie West Plat No. 38 - ACREAGE & CONSERVATION TRACTS as recorded in Plat Book 30, pages 1, 1A through 1U, Public Records of St. Lucie County, Florida, less and except the conveyed Parcel.

The rights conveyed hereunder shall terminate upon the following events: (1) The earlier of thirty-six (36) months from date hereof; or (2) Grantee's commencement of construction upon the conveyed site per an approved site plan from the City of Port St. Lucie.

The land conveyed hereby is conveyed subject to the restrictions, easements and conditions of record, reservations, rights-of-way, limitations of record, zoning and other prohibitions imposed by governmental authority and real property taxes subsequent to December 31, 1990; and, in particular, to the Declaration of Covenants, Conditions and Restrictions for ST. LUCIE WEST (PREMA VISTA ASSOCIATION, now known as ST. LUCIE WEST COMMERCIAL ASSOCIATION, INC. recorded in O.R. Book 638, Page 1687; as amended in O.R. Book 649, Page 1363; O.R. Book 678, Page 1375; as re-recorded in O.R. Book 686, Page 1048; O.R. Book 691, page 1619 as re-recorded in O.R. Book 693, page 702; O.R. Book 715, page 954; O.R. Book 719, page 263; and O.R. Book 722, page 525; all in the public records of St. Lucie County, Florida; and to the conditions of the St. Lucie West Services District as described in the Commissioner's Report recorded in O.R. Book 683, page 2008, public records of St. Lucie County, Florida.

This Deed is made subject to the following conditions or restrictions which the Grantee accepts as covenants running with the land which inure to the benefit of and are binding on all parties, heirs, successors, and assigns, subsequent grantees, owners, mortgagees or persons claiming under them:

COPY

(1) With each building constructed, Grantee shall, at Grantee's expense, fully wire the premises for complete connection to private cable television services for not less than four (4) cable television outlets in accordance with Grantor's precise specifications, as revised from time to time. To the fullest extent possible, Grantee shall have the obligation to remit to the St. Lucie West Commercial Association, which includes Grantee's property, the applicable monthly charge plus applicable tax for basic cable television service.

(2) The use of the property conveyed is restricted to use as a sanctuary and future private school and/or day care center by the Grantee and that subject property is not to be used for business, commercial, or any other purpose inconsistent with the nature of a sanctuary, private school and/or day care center. These restrictions are for the benefit of the present owner and its successors in title and may be enforced by them in every lawful manner. The restrictions shall continue until August 14, 2011.

(3) Grantee covenants and agrees that with each building constructed, Grantee shall, at Grantee's expense design and construct same to insure that said building is fully prepared to be connected to the gas distribution system, at the outside edge of said building, in full compliance with the specifications as promulgated by the gas company, Western Energy, and all applicable local, state or national codes or regulations. The following fees shall be payable to Western Energy: Two Hundred Dollars (\$200.00) per building for gas service availability when a building permit is issued, and Fifty Dollars (\$50.00) per building when gas is connected.

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 has good right and lawful authority to sell and convey said land, and 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.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed by the undersigned duly authorized corporate officers the day and year first above written.

GRANTOR: THOS. J. WHITE DEVELOPMENT CORPORATION, a Florida corporation

Signed, sealed and delivered in our presence:

(1) MaryLou Dougherty
Print Name: MaryLou Dougherty

(2) Carolyn M. Angus
Print Name: Carolyn M. Angus

By: W. Byron Traynor
W. Byron Traynor
Executive Vice President

(corporate seal)



STATE OF FLORIDA
COUNTY OF ST. LUCIE

BEFORE ME personally appeared W. BYRON TRAYNOR, to me well known and known to me to be the individual described to and who executed the foregoing instrument as Executive Vice President of THOS. J. WHITE DEVELOPMENT CORPORATION, a Florida corporation and acknowledged to and before me that he executed such instrument and that the seal affixed to the foregoing instrument is the corporate seal of the

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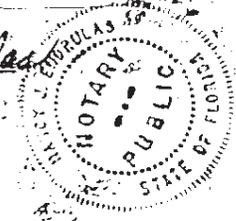
corporation and that it was affixed to the foregoing instrument by due and regular corporate authority, and that said instrument is the free act and deed of said corporation.

