



**Eden at Tradition**  
**Application for Landscape Buffer Wall Modification**  
**Project Number: P23-065**



**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:	Mattamy Palm Beach, LLC
Location:	The property is located at the northwest corner of the intersection of SW Village Parkway and SW Hegener Drive (fka Paar Drive).
Application Type:	Landscape Modification, Quasi-Judicial
Project Planner:	Bridget Kean, AICP, Senior Planner

**Project Description**

Mattamy Palm Beach, LLC, has applied for a landscape modification for the project known as Eden at Tradition. The proposal is to allow for enhanced landscaping in lieu of providing a six (6) foot buffer wall. The Eden at Tradition Site Plan was approved by the City Council on December 12, 2022 (P22-136). The approved Eden at Tradition project will consist of eight-unit, six-unit and four-unit two story multi-family residential buildings for a total of thirty-three buildings on 19.67 acres. The units will be two and three bedroom for a total of 214 residential units. Each unit will have its own driveway, garage, and patio/backyard. The development plan includes a clubhouse, community pool, a tot lot, a dog park, and guest parking.

The subject property is located at the northwest corner of the intersection of SW Hegener Drive (fka Paar Drive) and SW Village Parkway and within the Southern Grove DRI. The property is encumbered by a 170- foot wide FPL easement along its western boundary. The property abuts a dedicated open space tract and city owned future park parcel to the west. Both the open space tract and the city park parcel are within a designated residential sub-district per the Southern Grove NCD land use plan (Figure 1-3) and the Southern Grove DRI master development plan (Map H). The Del Webb at Tradition master planned community is located on the west side of the dedicated open space tract and the City owned park parcel.

Per Section 154.03(C)5 of the Landscape and Land Clearing Code, a wall is required in a landscape buffer strip where commercial, industrial, institutional, office, or public facility uses abut property to the side or rear which is designated with a residential or open space land use or 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. 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.

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

Public notice was mailed to owners within 750 feet of the subject property and the application was included on the published agenda for the Planning & Zoning Board’s meeting.

**Location and Site Information**

Parcel Number:	4326-701-0003-000-6
Property Size:	19.67 acres
Legal Description:	Tradition SG-10, Parcel C
Future Land Use:	NCD
Existing Zoning:	MPUD (Southern Grove 10 MPUD)
Existing Use:	Vacant land (Approved Eden at Tradition Site Plan)

