



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,

Matthew R. Yates
Project Director