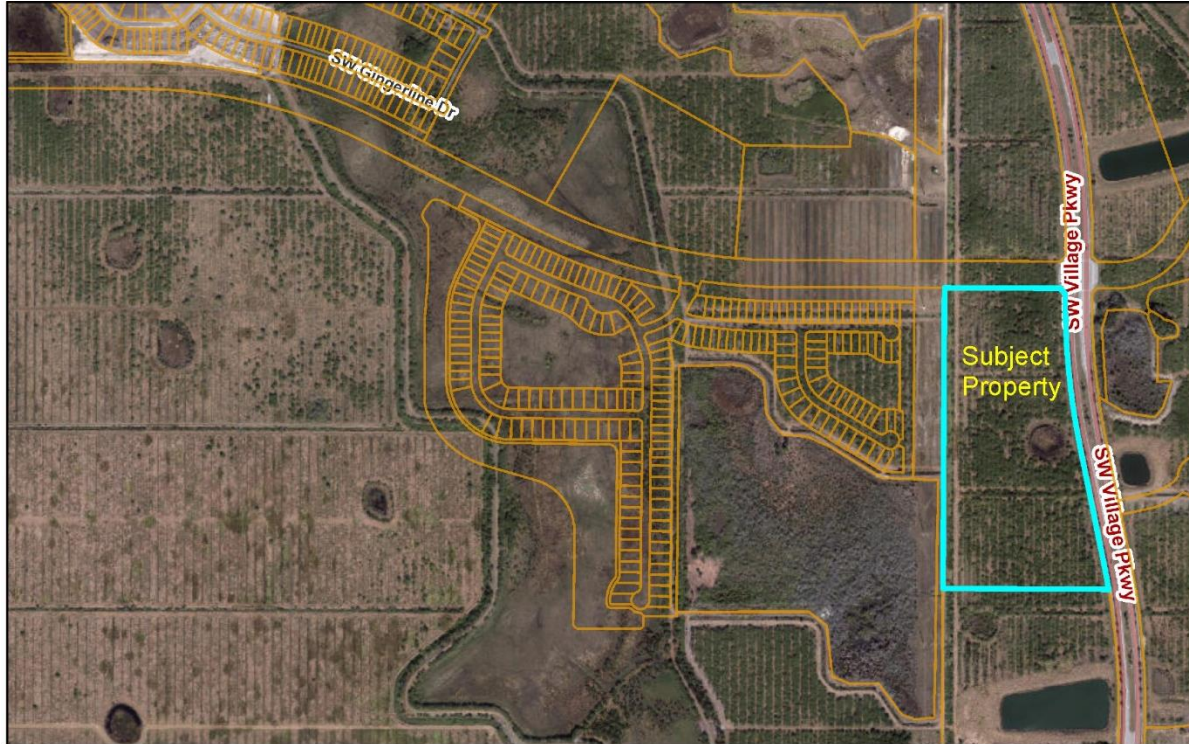




Capstone Communities - Cottages at Tradition
Application for Landscape Buffer Wall Modification
Project Number: P23-001



Project Aerial Map

SUMMARY

| | |
|----------------------|--|
| Applicant's Request: | The request is for a landscape modification to the architectural buffer wall requirement for the western perimeter landscape buffer. |
| Applicant: | Matt Yates, Lucido and Associates |
| Property Owner: | CCC-PSL, LLC |
| Location: | The property is located at the southwest corner of the intersection of SW Village Parkway and Paar Drive. |
| Application Type: | Landscape Modification, Quasi-Judicial |
| Project Planner: | Bridget Kean, AICP, Senior Planner |