WITNESS my hand and seal this 14 day of August, 1991.

Nancy J. Endrulas
(Notary Public
Nancy J. Endrulas

My Commission Expires:

(notarial seal)



NOTARY PUBLIC, STATE OF FLORIDA.
MY COMMISSION EXPIRES: MAY 30, 1992.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

COPY

COPY

COPY

EXHIBIT "A"

LEGAL DESCRIPTION PARCEL 3C - ST. LUCIE WEST SUNLIGHT
COMMUNITY CHURCH SITE

A parcel of land lying in Sections 30 and 31, Township 36 South, Range 40 East, St. Lucie County, Florida, being a portion of Parcel 3B, as shown on the Plat of St. Lucie West Plat No. 36 - Acreage & Conservation tracts, as recorded in Plat Book 30, pages 1 and 1A-U, Public Records of St. Lucie County, Florida, particularly described as follows:

Begin at the Southeasterly corner of Conservation Tract No. 107, as shown on said St. Lucie West Plat No. 36; thence run North 9 degrees 11'50" West along the Easterly line of said Conservation Tract No. 107 a distance of 449.19 feet; thence run North 61 degrees 17'05" West along the Northerly line of said Conservation Tract No. 107 a distance of 171.98 feet; thence run South 77 degrees 42' 40" West along the Northerly line of said Conservation Tract No. 107 a distance of 95.83 feet; thence run North 42 degrees 54'36" West along the Northerly line of said Conservation Tract No. 107 a distance of 119.03 feet; thence run North 47 degrees 05'24" East a distance of 48.58 feet to a point of curvature; thence run Northeasterly along the arc of a curve, concave to the Northwest, with radius of 1817.90 feet and central angle of 15 degrees 20'42" a distance of 486.87 feet to a point of reverse curvature; thence run Easterly along the arc of a curve, concave to the South, with radius of 25.00 feet and central angle of 87 degrees 58'43" a distance of 38.39 feet to a point of tangency; thence run South 60 degrees 16'34" East a distance of 322.64 feet to the most Northerly corner of Conservation Tract No. 108, as shown on said St. Lucie West Plat No. 36; thence run South 22 degrees 34'17" West along the Westerly line of said Conservation Tract No. 108 a distance of 155.16 feet; thence run South 14 degrees 01'40" East along the Westerly line of said Conservation Tract No. 108 a distance of 296.63 feet; thence run South 50 degrees 00'31" East along the Westerly line of said Conservation Tract No. 108 a distance of 90.12 feet to the most Southerly corner of said Conservation Tract No. 108; thence run South 43 degrees 28'04" West a distance of 496.75 feet to the point of beginning; containing 7.785 acres.

COPY

SUNLIGHT COMMUNITY CHURCH

Lake Forest at Saint Lucie West HOA, Inc.
249 SW Lake Forest Way
Port Saint Lucie, Florida 34986

September 27, 2012

To Whom It May Concern:

In July 2010, we had written to you to inform you of an expansion project that we are planning on our property. Since we are now moving forward with our plans, we wanted to write and give you an update.

Our new version of the site plan includes a new sanctuary, a fellowship hall and recreation space, as well as offices and classrooms. The new building space is planned to be roughly 37,000 sq. ft. at build out. This addition will also include the expansion of our parking lot - though much of the new parking will be grass parking. As your neighbor and neighborhood church, we believe that these facility additions will greatly expand our ability to minister to families here in Port St. Lucie.

Because our property is immediately adjacent to a few homeowners in Lake Forest, we also want to make you aware of the fact that we are planning for the sake of aesthetics to enhance our landscaping at the property line between the church property and these homes. We have had conversations directly with some of these homeowners and have showed them our plans.

Should you have any questions regarding the project, please contact us here at the church. I will serve as the contact person for such questions.

Thank you.

