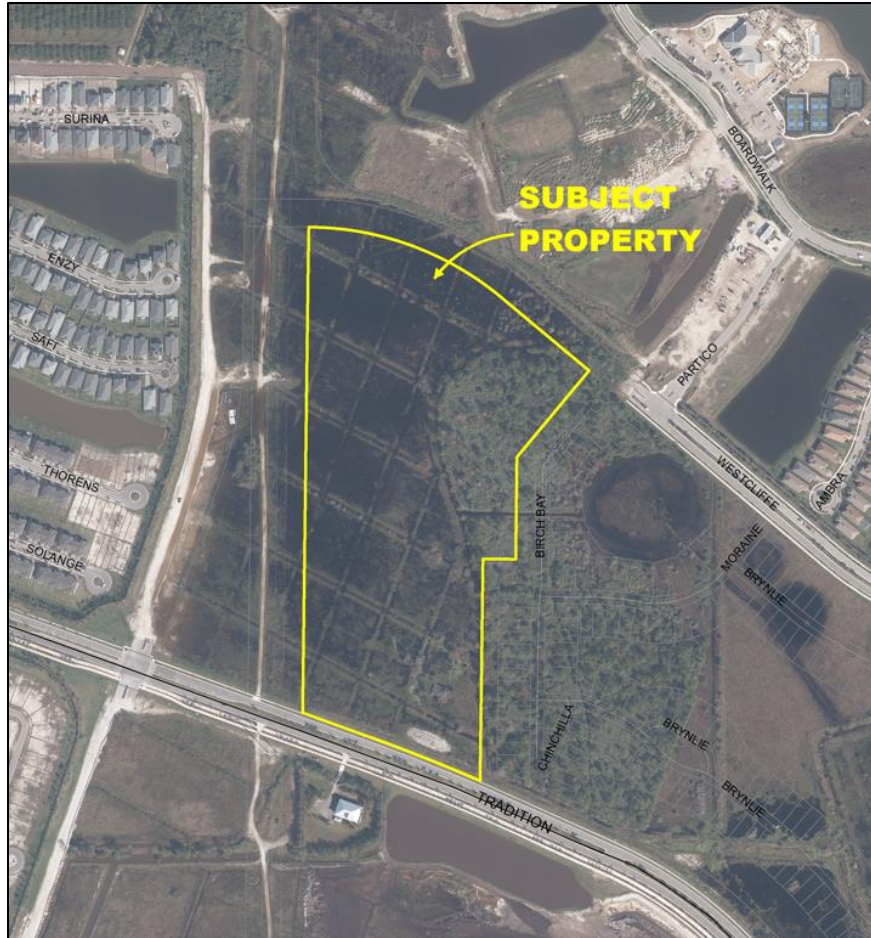


Lotis at Tradition
Landscape Modification
Project No. P25-070



Project Location Map

SUMMARY

Applicant's Request:	To waive the requirement for an architectural wall and to provide enhanced landscaping and a berm in lieu of a wall within the 60-foot-wide landscape buffer, consisting of a 7-foot-tall berm with plantings on top along the approximately 1,700-foot eastern parcel boundary pursuant to Section 154.12 of the Landscaping Code.
Applicant:	Lucido & Associates
Property Owner:	Mattamy Palm Beach, LLC
Location:	The property is located north of SW Tradition Parkway, south of SW Westcliffe Lane, and east of the future Sundance Vista Boulevard.
Application Type:	Landscape Modification, Quasi-Judicial
Project Planner:	Bethany Grubbs, AICP, Senior Planner/Public Art Program

Project Description

The applicant is requesting approval to provide enhanced landscaping and a berm in lieu of a required architectural buffer wall, pursuant to Section 154.12 of the Landscape and Land Clearing Code. A wall is required within a landscape buffer where multi-family development abuts property to the side or rear designated with single-family zoning, PUD zoning, or single-family use, as outlined in Section 154.03(C)(5) of the Landscaping Code.

The applicant proposes enhanced landscaping and a berm in lieu of a wall within the 60-foot-wide landscape buffer, as a 7-foot-tall berm with plantings on top along the approximately 1,700-foot eastern parcel boundary adjacent to the Brynlie single-family residential subdivision.

The 31.59-acre subject property is located north of SW Tradition Parkway, south of SW Westcliffe Lane, and east of the future Sundance Vista Boulevard. It has a Future Land Use designation of NCD (New Community Development) and is zoned MPUD (Master Planned Unit Development).