Project Description

Capstone Communities has applied for a landscape modification pursuant to Section 154.12 of the Landscape and Land Clearing Code. Under Section 154.12 of the Landscape and Land Clearing Code, an applicant can apply for an exemption or modification to the requirement for an architectural buffer wall in a landscape buffer strip and propose enhanced landscaping in lieu of the wall. The subject property is located within the Southern Grove 4 MPUD. The Southern Grove 4 MPUD is a residential MPUD that encompasses most of the acreage south of Paar Drive, north of Becker Road, and between the future extension of SW Community Boulevard and SW Village Parkway for a total of 376 acres. Capstone is located on a thirty (30) acre parcel that is designated for multi-family development in the Southern Grove 4 MPUD. The remaining acreage in the Southern Grove 4 MPUD is primarily designated for single-family residential development. It also includes a proposed school site on Becker Road. Per Section 154.03(C)5 of the Landscape and Land Clearing Code, a wall is required in a landscape buffer strip where multi-family development abuts property to the side or rear which is designated with single-family zoning or PUD zoning with single-family uses.

A site plan for Capstone Community Cottages was approved by the City Council on April 21, 2021 (P20-141). An amendment to the site plan was approved on June 27, 2022 (P20-141 A-1). Capstone Cottages is a horizontal multi-family project consisting of one-story and two-story detached cottages and attached two-unit cottages/duplexes for a total of 286 dwelling units. Each unit will have its own backyard and the development program includes a community pool, clubhouse, playground, and dog park. The building height for the one-story units is twelve (12) feet and the building height for the two-story units is twenty-one (21) feet. The Capstone project is bordered by Paar Dr to the north, Village Parkway to the east, vacant undeveloped land to the south, and vacant land to the west that is encumbered by a 170-foot-wide FPL easement. The legal description for the Capstone project is Tract B, Southern Grove Parcel 28 Replat.

A replat of the adjacent Tract A, Southern Grove Parcel 28 Replat, was approved by the City Council on April 25, 2022, for a project known as Kenley (P21-238). The Kenley subdivision plat includes three tracts for future development as well as a residential subdivision of 214 single-family residential lots. The single-family residential subdivision known as Kenley lies to the west of the Capstone project. There is an existing 170-foot-wide FPL easement immediately west of the Capstone project. The Kenley single-family subdivision is on the east side of the 170-wide easement and Capstone Cottages is on the west side of the easement. The 170-foot-wide FPL easement is located on land within the Kenley subdivision plat and not on the Capstone property. In addition to bordering a 170-foot-wide FPL easement, the Capstone property also borders a 41-acre open space tract to the west that is preserved as part of the Southern Grove DRI. Based on these separations, the applicant is requesting the substitution of enhanced landscaping in lieu of providing a six (6) foot buffer wall.

Public Notice Requirements (Section 158.298 (B))

Public notice was mailed to owners within 750 feet of the subject property and the file was included in the ad for the Planning & Zoning Board's agenda.

Location and Site Information

| | |
|--------------------|---|
| Parcel Number: | 4327-701-0002-000-2 |
| Property Size: | 30 acres |
| Legal Description: | Southern Grove Parcel 28 Replat Tract B |
| Future Land Use: | NCD |
| Existing Zoning: | MPUD (Southern Grove 4 MPUD) |
| Existing Use: | Cottages at Tradition multi-family development (under construction) |

