



TRADITION

*Tradition Design Review Committee
Architectural Review*

10807 SW Tradition Square Port St. Lucie, FL 34987

Phone (772) 345-5101

Date: 2.7.23

*To: Lucido & Associates
Attention: Matt Yates
701 E. Ocean Boulevard
Stuart, FL 34994*

Regarding: Capstone – The Cottages Landscape Modification

This notice serves as the Design Review Committee's response to your request as referenced above. Please note any comments made by the Committee as listed below.

If you have any questions regarding this matter, please do not hesitate to contact the Committee at (772) 345-5101.

Status: Approved

The Committee has reviewed this submittal and is in support of this modification.

Thank you.

Tradition Design Review Committee



January 4, 2023

VIA DIGITAL DELIVERY

Planning and Zoning Department
City of Port Saint Lucie
121 SW Port St. Lucie Blvd.
Port St. Lucie, FL 34984

Re: CAPSTONE COTTAGES - LANDSCAPE BUFFER WALL MODIFICATION

We are pleased to submit for your consideration a request to modify the buffer wall requirement along the western boundary of the Capstone Cottages Community. City code requires a wall to be included within the landscape strip separating multi-family and single family uses. The proposal intends to substitute the required wall with an enhanced landscape strip.

This horizontal multi-family development is part of a larger MPUD comprised of single family and multi-family residential uses. The site is bordered by Paar Dr along the north, Village Pkwy to the east, vacant undeveloped land to the south (currently expected to be developed as a multi-family use), and a 170' wide FPL easement to the west. Westward of the FPL easement lies the single family portion of the MPUD known as Kenley.

The wall along the western boundary is proposed to be replaced by a 12-14' wide enhanced landscape strip with a continuous hedge, assorted canopy trees, and palm trees. Yard spaces of the residential units are enclosed by 6' opaque fencing with additional shrub material along the fence lines and building foundations. The nearest single family residential lot west of the FPL easement lies approximately 220' away and will be further insulated by a 50' wide bermed landscape buffer within that portion of the development.

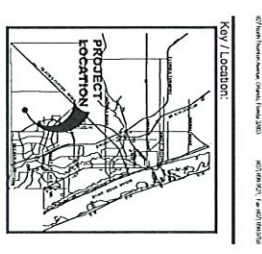
Considering the generous separation between uses, the fact that each of the communities are within the same MPUD, and the request is supported by the master developer (Mattamy) as well as the Tradition Design Review Committee; it seems the proposal to substitute the required wall with an enhanced landscape strip is appropriate for these circumstances.

In support of this application please find the proposed Capstone Cottages landscape plan and Kenley landscape plan. Should you have any questions or need additional information, please feel free to contact me directly.

Sincerely,

A handwritten signature in black ink, appearing to read "M. Yates", with a horizontal line extending to the right.

Matthew R. Yates
Project Director

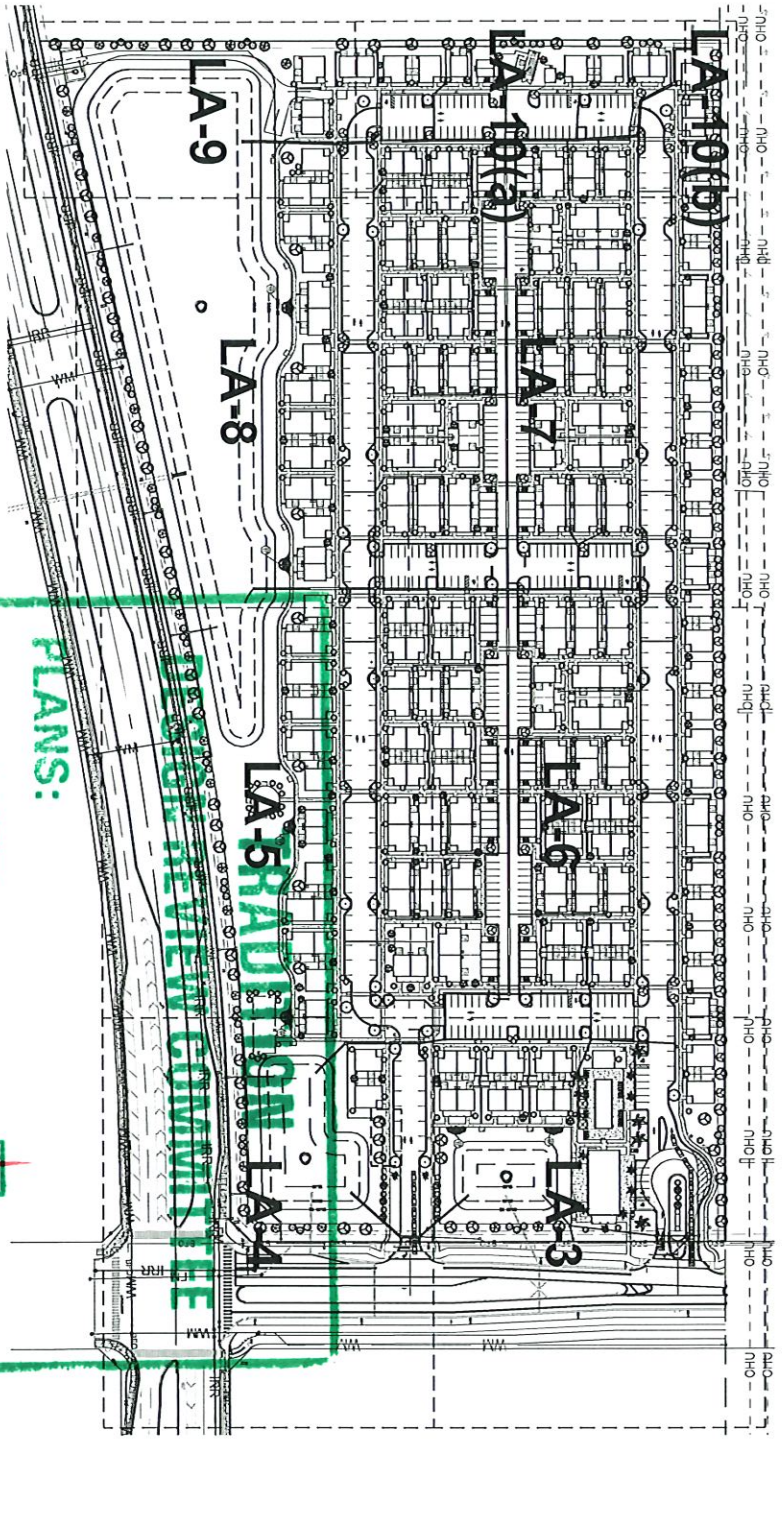


PROJECT TEAM:
 Designer: Iuedo & Associates
 Architect: Iuedo & Associates
 Engineer: Iuedo & Associates
 Landscape Architect: Iuedo & Associates
 City of Port St. Lucie: PE# 20-141-A1
 PS/LD No. 5387

