



# Bayshore Industrial Properties

Variance (P25-031)

Planning and Zoning Board – July 1, 2025  
Marissa Da Breo-Latchman, Environmental Planner II

# Variance Request

- A variance to grant variances of 10 feet from Section 154.03(C)1.a. of the Zoning Code which requires a 10' wide perimeter landscape buffer for 209 feet long the property frontage, and 2 feet from Section 158.126(C)(8) which requires an 8', opaque fence around outdoor storage and that no stored material be visible beyond the height of the fence.

# Applicant/Property Owner & Location

|                 |                                     |
|-----------------|-------------------------------------|
| Property Owner  | Bayshore Industrial Properties, Inc |
| Agent/Applicant | Charlotte Lowe                      |
| Location        | 1791 SW Biltmore St                 |
| Existing Use    | Warehouse                           |



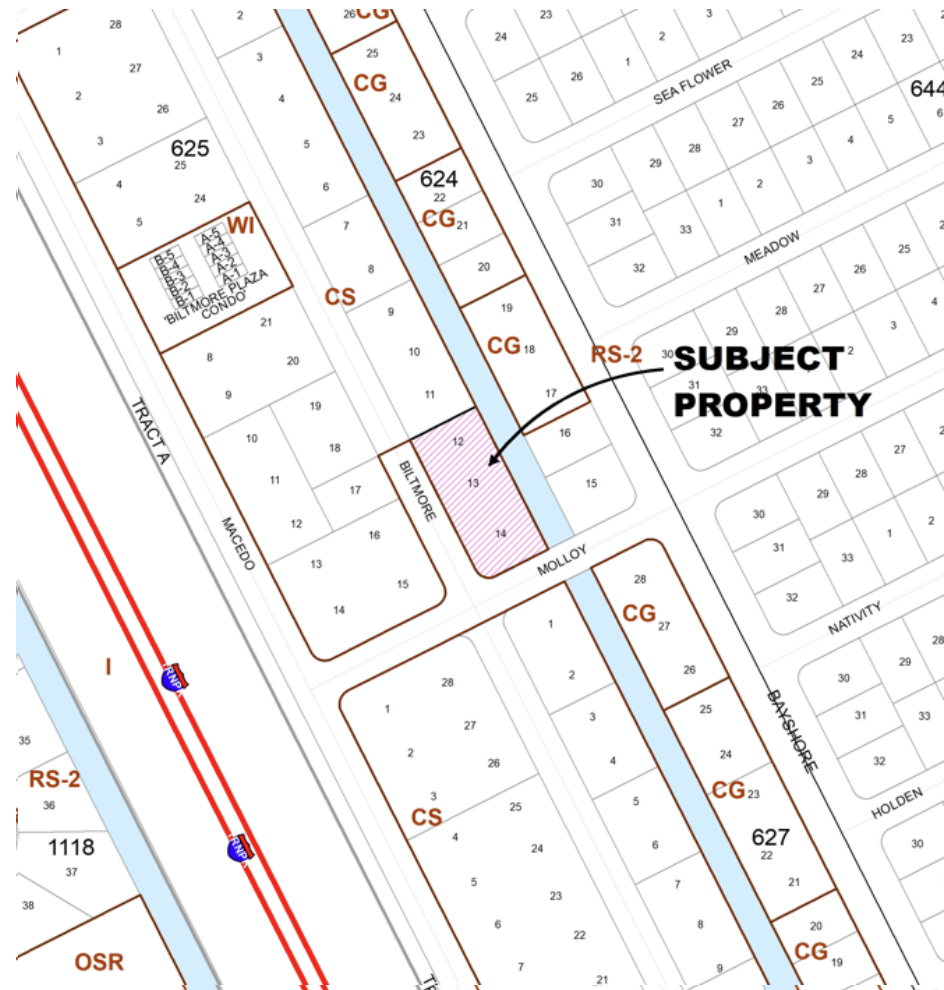
# Project Background

- The Site Plan for the existing warehouse was approved in 2005 (P05-411-Seacoast Supply).
- The Site Plan included 6 lots (9-14).



