

# Eden at Tradition

## Landscape Modification

### P23-065

Planning and Zoning Board Meeting

May 2, 2023

Bridget Kean, AICP, Senior Planner



# APPLICANT AND OWNER

Matt Yates, Lucido and Associates, is acting as the agent for Mattamy Palm Beach, LLC, property owner.



# PROJECT SUMMARY

- A site plan for Eden at Tradition was approved by the City Council on December 12, 2022 (P22-136).
- 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 project is located at the northwest corner of the intersection of SW Hegener Drive (fka Paar Dr) and SW Village Parkway.
- The property abuts a dedicated open space tract and city owned future park parcel to the west that 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).



# Code Requirements

- 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.
- 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.



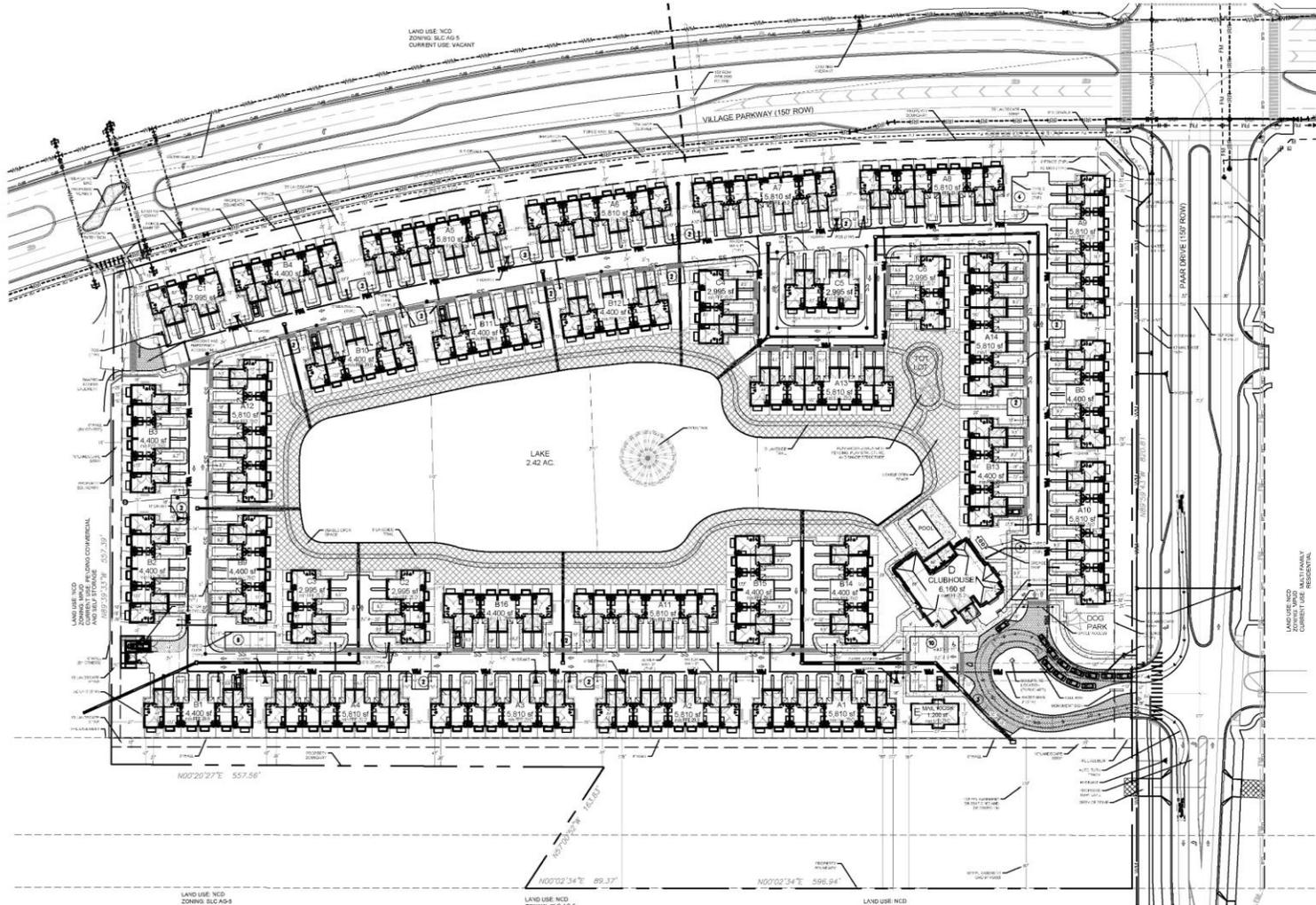
# MODIFICATION REQUEST

- The request is to allow for enhanced landscaping in lieu of a wall along the western perimeter landscape buffer.
- The property is encumbered by a 170 foot wide FPL easement along its western boundary and 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 owned by the City of Port St. Lucie.
- The Del Webb at Tradition master planned community is located west side of open space tract and the City owned park parcel.
- Enhanced landscaping will include a mix of Oak trees with a minimum height of 14 to 16 feet at time of planting, East Palatka Holly trees at a minimum height between 12 to 14 feet at time of planting, Sabal Palms with a minimum clear trunk between 12 to 14 feet at time of planting, and a row of Calusa shrubs four feet tall at time of planting.



# LOCATION MAP





**Site Data**

Total Site Area:	857,046 sf (19.87 ac)	100%