Capstone Community
 Port St. Lucie, Florida
Landscape Modification Plan
 January 4, 2022
 City of Port St. Lucie PE# 20-141-A1
 PS/LD No. 5387

Date	By	Description
1/4/22	LRD	Initial Submission
1/25/22	LRD	Revised Submission
1/25/22	LRD	Revised Submission

Designer: IUEDO
 Project Number: 2022
 Municipal Number: P20-141-A1
 Computer File: Capstone - Landscape Modification.dwg
LA1
 Title: Landscape Modification Plan



PLANT SCHEDULE CAPSTONE

Plant	Quantity	Notes
1.00	100	...
2.00	200	...
3.00	300	...
4.00	400	...
5.00	500	...
6.00	600	...
7.00	700	...
8.00	800	...
9.00	900	...
10.00	1000	...

Required Trees:

Plant	Quantity	Notes
1.00	100	...
2.00	200	...
3.00	300	...
4.00	400	...
5.00	500	...
6.00	600	...
7.00	700	...
8.00	800	...
9.00	900	...
10.00	1000	...

Required Shrubs:

Plant	Quantity	Notes
1.00	100	...
2.00	200	...
3.00	300	...
4.00	400	...
5.00	500	...
6.00	600	...
7.00	700	...
8.00	800	...
9.00	900	...
10.00	1000	...

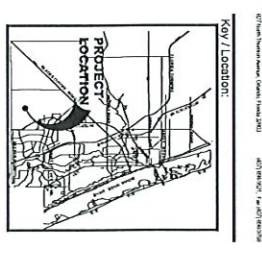
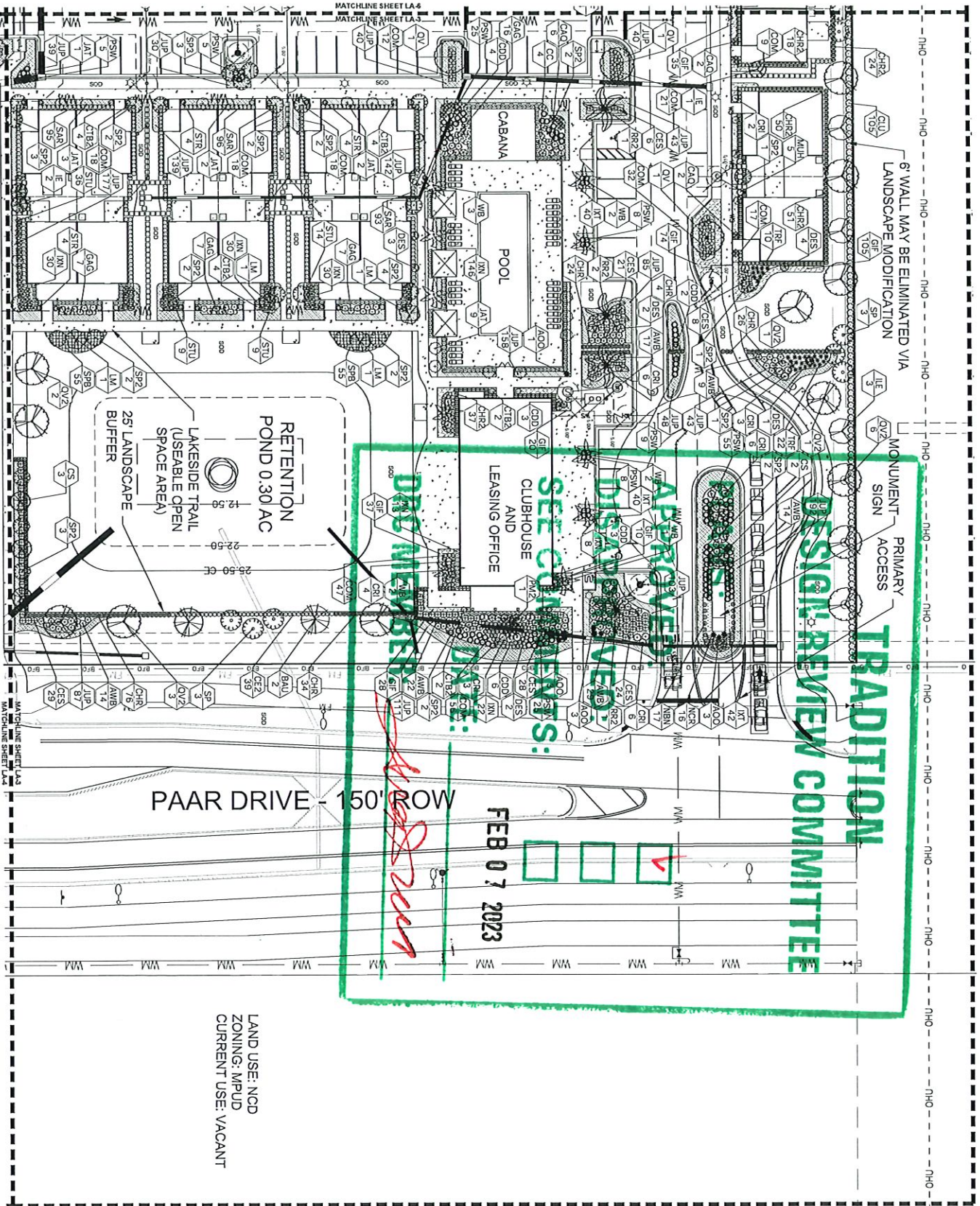
APPROVED: [Signature]

