

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

**Planning & Zoning Board Hearing
March 7, 2023
Bethany Grubbs
Planner III**

General Information

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.

Property Owner/Applicant – Emerald Plaza at Darwin, LLC

Agent – Brad Currie, Engineering Design & Construction, Inc.

Location – The property is located at the northwest corner of Darwin Boulevard and SW Yale Street.



Project Summary

- The site is approximately 1.1 acres in size, a related project for a minor site plan (P23-014) is under review for approval to construct a 6,500-square-foot Hulett pest control office and flex space building.
- The development abuts residential property along the south side, a proposed residential subdivision to be known as Sympatico PUD.
- A wall is required in a landscape buffer strip where residential uses abut the industrial property to the side or rear per Section 154.03(C)5 of the Landscape and Land Clearing Code.



Project Summary

- This site abuts a residential development that is currently under review known as Sympatico PUD which includes over 300 units. This industrial use will be located at the main entrance.
- The intent of the requirement for a wall between these different uses is to mitigate unintended consequences or impacts on residential areas and residents and obstruct the industrial use and operation from sight, in addition to blocking lights and buffering sounds.

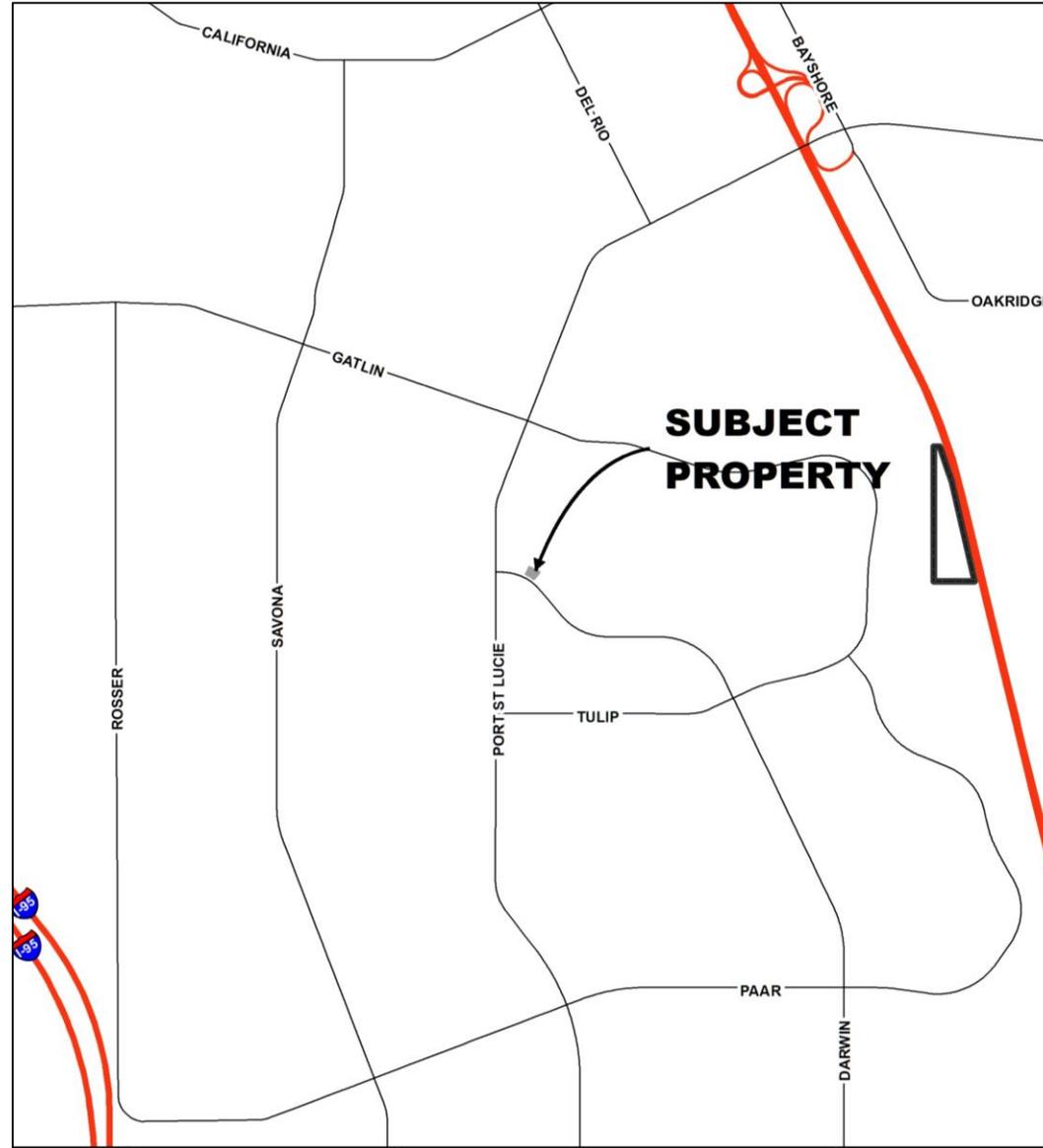


Modification Request

The applicant is proposing a landscape modification to forego a 6-foot-high masonry wall within the 10-foot-wide landscape buffer required along the north and east sides of the property per Section 154.12(F) of the Landscape and Land Clearing Code. The applicant proposes the use of landscaping in lieu of the architectural wall.