Sincerely,



Scott Vander Ploeg
Pastor, Sunlight Community Church

PUBLIC ART REQUIREMENT CHECKLIST

January 4, 2011

Project Name: SUNLIGHT CHURCH

Project Number: P - **New Submittal:** **Re-submittal:** (check one)

Applicant is required to submit the public art requirement package to the Planning & Zoning Department with the site plan package. The package will be distributed to the Public Art Advisory Board (PAAB) and scheduled for their next meeting. PAAB meetings are the 2nd (second) Tuesday of every month and the applicant is strongly encouraged to attend. If any items are incomplete or missing, it may delay review of the application by the PAAB. Other drawings or information may be required, if deemed necessary, upon review by the PAAB. The Public Art Requirement approval must be obtained prior to the site plan being scheduled for City Council.

Description of Item to be provided: (Twelve copies of all items collated into sets)

	Completed Public Art Requirement Checklist: One original, completed and signed by applicant.
	Copy of Site Plan Application and Proposed Site Plan
	Cover Letter: Describe to the PAAB your proposal to meet the Public Art Requirements. Please be as descriptive as possible.
	Written Response to Comments: For resubmittals only.
	Calculation of Public Art Requirement Value: Applicant must provide cost estimate for proposed improvements which include building, site improvements such as paving, drainage and parking (civil), landscape, and site lighting. Complete Public Art Requirement Value Calculation section of this application and attach supportive cost estimates from licensed professionals within each discipline.
	Proposed Public Art Requirement Method: Identify which method you are choosing to meet the requirement by placing the number in the box to the left. 1. Artwork On Site 2. Art Donated to the City of Port St. Lucie 3. Payment of Fee in Lieu of Artwork On Site
	Public Art Requirement Proposal: Submit the appropriate supportive information to clearly communicate the proposal and to assist the PAAB in evaluation of the proposed Public Art. ART ON SITE: Complete "Artwork Proposal and Specifications" Section of Application. ENHANCED ARCHITECTURE: Provide proposed elevations clearly showing enhanced elements above minimum architectural requirements. ENHANCED LANDSCAPE: Provide proposed plan and elevation views clearly showing 'enhanced elements' above minimum landscape requirements. Applicant must clearly demonstrate a unique and identifiable element or space which is definable apart from the minimum landscape or site design requirements.

CALCULATION OF PUBLIC ART REQUIREMENT VALUE:

Building Costs (Vertical construction estimate)	\$ 4,703,905.00
Civil Costs (Paving, Drainage, Parking)	\$ 150,000.00
Landscape Costs	\$ 90,000.00
Site Lighting Costs	\$ 80,400.00
TOTAL ESTIMATED COSTS:	\$ 5,024,305.00
Public Art Requirement Value: (1% of Total Estimated Costs)	\$ 50,243.05

(Maximum Public Art Requirement Value is \$50,000.00.)

ARTWORK PROPOSAL AND SPECIFICATIONS:

1. Artwork & Artist Information:

Artwork Title: _____
 Artwork Site: _____
 Artwork Material: _____
 Artwork Dimensions: _____
 Artist Name: _____
 Address: _____
 City, State Zip: _____
 Telephone: _____
 Website: _____

2. Artwork Description: _____

3. Siting: _____

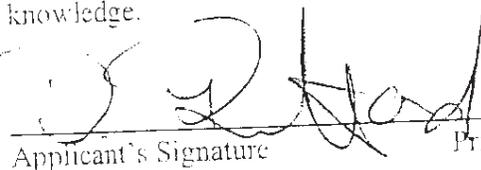
4. Materials with Specifications: _____

5. Fabrication and Installation Procedures: _____

6. Yearly Maintenance and Conservation Plan: _____

7. Examples of artist's work or related pieces: _____

I acknowledge (as applicant/owners representative) that The Public Art Requirement approval must be obtained prior to the site plan being scheduled for City Council. I have provided all required checklist items and the estimates used to calculate the Public Art Requirement Value are accurate to the best of my knowledge.



Printed Applicant Name: Daniel P Retherford

Date: 9/25/12

Applicant's Signature

NOTICE

There will be a Regular Meeting of the PUBLIC ART ADVISORY BOARD of the City of Port St. Lucie on Tuesday, October 9, 2012, at 3:00 p.m., at Port St. Lucie City Hall, Room 188, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida.