**Surrounding Uses**

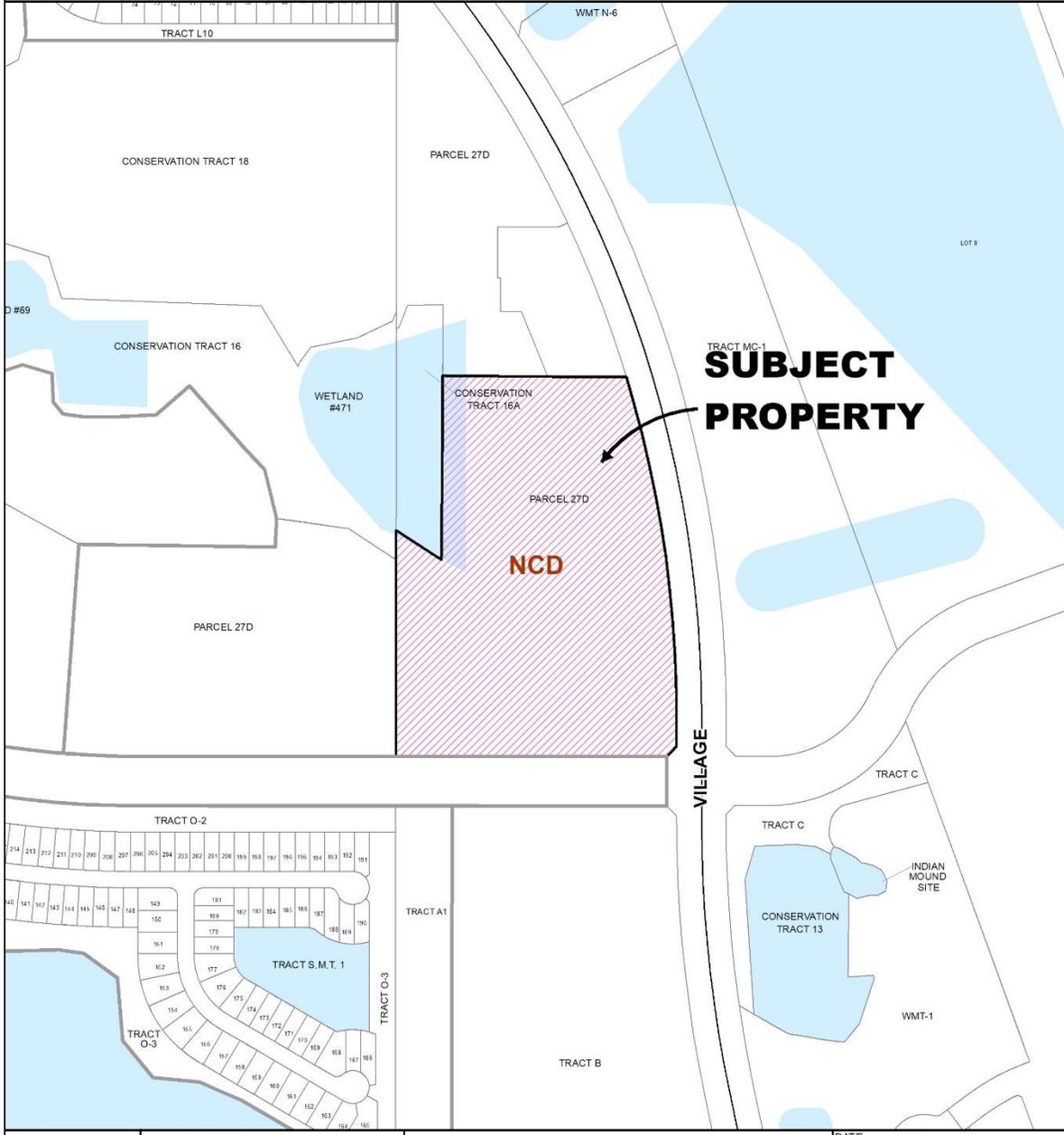
<b>Direction</b>	<b>Future Land Use</b>	<b>Zoning</b>	<b>Existing Use</b>
North	NCD	MPUD	Vacant land with an approved site plan for Farrell Self Storage (P21-121)
South	NCD	MPUD	Cottages at Tradition multi-family development
East	NCD	MPUD	Vacant GFC owned land in Southern Grove
West	NCD	SLC AG-5	Vacant city parcel for a future park site and a dedicated open space tract

