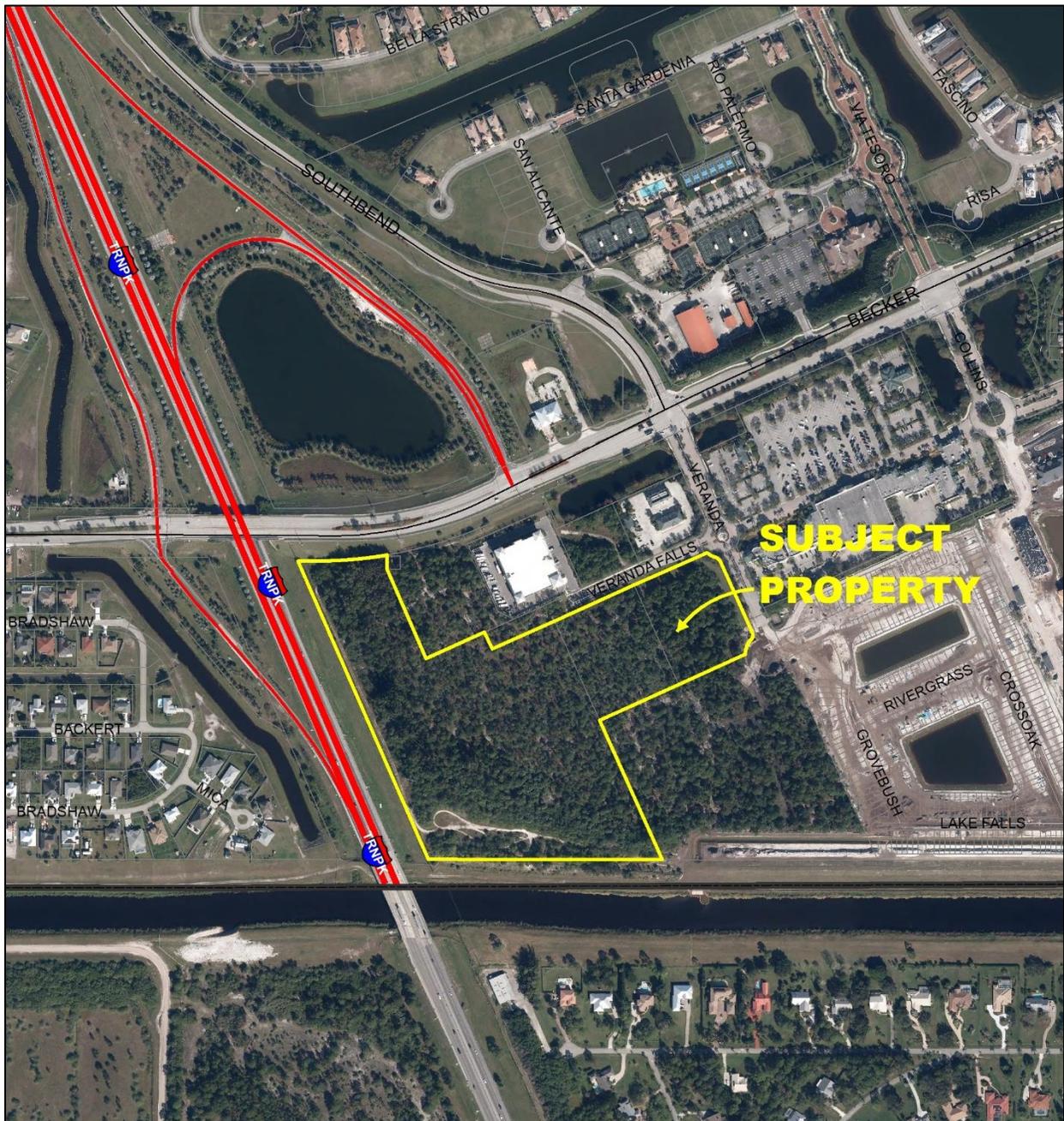




St. Lucie Lands – Florida Coastal Surgical Hospital  
Landscape Modification  
Project No. P24-004



