



upload via FUSION

City of Port St. Lucie
Planning and Zoning Department
121 SW Port St Lucie Blvd #B
Port St. Lucie, FL 34984

Re: Southern Grove-SG-8 - Shoppes at S.G. – Commercial (P25-169)
Project Type: Landscape Modification

Dear Bridget,

We are pleased to submit for your consideration a request to modify the buffer wall requirement along the northern boundaries of the Southern Grove-SG-8 - Shoppes at S.G. – Commercial project. Per the *SOUTHERN GROVE 8 Master Planned Unit Development MPUD*, a masonry wall is required within the landscape strip separating adjacent uses. Our proposal seeks to modify the required wall with an enhanced landscape buffer.

An amended approved site plan P23-106-A1, dated April 11, 2024, references this potential modification and states: “6’ HT Masonry Wall (May be eliminated if landscape modification is approved by City).” As reflected in the approval of P24-169 (Southern Grove, SG-8 Commercial, Landscape Modification), the City Council voted unanimously by voice vote to permit the substitution, with the condition that an enhanced landscape buffer be provided along the western side of the property, and the architectural buffer be utilized on the northern side.

The Southern Grove-SG-8 - Shoppes at S.G. – Commercial development is part of a larger MPUD consisting of commercial and multifamily uses. The site is bounded as follows, South: Becker Road, East: Village Parkway, West: A 110’ FPL easement and substation, North: Planned multifamily development.

Considering that each of the uses are within the same MPUD, and the request is supported by the master developer (Mattamy), the owner of the Lowes parcel (SG8 Banyan) and the Multi-Family Developer to the north (NRP Group), it seems the proposal to substitute the required wall with a landscape strip consisting of a continuous 6’ hedge and canopy trees is appropriate for these circumstances.

In support of this application please find the proposed SG-8 Commercial landscape plan that includes the removal of the wall, signed letters of owner/application approval and the addition of the landscape material mentioned above. Should you have any questions or need additional information, please feel free to contact me directly.

Respectfully,

A handwritten signature in black ink, appearing to read "Derrick E Phillips Jr", written in a cursive style.

Derrick E Phillips Jr



lucido&associates



lucido&associates

October 1, 2025

upload via FUSION

City of Port St. Lucie
Planning and Zoning Department
121 SW Port St Lucie Blvd #B
Port St. Lucie, FL 34984

Re: Southern Grove 8; Owner Agreement Letter
Project Type: Landscape Modification

We, the undersigned property owner(s), are pleased to submit for your consideration a request to modify the buffer wall requirement along the northern/southern parcel boundaries of the SG-8 Commercial project.

As currently outlined in the City of Port St. Lucie Code of Ordinances, a 6' masonry wall is required within the landscape strip separating adjacent uses. However, the owners of the residential parcel (Mattamy / NRP Group) and the commercial parcel (Banyan SG8, LLC) are in agreement that construction of such a wall is neither necessary nor desirable and would create a visually unappealing condition detracting from the character of the project.

In lieu of the wall, we respectfully request approval to modify the requirement with an enhanced landscape buffer. The approved site plan P23-106, dated April 11, 2024, references this potential modification and notes: "*c' HT Masonry Wall (May be eliminated if landscape modification is approved by city).*" Our intent is to provide a higher-quality landscape design that achieves the City's buffering objectives while enhancing the overall aesthetics of the project and surrounding area.

We appreciate your consideration of this request and look forward to working with staff toward a resolution that both meets the City's code intent and reflects the shared vision of the property owners.

Respectfully,

Jason Sher, Authorized Person
Banyan SG8
01/08/2026