



June 19, 2023

Bianca Lee – Planner II
City of Port St Lucie Planning & Zoning Department
121 SW Port St Lucie Blvd
Port St Lucie, FL 34984

RE: St. Lucie Battery (P07-366-A1 – PSLUSD Project No. 11-963-00)
2155 SW Gatlin Blvd., Port St. Lucie, FL 34953
S11, T37S, R39E
Landscape Modification

Dear Ms. Lee,

We received your review comments on June 13, 2023, for the Landscape Buffer Wall modification. The following responses correspond to the comments provided:

1. The total area dedicated to a buffer will be greater than what the code would impose without the modification.
The dedicated area to the landscape buffer wall is greater than what the code would impose without the modification. An application for Landscape Buffer Wall Modification was submitted through Fusion.
2. Outside activities and hours of operation for the proposed use(s).
The landscape buffer wall's intent is to provide a separation between commercial and residential zones, without compromising the health of the large existing oak tree and the existing mitered end section by building an architectural wall. Outside activities consist of mechanical work on vehicles and the hours of operation are Monday-Friday 8-5 P.M and Saturday 8-12 P.M. with no hours of operation on Sunday.
3. Natural and man-made features of uses that provide distance and separation from those existing uses to be buffered.
There is an existing 10' high CBS wall, a large oak tree and an existing mitered end section in the NW corner of the property where initially the continuation of an architectural wall was proposed. However, due to natural and man-made existing conditions, we are proposing a landscape buffer wall with the intent to provide privacy and separation between commercial and residential zones.
4. Other factors that may be important to a decision.
The Landscape plan has been revised to comply with the specifications of City of Port St. Lucie Planning & Zoning Department, by adding a double hedge row of Wax Myrtle and Myrsine together with Silver Buttonwood trees to provide a sufficient buffer and meet the intent of the landscape used in lieu of an architectural wall.

Velcon Engineering & Surveying, LLC
1449 NW Commerce Centre Dr., Port St. Lucie, FL, 34986
Ph: 772 / 879-0477



Considering the above responses, we respectfully request that you consider our landscape buffer modification request for approval. Should you have any questions, please do not hesitate to contact me at 772-879-0477.

Sincerely,

A handwritten signature in blue ink, appearing to read 'D. Guettler', with a horizontal line extending to the right.

Darren C. Guettler, P.E.

Cc: File 21-1032 (w/ att)