**SUMMARY**

Applicant's Request:	To provide landscaping in lieu of an architectural buffer wall on the south and southeastern sides of the site per Section 154.12 of the City of Port St. Lucie Code of Ordinances.
Applicant:	Dennis Murphy, Culpepper & Terpening, Inc.
Property Owner:	Florida Coast Medical and Surgical Center, Inc.
Location:	The south side of the intersection of SE Becker Road and SE Veranda Place, in the SE quadrant of the Florida Turnpike-Becker Road interchange.
Application Type:	Landscape Modification, Quasi-Judicial
Project Planner:	Bethany Grubbs, Planner III

**Project Description**

The applicant is requesting to provide landscaping in lieu of a wall as per Section 154.12 of the Landscape and Land Clearing Code. A wall is required in a landscape buffer strip where institutional or office uses abut property to the side or rear which is designated with an open space or residential land use or has a residential use per Section 154.03(C)(5) of the Landscape and Land Clearing Code. To the south of the property is a strip of land abutting the C-23 canal, which has an Open Space Conservation future land use designation. To the east of the property is a vacant parcel with a site plan approval to construct a multi-family residential development. The property has a future land use designation of Residential Golf Course.

The subject property is located on the south side of the intersection of SE Becker Road and SE Veranda Place, in the SE quadrant of the Florida Turnpike-Becker Road interchange. The subject property, approximately 19.03 acres in size, currently has an approved major site plan (P22-127-A1) for the construction of a hospital and medical office building. The applicant is proposing a landscape modification to forego a 6-foot-high masonry wall within the 15-foot-wide landscape buffer required along the south and southeastern sides of the site. The applicant proposes the use of landscaping in lieu of the wall requirement.

The objective of the amendment is to provide for an alternative landscaping plan along the east and south perimeters of the site reflective of the intent to provide a visually integrated development in the Veranda Falls community.

**Review Criteria**

An application for a landscape modification is reviewed for consistency with Article I of the Landscape and Land Clearing Code, Section 154.12. Pursuant to Section 154.12(F)1, the exemption or modification to landscape buffer wall requirement is exempted from City Council review.

Review by Planning and Zoning Board: Requests to substitute landscaping for an architectural wall that is a required feature of a landscape buffer strip shall be considered by the Planning and Zoning Board at a public hearing. The procedures outlined in section 154.12(B)-(E) shall be utilized for such hearings. 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.

