

## **NARRATIVE**

(Florida Coast Surgical Hospital)

(January 27, 2024)

One of the fundamental planning principles in the development of the Veranda Fall (St. Lucie Land) PUD was our intention to provide for integration of land uses and activities. This mixed-use community provides both residential/ commercial office/institutional opportunity, where it is possible for someone to live and work in this same community. Critical to the success of this development concept is the ability to support unfettered access between the different land uses located throughout the community by a combination of visual and physical adjustments to the typical forms used in segregating land uses. In short, what we are seeking is to minimize the presence of visually restrictive barrier walls between the various land use categories in the community, while encouraging enhanced landscaping and non-motorized movement options.

In the case of the Florida Coast Surgical Hospital Project Site, we are proposing to provide for enhanced landscape plantings along the east and south property lines in lieu of a standard six-foot barrier wall. The south property line adjoins the SFWMD Canal C-23, whose protective berm is actually several feet above the finished grades on which a typical wall would be located. The top of the wall is below the top of the canal berm. The existing canal berm effectively screens the few properties on the south side of the canal that align with the hospital project site. The installation of an enhanced vegetative buffer will, over time, permit the growth of tall plants and trees that will serve to more effectively screen the buildings from the south side sight lines.

In the case of the east property line, the Arcadia Apartment Residences will likely be a site where a portion of those who work in this health care facility may live. Reducing hard physical barriers between these uses allows for the installation of vegetative landscape barriers that will provide for a more livable environment for both work and residence use. At the time of plantings, all perimeter landscaping has been bumped to a minimum of 4ft height at time of planting. It is expected these hedging plants/ trees will reach a minimum of six to eight feet within two years, and as the plants mature, additional height will be achieved. These taller trees will provide both visual blockage and shade through the sites.