



Go Team Industrial Park Unit 1 - Lot 6
Landscape Modification
Project No. P24-014



SUMMARY

Applicant's Request:	For approval for the existing landscaping and 8-foot opaque chain-link fence to remain in lieu of an architectural buffer wall on the south side of the site per Section 154.12 of the City of Port St. Lucie Code of Ordinances.
Applicant:	Randall Rodgers, P.E.
Property Owner:	Cone & Graham, Inc.
Location:	The property is located south of NW Commerce Center Drive and west NW Settle Avenue.
Application Type:	Landscape Modification, Quasi-Judicial
Project Planner:	Daniel Robinson, Planner III

Project Description

The subject property is located south of NW Commerce Center Drive and in the southwest side of NW Settle Avenue. The subject property, approximately 5 acres in size, currently has an approved minor site plan (P19-046) for an open storage lot. The applicant is proposing a warehouse building within the existing open storage lot. The property was granted a landscape modification (P19-107) to allow for the chain-link fence and landscaping with the condition that the approval was contingent on the open storage use. The applicant has recently submitted a site plan amendment to add a 9,960 square foot building for the use of warehouse and office. This renders the existing landscape modification approval invalid, and the updated site plan now requires the buffer wall.

Landscaping and an 8-foot- high opaque chain-link fence were installed in lieu of an architectural wall with the previous landscape modification approval. A wall is required in a landscape buffer strip where Commercial, industrial, institutional, office or public facility uses abut property to the side or rear which is designated with an open space or residential land use or has a residential use per Section 154.03(C)(5) of the Landscape and Land Clearing Code. The applicant proposes to retain the existing fence and landscaping. The trees along the southern perimeter of the property are Dahoon Holly, required due to the overhead power lines, and the hedges are Clusia Rosea.

The property has a 50-foot easement along its southern border containing a drainage canal. South of the property is a St. Lucie County Zoned residential development. The development abutting the properties southern border contains a 50-foot buffer easement tract (Tract "B") dedicated to the Reserve Property Owners Association, Inc. for landscape and buffering purposes.

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.

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.

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 and Zoning Board’s agenda.

