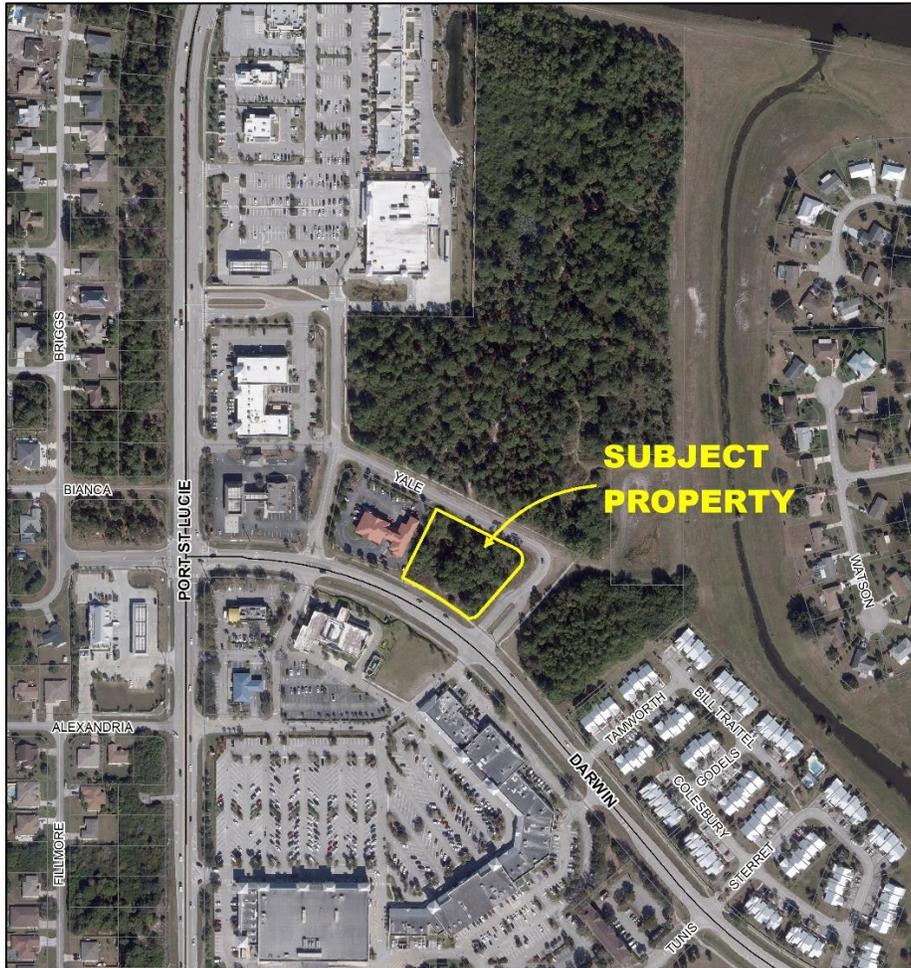




**Weun Geem, Kim - Emerald Plaza at Darwin, LLC
 Landscape Modification
 P23-015**



Project Location Map

SUMMARY

Applicant's Request:	A request to substitute landscaping in lieu of an architectural buffer wall per Section 154.12 of the City of Port St. Lucie Code of Ordinances.
Agent:	Brad Currie, Engineering Design & Construction, Inc.
Applicant / Property Owner:	Emerald Plaza at Darwin, LLC
Location:	NW corner of Darwin Boulevard and SW Yale Street
Address:	3201 SW Yale Street
Project Planner:	Bethany L. Grubbs, Planner III

Project Description

The subject property, approximately 1.1 acres in size, currently has a minor site plan (P23-014) under review, to construct a 6,500-square-foot Hulett pest control office and flex space building located at the NW corner of Darwin Boulevard and SW Yale Street. Two proposed vehicular connections are planned; one for the main access to the site from Darwin Boulevard and a secondary limited access for the company vehicle storage lot from Yale Street.

