



Southern Grove-SG-8 - Commercial - Buffer Wall
Landscape Modification
(P24-169)

Planning and Zoning Board - June 3, 2025
Marissa Da Breo-Latchman, Environmental Planner II

General Information

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.

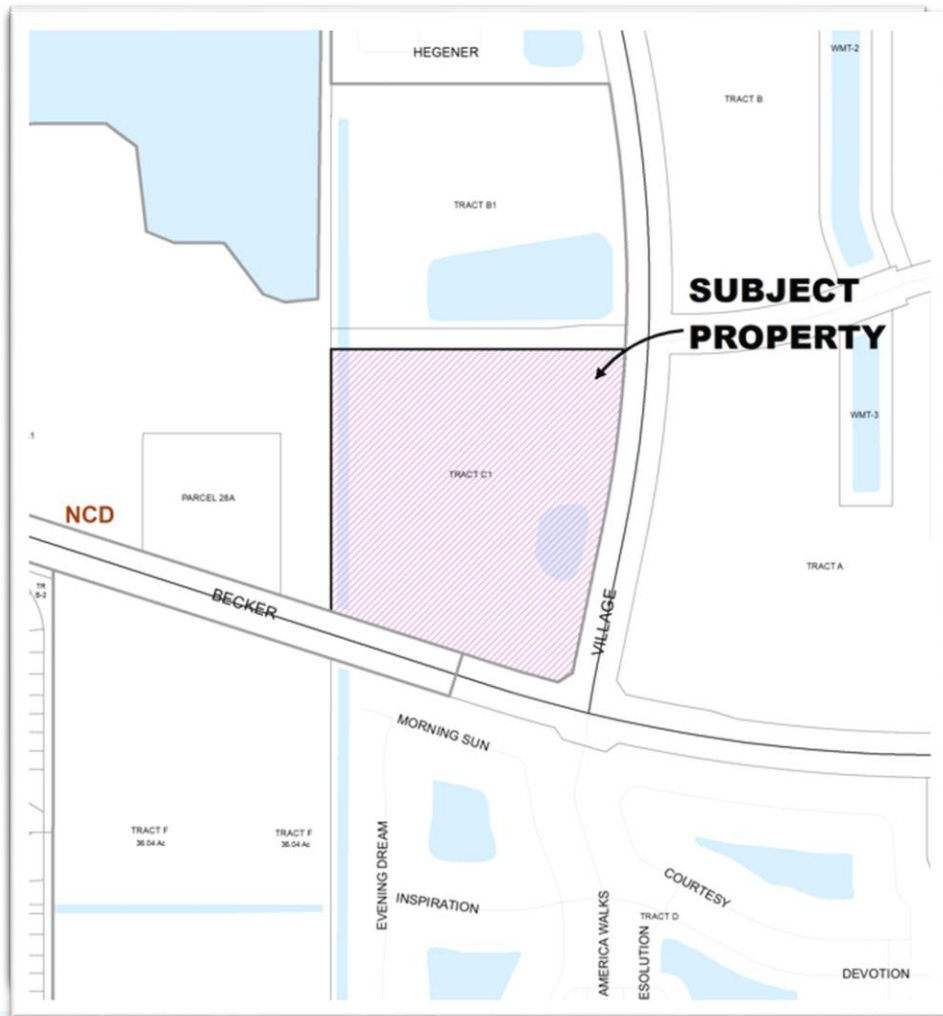
Project Summary

- The site is 22.98 acres in size and is currently vacant.
- 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.
- A Site Plan amendment for the 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 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 parcel to the north.
- Multi-family residential is proposed for the property to the north.
- FPL easements are immediately to the west of the subject property.

Modification Request

- The applicant is requesting to provide enhanced landscaping in the form of a continuous 6' hedge, assorted canopy trees and open areas in lieu of an architectural wall on the western & northern perimeters of the property.
- Per Section 154.03(C)5 of the Landscape and Land Clearing Code, 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 a residential or open space land use.