**Public Notice Requirements (Section 158.298 (B))**

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

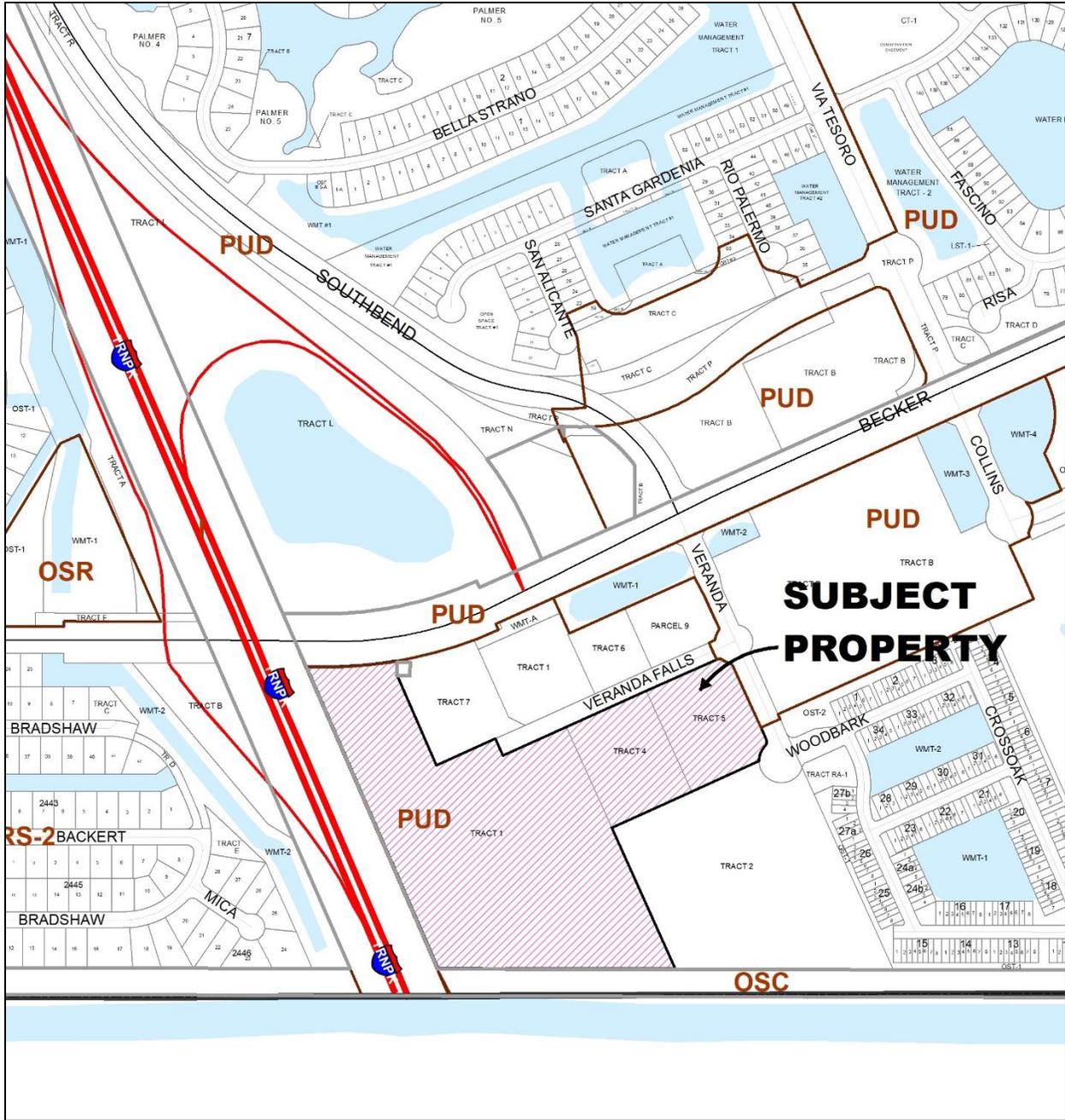
**Location and Site Information**

Parcel Number:	4434-704-0001-000-3
Property Size:	19.032 acres
Legal Description:	Veranda Plat No. 8 Tract 1
Address:	300 SE Veranda Falls Way
Future Land Use:	CS/ROI/, CH/CG/ROI, CG/CS/ROI
Existing Zoning:	Planned Unit Development (PUD)
Existing Use:	Vacant

