



Veranda - A Community of Caring Hospital Landscape Modification (P24-004)

Planning and Zoning Board - February 6, 2024
Bethany Grubbs, Planner III

General Information

Applicant's Request:	To provide landscaping in lieu of an architectural buffer wall on the south and southeastern sides of the site per Section 154.12 of the City of Port St. Lucie Code of Ordinances.
Applicant:	Dennis Murphy, Culpepper & Terpening, Inc.
Property Owner:	Florida Coast Medical and Surgical Center, Inc.
Location:	The south side of the intersection of SE Becker Road and SE Veranda Place, in the SE quadrant of the Florida Turnpike-Becker Road interchange.

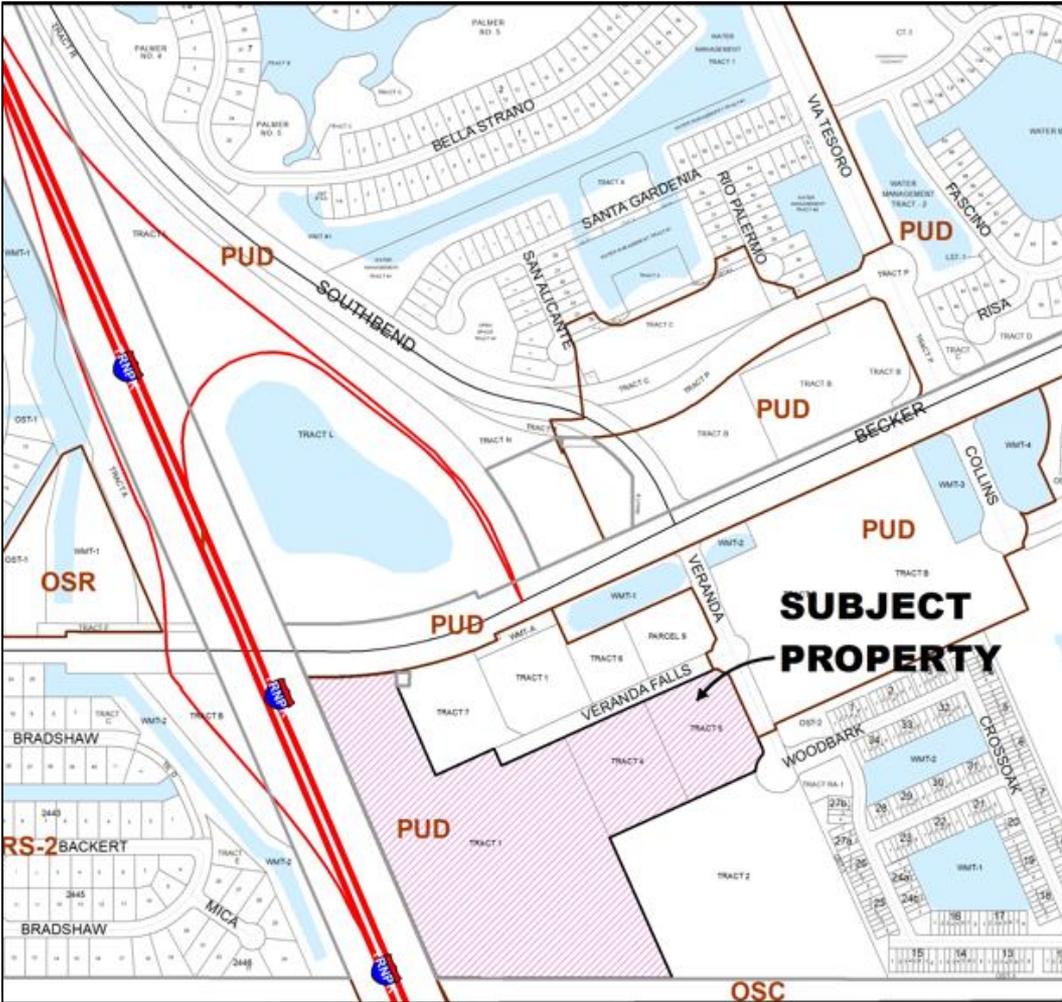
Project Summary

- The site is approximately acres in size, a related project for a major site plan (P22-127-A1) has been approved to construct a 181,925 gross square foot hospital and a 60,000 square foot medical office building.
- The development abuts open space property along the south side and residential property along the southeastern side.
- A wall is required in a landscape buffer strip where open space and residential uses abut institutional and office uses to the side or rear per Section 154.03(C)5 of the Landscape and Clearing Code.

