

# LANDSCAPE MODIFICATION APPLICATION

**CITY OF PORT ST. LUCIE**  
Planning & Zoning Department  
121 SW Port St. Lucie Blvd.  
Port St. Lucie, Florida 34984  
(772) 871-5213

## FOR OFFICE USE ONLY

Planning Dept \_\_\_\_\_  
Fee (Nonrefundable)\$ \_\_\_\_\_  
Receipt # \_\_\_\_\_

Refer to "Fee Schedule" for application fee. Make check payable to the "City of Port St. Lucie. Fee is nonrefundable unless application is withdrawn prior to Planning and Zoning Board meeting. **Attach two copies of proof of ownership (e.g. warranty deed, affidavit), and a copy of recent survey.**

**PRIMARY CONTACT EMAIL ADDRESS:** alejandrotoro@edc-inc.com

### PROPERTY OWNER:

Name: Weun Geem, Kim / Emerald Plaza at Darwin LLC  
Address: 6214 Pilgrims Rest Rd. East, Warrenton, VA 20187  
Telephone No. 917-903-7308 Email njkim625@gmail.com

### APPLICANT (IF OTHER THAN OWNER, ATTACH AUTHORIZATION TO ACT AS AGENT):

Name: Alejandro Toro / Engineering Design & Construction, Inc (Authorized Agent)  
Address: 10250 SW Village Parkway Suite 201, Port St. Lucie, FL 34987  
Telephone No. 772-462-2455 Email alejandrotoro@edc-inc.com

### SUBJECT PROPERTY:

Legal Description: DARWIN PLAZA LOT 1 (OR 2944-1688)  
Parcel I.D. Number: 3420-714-0003-000-2  
Address: 3201 SW Yale Street, Port St. Lucie , FL 34953  
Current zoning classification General Commercial Zoning (CG)

Description of request and applicable conditions/circumstances justifying request (continue on separate sheet, if necessary). A landscape plan showing the proposed landscaping, prepared by a registered landscape architect, and reviewed by the site plan committee is required for City Council approval.

On Behalf of the applicant, EDC is requesting a waiver to the wall requirements associated with the development of the Hulett Office at 3201 SW Yale Street. To the west of the subject property lies parcel 3420-714-0004-000-9 which now operates as a carwash and tire shop does not have any walls or opaque fences. Parcel 3420-714-0005-000-6 which operates as a gas station is also lackign walls/ fencing for screening. Lastly, parcel 3420-714-0006-000-3 which operates as a commercial plaza does not have any walls or opaque fences to screen it from any adjacent properties.

It is our professional opinion that it would be unfair for the owner/developer of 3201 SW Yale Street to require a buffer wall/fence as all other properties on SW Yale Street do not currently have one.

 Alejandro Toro 01/17/2023  
Signature of Applicant Hand Print Name Date

**NOTE:** Signature on this application acknowledges that a certificate of concurrency for adequate public facilities as needed to service this project has not yet been determined. Adequacy of public facility services is not guaranteed at this stage in the development review process. Adequacy for public facilities is determined through certification of concurrency and the issuance of final local development orders as may be necessary for this project to be determined based on the application material submitted.