Future Land Use Designation:	NCD - New Community Development	
Sub-District Land Use Designation:	Mixed Use	
Existing Zoning:	MPUD	
Building Height:	40' max	
Total Units:	214 DU	
Density:	10.87 DU/ac	
Building Coverage:	3.75 ac (19%)	
Impervious Area (Allowed Maximum):	17.70 ac (90%)	
Open Space (Required Minimum):	1.96 ac (10%)	

**Pervious / Impervious Calculations**

Impervious Area:	439,078 sf (10.07 ac)	51%
Building Coverage:	156,665 sf (3.60 ac)	36%
Pavement:	150,714 sf (3.37 ac)	50%
Stairwells/Pedestrian Areas:	126,679 sf (2.90 ac)	29%
Pervious Area (Open Space):	417,960 sf (9.60 ac)	49%
Landscape:	187,374 sf (4.30 ac)	45%
Ponds/Lakes:	105,838 sf (2.43 ac)	25%
FPI, Easement:	124,746 sf (2.87 ac)	30%

Usable Open Space Area (5% Required):

Playground, Dog Park, Open Space:	62,200 sf (1.43 ac)	7%
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**Parking Requirements**

Parking Required - 1.75 sp/uid plus 1 sp/5 units (parking rates per SG-10 MPUD Sec.4)	418 sp
Total Parking Provided:	488 sp (2.28 sp/uid)
Driveway Spaces:	214 sp
Garage Spaces:	214 sp
Surface/Guest Spaces (includes 3 ADA spaces):	58 sp

**Building Setback Requirements**

	Required	Provided
Front (East/Village Pkwy)	20'	20'
Side (South/Palm Dr)	20'	20'
Side (North)	10'	10'
Rear (West)	10'	37'

**Product Type / Unit Count**

A 6 PLEX / 2 STORY (5,810 sf ea)	14 Buildings - 112 Units	81,340 sf	8 Bldg Ht - 20'
B 6 PLEX / 2 STORY (4,400 sf ea)	13 Buildings - 78 Units	57,200 sf	8 Bldg Ht - 20'
C 4 PLEX / 2 STORY (2,995 sf ea)	6 Buildings - 24 Units	17,970 sf	8 Bldg Ht - 20'
D CLUBHOUSE	1 Building	6,160 sf	8 Bldg Ht - 30'
E MAIL KIOSK	1 Building	1,200 sf	8 Bldg Ht - 10'
<b>Total:</b>	<b>33 Building - 214 Units</b>	<b>156,665 sf</b>	

