

December 4, 2022

To: City of Port St. Lucie  
Planning and Zoning Department  
121 SW Port Saint Lucie Blvd  
Port St. Lucie, FL 34986-5099  
From: Judith and William McIntyre  
7028 Maidstone Dr  
Port St. Lucie, FL 34986  
Re: Commerce Lakes Warehouse – Buffer Wall (P22-319)

We request that the Planning and Zoning board deny a Landscape Modification Application from Abraham Chabab P.E., to waive the requirement for an architectural wall and install landscaping in lieu of the wall located on the south of NW Commerce Center Dr. and at the southeast corner of NW Commerce Center Dr., Go Team Industrial Park – Unit Three- Block B, Lot 18.

We are unavailable to attend the meeting on December 6 and appreciate the opportunity to communicate our view on this matter.

We wish to deny the request to waive the requirement of the wall for the following reasons; it will take years for landscape plantings to create a visual and tight barrier and will never provide the safety and security of a solid wall. The requirement for an architectural wall was instituted to protect residences from commercial activities please do not waive this requirement.

Thank you for giving us the opportunity to voice our concerns in this matter.

Sincerely,



William McIntyre.



Judith McIntyre

**From:** [Bethany Grubbs](#)  
**To:** [Jessica Heinz](#)  
**Cc:** [Anne Cox](#)  
**Subject:** FW: Landscape Modification Application #P22-319.  
**Date:** Monday, December 5, 2022 5:06:26 PM

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Jessica,

I have a property owner's e-mail to be provided to the P&Z Board Members for tomorrow's, 12/6, meeting.

What is the process? Do I provide it to you, or do I print it?

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**From:** Jerry Graziose <gerald.graziose@gmail.com>  
**Sent:** Monday, December 5, 2022 3:40 PM  
**To:** Bethany Grubbs <bgrubbs@cityofpsl.com>  
**Cc:** Ivan Somers <iasomers@comcast.net>; George Saylor <gs82633@gmail.com>; Emma Kounine <emma@lanline.com>  
**Subject:** Landscape Modification Application #P22-319.

Ms. Grubbs,  
Good day!!

Please provide this message and the attached photographs to all of the Board members for their review prior to the Planning & Zoning Board meeting scheduled for Tuesday, December 6, 2022 at 6:00pm at Coty Hall. As part of my presentation to the Board, I will be referring to these photos.

Dear Board Members:

About 3-4 years ago, just before we moved into The Pines in the Reserve community in PGA Village, a piece of property at the south end of Settle off of Commerce Centre Drive applied for a variance not to construct a concrete wall on the south side of their property at abuts our residential area. The wall is required by Coty Code 154.03(C)(5). Several of our residents attended the Planning & Zoning. board Meeting and urged the Board not to grant the variance. The company that purchased the property builds bridges. They use the property to store anything that is involved with building bridges. They utilize this site every day and late into the night as then move their equipment in and out. At the meeting the Board approved the variance allowing this company to construct a chain link fence, covered in fabric and landscaped. The photos below show what this site looks like today, (about 3 years later) only on the south side of the property (where the variance was granted) that faces the back yards of the houses in PGA Village. Would you like this view from your back yard? The fabric is gone in many places and damaged in other places, the landscaping is also missing in many areas and in other areas does not block the fence or the view. The last photos show how close this project will be to the houses in our area.

The previous variance did not work, as you can see in these photos. We do not want the same mistake to happen again. Please turn down this variance and keep the wall on the south side. This shows that there is a need for the requirement of a concrete wall between the commercial and residential areas.

Thanks.