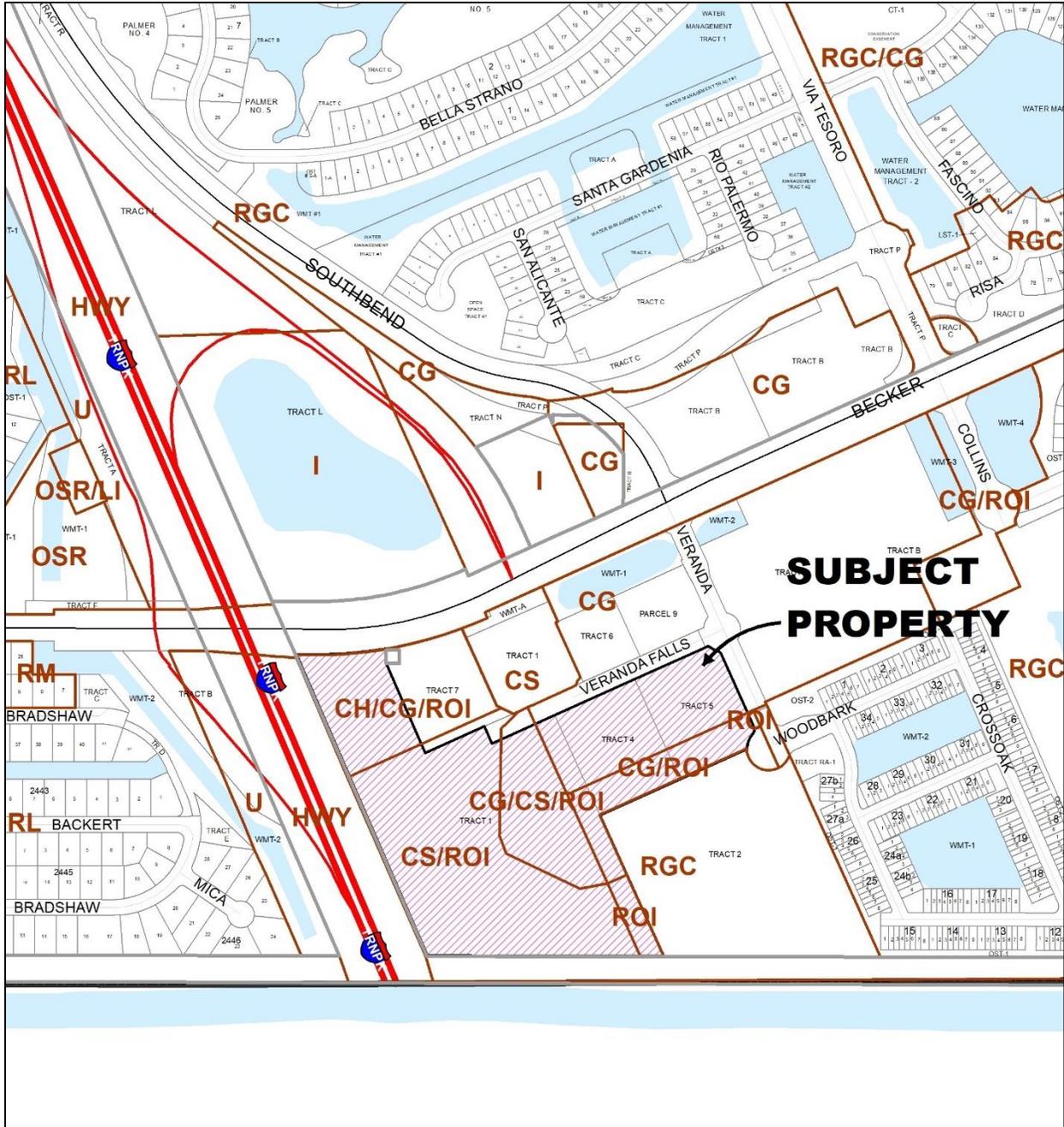
**Surrounding Uses**

<b>Direction</b>	<b>Future Land Use</b>	<b>Zoning</b>	<b>Existing Use</b>
North	RGC	PUD	Tesoro Community
South	RGC	OSC	SFWMD C-23 Canal
East	RGC, PUD	PUD	Veranda Volaris Multifamily
West	N/A	N/A	Florida Turnpike

RGC-Residential Golf Course, PUD-Planned Unit Development, OSC-Open Space Conservation



Zoning Map



Future Land Use Map

## IMPACTS AND FINDINGS

Section 154.12 (B) of the Landscape and Land Clearing Code establishes the duties of the Planning and Zoning Board in authorizing a landscape modification. The Planning and Zoning Board may authorize a landscape modification from the provisions of the Landscape and Land Clearing Code. 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. The Planning and Zoning Board should consider the criteria listed under Section 154.12 (B) of the Landscape and Clearing Code. 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: The total area dedicated to a buffer will exceed what is required by the code.*
- 2) Outside activities and hours of operation for the proposed use(s).
  - *Staff Findings: The immediate adjacent uses to the south and east are a drainage canal and a vacant parcel approved for multi-family development. The proposed hospital and medical office uses do not involve outdoor activities with the exception of the helicopter pad, which is intentionally located on the opposite side of the property. This design minimizes potential impacts by aligning with the intent of the buffer.*
- 3) Natural and man-made features or uses that provide distance and separation from those existing uses to be buffered.
  - *Staff Findings: Natural and manmade features that provide separation from neighboring uses are a drainage canal and a berm on the south side and a stormwater retention area on a portion of the east side. This site is unique because the open space area that requires buffering to the south is not a park. The open space tract is owned by the South Florida water Management District. It contains a berm and is adjacent to the C-23 canal, which is approximately 250 feet wide. Furthermore, the future multifamily residential site is designed so that a parking lot is located between the closest residential buildings and the parking lot of the hospital/medical office building.*
- 4) Other factors that may be important to a decision.
  - *Staff Findings: The proposed landscape plan (see the landscape plan attached) will provide for hedges along the southern and southeastern perimeters that will be a minimum of 4 feet in height at planting. The buffer will also contain the code required trees. Hedges shall be maintained at 6 feet high, and the landscaping shall be irrigated. The perimeter landscaping and the spatial separation should be sufficient in lieu of the wall. Staff emphasizes the importance of maintaining the appropriate site landscaping to screen the project from neighboring uses.*

## 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.

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).***