



Southern Grove-SG-8 - Commercial - Buffer Wall
Landscape Modification
Project No. P24-169



SUMMARY

Applicant's Request:	To provide enhanced landscaping in lieu of an architectural buffer wall on the western and northern portions of the property per Section 154.12 of the City of Port St. Lucie Code of Ordinances.
Applicant:	Kevin Velinsky, Lucido & Associates
Property Owner:	Banyan SG8, LLC & PEBB SG8 EAT, LLC
Location:	Northwest corner of SW Becker Rd and SW Village Parkway.
Application Type:	Landscape Modification, Quasi-Judicial
Project Planner:	Marissa Da Breo-Latchman, Environmental Planner II

Project Description

The applicant is requesting to provide enhanced landscaping in lieu of a 6-foot-high masonry wall as required per Section 154.03(C)5.a of the Landscape and Land Clearing Code where commercial uses abut property to the side or rear which is designated with an open space or residential land use. The subject property, 22.98 acres in size, is currently vacant. Based on the size of the property, Section 154.03(C)5.a requires a 20' landscape buffer. The applicant proposes to provide a 40' wide landscape buffer with a 6' hedge (at the time of planting) and assorted canopy trees at the western property boundary. The northern property boundary will consist of a 10' wide landscape buffer with a 6' hedge (at the time of planting) , and assorted canopy trees. One of the main ingress/egress points for the overall development will be located at the northeast corner of the parcel. The proposed access drive runs along the majority of the northern property boundary adjacent to the proposed buffer.

Project History

The subject property and the parcel to the north are part of the Southern Grove 8 Master Planned Unit Development (MPUD). The property is located on the Northwest corner of SW Becker Rd and SW Village Parkway and is legally described as Tradition SG-8. A Site Plan was approved in April 2024 which included a 136,789 SF home improvement store and a 5,915 SF gas station with convenience store at the southeast corner of the property. The ingress/egress point at the northern portion of the parcel was at that time, a separate parcel. A Site Plan amendment for a proposed home improvement store is currently under review (P23-106-A1). The amendment includes a decrease in square footage for the home improvement store, a drive aisle shift at the southwest corner of the site and associated changes to the civil engineering plans. The Plat (P23-206) also was recently revised to expand the home improvement parcel and remove the dedicated access easement that was previously between the home improvement parcel and the future multifamily site to the north.

The home improvement store is oriented north-south on the property. The truck well/loading and garden center are located on the southern end of the building. Activities at the rear of the proposed store will include parking, outdoor areas for the sale and storage of seasonal items including the sale, rental, and display of large lawn equipment, golf carts, outdoor grills, landscape materials, and other seasonal items or outdoor related equipment, tractor trailer loading and temporary storage of large appliances and pallettes. The trash compactor is also located at the rear. A note on the approved site plan indicated that the masonry wall may be eliminated if approved by the city, hence the reason for this application.

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 (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.