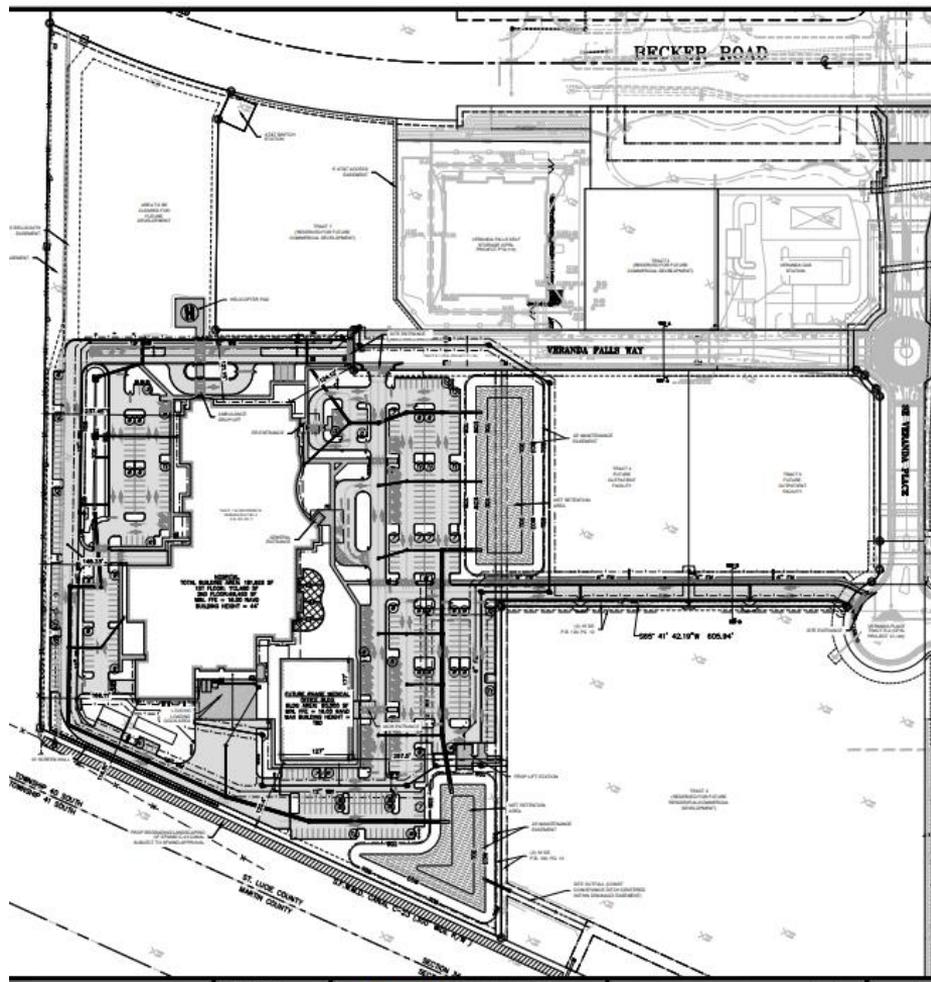
Modification Request

- The applicant is requesting to provide landscaping in lieu of a wall as per Section 154.12 of the Landscape and Land Clearing Code.
- A wall is required in a landscape buffer strip where institutional or office uses abut property to the side or rear which is designated with an open space or residential land use or has a residential use per Section 154.03(C)(5) of the Landscape and Land Clearing Code.

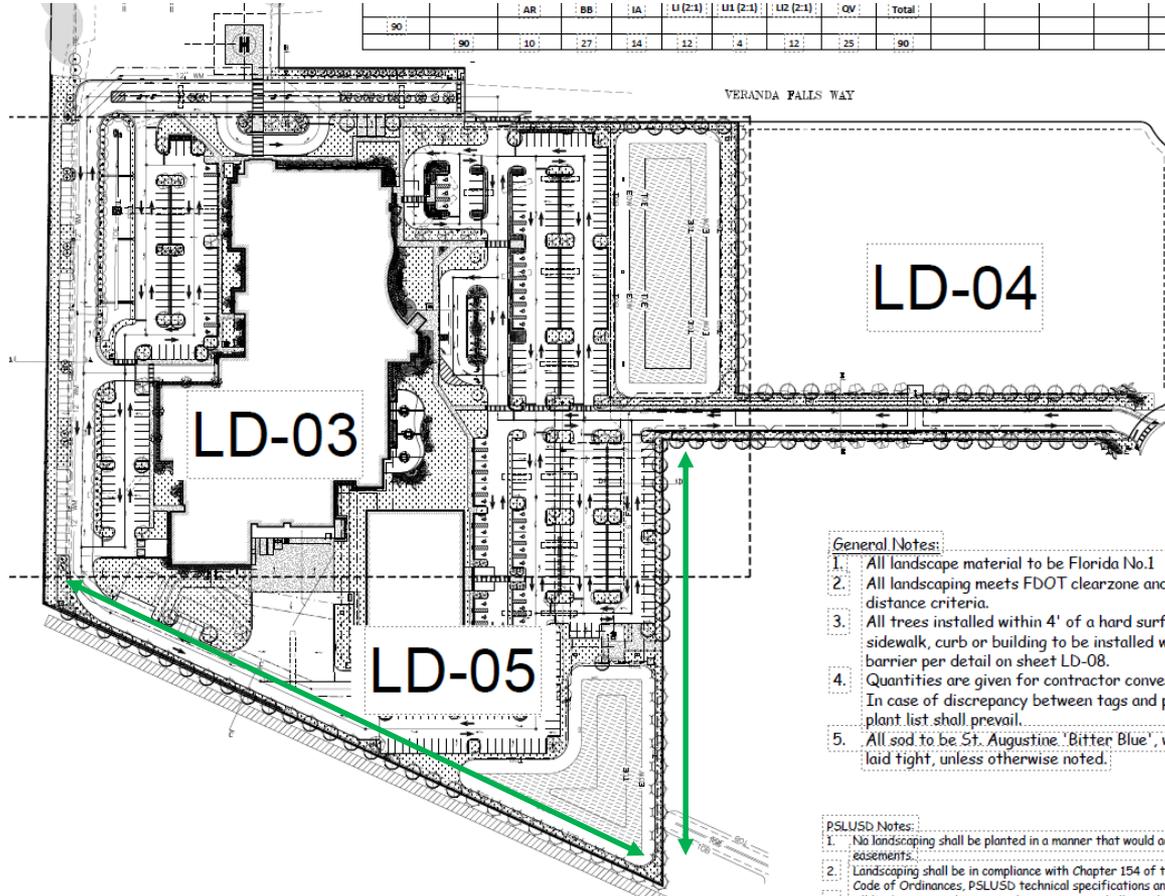
Location Map



Site Plan



Landscape Plan



Planning & Zoning Staff Recommendation

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**