**Unit Mix**

Unit Designation	Area	# Units	% of Total	Leasable Area (MSF)
<b>2 BD</b>				
A-2	1,079 sf	74	34.6%	79,846 sf
A-2R	1,079 sf	74	34.6%	79,846 sf
<b>Sub-Total</b>		<b>148 units</b>	<b>69.2%</b>	<b>159,692 sf</b>
<b>3 BD</b>				
B-2	1,274 sf	33	15.4%	42,042 sf
B-2R	1,274 sf	33	15.4%	42,042 sf
<b>Sub-Total</b>		<b>66 units</b>	<b>30.8%</b>	<b>84,084 sf</b>
<b># Units Total</b>		<b>214 units</b>	<b>100.0%</b>	<b>243,776 sf</b>

1.189 avg sf/uid

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 827 North Thurston Avenue, Ocala, Florida 32803 (407) 998-6571, Fax (407) 998-6766



**Project Team:**  
 Owner/Developer: Mattamy Homes  
 1500 Gateway Blvd, Suite 212  
 Boynton Beach, FL 33426  
 561-739-7900  
 Civil Engineer: Kimberly Smith  
 445 24th Street, Suite 200  
 Vero Beach, FL 32960  
 772-784-4100  
 Surveyor: Sunwayor  
 Carroll & Wheeler, Inc  
 410 SE Fort St. Lucie Blvd  
 Port St. Lucie, FL 34984  
 772-609-1920  
 Traffic Consultant: MacKenzie Engineering Inc  
 1172 SW 33rd Street, Suite 500  
 Palm City, FL 34960  
 772-288-6030  
 Landscape Architect/and Planner: Lucido & Associates  
 701 E Ocean Blvd  
 Street, FL 34964  
 772-220-2100

