



Veranda Landings Landscape Modification (P25-029)

Planning and Zoning Board – May 6, 2025
Bethany Grubbs, AICP, Senior Planner/Public Art Program

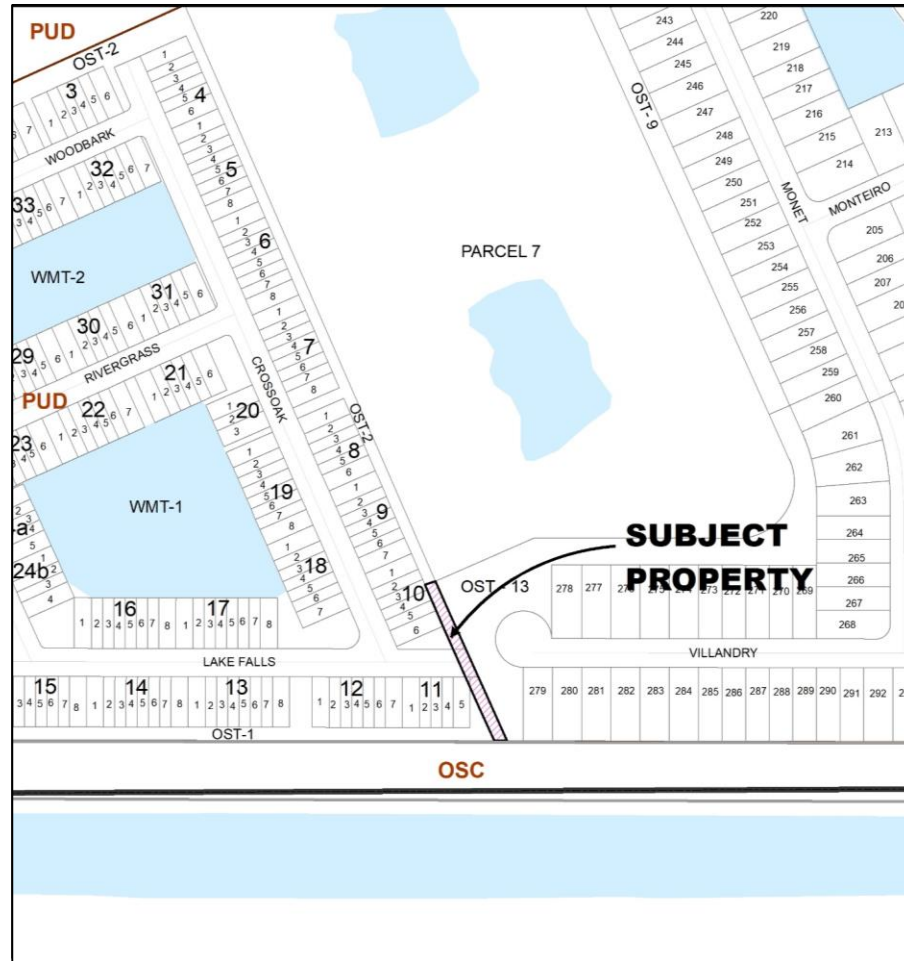
General Information

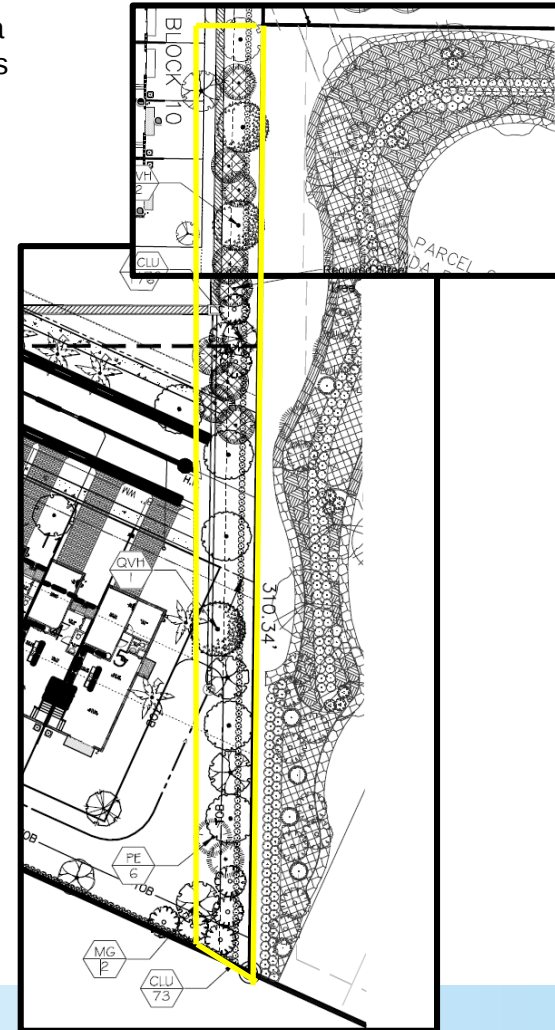
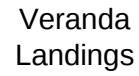
Applicant's Request:	This is a request to provide landscaping in lieu of an architectural buffer wall on a 310' segment of the eastern property line per Section 154.12 of the City of Port St. Lucie Code of Ordinances.
Applicant:	Dennis Murphy, Culpepper & Terpening, Inc.
Property Owner:	Veranda Landings Homeowners Association, Inc.
Location:	The property is located southeast of SE Veranda Place and north of the Martin County line.

Project Summary

- Veranda Landings (P21-176), a townhome community, occupies approximately 25 acres and includes 230 townhome lots.
- The development abuts PUD zoning and single-family use along the eastern (side) property line.
- 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.

Location Map





Existing Conditions



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 recommend approval of the landscape modification request, staff recommends the following condition of approval:

1. Prior to the final Planning and Zoning building inspection approval, the applicant shall submit a revised landscape plan indicating that the hedges and landscaping in this location be maintained at a minimum height of six feet.