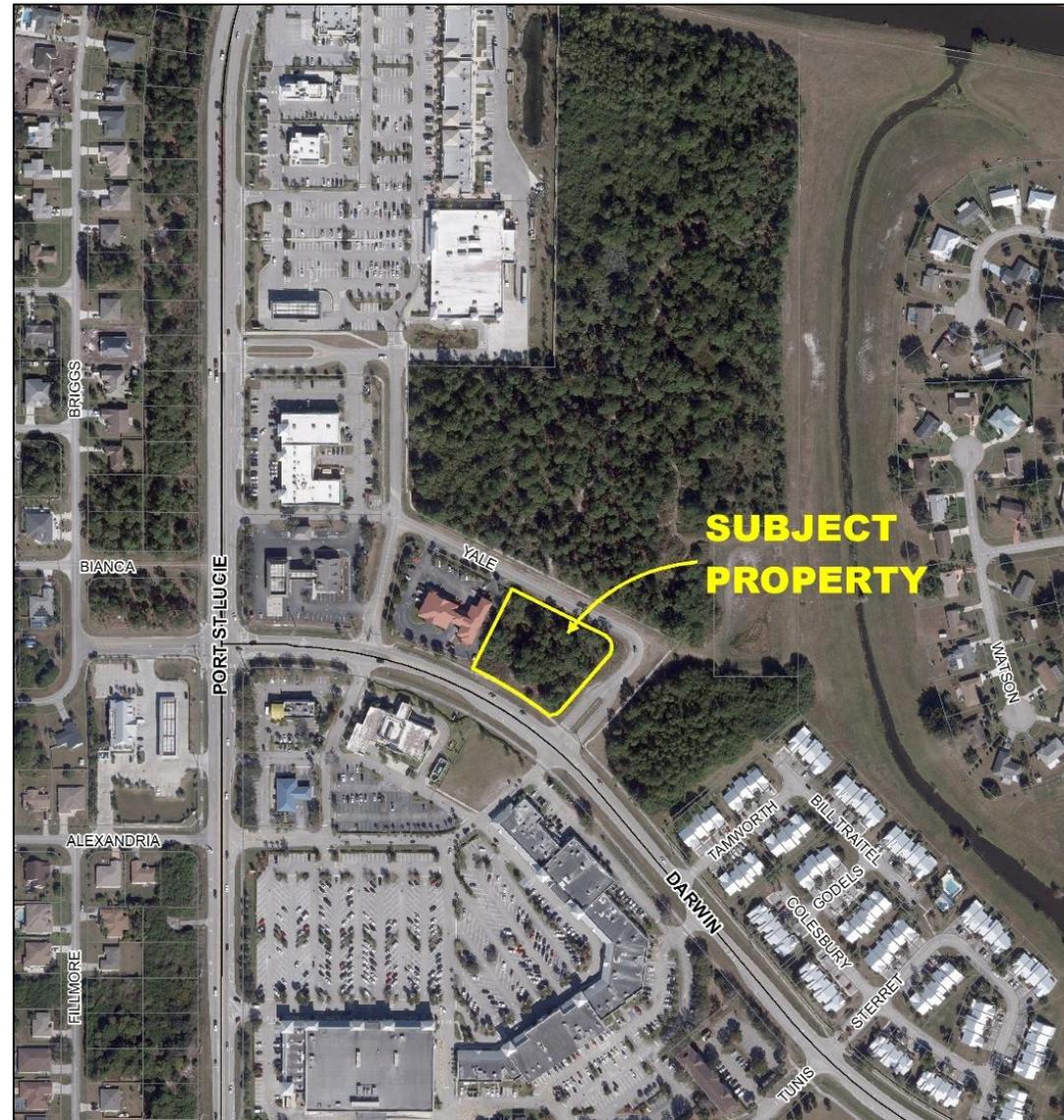
Location Map



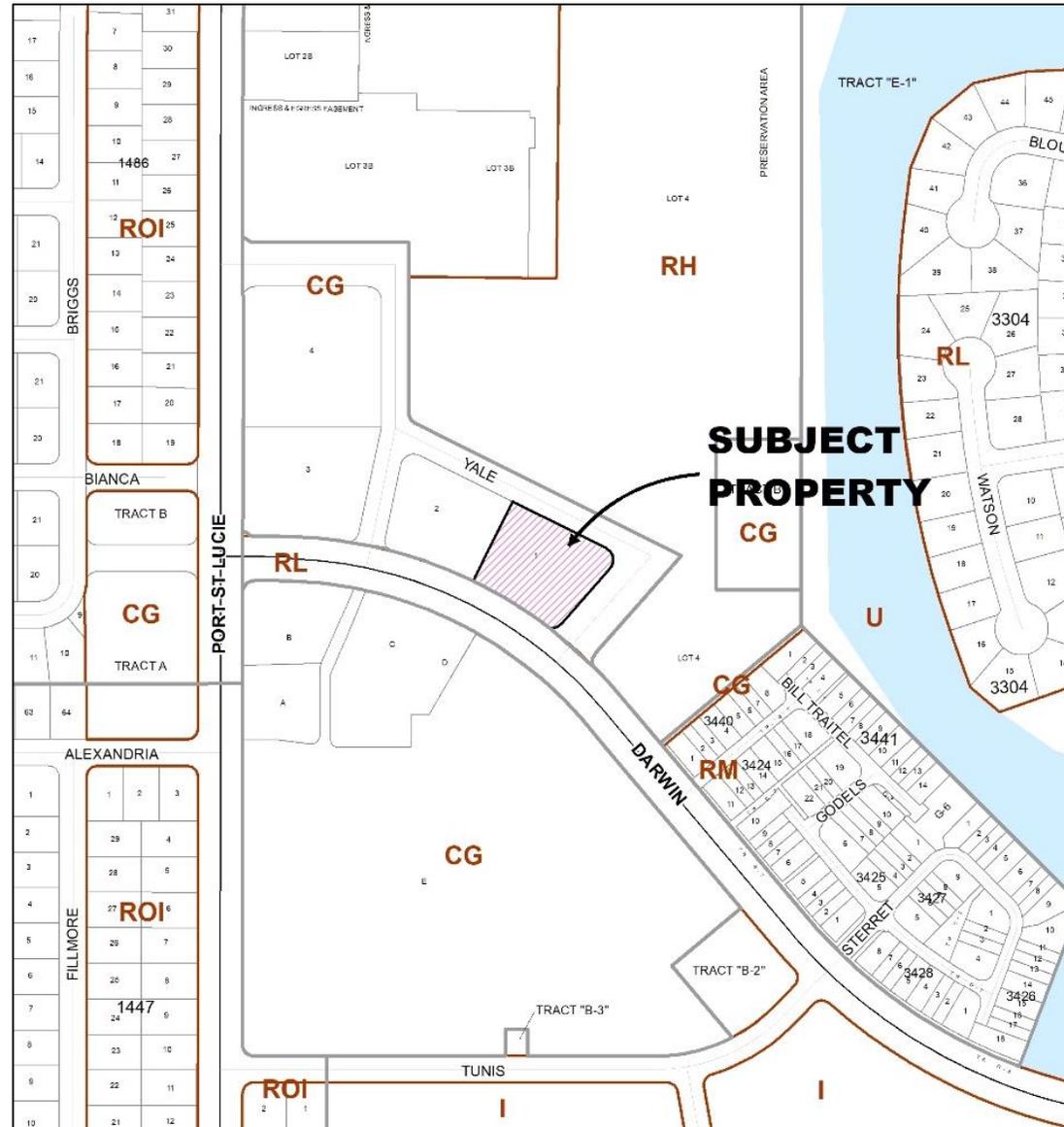
Aerial

Surrounding Uses

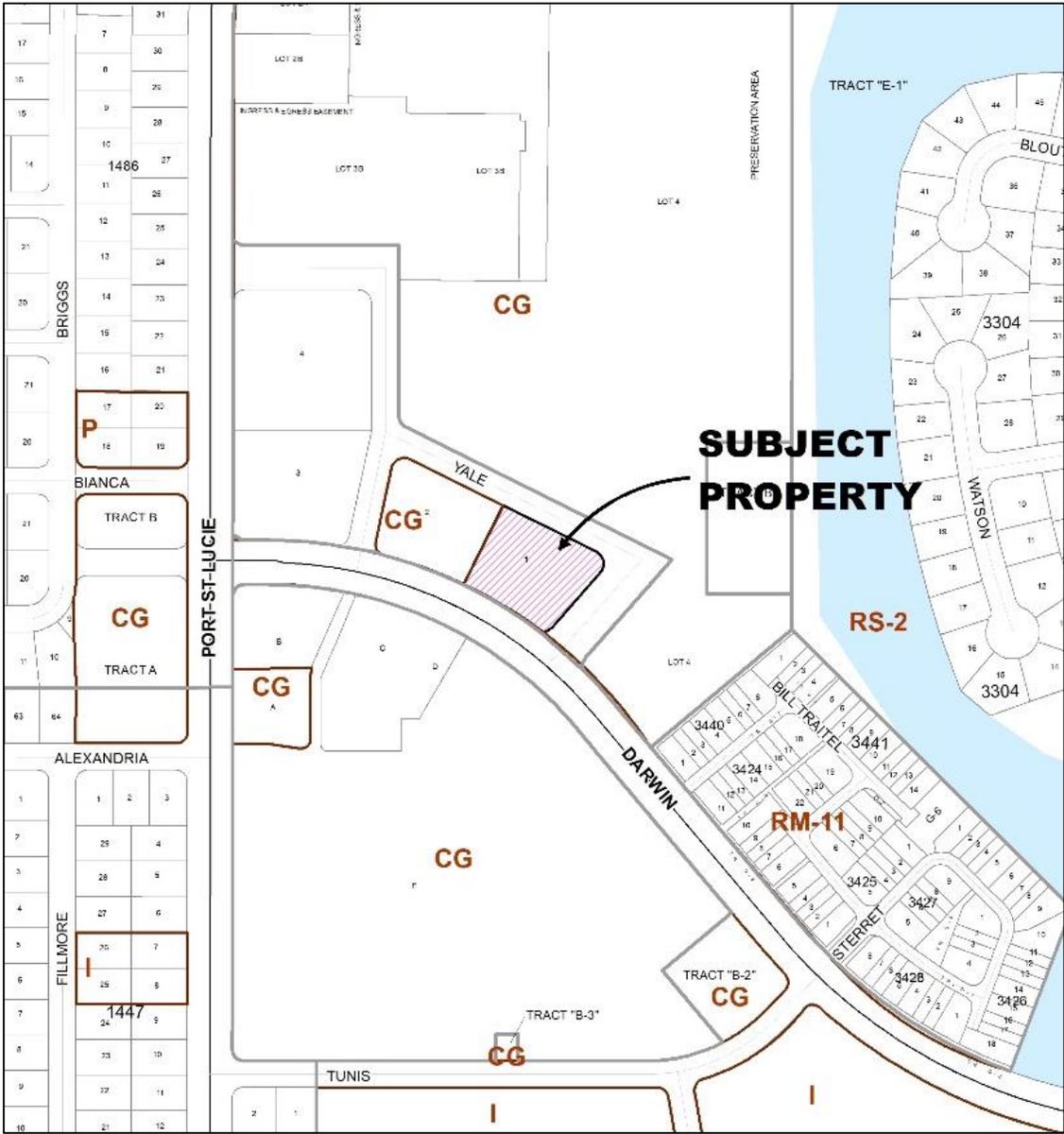
Direction	Future Land Use	Zoning	Existing Use
North	RH	CG	Vacant (pending rezoning for townhomes and amenity center)
South	CG	CG	Free standing emergency center and commercial shopping center
East	RH	CG	Vacant (pending rezoning for townhomes and amenity center)
West	CG	CG	Tire and automotive repair shop