**Eden at Tradition**  
 Port St. Lucie, Florida  
**Site Plan**  
 April 20, 2022

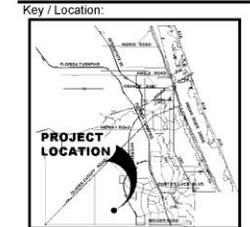
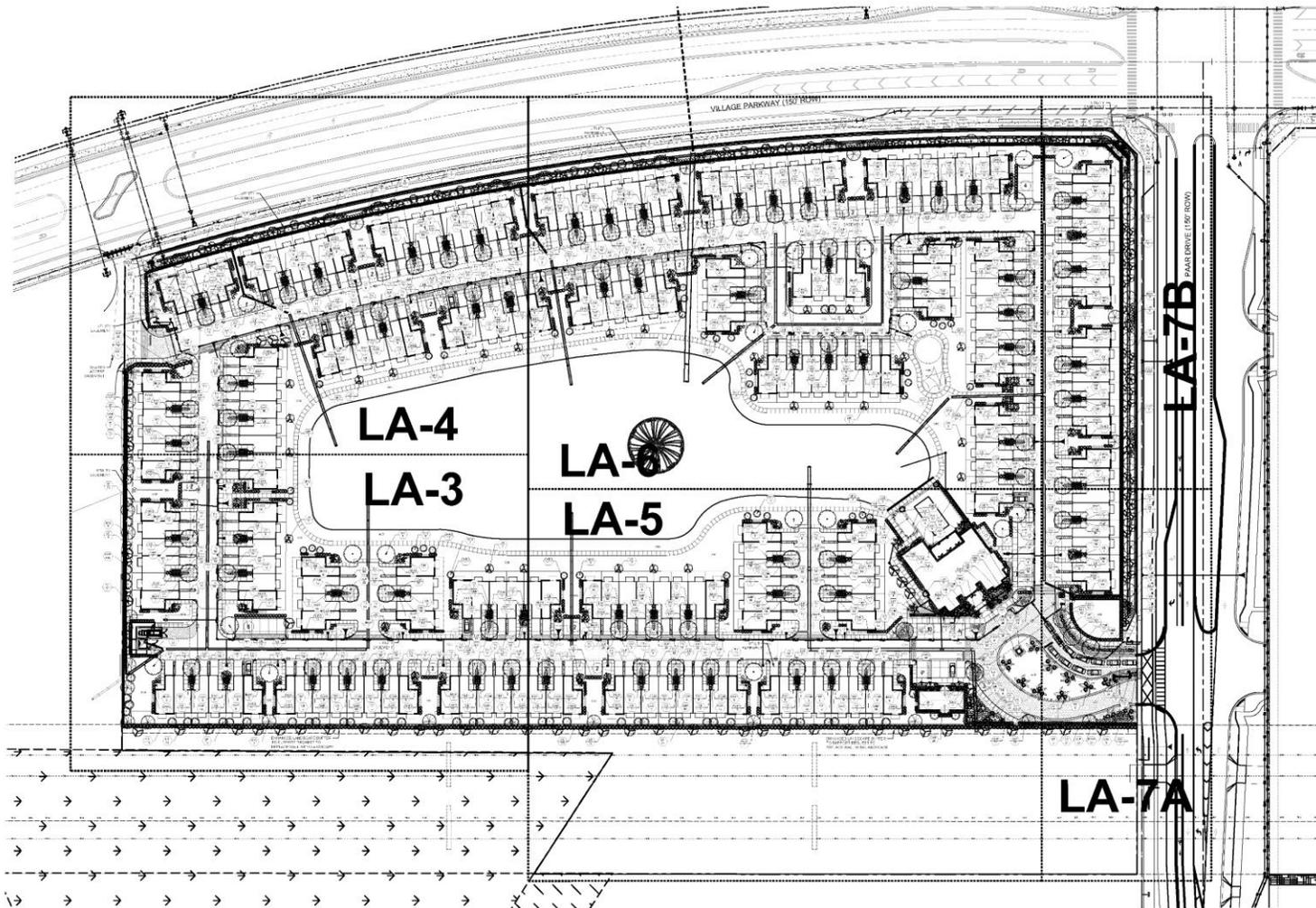
City of Port St. Lucie P# 22-136  
 PSLUSD No. 5218B

Date	By	Description
06-29-2022	MRY	Response to SPRC
08-29-2022	MRY	Response to SPRC
10-11-2022	MRY	Traffic statm1 turn lane
11-29-2022	MRY	Adjust pavm1 markings

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**Project Team:**

**Owner/Developer:**  
 Military Homes  
 1500 Gateway Blvd, Suite 212  
 Boynton Beach, FL 33426  
 561-738-1892  
**Civil Engineer:**  
 Kinney-Horn  
 445 24th Street, Suite 200  
 Vero Beach, FL 32960  
 772-794-4100  
**Surveyor:**  
 Casfield & Wheeler, Inc.  
 410 SE Port St. Lucie Blvd  
 Port St. Lucie, FL 34984  
 772-468-1920  
**Traffic Consultant:**  
 Mackenzie Engineering Inc.  
 1172 SW 50th Street, Suite 500  
 Palm City, FL 34980  
 772-266-6200  
**Landscape Architect and Planner:**  
 Lucido & Associates  
 701 E Ocean Blvd  
 Stuart, FL 34904  
 772-220-2100

**Eden at Tradition**

Port St. Lucie, Florida  
**Landscape Plan**  
 June 7, 2022

City of Port St. Lucie P# 22-136  
 PSLUSD No. 5218B

Date	By	Description
10.11.22	MRY	Address SPRC comm
12.12.22	MRY	Update per civil plan
1.27.2023	MRY	Updates per civil plans
3.27.2023	MRY	Address SPRC comm