DISAPPROVED: [Signature]

DATE: FEB 07 2023

INDEX OF DRAWINGS:

Sheet	Description
LA1	Landscape Data
LA2	Plant Schedule
LA3	Landscape Plans
LA10	Landscape Details
LA11	Landscape Specifications
LA12	Landscape Specifications



Project Team:

Owner: Capstone Community
 Architect: Lucido & Associates
 7701 E. Central Blvd., Suite 212
 Orlando, FL 32817
 407.999.1111

Architectural Consultant: [Name]
 7701 E. Central Blvd., Suite 212
 Orlando, FL 32817
 407.999.1111

Landscaping Consultant: [Name]
 7701 E. Central Blvd., Suite 212
 Orlando, FL 32817
 407.999.1111

Capstone Community
 Port St. Lucie, Florida

Landscape Modification Plan

January 4, 2022

City of Port St. Lucie PE 20-141-A-1
 PS/UD No. 5367

Date	By	Description
1.4.22	WRY	Initial Submission
2.23.23	WRY	Revised Submission

SCALE: 1" = 20'

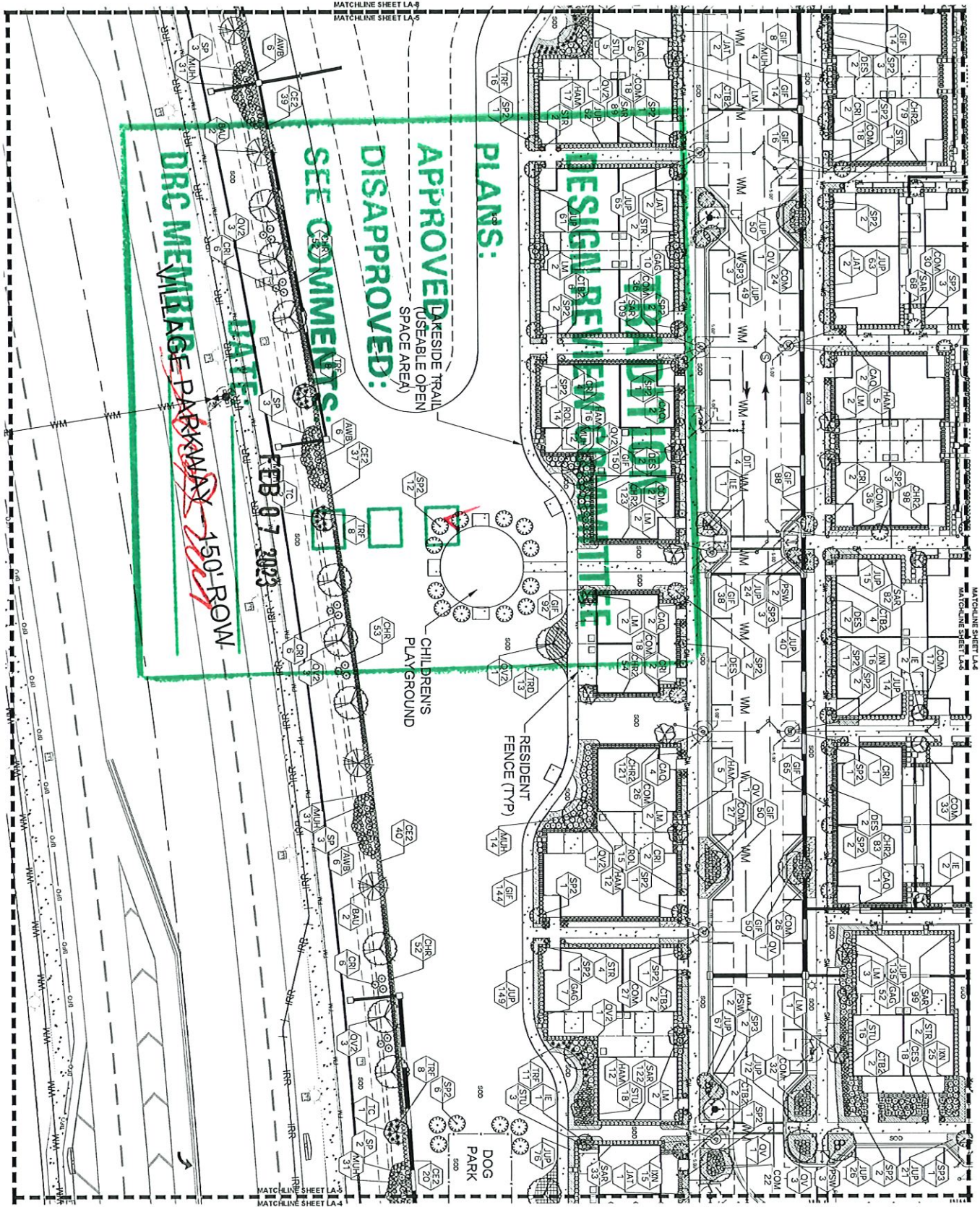
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North

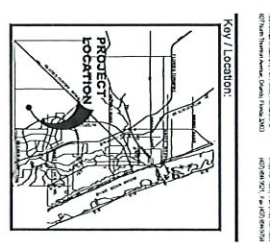
DRW: [Name]

LA3

1423 WRY Initial Submission
 20230
 PS/UD No. 5367
 City of Port St. Lucie
 7701 E. Central Blvd., Suite 212
 Orlando, FL 32817
 407.999.1111



luso & associates
 1100 N. W. 11th St., Suite 100
 Ft. Lauderdale, FL 33304
 Phone: (954) 561-1100
 Fax: (954) 561-1101
 Email: info@luso.com



