



Southern Grove SG-8 – Commercial Buffer Wall

Landscape Modification

Project No. P25-169

Planning and Zoning Board Meeting

Sofia Trail, Planner I

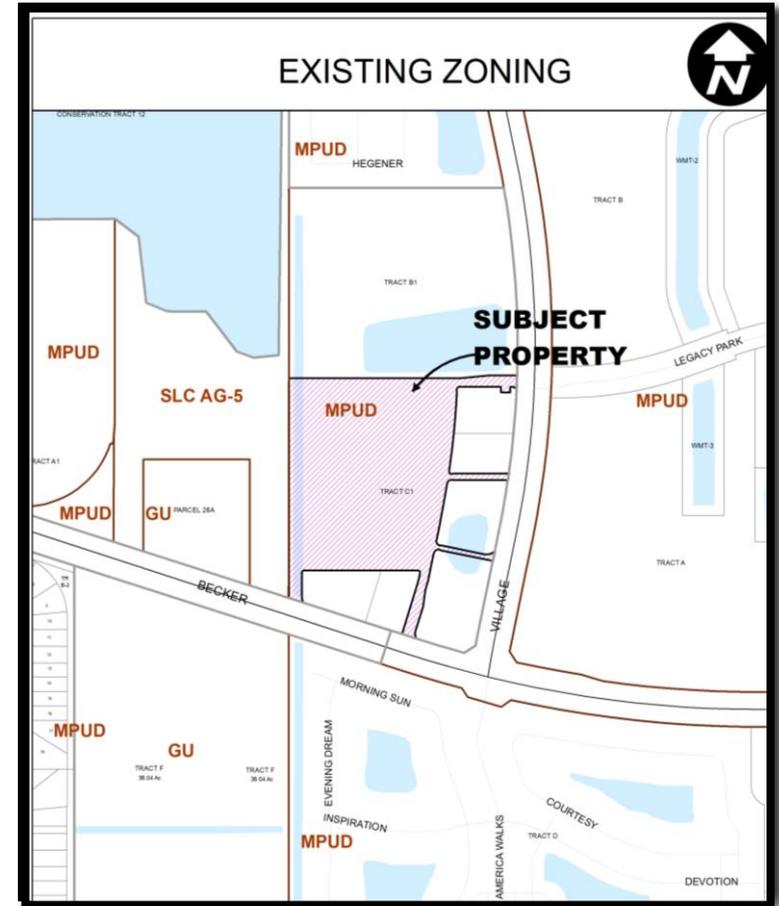
February 3, 2026

Request Summary

Owner:	Banyan SG8, LLC
Applicant:	Derrick Phillips, Lucido & Associates
Location:	Northwest corner of SW Becker Road and SW Village Parkway
Request:	To provide enhanced landscaping in lieu of an architectural buffer wall along the northern property line per Section 5(F) of the Southern Grove SG-8 MPUD.

Surrounding Areas

Direction	Existing Use	Future Land Use	Zoning
North:	Vacant Land	NCD	MPUD
South:	America Walks	NCD	MPUD
East:	Vacant Land	NCD	MPUD
West:	Vacant Land (future park), FPL Substation	NCD	SLC AG-5, GU



Project Summary

- The subject property, 22.98 acres in size, has an approved site plan (P23-106-A1) for a 134,147-square-foot home improvement store and is currently under construction.
- Per Section 5(F) of the Southern Grove SG-8 MPUD, a six (6)-foot-high wall or fence is required in a perimeter landscape buffer strip where commercial, industrial, institutional, office, and public facility uses abut the front, side and/or rear of existing or proposed residential uses. The perimeter landscape buffer strip shall be a minimum of ten (10) feet wide.

Landscape Modification Request

- The request is to provide enhanced landscaping within the 10' northern perimeter landscape buffer in lieu of a wall or fence.
- The enhanced landscaping will include a continuous 6' Clusia hedge (at time of planting) and assorted canopy trees.
- The Clusia hedge will be maintained with at a minimum height of 6 feet.