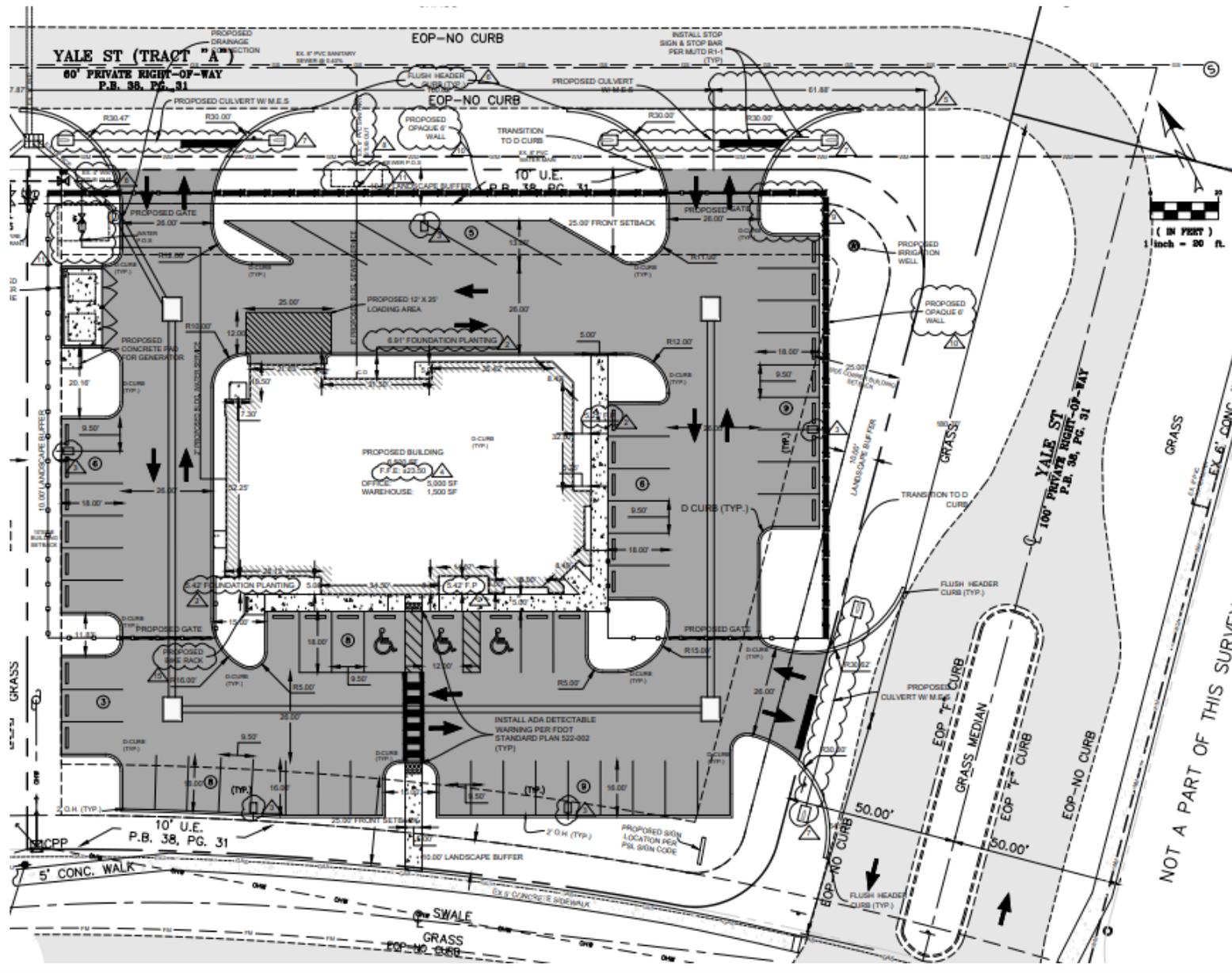
Future Land Use CG (General Commercial)