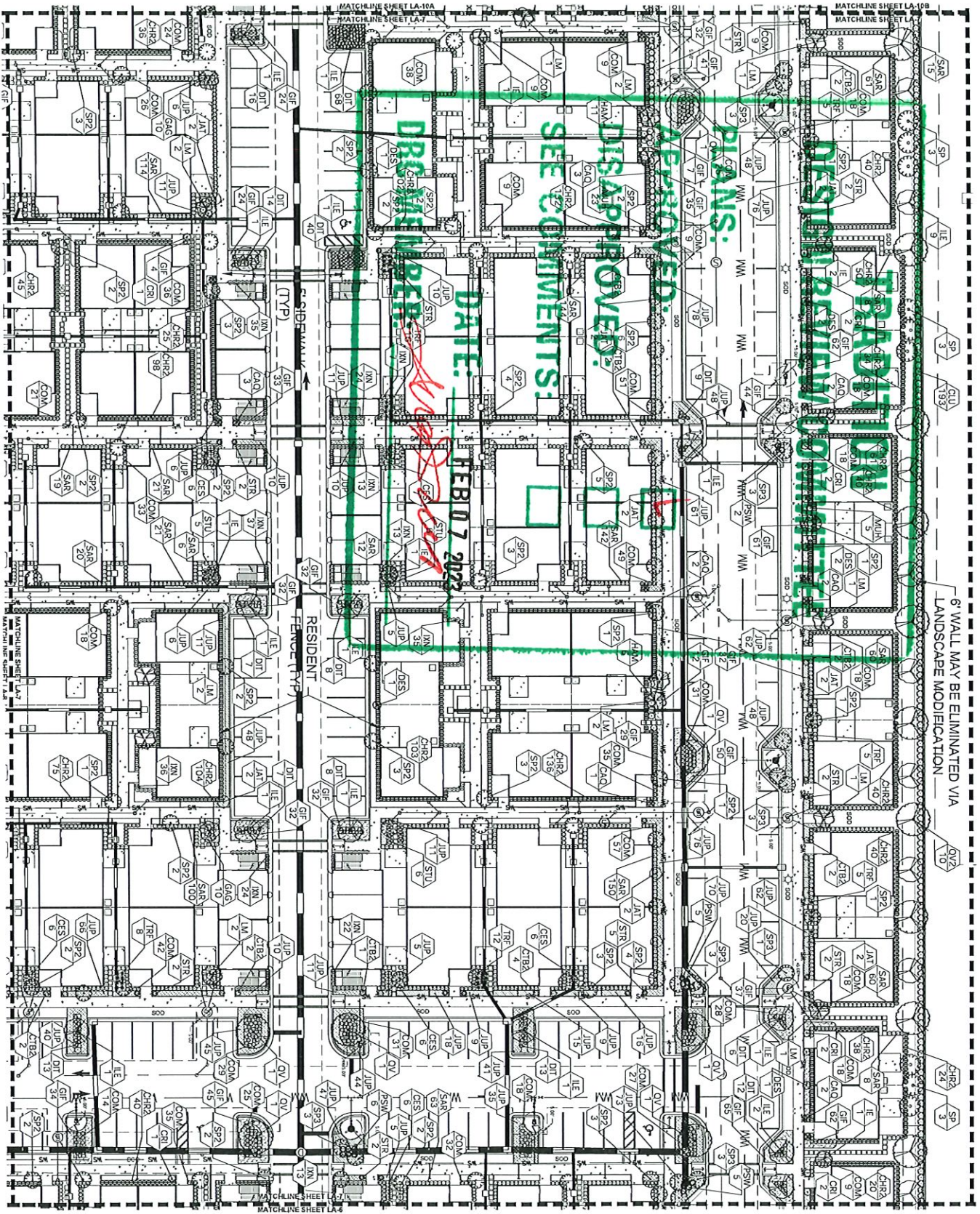
Project Team:
 Owner: Capstone Community
 Designer: luso & associates
 Date: January 4, 2022

Capstone Community Landscape Modification Plan
 Port St. Lucie, Florida
 January 4, 2022
 City of Port St. Lucie P# 20-141-A-1
 PSUID No. 5287

DATE: January 4, 2022
BY: [Signature]
DESCRIPTION: Landscape Modification
SCALE: 1" = 20'

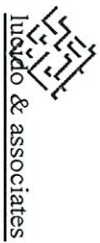
DESIGNER: luso & associates
MANAGER: [Name]
PROJECT NUMBER: 20230
MAP SHEET NUMBER: P03-141-A-1
COMPUTER FILE: Capstone - Landscape Modification.dwg

LA5

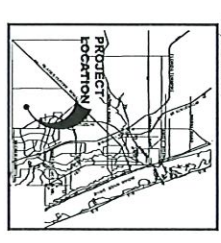


6 WALL MAY BE ELIMINATED VIA LANDSCAPE MODIFICATION

APPROVED
 DISAPPROVED
 SEE COMMENTS
 DATE: FEB 07 2023
 DRAWN BY: [Signature]



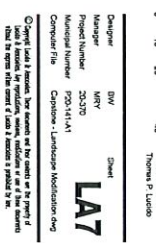
lucido & associates
 772-225-7225 | www.lucidoassociates.com
 1100 S. W. 10th St., Suite 200
 Fort Lauderdale, FL 33304



Project Team:
 Owner: [Name]
 Architect: [Name]
 Designer: [Name]
 Landscape Architect: [Name]
 City of Port St. Lucie, Florida
 PS/LUD No. 5387

Capstone Community
 Landscape Modification Plan
 Port St. Lucie, Florida
 January 4, 2022