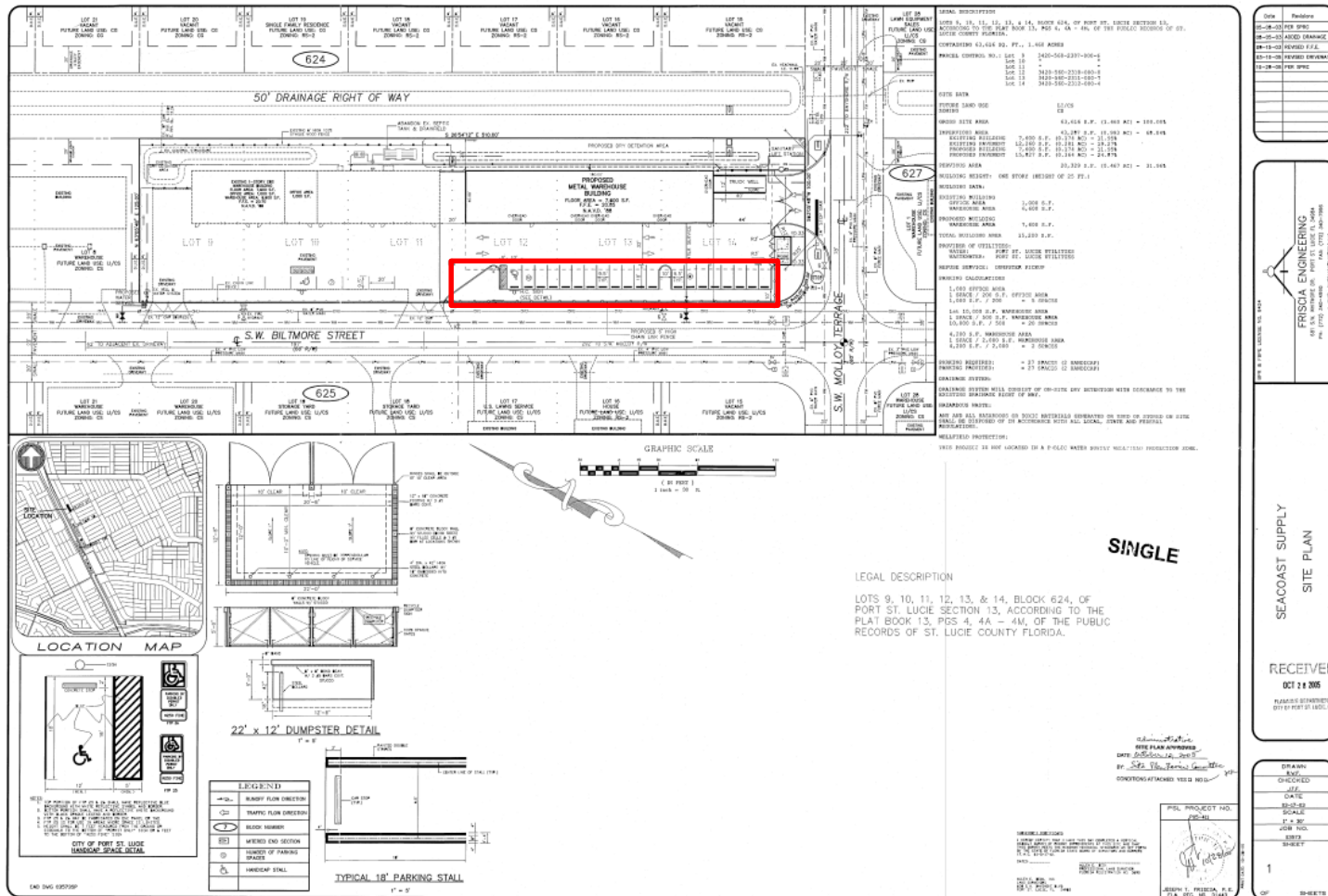
# Future Land Use/Zoning

| Direction | Future Land Use | Zoning | Existing Use                                 |
|-----------|-----------------|--------|--|
| North     | LI/CS           | CS     | Commercial Use                               |
| South     | LI/CS           | CS     | Commercial Use                               |
| East      | CG              | CG     | Drainage Canal, commercial use & vacant land |
| West      | LI/CS           | CS     | Commercial Use                               |