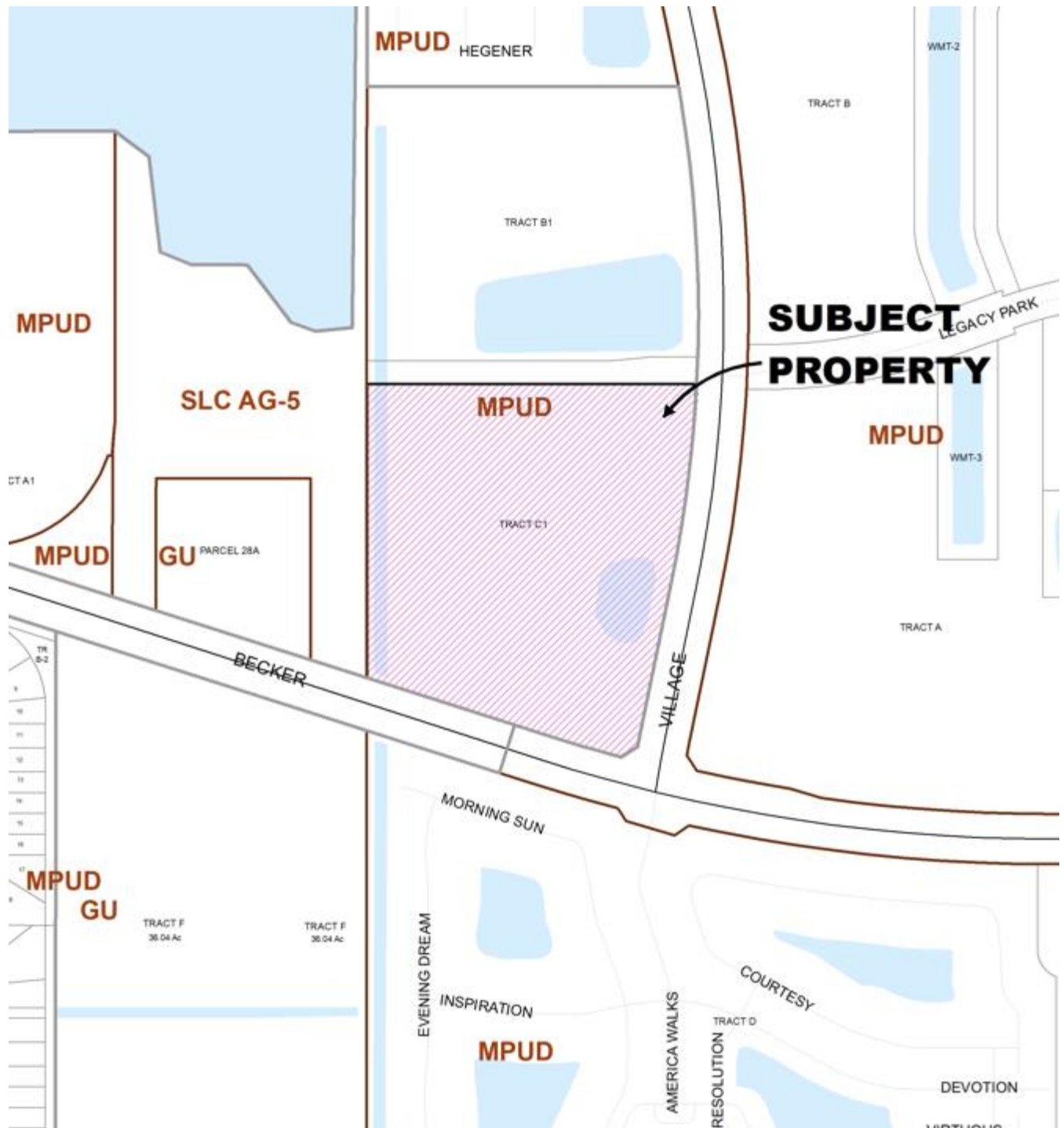
Location and Site Information

Parcel Number:	4327-702-0016-000-6
Property Size:	22.98 acres
Legal Description:	Tradition SG-8
Address:	To Be Determined
Future Land Use:	New Community Development (NCD)
Existing Zoning:	Master Planned Unit Development (MPUD)
Existing Use:	Vacant Land

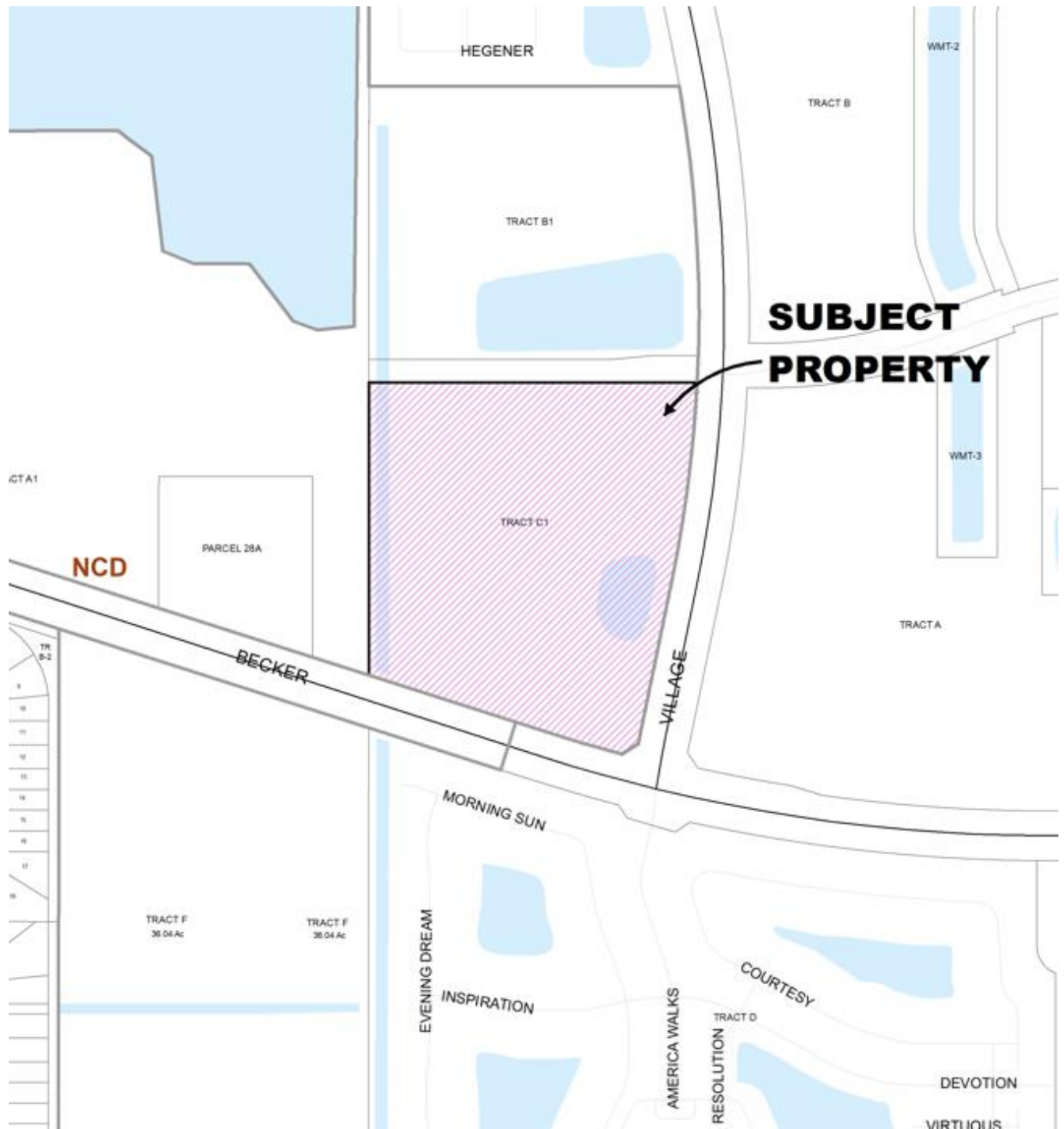
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	NCD	MPUD	Vacant Land
South	NCD	MPUD	American Walks
East	NCD	MPUD	Vacant Land
West	NCD	SLC AG-5 & GU	Vacant Land (future park), substation