AGENDA

1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF MINUTES – NONE
4. REVIEW OF PROJECTS
 - A. MEDSTAT PSL
 - B. FORT PIERCE TURNPIKE PLAZA
 - C. EMERALD HEALTH CARE
 - D. SUNLIGHT COMMUNITY CHURCH @ SLW
5. CALL TO ARTISTS
6. CIVIC CENTER ART GALLERY
7. ARTIST'S REGISTRY
8. NEW BUSINESS
 - A. TWO NEW PAAB SEATS PER CITY COUNCIL VOTE 09/24/12
9. OLD BUSINESS
 - A. STATUS OF FAPAP MEMBERSHIP (\$100)
10. ADJOURN

*Approved as submitted
by the applicant*

NOTICE: No stenographic record by a certified court reporter will be made of the foregoing meeting. Accordingly, any person who may seek to appeal any decision involving the matters noticed herein will be responsible for making a verbatim record of the testimony and evidence at said meeting upon which any appeal is to be based.

AS A COURTESY TO THE PEOPLE RECORDING THE MEETING, PLEASE TURN OFF ALL CELL PHONES.



St. Lucie West

St. Lucie West Commercial Association, Inc.

C/O Bristol Management Services, Inc.
543 NW Lake Whitney Place, Suite 101
Port St. Lucie, FL 34986
Office: (772) 323-2004 Fax: (772) 878-1519

Date: 10/31/2012

Record #: 22

Engineering Design & Construction
1934 Tucker Court
Fort Pierce, FL 34950

RE: Sunlight Community Church Expansion- Site Plan

Project Address: 477 SW Cashmere Blvd.

This notice serves as the Architectural Review Committee's response to your request as referenced above.
Please note any comments made by the committee below.

If you have any questions regarding this matter, please feel free to contact Bristol Management Services at
(772) 323-2004

Status: **Approved**

Comments

Site Plan is approved as submitted.

Signed: The St. Lucie West Architectural Review Committee



SUNLIGHT CHURCH
LANDSCAPE MODIFICATION APPLICATION
DESCRIPTION REQUEST

Introduction

Sunlight Church, the applicant, is seeking approval of a landscape modification to substitute landscaping for an architectural wall. The site plan, rendering and landscape plan has been provided with this request.

The applicant is asking for a landscape modification, as described in Article 1 (Landscaping) Section 153.12, of the land development code as the following: *Requests to substitute landscaping for an architectural wall that is a required feature of a landscape buffer strip or requests to be exempt from installing the landscape buffer strip requirement shall be reviewed by the city council.*

The applicant agrees that the proposed changes in this request are consistent with the classification of a landscape modification. The modification is summarized as follows:

1. Instead of a wall, provide a vegetative buffer with mass groupings of canopy trees, understory trees, shrubs, grasses and groundcovers.

Facts about the vegetative buffer – Substituted for every 100 LF of wall: 5 Live oak trees, 6 Sabal Palm trees, 7 Bald Cypress, 4 Wax Myrtle, 24 Cocoplum, 55 Shillings Holly, 50 Simpson's Stopper and 95 Fackahatchee grass. This buffer will provide 80% opacity at planting and 95% opacity within 5 years.

Also, this plan incorporates 100% native landscape material. The proposed vegetation is found growing naturally in the surrounding area and is typically what constitutes a Pine Flatwoods ecosystem. The proposed vegetation is more environmentally friendly than the wall. The trees and plants provide nesting opportunities, food and habitat for birds and other wildlife. The vegetative buffer is more aesthetically pleasing and is a preferred alternative to the wall as noted by many nearby residents.

Conclusion

All goals, objectives and policies of the City of Port St. Lucie Comprehensive Plan and Land Development Regulation requirements have been met by this application. The proposed modifications to the landscape plan are agreeable with the surrounding uses. The requested modifications are necessary as the Applicant is eager to move forward in the next phase for the project. This amendment request will not adversely impact surrounding properties and will ensure consistency with the approved goals and objectives for the community at large.