The proposed 330-unit residential subdivision to be known as Sympatico PUD is located opposite the Yale right-of-way, to the north and east of the subject property. A 6-foot wall is required in a 10-foot landscape buffer strip where residential uses abut the property to the side or rear per Section 154.03(C)5 of the Landscape and Land Clearing Code. The applicant is requesting a landscape modification to not build the 6-foot high architectural buffer wall as per Section 154.12 of the Landscape and Land Clearing Code.

Previous Actions and Prior Reviews

On February 22, 2023, the Site Plan Review Committee recommended approval of the minor site plan with comments and conditions.

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. Pursuant to Section 154.12(F)1, the exemption or modification to landscape buffer wall requirement is exempted from City Council review.

Review by Planning and Zoning Board: Requests to substitute landscaping for an architectural wall that is a required feature of a landscape buffer strip shall be considered by the Planning and Zoning Board at a public hearing. The procedures outlined in section 154.12(B)-(E) shall be utilized for such hearings. Final action on the application (approval or denial) is in the form of an Order of the Planning and Zoning Board following a quasi-judicial public hearing.

Public Notice Requirements

Notice of the landscape modification was mailed to property owners within a maximum of 750 feet of the subject property on February 23, 2023.

Location and Site Information

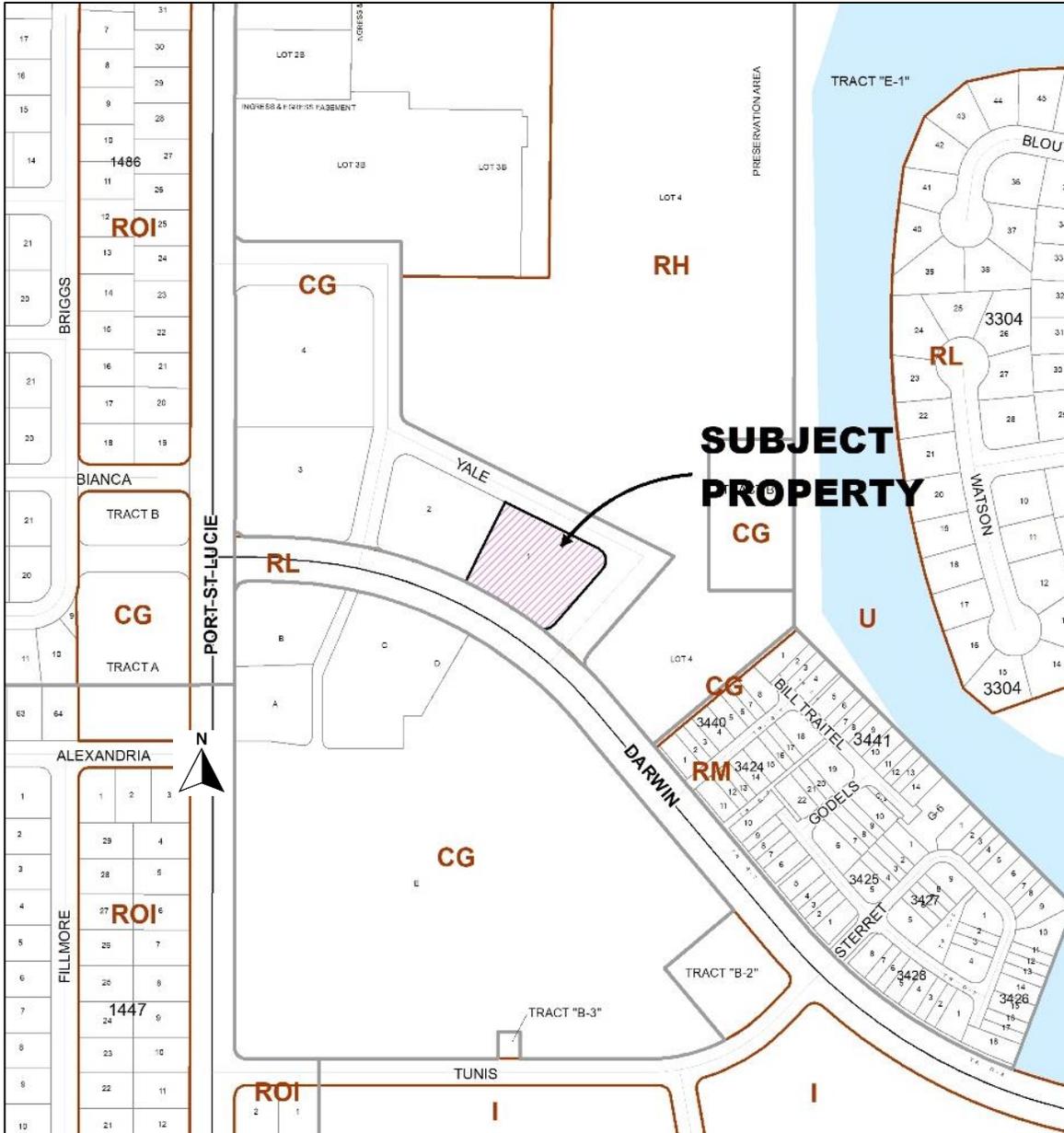
Parcel Number:	3420-714-0003-000-2
Property Size:	1.152 acres
Legal Description:	Darwin Plaza Lot 1
Existing Future Land Use:	CG (General Commercial)
Existing Zoning:	CG (General Commercial)
Existing Use:	Vacant
Proposed Use:	Hulett pest control office

