

February 10, 2025

Ms. Anne Cox, AICP, Assistant Planning Director
City of Port St. Lucie Planning Department
121 SW Port St. Lucie Boulevard
Port St. Lucie, Florida 34984

Subject: Veranda Landings @ Veranda falls PUD – Minor adjustment #1

Dear Ms. Cox:

Attached, please find our application for partial relief from the provisions of Section 154.03(C)(5) of the Port St. Lucie Code Ordinances as applied to the Veranda Landings townhome community in the Veranda Falls PUD. Specifically, we are seeking relief from this particular Code section as it applies to that 310 foot (+/-) long segment of our eastern property line that adjoins the Veranda Gardens PUD. We are, through this request, seeking to have the 6-foot architectural wall requirement eliminated, and in its place, recognize the enhanced landscaping, that is already in place, as being an acceptable alternative means in meeting this screening requirement.

The Veranda Landings townhome community was approved by the City Council in October 2022, through the approval of Veranda Plat No 9. Under existing City Codes, no specific 'site plan' approval was required for this townhome community, therefore there is no specific site plan/landscape plan for this project other than the information shown on the Veranda Plat No. 9. However, as part of the City's review of the specific construction plans for this area, detailed landscaping plans were submitted to, and approved by, the City of Port St. Lucie. A copy of those previously approved landscape plans is included with this submission.

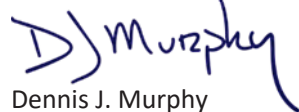
The attached site photos depict the current (or nearly current) condition of the property subject to this requested relief. As can be seen in these images, the existing vegetation in this area provides for a nearly opaque barrier (through the minimum 6-foot elevation requirement) between the two (2) development projects. Ripping out mature vegetation, that already provides for an opaque barrier, to only only put in a different type of opaque barrier, appears to be counter productive.

Therefore, it is the applicants request that the City approve our requested relief from the provisions of Section 154.03(C)(5) of the City of Port St. Lucie Code of Ordinances and allow for the continued use of the existing negative buffer along the that part of our east property line adjoin the Veranda gardens PUD.

If as you review this application, you have any questions, please do not hesitate to let me know.

Sincerely:

CULPEPPER & TERPENING, INC.



Dennis J. Murphy
Principal Planner .

Saint Lucie County Property Appraiser

**'EXISTING' ENHANCED
LANDSCAPE BUFFER -
40/45 FT. AVG. WIDTH**

200 FT (+/-)
SEPARATION

**VERANDA
LANDINGS
TOWNHOMES**

100 FT (+/-)
SEPARATION

**VERANDA
GARDENS**

**VERANDA LANDINGS
LANDSCAPE BUFFER
RELIEF REQUEST**