Contact

Cotleur & Hearing, Inc.
1934 Commerce Lane, Suite 1
Jupiter, FL 33458
Phone: (561) 747-6336
Fax: (561) 747-1377
Contact: Daniel T. Sorrow

Applicant/Property Owner

Sunlight Community Church
477 SW Cashmere Blvd.
Port St. Lucie, FL 34986
Phone: (772)879-6326
Fax: (772)879-4643

Sincerely,



Daniel T. Sorrow, AICP, PLA, LEED® AP BD+C
Project Manager
Office: (561) 747-6336 x120
Cell: (561) 800-8426

Landscape Architects
Land Planners
Environmental Consultants

1934 Commerce Lane, Suite 1
Jupiter, FL 33458

Daniel T. Sorrow

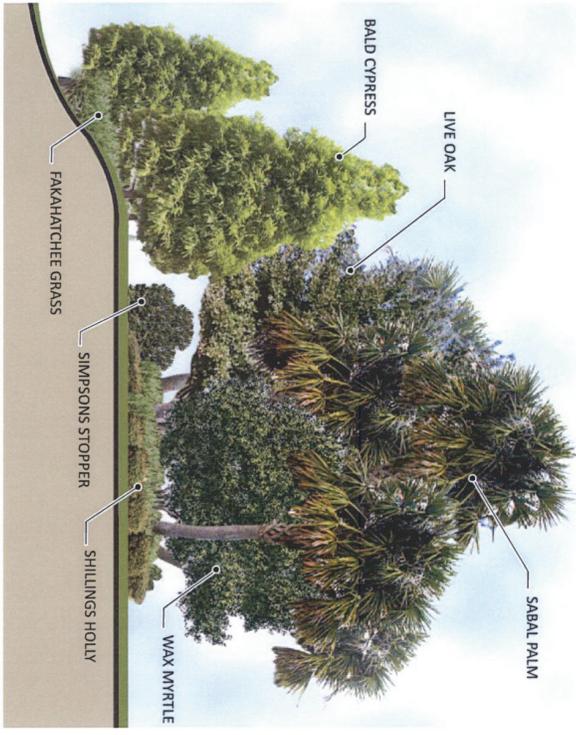
OCT 05 2012

LA 6666979



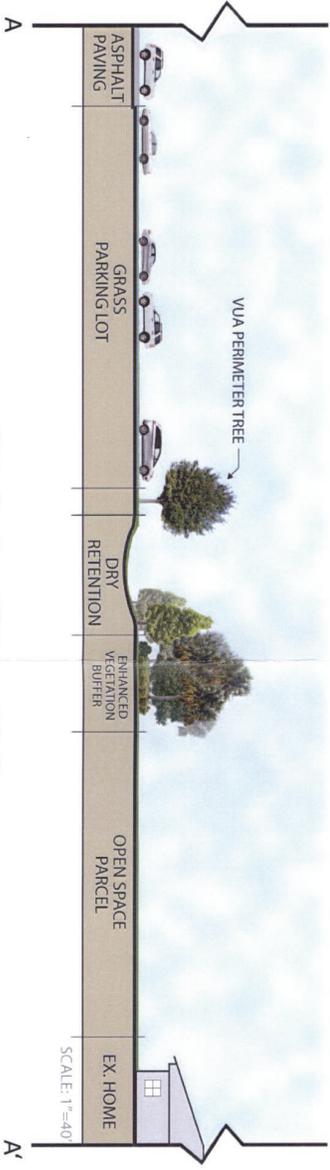
AERIAL OF PROPOSED SITE PLAN (CROSS SECTION A - A')

SCALE: NTS



ENHANCED VEGETATION BUFFER

SCALE: NTS



Cross Section of Enhanced Buffer

SCALE: 1"=40'



**Cotleur
Hearing**
Landscape Architecture
Planning
Interior Consulting
Graphic Design
1534 Commerce Lane
Suite 7
St. Lucie, FL 34959
887.747.6538 Fax: 887.71377

Sunlight Community Church
Port St. Lucie, Florida

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