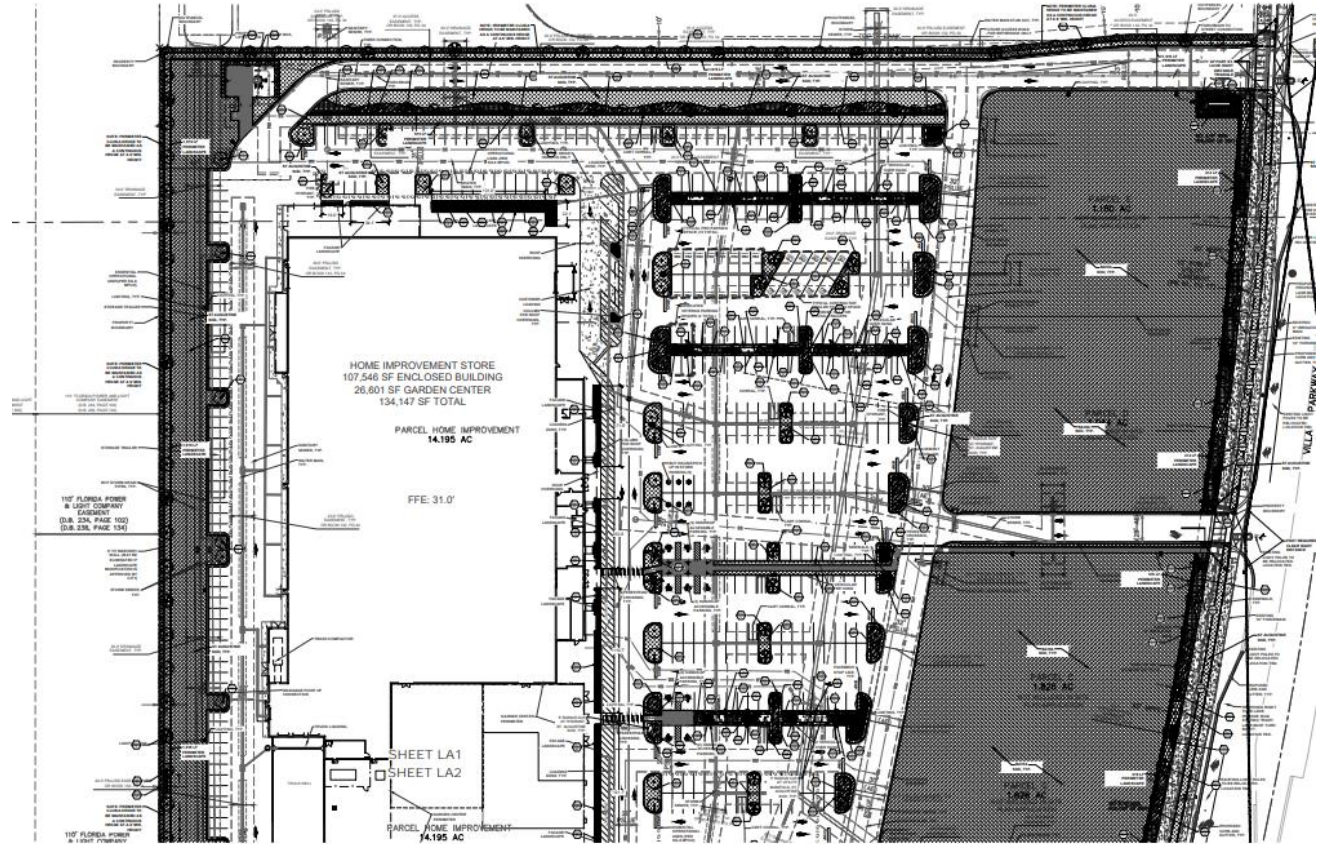
Maps



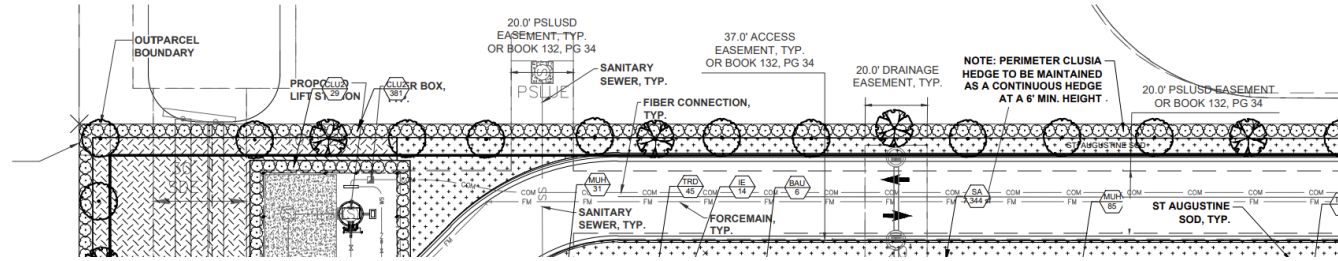
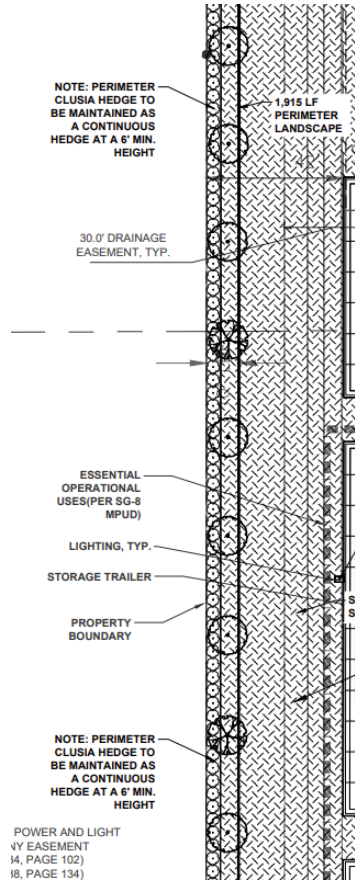
Aerial