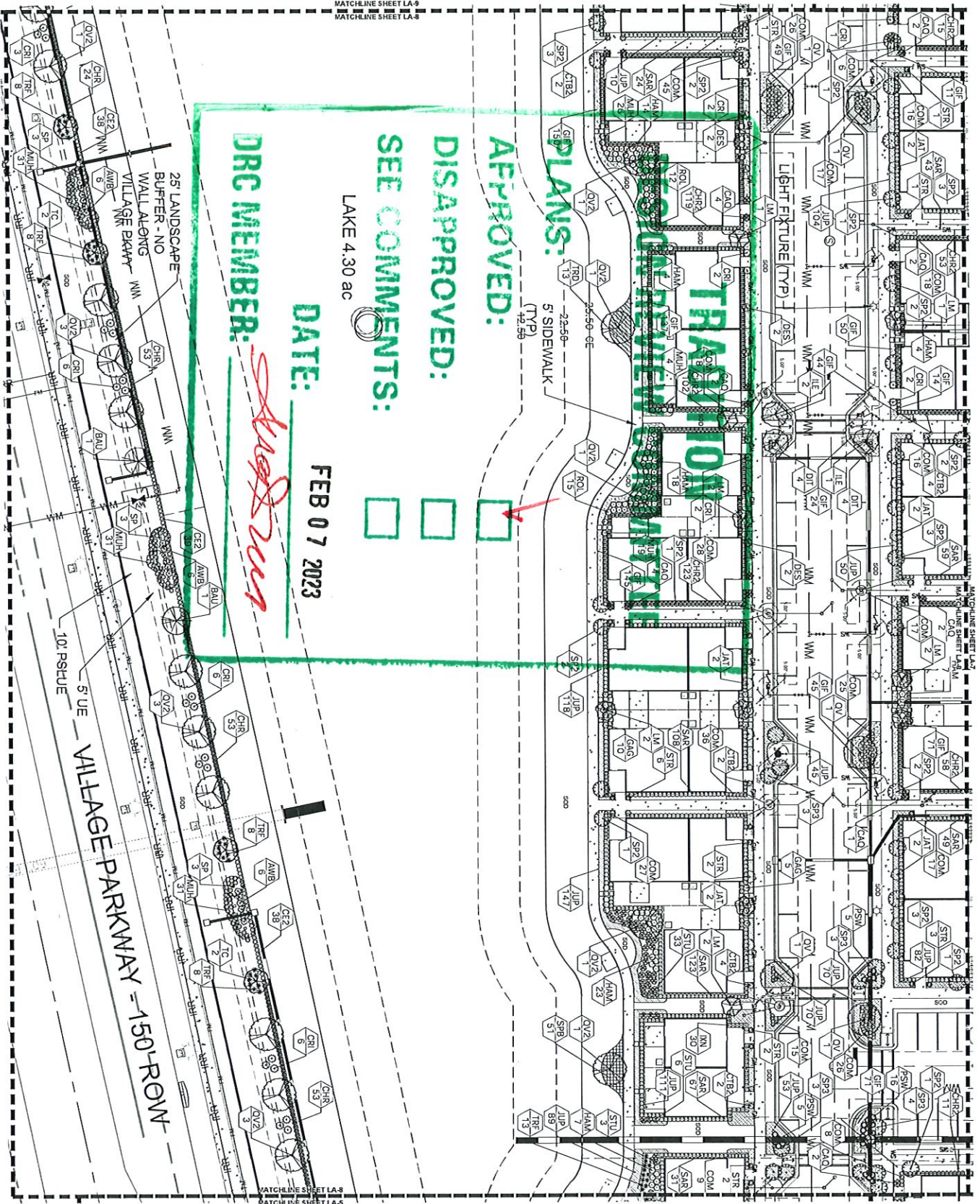
City of Port St. Lucie, Florida
 PS/LUD No. 5387
 Date: [Date]
 By: [Name]
 Description: [Text]
 1:20 - ASPY - Initial Submission
 1:20 - ASPY - Landscape Modification
 1:20 - ASPY - Landscape Modification



SCALE: 1" = 20'
 0 10 20 40
 REG. # 1918
 Thomas P. Lucido

LA7
 Designer: [Name]
 Checker: [Name]
 Project Number: 20-035
 Revision Number: 03-14-14
 Computer File: [Name]
 Plotter: [Name]

Capstone Community Landscape Modification Plan
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MATCHLINE SHEET LA-9
MATCHLINE SHEET LA-8

LAKE 4.30 ac

APPROVED:

DISAPPROVED:

SEE COMMENTS:

DATE:

FEB 07 2023

DRC MEMBER:

[Handwritten Signature]

25' LANDSCAPE
BUFFER - NO
WALL ALONG
VILLAGE PARKWAY
100' PSIDE
5' UE
VILLAGE PARKWAY - 150'-ROW

MATCHLINE SHEET LA-8
MATCHLINE SHEET LA-9

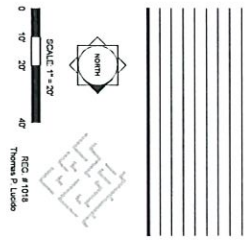
Iudco & Associates
1423 ARV Initial, Sunrise, FL 33428
754-487-1111
1423 ARV
1423 ARV
1423 ARV

Project Team:
Project Manager: [Name]
Architect: [Name]
Landscape Architect: [Name]
Civil Engineer: [Name]
Mechanical Engineer: [Name]
Electrical Engineer: [Name]
Structural Engineer: [Name]
Soil Engineer: [Name]
Surveyor: [Name]
GIS Specialist: [Name]
Interior Designer: [Name]
Landscape Architect: [Name]
Landscape Architect: [Name]
Landscape Architect: [Name]
Landscape Architect: [Name]
Landscape Architect: [Name]

Capstone Community
Part St. Lucie, Florida
Landscape Modification Plan
January 4, 2022

City of Port St. Lucie P#20-141-A1
PSLUD No. 5987

Date	By	Description
11.23.22	MRV	Initial Submission
1.23.23	MRV	Indonesia state of change