Required Trees:	Native%	# of Species	Flowering%	Drought Tolerant%	Palm%
Perimeter (3,570/30)	119	50% = 60			50% = 60 (Max)
Street Trees (3,395/50 x 2)	136	75% = 102			50% = 68 (Max)
<b>Total:</b>	<b>255</b>	<b>162</b>	<b>5</b>	<b>20% = 67</b>	<b>50% = 128</b>

Provided Trees:	Native	# of Species	Flowering	Drought Tolerant	Palm
<b>Total:</b>	<b>395</b>	<b>288</b>	<b>8</b>	<b>103</b>	<b>288</b>

Required Shrubs:	Native%	Drought Tolerant%	
Perimeter (3,570/2)	1,785	25% = 446	50% = 893
Building(s) Foundation Perimeter (14,734/1.5)	9,823	25% = 2,456	50% = 4,912
<b>Total:</b>	<b>11,608</b>	<b>2,902</b>	<b>5,805</b>

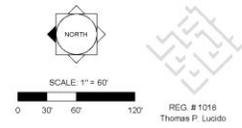
Provided Shrubs:	Native	Drought Tolerant	
<b>Total:</b>	<b>11,925</b>	<b>5,210</b>	<b>11,914</b>

- General Landscape Notes:**
- All least 50% of all required trees shall be of a native species. All plant material to be Florida No. 1 or better. All landscape & sod areas to be irrigated by an automated system that provides 100% coverage with 100% overlap with a minimum D.U. of .70.
  - All landscaping at intersection and corners complies with Section 158.204 of the Port St. Lucie Code of Ordinances to provide a clear sight zone between 2'-6" above the final road crown elevation. All hedges and shrubs with in the 25' sight triangle will be maintained at a height no higher than 2' above the crown elevation of the road. In addition, the foliage line any tree within the 25' sight triangle will be maintained at a height of no less than 6' above the road crown.
  - Existing landscape material noted for relocation may be substituted with new planting if construction schedule inhibits relocation.
  - Mechanical, Electrical, and Utility Equipment (including AC units) shall be screened with a hedge that is at least 24" in height when planted.

- PSLUSD Notes for Landscape Plans**
- All landscaping within City utility easements shall comply with PSLUSD technical specifications, policies, and codes.
  - No landscaping other than sod grasses shall be located within 5' of a PSLUSD appurtenance such as a water meter assembly, backflow device, fire hydrant, or sanitary cleanouts, etc.
  - No landscaping shall be planted in a manner that would adversely affect utility easements. Landscaping shall be in compliance with Chapter 154 of the City of Port St. Lucie code of Ordinances, PSLUSD technical specifications and policies.
  - All landscaping within City utility easements shall comply with PSLUSD technical specifications, policies, and codes.
  - Tree shall not be planted within 10 feet of any PSLUSD underground infrastructure.

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Designer: ASH Sheet  
 Manager: MRY  
 Project Number: LA-22-040  
 Municipal Number: P22-136  
 Computer File: Eden Landscape Plan - Modification.dwg  
**LA-1**