Surrounding Uses

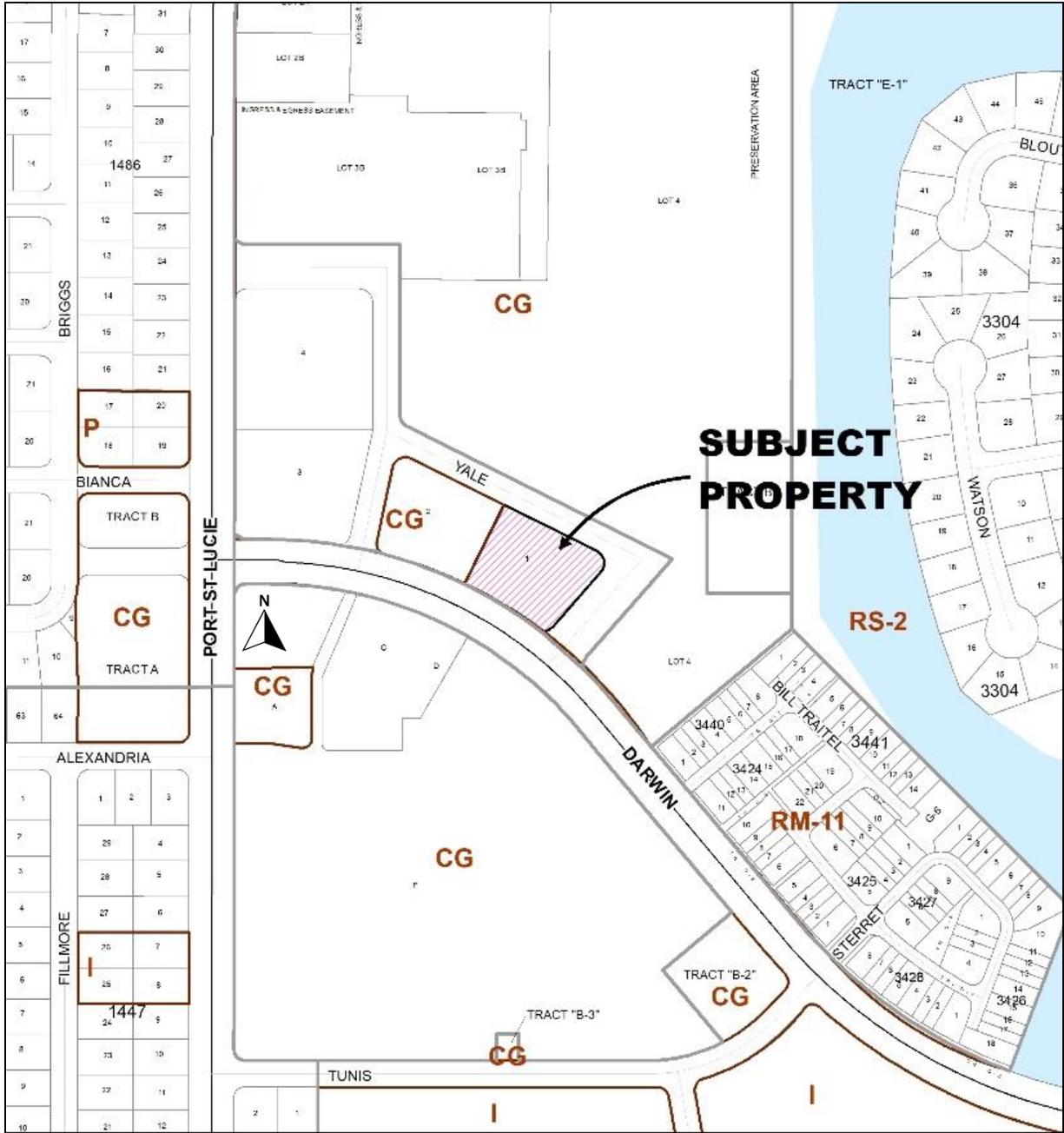
Direction	Future Land Use	Zoning	Existing Use
North	RH	CG	Vacant <i>(pending rezoning for townhomes and amenity center)</i>
South	CG	CG	Free standing emergency center and commercial shopping center