NCD-New Community Land, MPUD-Master Planned Unit Development, GU-General Use, SLC AG-5-Agricultural



Zoning Map



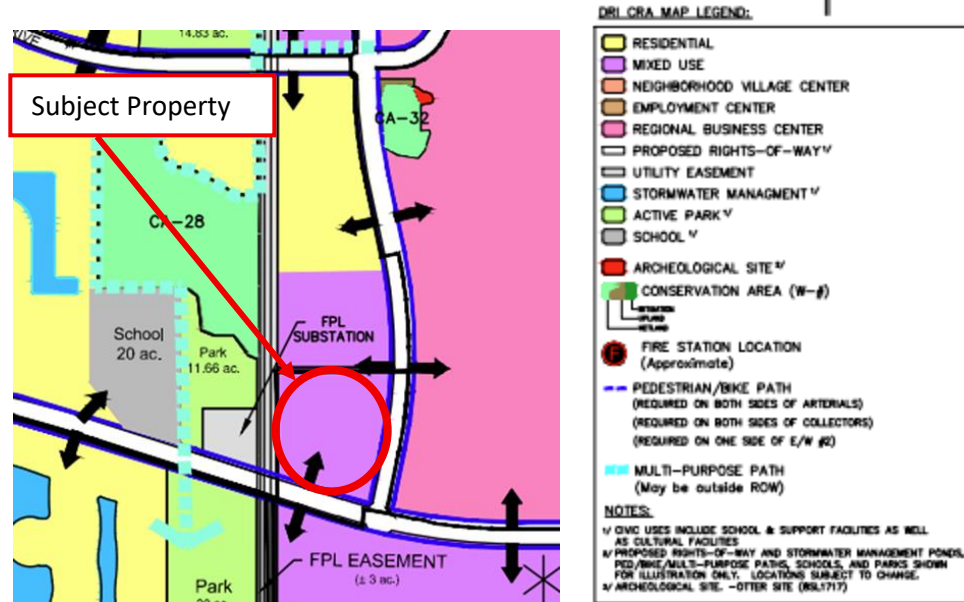
Future Land Use Map

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 a buffer will exceed what is required by the code. The applicant proposes to provide a 40' wide landscape buffer with a 6' hedge (at the time of planting) and assorted canopy trees at the western property boundary. The northern property boundary will consist of a 10' wide landscape buffer with a 6' hedge, at the time of planting, and assorted canopy trees.*
- 2) Outside activities and hours of operation for the proposed use(s).
 - *Staff Findings: The subject property is currently undeveloped but is approved to be developed with 136,789 SF and gas station with a convenience store. The site plan amendment (P23-106-A1) which is in process proposes a 134,147 SF home improvement store. The gas station with a convenience store have been removed from the site plan. The home improvement store will typically operate within the hours of 7AM to 8PM, seven days a week.*
 - *The truck well/loading and garden center are located on the southern end of the building. Activities at the rear of the proposed store will include parking, outdoor areas for the sale and storage of seasonal items including the sale, rental, and display of large lawn equipment, golf carts, outdoor grills, landscape materials, and other seasonal items or outdoor related equipment, tractor trailer loading and temporary storage of large appliances and palettes. The trash compactor is also located at the rear.*
- 3) Natural and man-made features or uses that provide distance and separation from those existing uses to be buffered.
 - *Staff Findings: Along the entirety of the western property boundary, there are two Florida Power and Light easements which are 110 and 60' wide, respectively. An electrical substation is located west of the easements and north of Becker Road. A park is proposed for areas to the west of the easement and surrounding the existing substation. A school is planned adjacent to the park. The Southern Grove DRI Master Development Plan is provided below:*



4) Other factors that may be important to a decision.

- *Staff Findings: The subject property and the vacant 18-acre parcel immediately to the north are part of the Southern Grove 8 MPUD. FPL easements immediately adjoin the subject parcel and that to the north. A future park is proposed for the area west of the easement.*
- *The applicant proposes to install a continuous hedge at 6' which is the height of the code-required wall.*

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 the condition that the property owner maintain the hedge in the Landscape Buffer at a minimum of 6'.

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).