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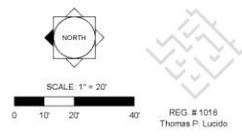
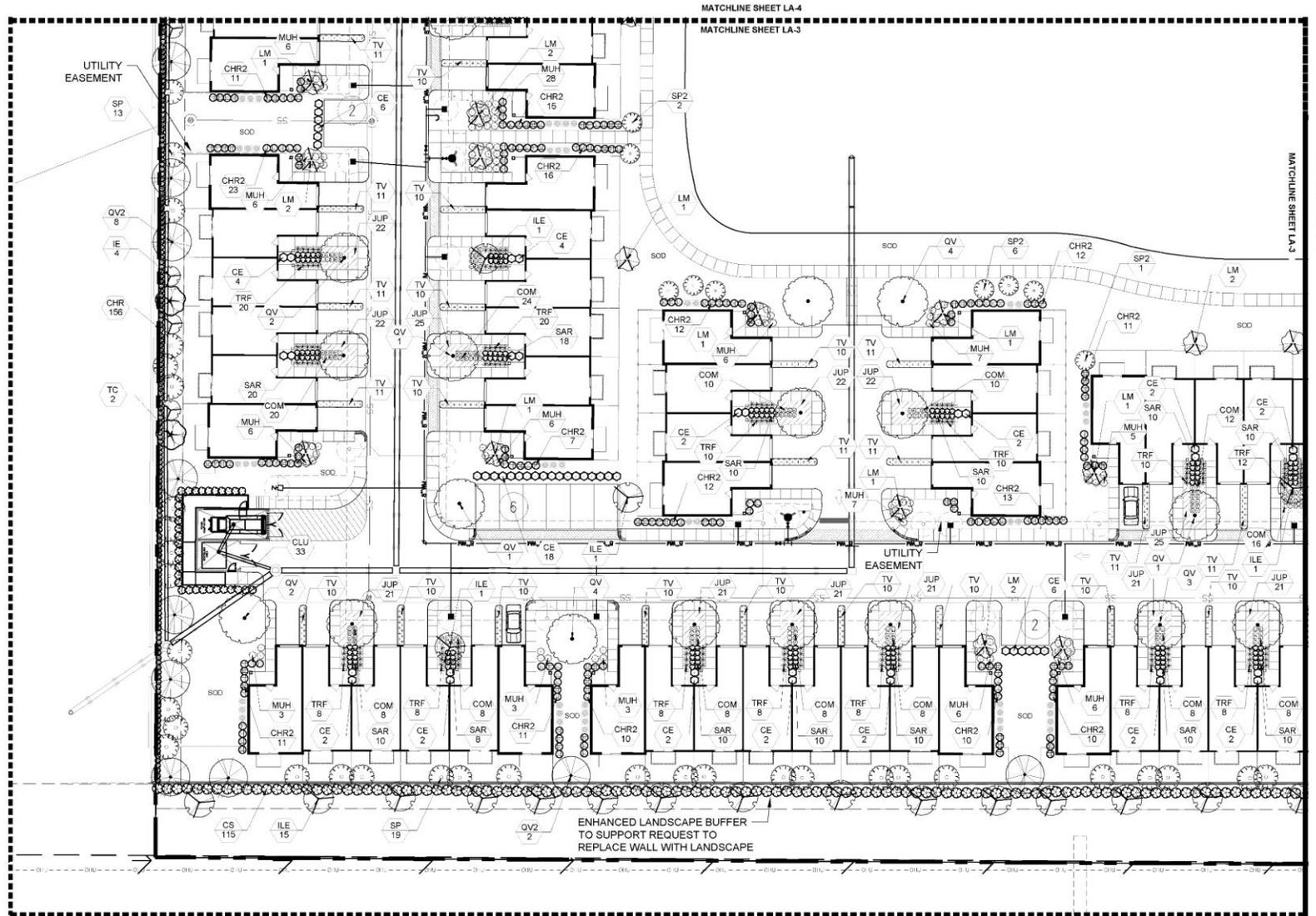
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 772-408-1920  
 Traffic Consultant:  
 MacKinnon Engineering, Inc.  
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 Palm City, FL 34960  
 772-286-8200  
 Landscape Architect/Land Planner:  
 Lucido & Associates  
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 Stuart, FL 34984  
 772-225-2100

**Eden  
 at Tradition**  
 Port St. Lucie, Florida  
**Landscape Plan**

May 18, 2022

City of Port St. Lucie P# 22-136  
 PSLUSD No. 5218B

Date	By	Description
10.11.22	MRY	Address SPRC comm
12.12.22	MRY	Update per civil plan
1.27.2023	MRY	Updates per civil plans



Designer: ASH Sheet  
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**LA-3**

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# QUESTIONS OR COMMENTS?

## PLANNING AND ZONING BOARD ACTION OPTIONS:

- Make a motion to approve
- Make a motion to approve with conditions
- Make a motion to deny
- Make a motion to table