Surrounding Uses

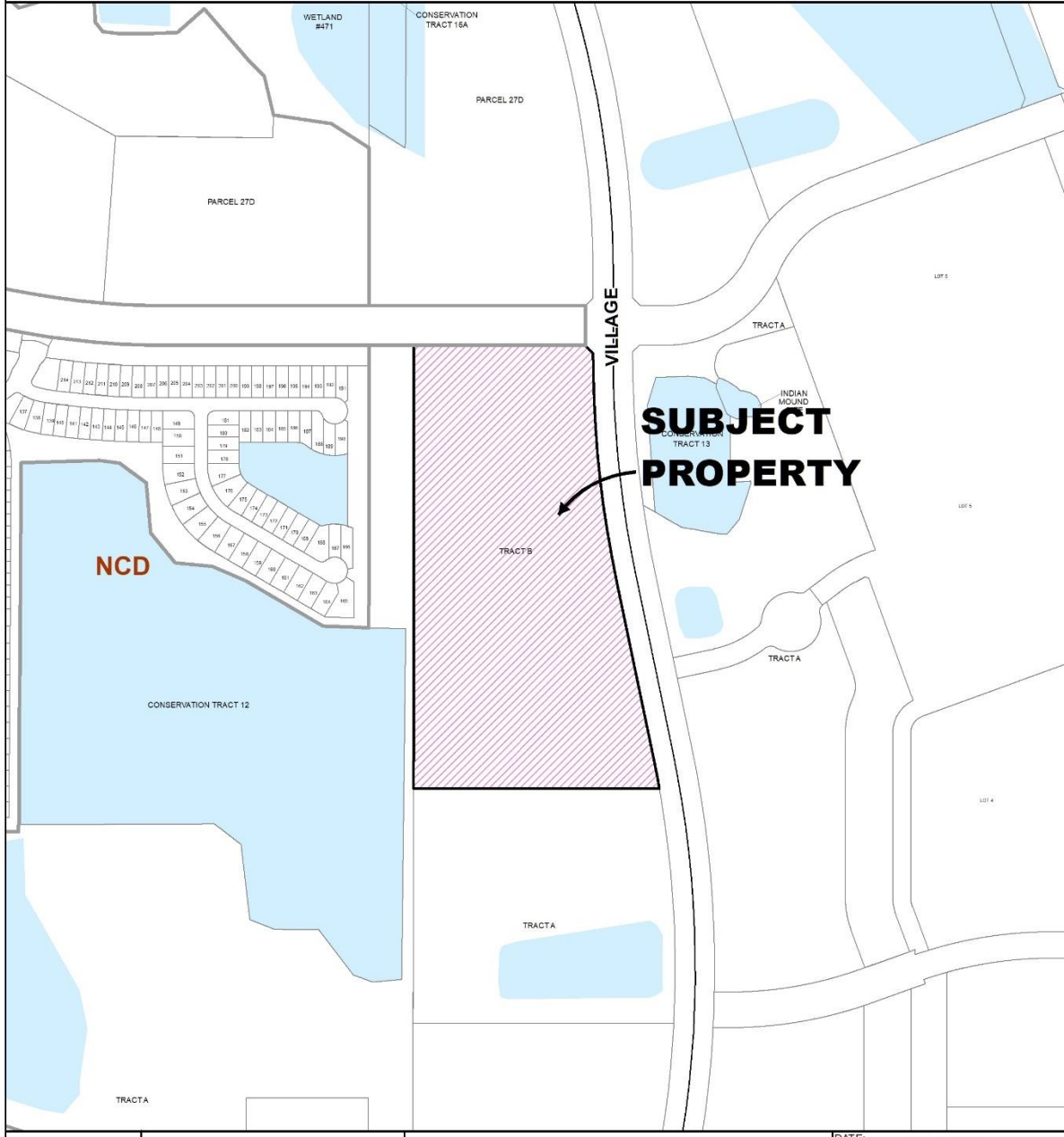
| Direction | Future Land Use | Zoning | Existing Use |
|-----------|-----------------|-------------------|---|
| North | NCD | MPUD | Vacant land with an approved site plan for multi-family development for Eden at Tradition (P22-136) |
| South | NCD | SLC SG-5 | Vacant land |
| East | NCD | MPUD | Vacant GFC owned land in Southern Grove |
| West | NCD | MPUD and SLC AG-5 | Vacant land in Kenley subdivision and open space tract |