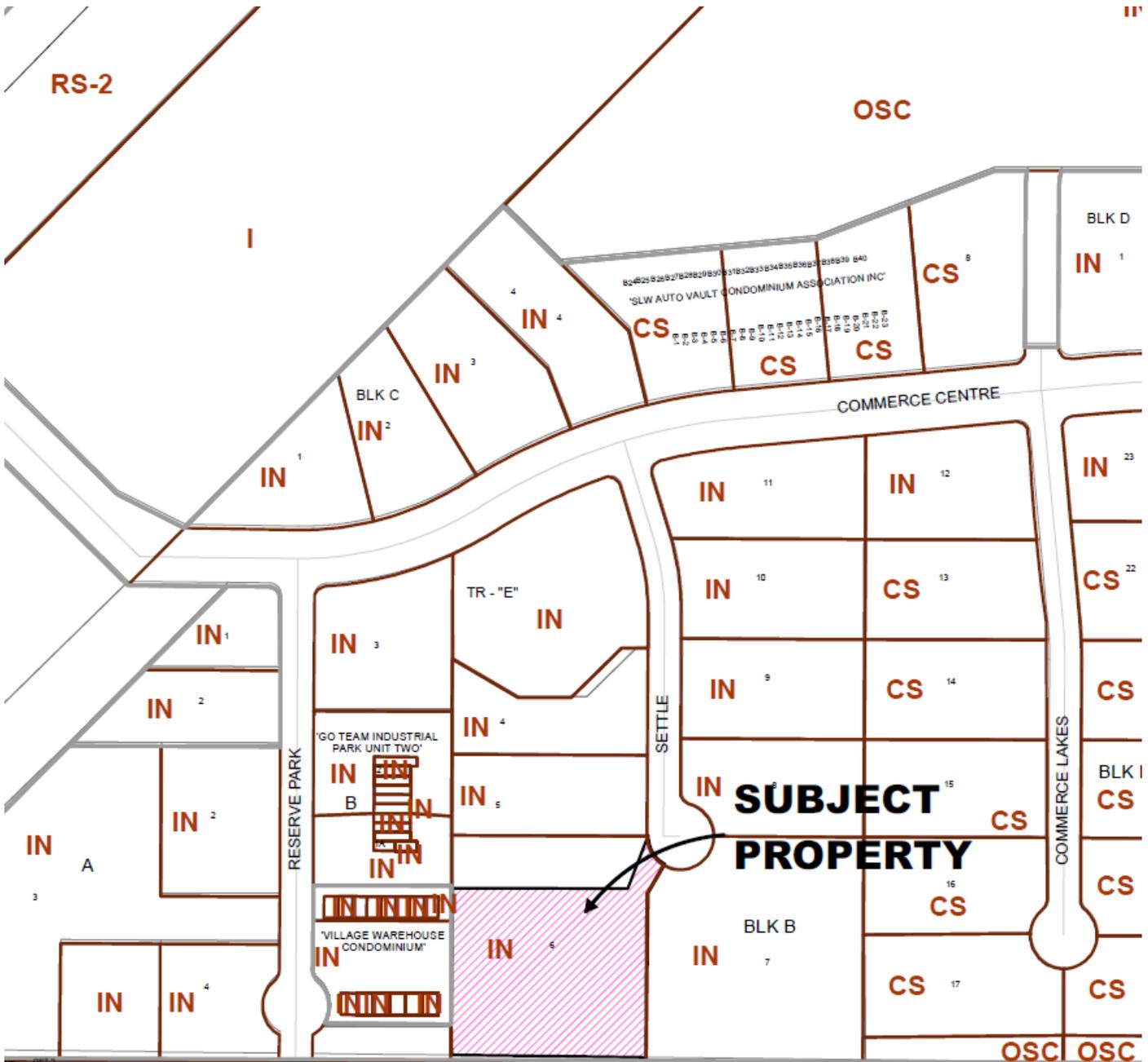
Location and Site Information

Parcel Number:	331570100060103
Property Size:	4.58 acres
Legal Description:	Go Team Industrial Park – Unit One – Block B, Lot 6
Address:	2100 NW Settle Avenue
Future Land Use:	Heavy Industrial (HI)
Existing Zoning:	Industrial (IN)
Existing Use:	Open Storage Yard