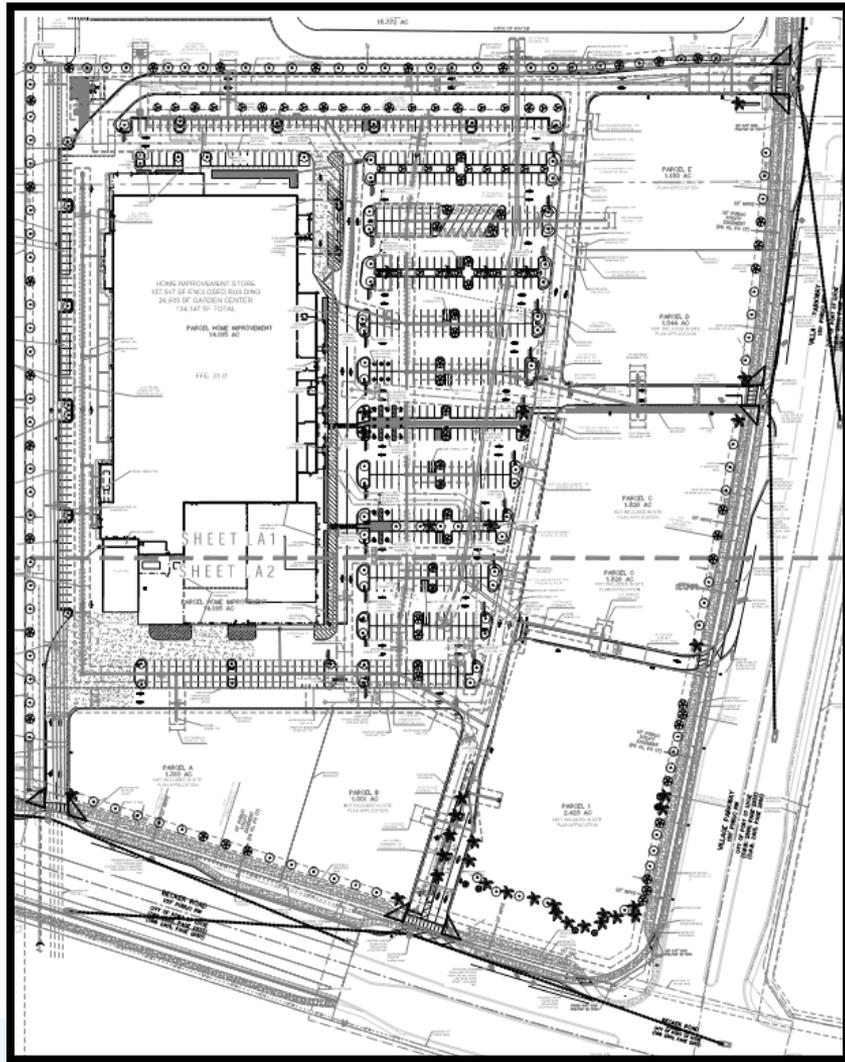
Project Background

- In July 2025, the applicant submitted a landscape modification application (P24-169) for the Lowe's site for a 40-foot-wide landscape buffer with a 6' hedge and assorted canopy trees along the western property boundary and a 10' landscape buffer with a 6' hedge and assorted canopy trees along northern property boundary.
- The request for a landscape modification for the western buffer where the property abuts open space was approved by the Planning and Zoning Board.
- The request for a landscape modification for the northern buffer where the property abuts future multi-family use was denied by the Planning and Zoning Board.
- The Board expressed concerns about allowing a landscape modification when there was no official site plan application for the northern parcel.

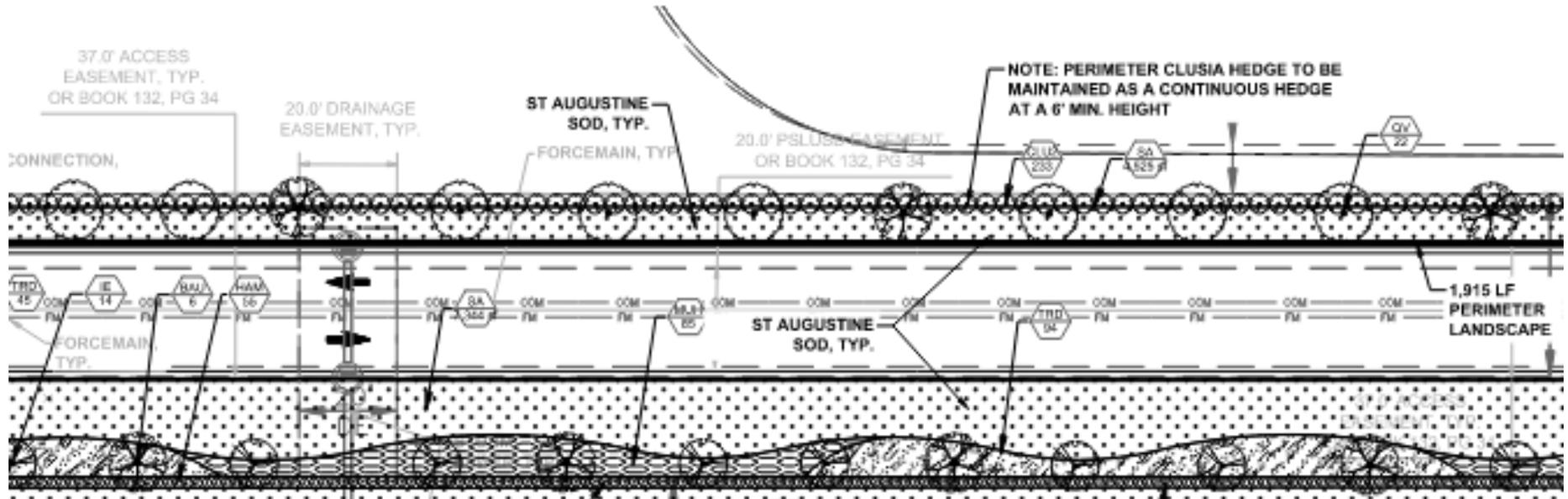
Multi-family Project

- An application for site plan approval has been submitted for the multi-family parcel to the north for 312 multi-family units (P25-210).
- Both Mattamy Palm Beach, LLC, property owner, and the NRP Group, contract purchaser/multi-family developer, have submitted letters of support for the landscape modification request.

Landscape Plan



Northern Property Line



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 height of six (6) feet.

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