NCD - New Community Development District

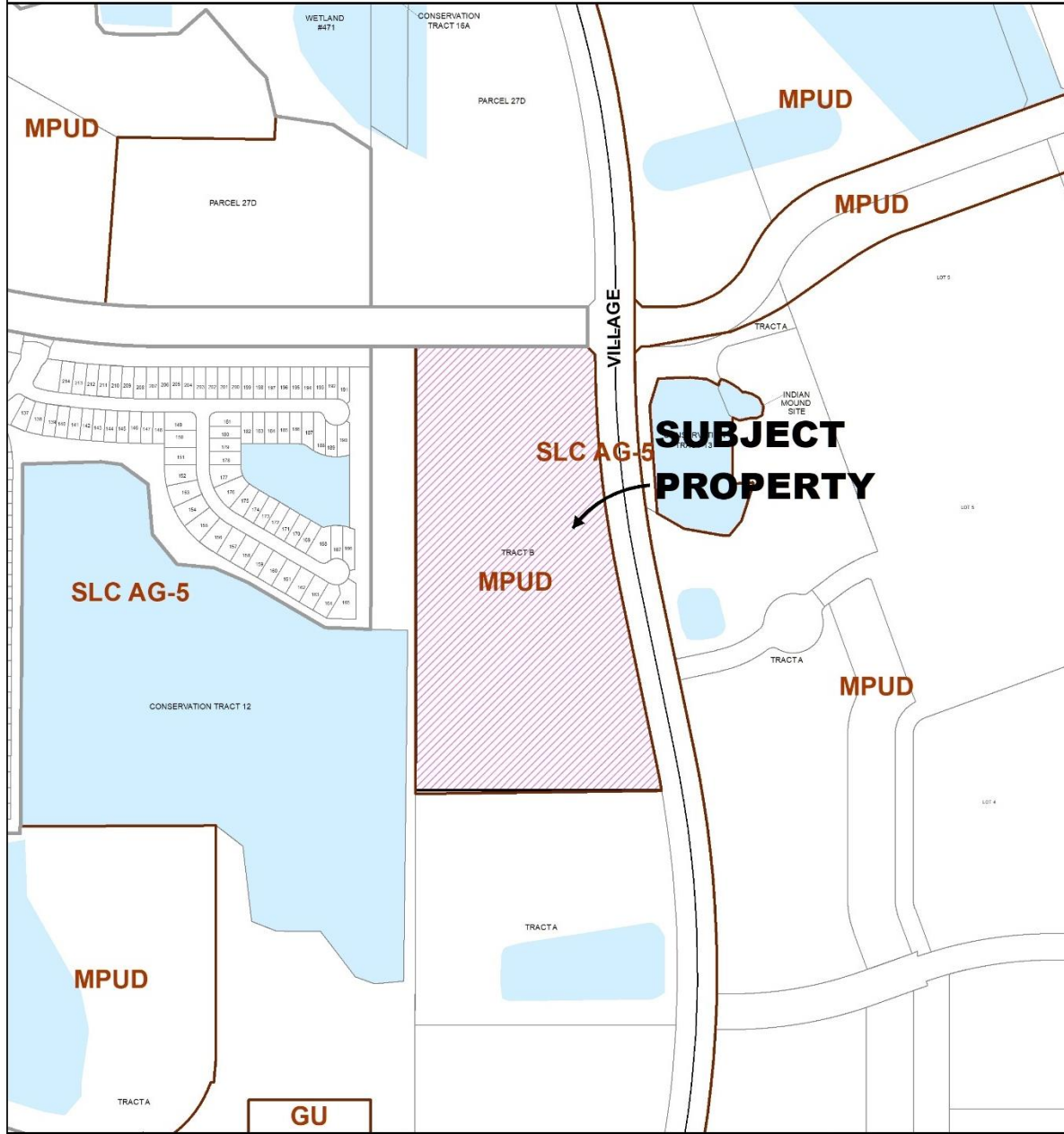
MPUD - Master Planned Unit Development

SLC AG-5 – St. Lucie County Agricultural

FUTURE LAND USE



EXISTING ZONING



IMPACTS AND FINDINGS

An application for a landscape modification is reviewed for consistency with Article I of the Landscape and Land Clearing Code, Section 154.12. As set forth in Section 154.12, requests to substitute landscaping for an architectural wall that is a required feature of a landscape buffer shall be considered by the Planning and Zoning Board at a public hearing based on the procedures outlined in Section 154.12. Final action on the application (approval or denial) is in the form of an Order of the Planning and Zoning Board following a quasi-judicial public hearing.