The application is associated with a concurrent Major Site Plan application (P24-175) for 557 multi-family units distributed across 29 buildings ranging in height from 4 stories to 2 stories, along with two clubhouses and associated site amenities.

Review Criteria

An application for a landscape modification is reviewed for consistency with Article I of the Landscape and Land Clearing Code, Section 154.12. Requests to substitute landscaping in place of a required architectural wall within a landscape buffer strip must be considered by the Planning and Zoning Board at a public hearing. The procedures outlined in Section 154.12(B)–(E) apply to these hearings. Final action on the application (approval or denial) is issued by the Planning and Zoning Board in the form of an Order following a quasi-judicial public hearing.

Public Notice Requirements (Section 158.298 (B))

Public notice was mailed to owners within 750 feet and the file was included in the ad for the Planning & Zoning Board’s agenda.

Location and Site Information

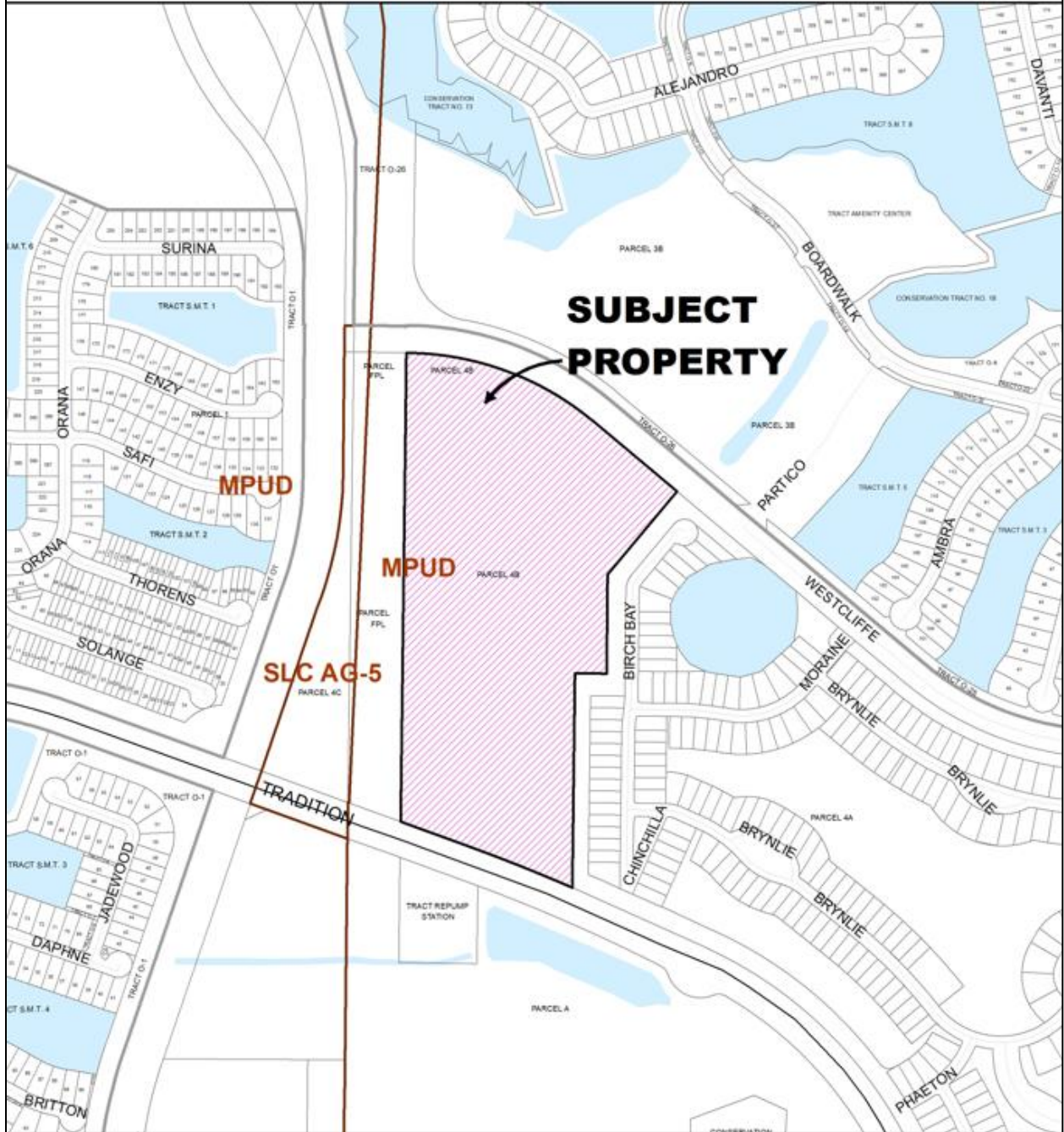
Parcel Number:	4305-701-0002-000-4
Property Size:	31.59-acres
Legal Description:	TRADITION 4 (PB 113-3) PARCEL 4B
Address:	N/A
Future Land Use:	NCD (New Community Development)
Existing Zoning:	MPUD (Master Planned Unit Development)
Existing Use:	Vacant (undeveloped parcel)

Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	NCD	MPUD	Esplanade Residential Subdivision
South	NCD	MPUD	Vacant – Future Regional Park
East	NCD	MPUD	Brynlie Residential Subdivision
West	NCD	AG-5	Vacant (undeveloped parcel)

NCD – New Community Development, MPUD - Master Planned Unit Development, St. Lucie Count AG-5 – Agricultural, 5 du/acre

EXISTING ZONING



Zoning Map

IMPACTS AND FINDINGS

Section 154.12(B) of the Landscape and Land Clearing Code establishes the responsibilities of the Planning and Zoning Board in authorizing landscape modifications. The Board may authorize a modification from the requirements of the Landscape and Land Clearing Code. Based on a review of detailed plans demonstrating the size, quantity, and location of vegetation to be preserved and installed along the site's boundaries; the proposed use(s) of the property requesting the modification; and the existing and proposed surrounding uses. In making its decision, the Board should consider the criteria set forth in Section 154.12(B) of the Landscape and Land Clearing Code. Staff's review of these criteria is provided below:

Compatibility with exemption or modification to landscape buffer wall criteria Section 154.12 (B).

- 1) The total area dedicated to a buffer will be greater than what the code would impose without the modification.
 - *Staff Findings: The total buffer area provided exceeds the minimum required by code. While a 20-foot buffer with a 6-foot masonry wall is required, the application proposes a 60-foot-wide landscape buffer with a 7-foot-high berm and enhanced landscaping. This expanded width surpasses the dimensional standards of the code and results in a substantially greater separation than what would otherwise be required for this site.*
- 2) Outside activities and hours of operation for the proposed use(s).
 - *Staff Findings: The proposed multifamily development, consisting of townhomes and apartments, is a residential use and is expected to operate with typical residential activity levels. Outdoor activity and nighttime operations are limited and generally comparable to the adjacent single-family neighborhood. The same City noise ordinance applies to the subject site that applies to the abutting single-family residential property.*
- 3) Natural and man-made features or uses that provide distance and separation from those existing uses to be buffered.
 - *Staff Findings: The property is sufficiently buffered from neighboring single-family residences. The Brynlie subdivision to the east includes 210 lots and a 30-foot landscape buffer, exceeding the required 20-foot buffer. On the applicant's parcel, a 20-foot buffer is required. The proposed 60-foot-wide landscape buffer and berm, when combined with the Brynlie landscape buffer, provide approximately 90 feet of total separation between the two residential developments. This combination of man-made features, the berm and enhanced landscaping, provides substantially more distance and screening than required by code.*
- 4) Other factors that may be important to a decision.
 - *Staff Findings: Berms function as a planted screening option and are maintained through standard landscape practices, whereas masonry walls require structural maintenance. The proposed berm and landscape combination meets the code's intent for screening while providing an alternative form of long-term maintenance.*

PLANNING AND ZONING BOARD ACTION 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 does move to approve the application, staff recommends approval with the following condition of approval:

- 1. Prior to the issuance of the first building permit for Phase 1, the berm located within Phase 1 shall be installed, planted with associated landscaping, and inspected by the Planning and Zoning Department. Prior to the issuance of the first building permit for Phase 2, the corresponding segment of the berm shall be installed, planted with associated landscaping, and inspected by the Planning and Zoning Department.**

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

(NOTE TO APPLICANTS: Any request that is denied by the Planning and Zoning Board may be appealed to the Board of Zoning Appeals. Appeal applications are made through the City Clerk's office and must be submitted within 15 days after the Planning and Zoning Board hearing).