

# Commerce Lakes Warehouse Landscape Modification P22-319

Planning & Zoning Board Meeting  
December 6, 2022  
Bethany Grubbs  
Planner III



# Project Summary

- The site is approximately 3.23 acres in size, a related project for a major site plan (P22-253) is under review for approval to construct a 30,210-square-foot warehouse and office building.
- The development abuts residential property along the south side, a residential subdivision known as The Pines at the Reserve.
- A wall is required in a landscape buffer strip where residential uses abut the industrial property to the side or rear per Section 154.03(C)5 of the Landscape and Land Clearing Code.



# General Information

**Request** - A request to substitute an architectural buffer wall in lieu of landscaping per Section 154.12 of the City of Port St. Lucie Code.

**Property Owner/Applicant** – A Great Home, LLC

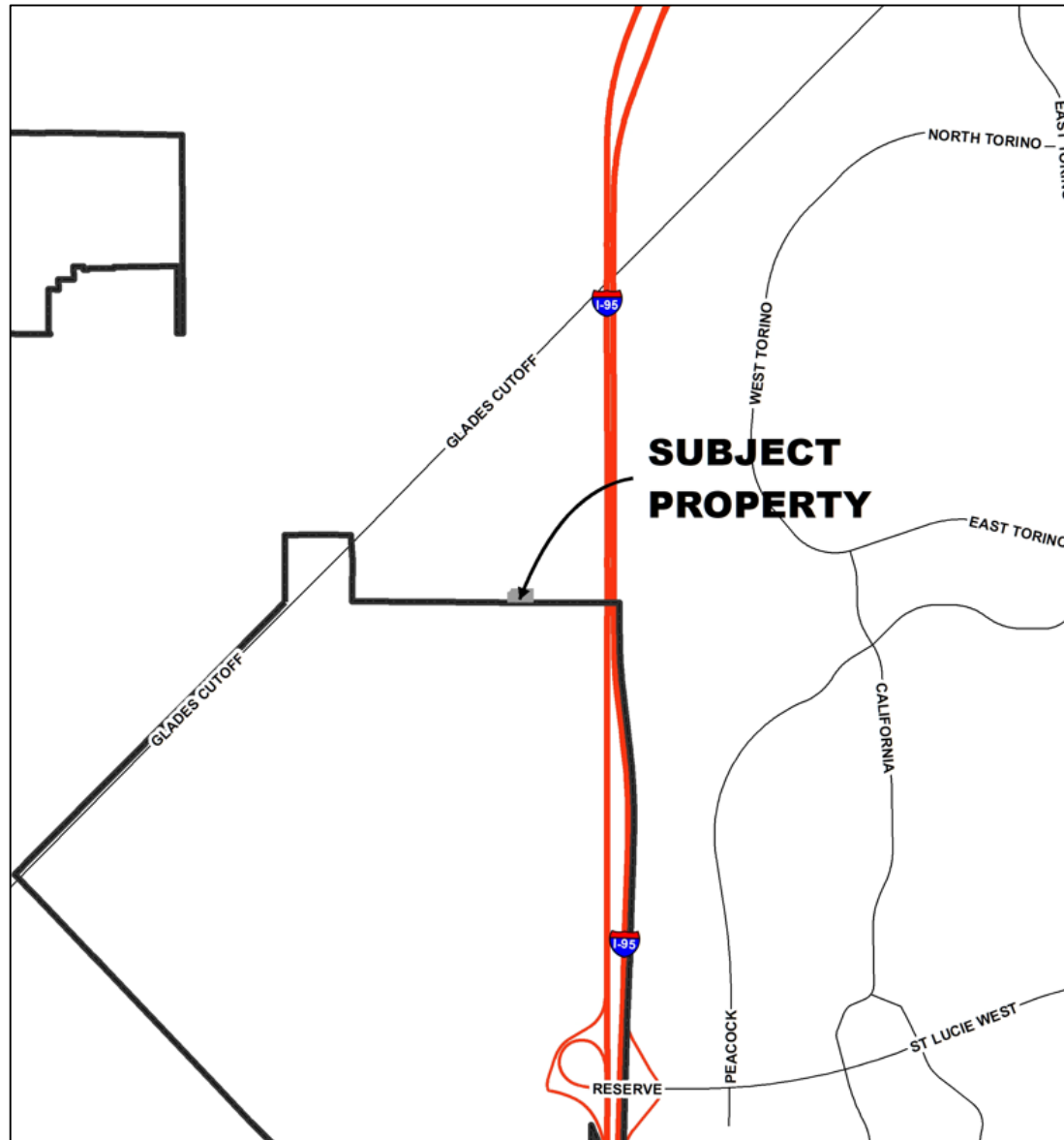
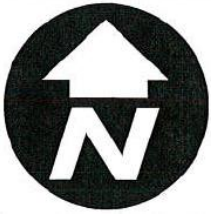
**Agent** – Abraham Chabab, P.E.