Partial Landscape Buffer Plan

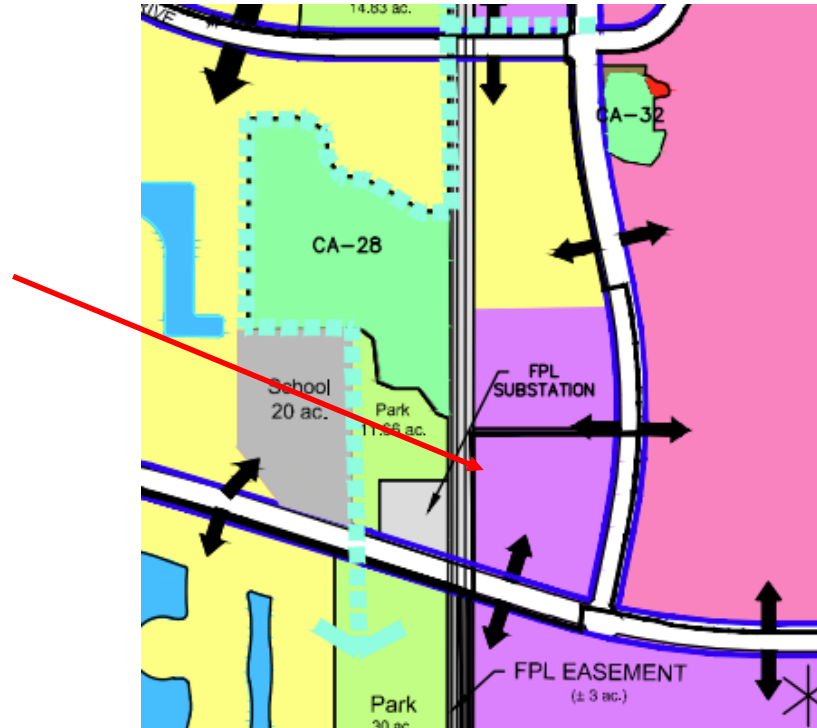


Landscape Buffer Plan (Enlarged)



Southern Grove DRI Map H

Subject
Parcel



DRI CRA MAP LEGEND:

- RESIDENTIAL
- MIXED USE
- NEIGHBORHOOD VILLAGE CENTER
- EMPLOYMENT CENTER
- REGIONAL BUSINESS CENTER
- PROPOSED RIGHTS-OF-WAY^{1/}
- UTILITY EASEMENT
- STORMWATER MANAGEMENT^{1/}
- ACTIVE PARK^{1/}
- SCHOOL^{1/}
- ARCHEOLOGICAL SITE^{1/}
- CONSERVATION AREA (W-#)
- FIRE STATION LOCATION (Approximate)
- PEDESTRIAN/BIKE PATH (REQUIRED ON BOTH SIDES OF ARTERIALS) (REQUIRED ON BOTH SIDES OF COLLECTORS) (REQUIRED ON ONE SIDE OF E/W #2)
- MULTI-PURPOSE PATH (May be outside ROW)

NOTES:

- ^{1/} CIVIC USES INCLUDE SCHOOL & SUPPORT FACILITIES AS WELL AS CULTURAL FACILITIES
- ^{1/} PROPOSED RIGHTS-OF-WAY AND STORMWATER MANAGEMENT PONDS, PED/BIKE/MULTI-PURPOSE PATHS, SCHOOLS, AND PARKS SHOWN FOR ILLUSTRATION ONLY. LOCATIONS SUBJECT TO CHANGE.
- ^{1/} ARCHEOLOGICAL SITE - OTTER SITE (08/17/17)

Planning & Zoning Staff Recommendation

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 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**