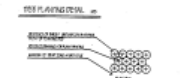
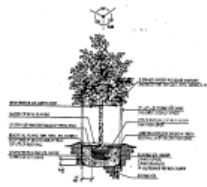
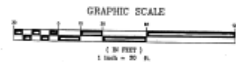


# Site Plan

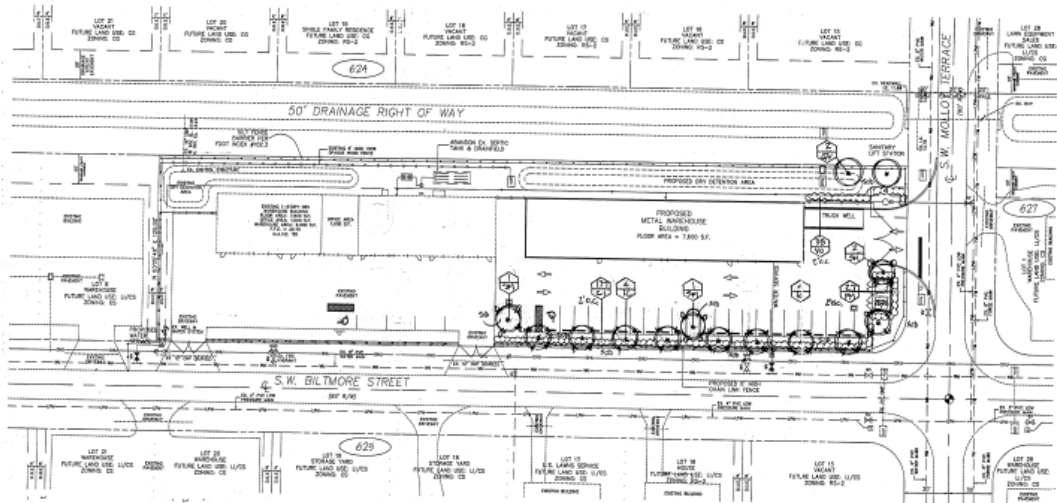


# Landscape Plan

| PLANT & MATERIAL SCHEDULE |      |                           |                 |                    |     |
|---------------------------|------|---------------------------|-----------------|--------------------|-----|
| LOT                       | QUAN | BOTANICAL NAME            | COMMON NAME     | SIZE (HT X DB)     | CNT |
| CA                        | 197  | V. CHIRIDANIANUS LEAO     | CELEPHUM        | 24" x 10"          | #3  |
| IC                        | B    | V. ILLEX CAFFRICA         | TANZANIA ONLY   | 12" x 14" x 2" DBH | #6  |
| PH                        | 67   | V. BOLIVIANUS MACROCARPA  | JAPANESE YEW    | 24" x 10"          | #3  |
| GV                        | 1    | V. SIBIRICUS VITAEFRAGA   | LILAC-BAL       | 12" x 14" x 2" DBH | #6  |
| SH                        | 1    | V. SWITZERLAND MACROCARPA | MACROCARPA      | 12" x 14" x 2" DBH | #6  |
| PD                        |      | V. VIKORALIS MACROCARPA   | SWISS VIKORALIS | 24" x 10"          | #3  |



ALL LANDSCAPE MATERIAL TO BE PLACED WITHIN ONE WEEK  
OF THE END OF THE PROJECT.  
ALL PLANTS TO BE PLACED WITHIN 10 DAYS (NO LATER) AS REQUIRED TO 5" PLANTING  
FULLY AUTOMATIC IRRIGATION SYSTEM TO PREVENT SOIL CRACKING IN ANY AREAS  
ALL PLANTING SPECIES SHALL BE REMOVED FROM THE SITE TO PREVENT INVASION OF OCCUPANCY  
NO BELOW GROUND SYSTEMS SHALL BE PLACED WITHIN 10' OF THE  
NO PLANTING SHALL BE PLACED IN A MANNER THAT WOULD BE A HAZARD TO THE  
AND MAINTENANCE OF THE EXISTING DRIVE.