East	RH	CG	Vacant (<i>pending rezoning for townhomes and amenity center</i>)
West	CG	CG	Tire and automotive repair shop

CG – General Commercial, RH – High Density Residential



Land Use Map



Zoning Map

IMPACTS AND FINDINGS

Section 154.12 (B) of the Landscape and Land Clearing Code establishes the duties of the Planning and Zoning Board in authorizing a landscape modification. The Planning and Zoning Board may authorize a landscape modification from the provisions of the Landscape and Land Clearing Code. Requests for landscape exemption or modification to landscape buffer wall requirements will be based on review of detailed plans identifying the size, quantity, and location of the vegetation to be preserved and installed along the proposed site's boundaries, the use(s) proposed for the property seeking the modification or exemption, and the proposed and existing uses surrounding uses. The Planning and Zoning Board should consider the criteria listed under Section 154.12 (B) of the Landscape and Clearing Code. The applicant's response to this criterion is attached to the application. Staff's review 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 area dedicated to the buffer will not be greater than what the code imposes without the modification. The proposed site and landscape plans depict the code minimum 10' landscape buffer strip.*
- 2) Outside activities and hours of operation for the proposed use(s).
 - *Staff Findings: There are no outside activities except for the parking lot for customers and the fleet of company vehicles. Hours of operation are Monday through Friday 7:00 AM – 6:00 PM, Saturday: 8:00 AM – 2:00 PM, and closed on Sunday.*
- 3) Natural and man-made features of uses that provide distance and separation from those existing uses to be buffered.
 - *Staff Findings: SW Yale Street is a 60-foot road right-of-way that bifurcates the subject property and the residential property to the north.*
- 4) Other factors that may be important to a decision.

Staff Findings: The staging area for the Hulett pest control vehicles is located on the north side of the property. The access for this lot is proposed from Yale Street, where employees will be trading their personal vehicles for company vehicles to start their daily routes, and then again when their shift ends for the day. Landscape buffers and walls are required as a means to buffer incompatible uses and improve the aesthetic quality of a community. Waiving the wall could negatively impact future residents in the Sympatico PUD by causing excess light and headlight glare and noise. The concept plan, which has been provided in the agenda packet for review, shows the proposed multi-family structures and community bus stop in close proximity to the company vehicle parking area. The main entrance to the residential development and amenity center is planned to the east, which will also be impacted.

The commercial uses adjacent to the subject property were not required to construct walls because the land use on the adjacent property was General Commercial (CG) at that time. The existing commercial buildings (gas station, tire shop, and shopping center) were constructed prior to the land use map amendment for the Sympatico PUD. (Prior to 2017, the 22-acre property held a General Commercial (CG) land use.)

RELATED PROJECTS

P23-014 A minor site plan for a 6,500-square-foot office building with flex space.

STAFF RECOMMENDATION

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

(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).