Requests for landscape exemption or modification to landscape buffer wall requirements will be based on review of detailed plans identifying the size, quantity, and location of the vegetation to be preserved and installed along the proposed site's boundaries, the use(s) proposed for the property seeking the modification or exemption, and the proposed and existing uses surrounding uses and based on the criteria listed under Section 154.12 (B). The applicant's response to this criterion is attached to the application. Staff's review is provided below:

Compatibility with exemption or modification to landscape buffer wall criteria Section 154.12 (B).

- 1) The total area dedicated to a buffer will be greater than what the code would impose without the modification.

Staff Findings: There is an existing 170-foot-wide FPL easement and a 41-acre open space conservation tract abutting the Capstone Cottages to the west. The FPL easement and open space tract are between Capstone Cottages and the Kenley single family subdivision. The open space conservation tract is approximately 1,450 foot wide between the southern half of the Capstone project and the Kenley subdivision. The open space tract and the 170-foot-wide FPL easement provide greater buffering than the required by Code. Both buffers exceed the MPUD requirements for a minimum perimeter landscape buffer of ten feet with or without a wall. The applicant is proposing to replace the wall with an enhanced landscape buffer that will be a minimum of 12 feet wide and extend to 14 feet wide in some areas and include: a mix of Oak trees with a minimum height of 14 to 16 feet at time of planting, Eagleston Holly trees at a minimum height of 14 feet at time of planting, Sabal Palms with 12 to 14 feet of clear trunk at time of planting. The design will result in one tree planted for each 25 linear feet which exceeds the Code requirement of one tree per 30 linear feet. The buffer will also include Small Leaf-Clusia shrubs at approximately four feet tall at time of planting and planted at two to three feet on center. The proposed height at time of planting exceeds the Code requirement for hedges to be a minimum of two feet at time of planting.

- 2) Outside activities and hours of operation for the proposed use(s).

Staff Findings: The request is associated with a requirement for an architectural buffer wall to be included in a perimeter landscape buffer when a multi-family residential development abuts a single-family residential development to the side or rear. Since both uses are residential, the hours of operation should be similar Capstone Cottages and the adjacent Kenley single-family subdivision.

- 3) Natural and man-made features of uses that provide distance and separation from those existing uses to be buffered.

- *Staff Findings: The subject property abuts a 170-foot wide FPL easement to the west as well as a 41 acre open space conservation tract for along the southwest a portion of the development. In addition, the landscape plan for the adjacent Kenley subdivision provides for a 50-foot landscape berm along the eastern perimeter where*

the property abuts the FPL easement to the east.

- 4) Other factors that may be important to a decision.

Staff Findings: The City's landscape architect reviewed the landscape plan for Capstone Cottages and the approved landscape plan for the adjacent Kenley subdivision and identified no issues with the landscape modification request. The perimeter landscaping on both projects and the spatial separation should be sufficient in lieu of the wall.

PLANNING AND ZONING BOARD ACTION OPTIONS

The Board may choose to approve, deny or table the proposed landscape modification. If the Board finds that the application is consistent with the criteria as listed in Section 154.12 (B) of the City code (listed above), then the Board may:

- Motion to approve
- Motion to approve with conditions

If the Board finds that the landscape modification application is inconsistent with the criteria as listed in Section 154.12 (B) of the City code, then the Board may:

- Motion to deny

Should the Board need further clarification or information from either the applicant and/or staff, the Board may:

- Motion to table or continue the hearing or review to a future meeting

(NOTE TO APPLICANTS: Any request that is denied by the Planning and Zoning Board may be appealed to the Board of Zoning Appeals. Appeal applications are made through the City Clerk's office and must be submitted within 15 days after the Planning and Zoning Board hearing).