Sent from my iPhone

City of Port St. Lucie  
Planning & Zoning Department  
121 SW Port St. Lucie Blvd., Bldg B  
Port St. Lucie, Florida 34984-5099  
772.871.5213  
www.cityofpsl.com



Bethany L. Grubbs  
Planner III  
772.344.4362  
[bgrubbs@cityofpsl.com](mailto:bgrubbs@cityofpsl.com)

November 22, 2022

**NOTICE TO PROPERTY OWNERS**  
**LANDSCAPE MODIFICATION APPLICATION**  
**Commerce Lakes Warehouse – Buffer Wall (P22-319)**

The City of Port St. Lucie has received a request from Abraham Chabab, P.E., acting as the agent for the property owner, A Great Home, LLC, to waive the requirement for an architectural wall on the southern perimeter of the property per Section 154.12 of the Landscaping Code. A wall is required in a landscape buffer strip where industrial uses abut residential land uses per Section 154.03(C)(5) of the Landscaping Code. The request is to provide landscaping in lieu of a wall. The property is located south of NW Commerce Center Drive and at the southeast corner of NW Commerce Lakes Drive. The property is legally described as Go Team Industrial Park – Unit Three – Block B, Lot 18.

There will be a public hearing held by the Planning and Zoning Board at 6:00 p.m. on Tuesday, December 6, 2022, in the Council Chambers at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Building A, Port St. Lucie, Florida.

As you are an owner of real property located within 750 feet of the subject property, you may attend the meeting and express your views pro and con. If you do not wish to attend, you may file any comment you desire in writing. The Planning and Zoning Board shall consider such comment.

- **If you would like to speak on the item at the meeting and do not desire to attend in person, please contact the Clerk's Office at 772-871-5157 and TDD Number 772-873-6340 by 11:00 a.m. on the day of the meeting and a staff member will provide you with the required call-in information.**

The Board will vote to approve or deny the landscape modification request. If denied, an appeal may be filed within fifteen (15) days to be heard by the City Council, which acts as the Board of Appeals.

If you have any questions regarding this petition, please contact Bethany Grubbs in the Planning and Zoning Department at (772) 344-4362 or by email at [bgrubbs@cityofpsl.com](mailto:bgrubbs@cityofpsl.com).



# REZONING NOTICE

PUBLIC HEARINGS TO CONSIDER  
A CHANGE IN ZONING  
CLASSIFICATION ON THIS PROPERTY  
FROM **IN** TO **WI** WILL BE HELD  
IN THE PORT ST LUCIE CITY HALL  
121 SW PORT ST LUCIE BLVD ON  
**12-6-22** BEFORE THE PLANNING  
AND ZONING BOARD AND ON  
**1-23-23** BEFORE THE CITY COUNCIL  
INFORMATION IS AVAILABLE  
IN THE PLANNING AND ZONING  
DEPARTMENT

**772-871-5213**      **P22-320**









Small text or watermark at the bottom left of the image.

**From:** [Bethany Grubbs](#)  
**To:** [Jessica Heinz](#)  
**Cc:** [Anne Cox](#)  
**Subject:** FW: LANDSCAPE MODIFICATION APPLICATION COMMERCE LAKES WAREHOUSE BUFFER WALL (P22 - 319)  
**Date:** Tuesday, December 6, 2022 3:09:02 PM

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Another one for 8.b.

-----Original Message-----

From: Alice SONDIKE <[alibobfl@aol.com](mailto:alibobfl@aol.com)>  
Sent: Tuesday, December 6, 2022 3:06 PM  
To: Bethany Grubbs <[bgrubbs@cityofpsl.com](mailto:bgrubbs@cityofpsl.com)>  
Cc: Jerry Graziose <[gerald.graziose@gmail.com](mailto:gerald.graziose@gmail.com)>  
Subject: LANDSCAPE MODIFICATION APPLICATION COMMERCE LAKES WAREHOUSE BUFFER WALL (P22 - 319)

Dear Ms Grubbs, it is our understanding that the issue referenced above will be discussed this evening. Please be advised that we are against the application. Further it is our understanding that a wall is required to shield private property from commercial property.

In essence, we are in support of our neighbors who are affected by this application and ask most emphatically that the Board reject it.

Robert and Alice Sondike  
9407 Avenel Lane  
Port St. Lucie FL 34986

cc: Jerry Graziose