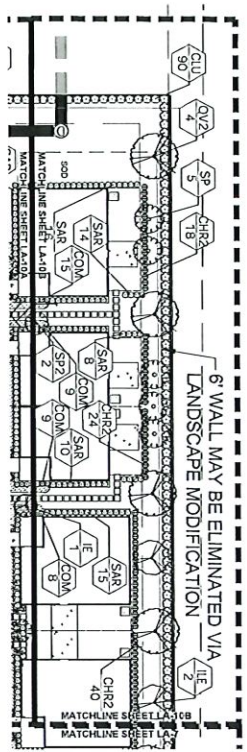


LA8

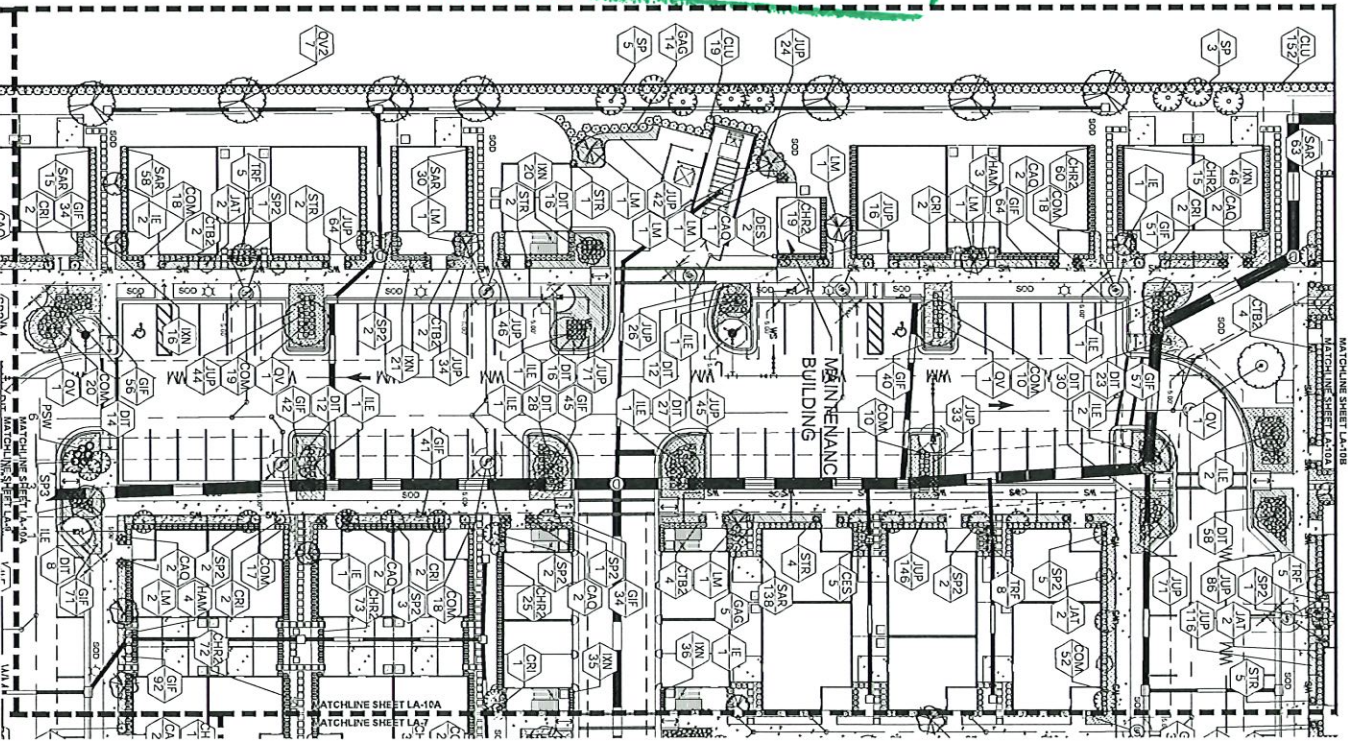
Manager: [Name]
Project Number: 20210
Municipal Number: P20-141-A1
Computer File: Capstone - Landscape Modification.dwg

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LA-10(B)



LA-10(A)



TRADITION
DESIGN REVIEW COMMITTEE

PLANS:

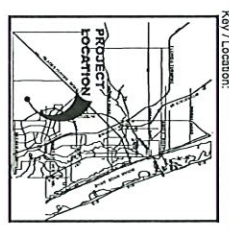
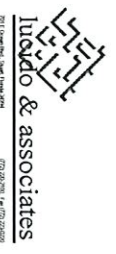
APPROVED:

DISAPPROVED:

SEE COMMENTS:

DATE: FEB 07 2023

DRC MEMBER: *[Signature]*



Project Team:
 Project Manager: [Name]
 Designer: [Name]
 Drafting: [Name]
 Client: [Name]
 Date: [Date]

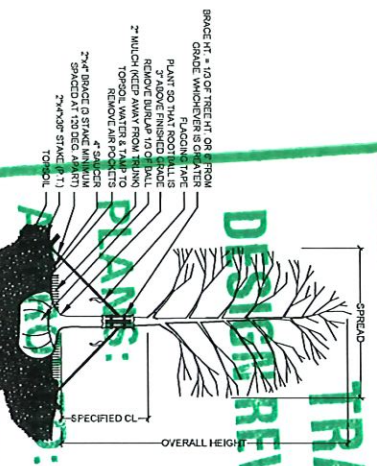
Capstone Community Landscape Modification Plan
 Part St. Lucie, Florida
 January 4, 2022
 City of Port St. Lucie PA-20-141-A-1
 PS/LID No. 5387

Date	By	Description
1/2/22	MRS. Initial Submission	
1/23/23	MRS. Initial Submission	

Scale: 1" = 20'
 North Arrow
 Sheet: **LA10**

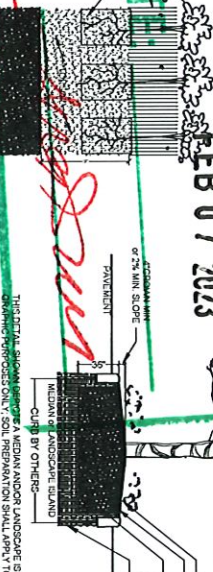
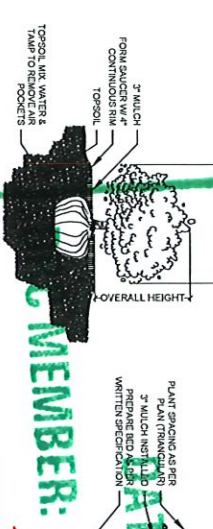
TRADITION

DESIGN REVIEW COMMITTEE



DISAPPROVED:
SEE COMMENTS:

FEB 07 2023



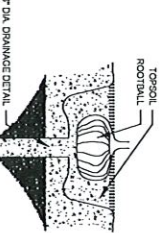
BRACING DETAIL



PALM PLANTING - ANGLE STAKE



MULTI-TRUNK PLANTING & GUYING



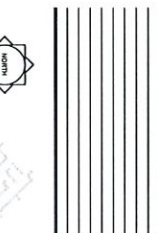
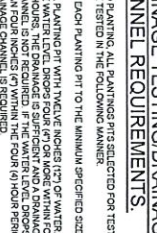
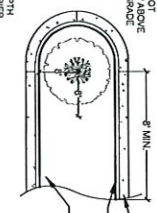
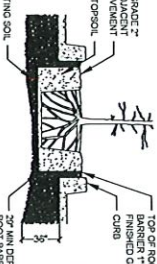
SHRUB PLANTING

GROUND COVER PLANTING DETAIL

LANDSCAPE AREA PREPARATION DETAIL

DRAINAGE TESTING DETAIL

DRAINAGE TESTING/DRAINAGE CHANNEL REQUIREMENTS



SPECIAL APPLICATIONS ROOT BARRIER DETAIL

NOTES:
 1. ROOT BARRIERS SHALL BE INSTALLED WHEN ROOT BALL IS LOCATED WITHIN 8' OF PAVEMENT AND OR CURB
 2. ROOT BARRIERS SHALL BE 2\"/>

TREE PROTECTION BARRICADE

NOTES:
 1. BUILT LANDSCAPE PLAN FOR FENCE ALIGNMENT
 2. FENCE SHALL BE 4\"/>

DRAINAGE TESTING/DRAINAGE CHANNEL REQUIREMENTS

PRIOR TO PLANTING, ALL PLANTINGS PT'S SELECTED FOR TESTING SHALL BE TESTED IN THE FOLLOWING MANNER:

- DIG EACH PLANTING PIT TO THE MINIMUM SPECIFIED SIZE.
- FILL PLANTING PIT WITH THE TARGET INDIATOR (PT'S OF WATER).
- IF THE WATER LEVEL DROPS FROM 1\"/>

DRAINAGE TESTING/DRAINAGE CHANNEL REQUIREMENTS

1.4.23. MRV - INITIAL SUBMITTAL

DATE: BY: DESCRIPTION:

City of Port St. Lucie P#20-141-A1
 PSLUD No. 5987

January 4, 2022

Capstone Community Landscape Details

Project Team:
 Project Manager: [Name]
 Designer: [Name]
 Checker: [Name]

Scale: 1" = 1'-0"

Project Location

lucido & associates

1001 US Highway 1, Suite 100
 Port St. Lucie, FL 34952
 Phone: 888-333-3333
 Fax: 888-333-3333

Capstone Cottages

TRADITION

DESIGN REVIEW COMMITTEE

Landscape Modification Exhibits

PLANS:

APPROVED:

DISAPPROVED:

SEE COMMENTS:

FEB 07 2023

DATE:

DRG MEMBER:

MAJ 2023

TD PARTITION

DESIGN REVIEW COMMITTEE

PLANS:

APPWETBAND

DISAPPROVED:

SEE COMMENTS:

170' WIDE

FPL EASEMENT

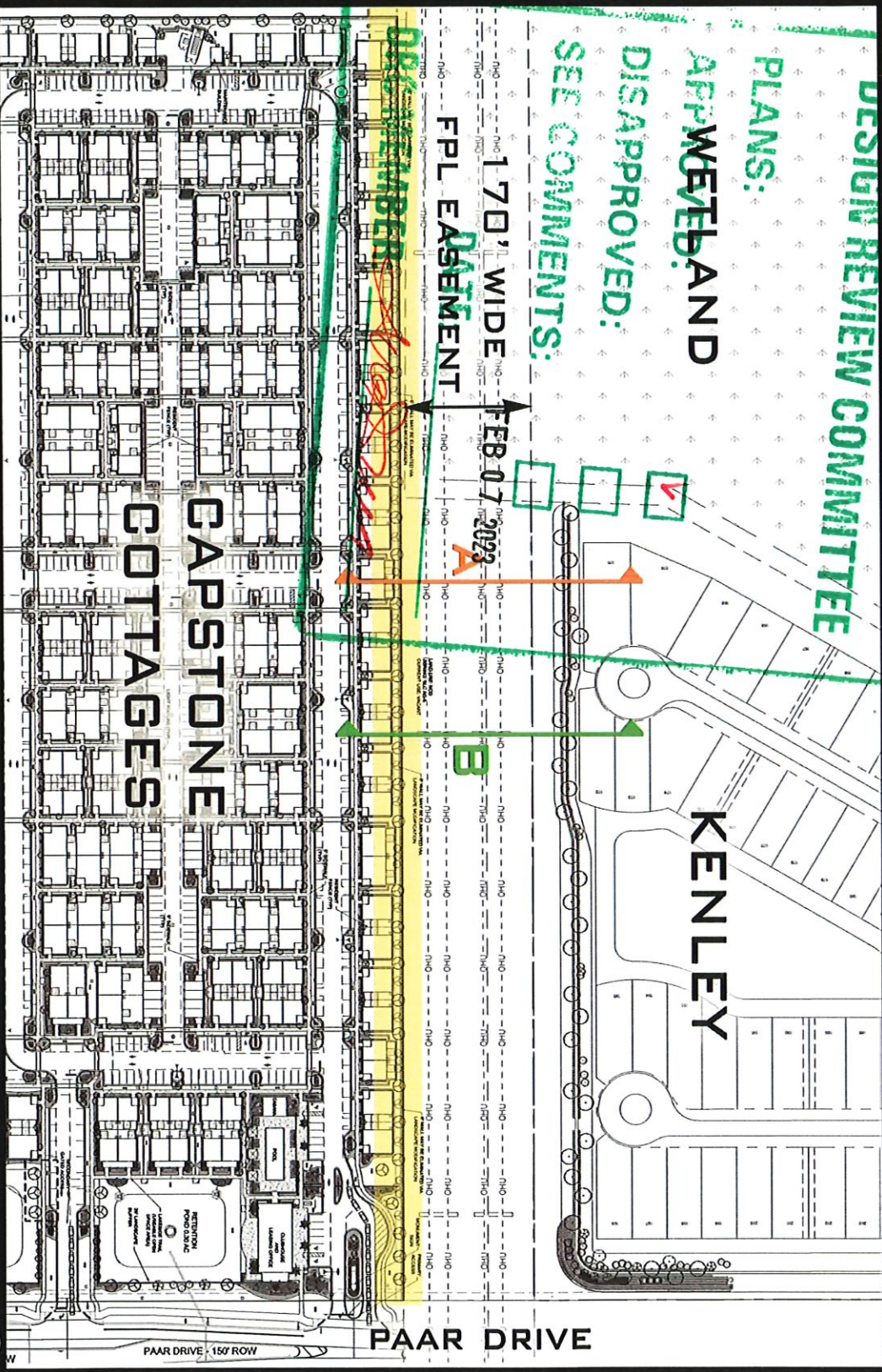
FEB 07 2023

ORIGINATOR

KENLEY

PAAR DRIVE

PAAR DRIVE - 150' ROW



COTTAGES - BUFFER PLAN

Port St Lucie, Florida NTIS

TRADITION

DESIGN REVIEW COMMITTEE

PLANS: FOUNDATION

APPROVED: HEDGE

DISAPPROVED: PROPERTY BOUNDARY

GLUSIA HEDGE

DAK (14'-16' HT)

HOLLY (14' HT)

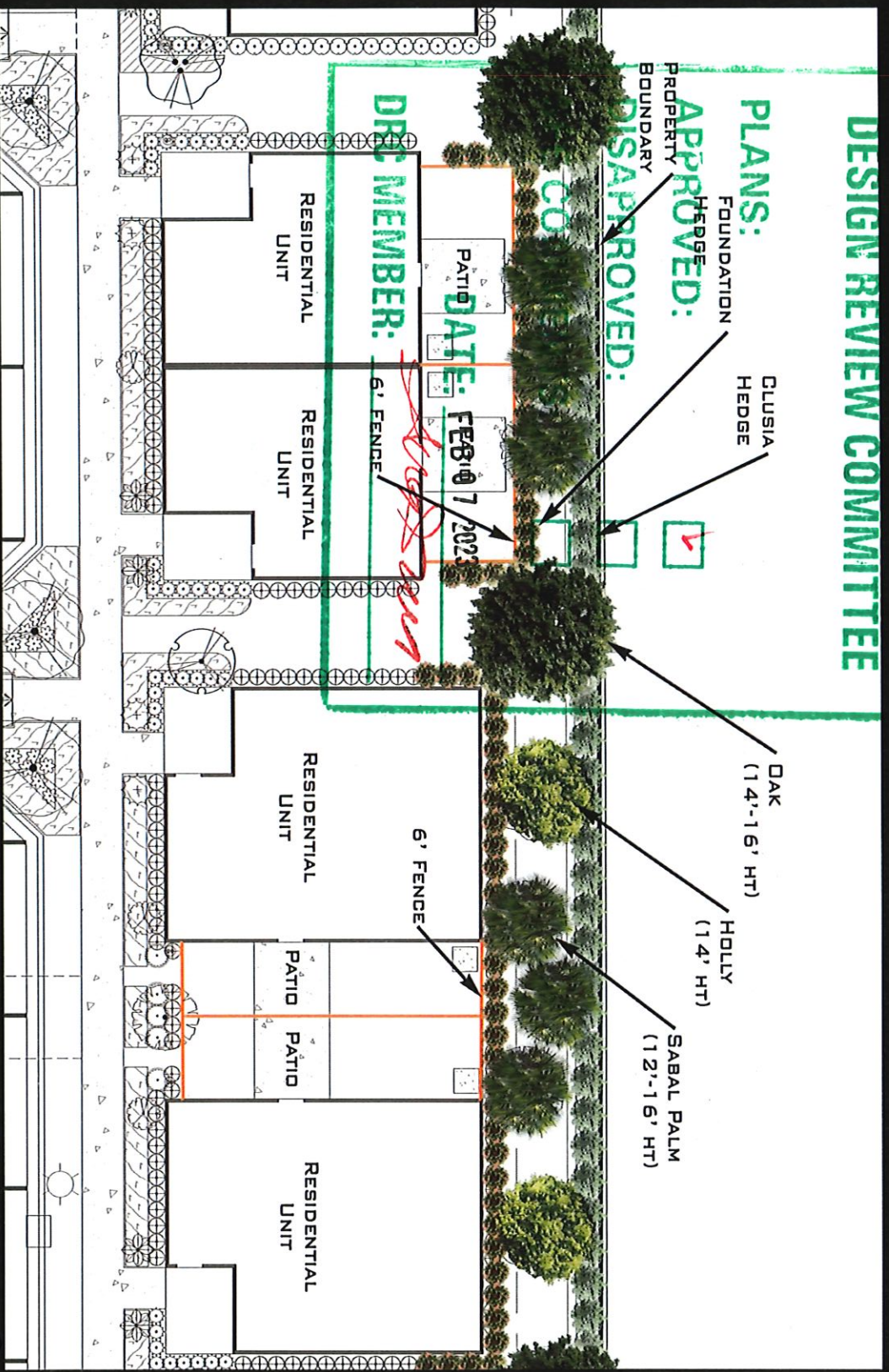
SABAL PALM (12'-16' HT)

DATE: FEB 10 7 2023

DR: MEMBER: 6' FENCE

Handwritten signature

6' FENCE



COTTAGES - BUFFER PLAN ENLARGED

PORT ST LUCIE, FLORIDA NTS



TRADITION

DESIGN REVIEW COMMITTEE

10-15' Wide Landscape Buffer

PLANS:

APPROVED: 70' FPL Easement w/Overhead Power Lines

DISAPPROVED:

SEE COMMENTS:

DATE: FEB 07 2023

DRC MEMBER: *Andrew*

A

Residence w/ Fenced Patio

Cottages Boundary

Kenley Boundary

28' Wide Access Easement

35' Wide Landscaped Berm

Private Lot Boundary

Residence

Private Lot Boundary

B

Residence

Cottages Boundary

170' FPL Easement w/Overhead Power Lines

Kenley Boundary

28' Wide Access Easement

35' Wide Landscaped Berm

Private Lot Boundary

Residence

Private Lot Boundary

COTTAGES - BUFFER CROSS SECTIONS

PORT ST LUCIE, FLORIDA NTS