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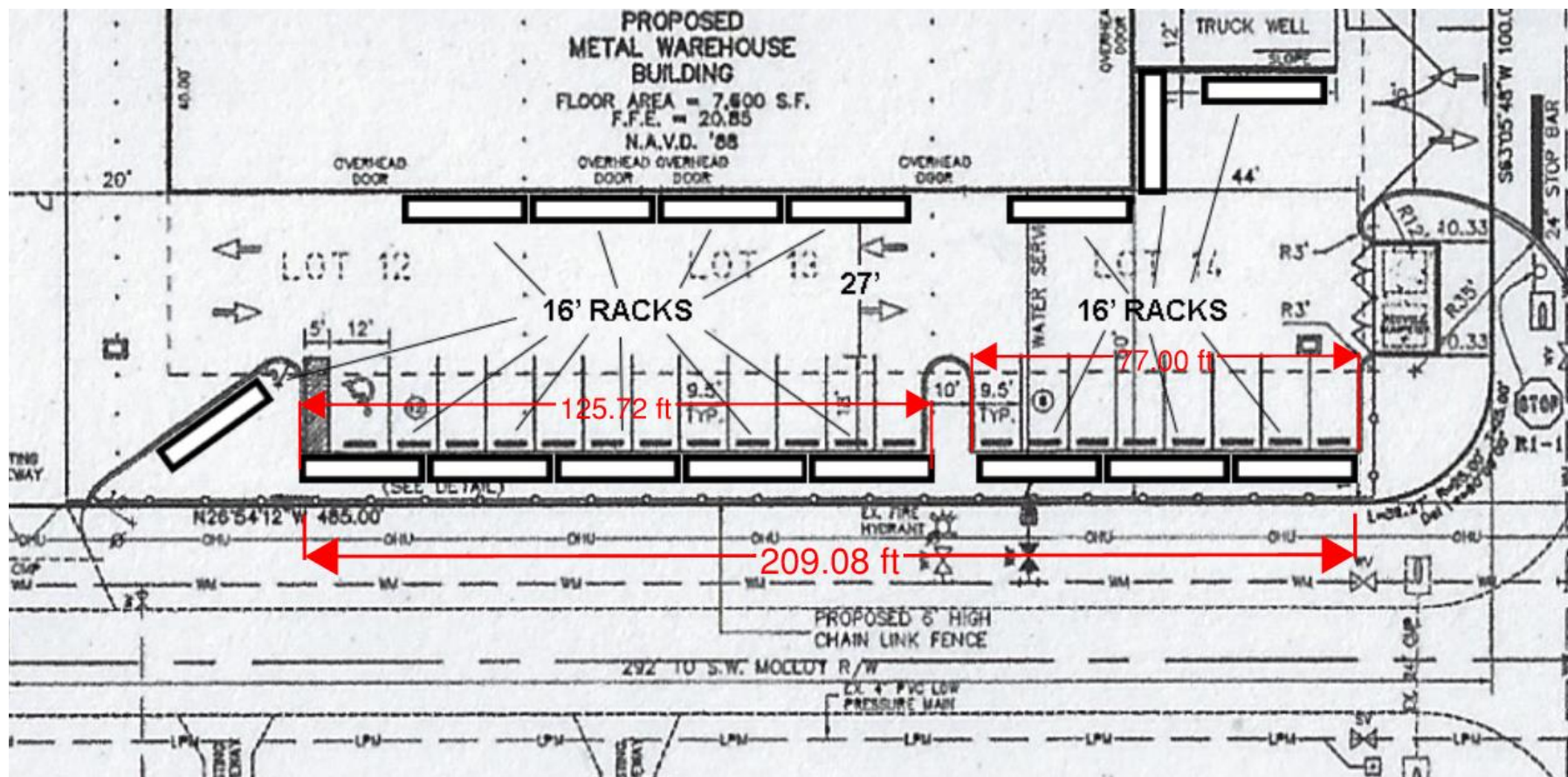
LANDSCAPE PLAN

SEACAST SUPPLY  
5.W. BILTMORE ST.  
FORT ST. LUCE, AL.

FILE: 0812008  
 FORMAL: NW  
 CROSS:  
 SCALE: 1" = 30'



## Dimensioned Site Plan





# 2025 Photos



# Planning & Zoning Board Action Options

- Motion to approve the variances with the following conditions:
  - 1) The variances shall terminate if the current tenant vacates the property.
  - 2) If the current tenant vacates the property, the landscape buffer shall be restored per the existing landscape plan.
- Make a motion to deny.
- Make a motion to table.