



Lotis at Tradition
Landscape Modification
Project No. P25-070

Planning and Zoning Board Meeting of April 7, 2026
Presented by: Bethany Grubbs, AICP, Senior Planner/Public Art Program

General Information

Applicant's Request:	To provide enhanced landscaping and a berm in lieu of an architectural buffer wall on eastern property line per Section 154.12 of the City of Port St. Lucie Code of Ordinances.
Applicant:	Lucido & Associates
Property Owner:	Mattamy Palm Beach, LLC
Location:	The property is located north of SW Tradition Parkway, south of SW Westcliffe Lane, and east of the future Sundance Vista Boulevard

Background

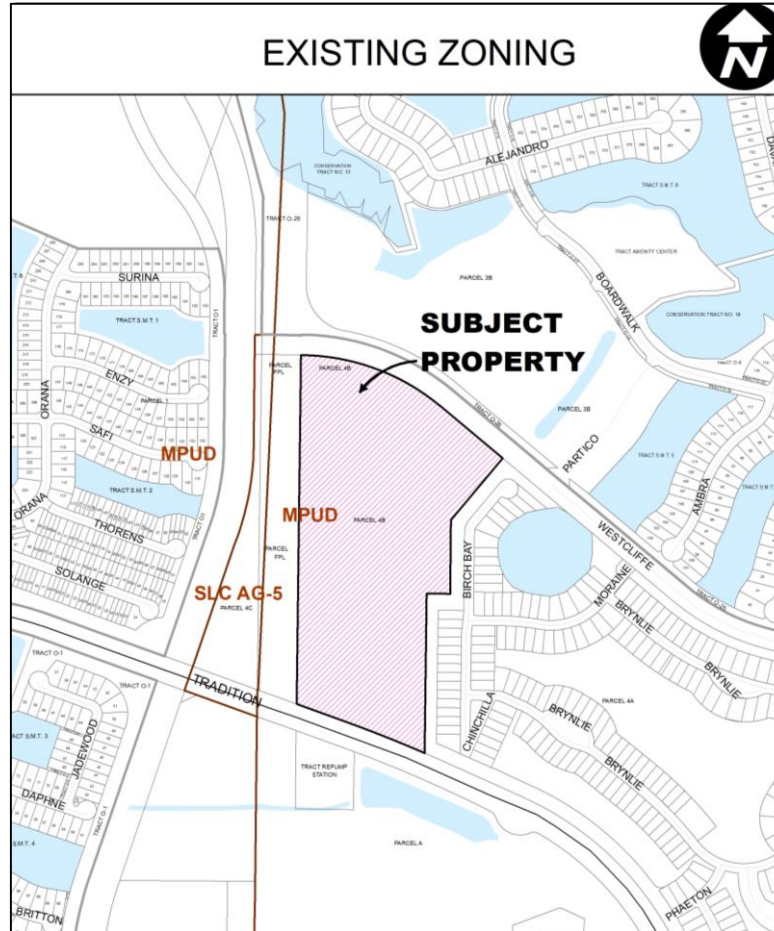
- A wall is required in a landscape buffer strip where multi-family development abuts property to the side which is designated with PUD zoning or single-family uses per Section 154.03(C)(5) of the Landscaping Code.
- The applicant is requesting to provide enhanced landscaping in lieu of a wall as per Section 154.12 of the Landscaping Code.

Project Summary

- Lotis at Tradition proposed 557 multi-family units distributed across 29 buildings ranging in height from 4 stories to 2 stories.
- The proposed development abuts MPUD zoning and single-family use along the eastern (side) property line.
- The applicant proposes enhanced landscaping and a berm in lieu of a wall within the 60-foot-wide landscape buffer, as a 7-foot-tall berm with plantings on top along the approximately 1,700-foot eastern parcel boundary adjacent to the Brynlie single-family residential subdivision.

Location Map

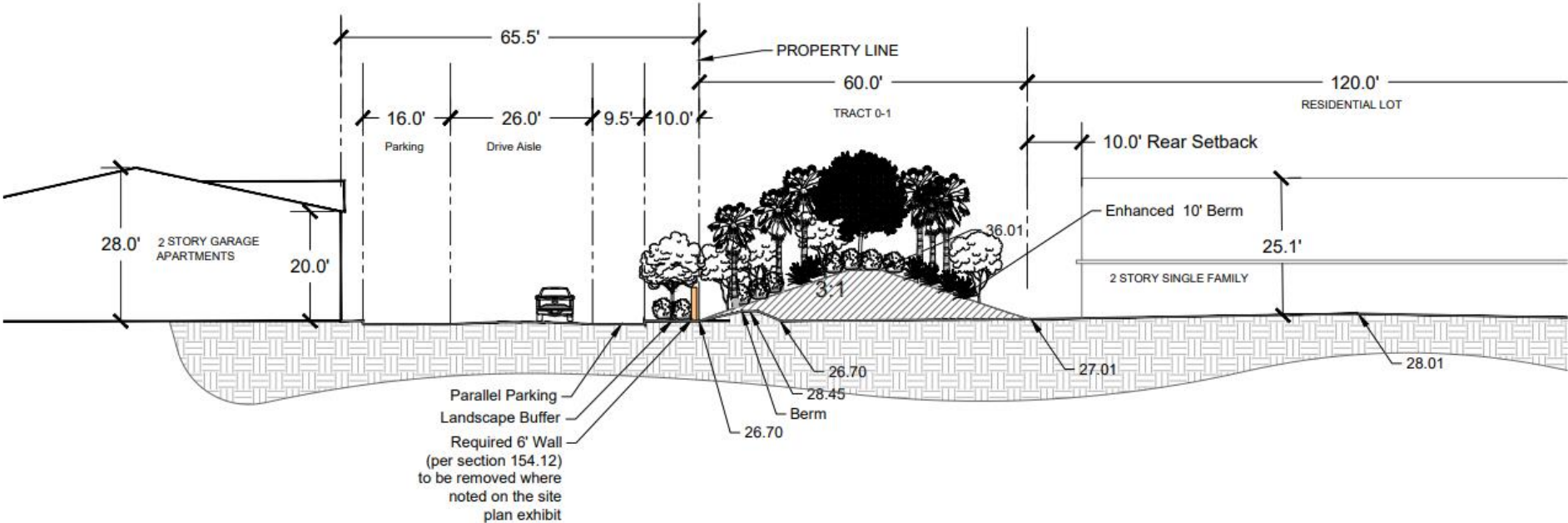
Direction	Future Land Use	Zoning	Existing Use
North	NCD	MPUD	Esplanade Residential Subdivision
South	NCD	MPUD	Vacant – Future Regional Park
East	NCD	MPUD	Brynlie Residential Subdivision
West	NCD	AG-5	Vacant (undeveloped parcel)



Landscape Berm Elevations

Lotis at Tradition

Brynlie Community



Voting 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**

Planning & Zoning Staff Recommendation

If the Board votes to approve the landscape modification request, staff recommends the following condition of approval:

1. Prior to the issuance of the first building permit for Phase 1, the berm located within Phase 1 shall be installed, planted with associated landscaping, and inspected by the Planning and Zoning Department. Prior to the issuance of the first building permit for Phase 2, the corresponding segment of the berm shall be installed, planted with associated landscaping, and inspected by the Planning and Zoning Department.