NCD - New Community Development District

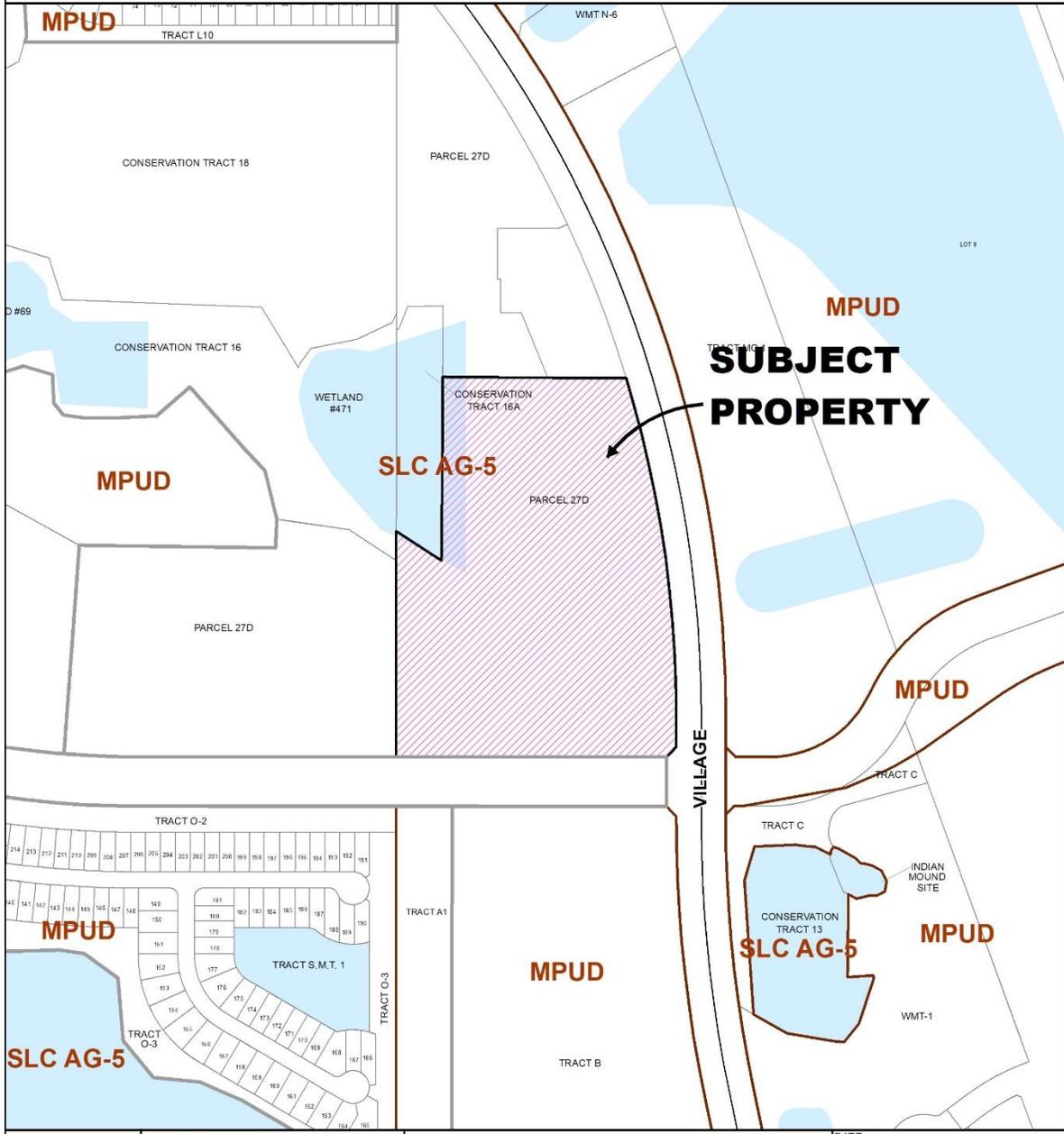
MPUD Master Planned Unit Development

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; proposed and existing uses surrounding uses; and the criteria listed under Section 154.12 (B) of the Landscape 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 Southern Grove 10 MPUD requires a ten (10) foot perimeter landscape buffer along the side and rear property lines. In addition to the required ten (10) landscape buffer, the property is encumbered by a 170- foot FPL easement along its western property line. It amounts to a 180- foot buffer along the western property line. In lieu of a buffer wall, the applicant's proposal will provide a total of 191 trees including 38 Sabal Palms, 26 East Palatka Holly trees, and 9 Southern Live Oak trees. The Oak trees will range in size from 14 feet to 16 feet at time of planting. The East Palatka Holly will range in size from 12 feet to 14 feet at time of planting and the Sabal Palms will range in size from 12- foot clear trunk to 16-foot clear trunk at time of planting. The buffer will also include a row of Clusia shrubs four feet tall at time of planting to create a continuous hedge. The Landscape Code requires trees to have a minimum height of 12 feet at time of planting and shrubs to have a minimum height 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 property designated for single-family residential use to the side or rear. Although the land to the west falls within a designated residential sub-district per the Southern Grove NCD land use plan (Figure 1-3) and the Southern Grove DRI master development plan (Map H), the abutting parcels are designated for non-residential uses per the Southern Grove DRI. The subject property abuts a 46.92 acre designated open space tract that is dedicated to the Southern Grove CDD No. 5 for conservation purposes and a 14.82- acre park parcel that is owned by the City of Port St. Lucie. The hours of operation of the proposed multi-family use should not adversely impact the adjacent uses.*

- 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 46.92 acre designated open space tract that is dedicated to the Southern Grove CDD No. 5 for conservation purposes and a*

*14.82- acre city owned parcel that is designated for a future park as required by the Southern Grove DRI. A SEU is required because the park parcel and the open space tract are within a designated residential sub-district. The closest residential development in this area is within the Del Webb at Tradition Master Planned Community. Del Webb is on the west side of the park parcel and the dedicated open space tract.*

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

*Staff Findings: The proposed enhanced landscape plan was reviewed by the City's landscape architect. The landscape architect noted that the additional Holly trees and the increased size of the Clusia hedge will grow into a dense and opaque visual buffer.*

## **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).***