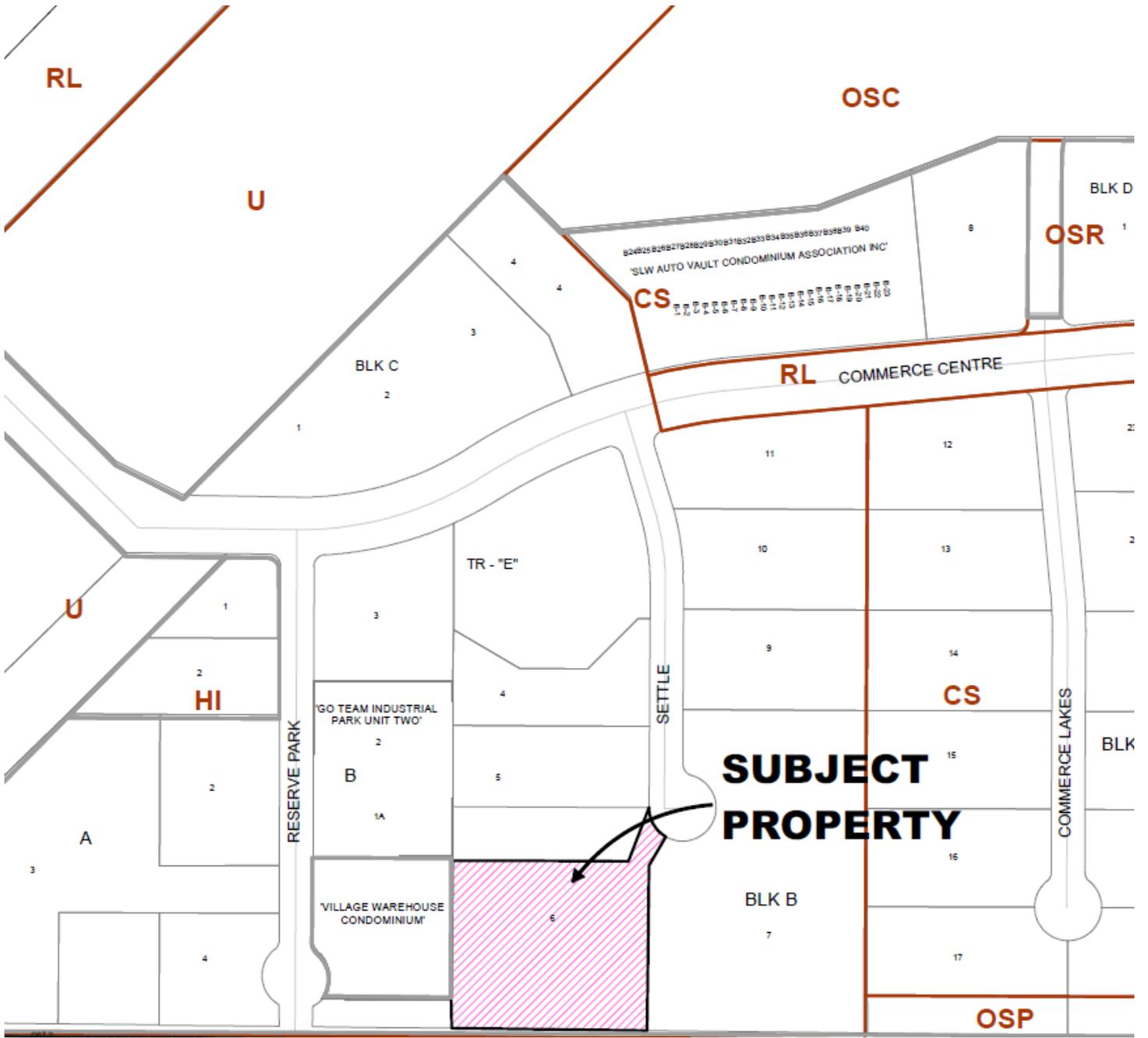
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	HI	IN	Industrial warehouse
South	County (RS)	PUD	Residential development
East	HI	IN	Industrial warehouse
West	HI	IN	Industrial warehouse

IN – Industrial HI –Heavy Industrial PUD – Planned Unit Development County (RS) – Residential Suburban



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 not exceed what is required by the code.*
- 2) Outside activities and hours of operation for the proposed use(s).
 - *Staff Findings: The outside activities would be consistent with an open storage use and a warehousing building. Work outside of the building for any of the warehouse uses is strictly prohibited. The site currently has large vehicles moving material around in the storage area of the property when necessary.*
- 3) Natural and man-made features or uses that provide distance and separation from those existing uses to be buffered.
 - *Staff Findings: The property has a 50-foot easement along its southern border containing a drainage canal. South of the property is a St. Lucie County Zoned residential development. The development abutting the properties southern border contains a 50-foot buffer easement tract (Tract "B") dedicated to the Reserve Property Owners Association, Inc. for landscape and buffering purposes.*
- 4) Other factors that may be important to a decision.
 - *Staff Findings: The landscape plan (see the landscape plan attached) provides for trees and hedges along the southern perimeter and the landscaping shall be irrigated. Staff emphasizes the importance of maintaining the appropriate site landscaping to screen the project from neighboring uses. Staff recommends the following condition.*
 - *The proposed Clusia Rosea hedges, along the southern property line, are to be maintained at a minimum of six feet.*

PLANNING AND ZONING BOARD ACTION OPTIONS

Staff recommends the following condition. - The proposed Clusia Rosea hedges, along the southern property line, are to be maintained at a minimum of six feet.

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.

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).