Zoning CG (General Commercial)

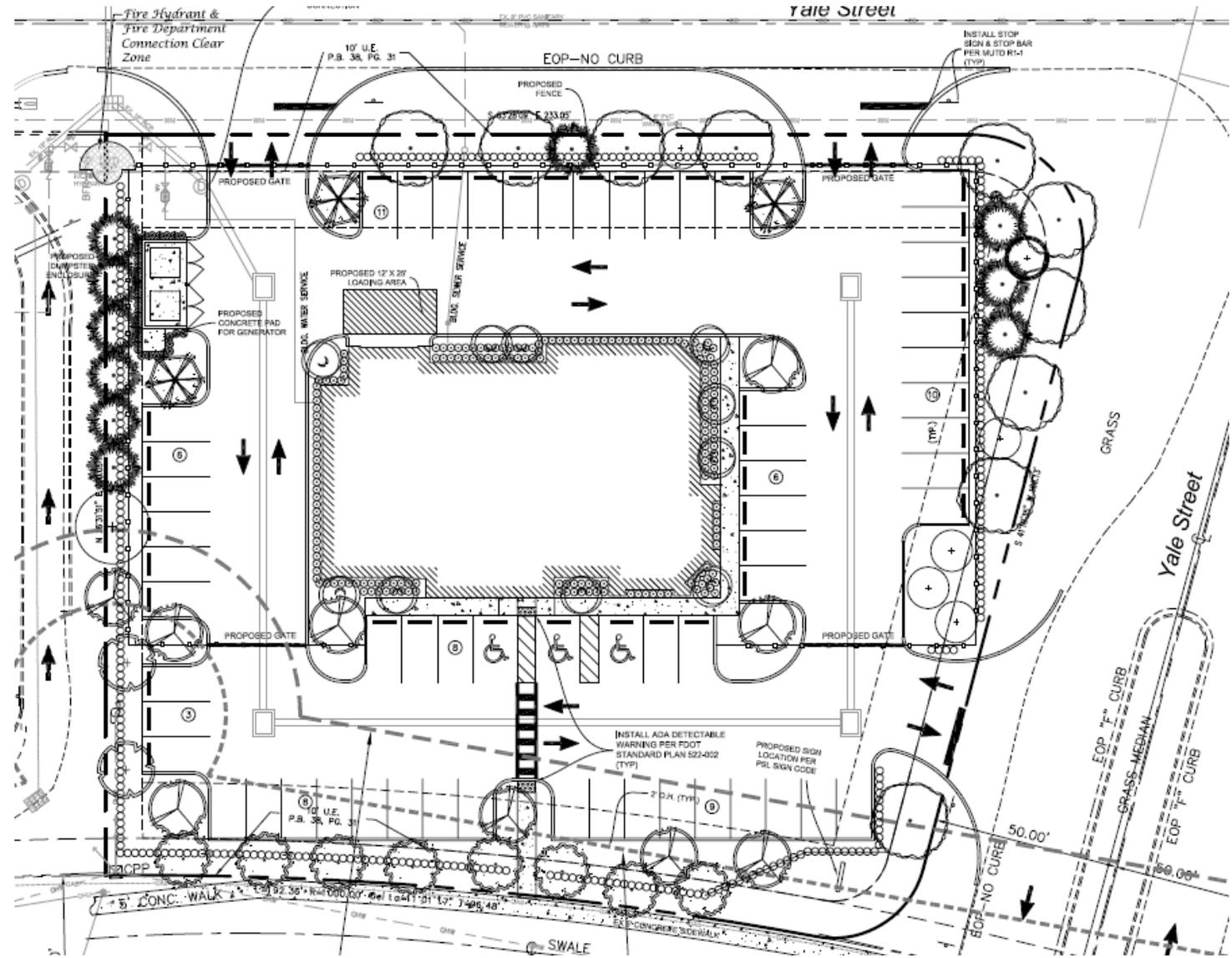


Site Plan



NOT A PART OF THIS SURVEY

Landscape Plan



View Looking West Down Yale Street (Proximity)



Residential Use & Amenity Center Concept Plan



Staff Recommendation

Staff recommends that the board review the landscape modification application and vote to approve, approve with conditions, or deny the request.