**Location** – The property is located south of NW Commerce Center Drive and at the southeast corner of NW Commerce Lakes Drive in the Go Team Industrial Park.

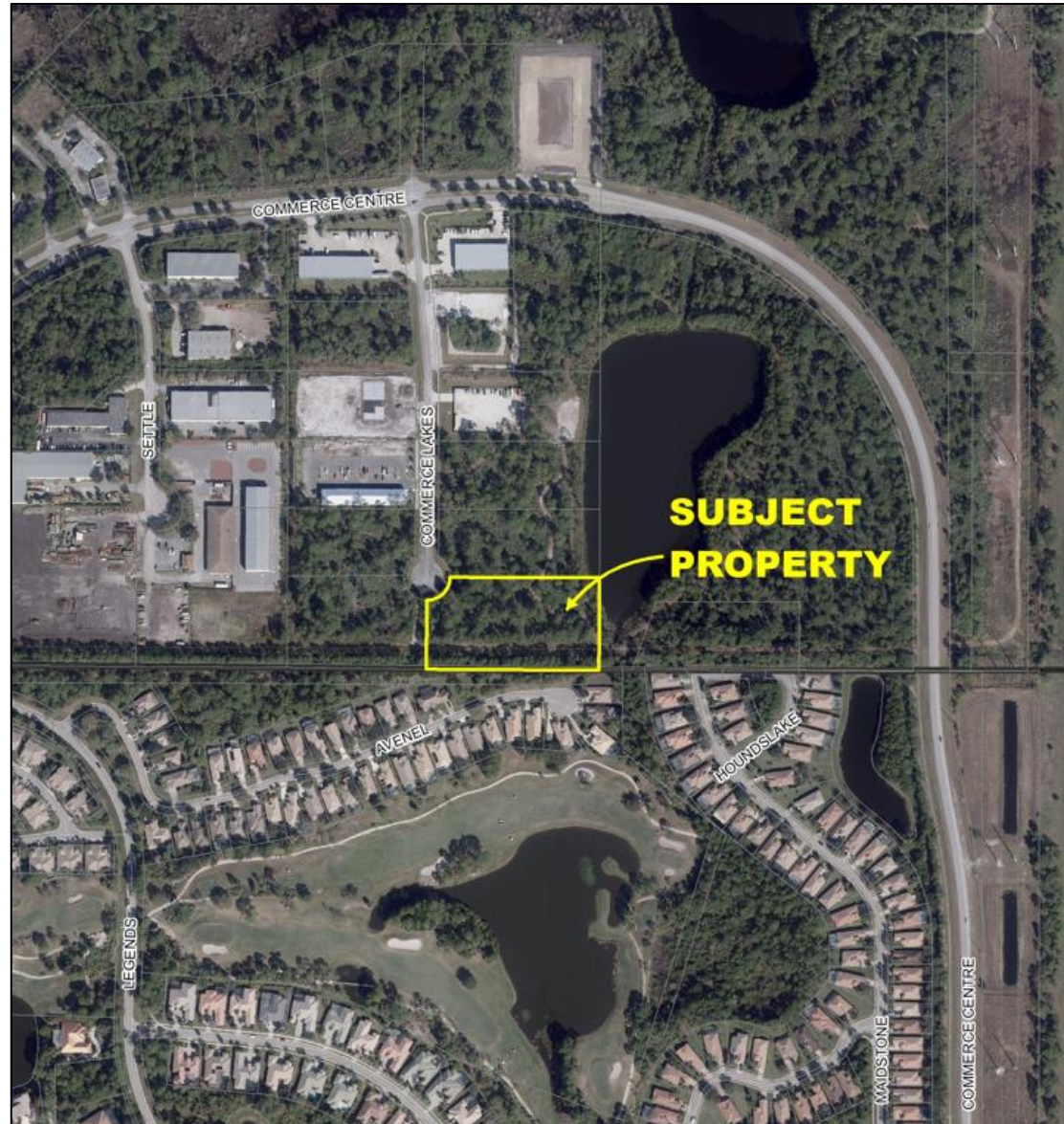
# Modification Request

The applicant is proposing a landscape modification to forego a 6-foot-high masonry wall within the landscape buffer required along the south side of the property per Section 154.12(F) of the Landscape and Land Clearing Code. The applicant proposes the use of landscaping in lieu of the architectural wall.

# Location Map

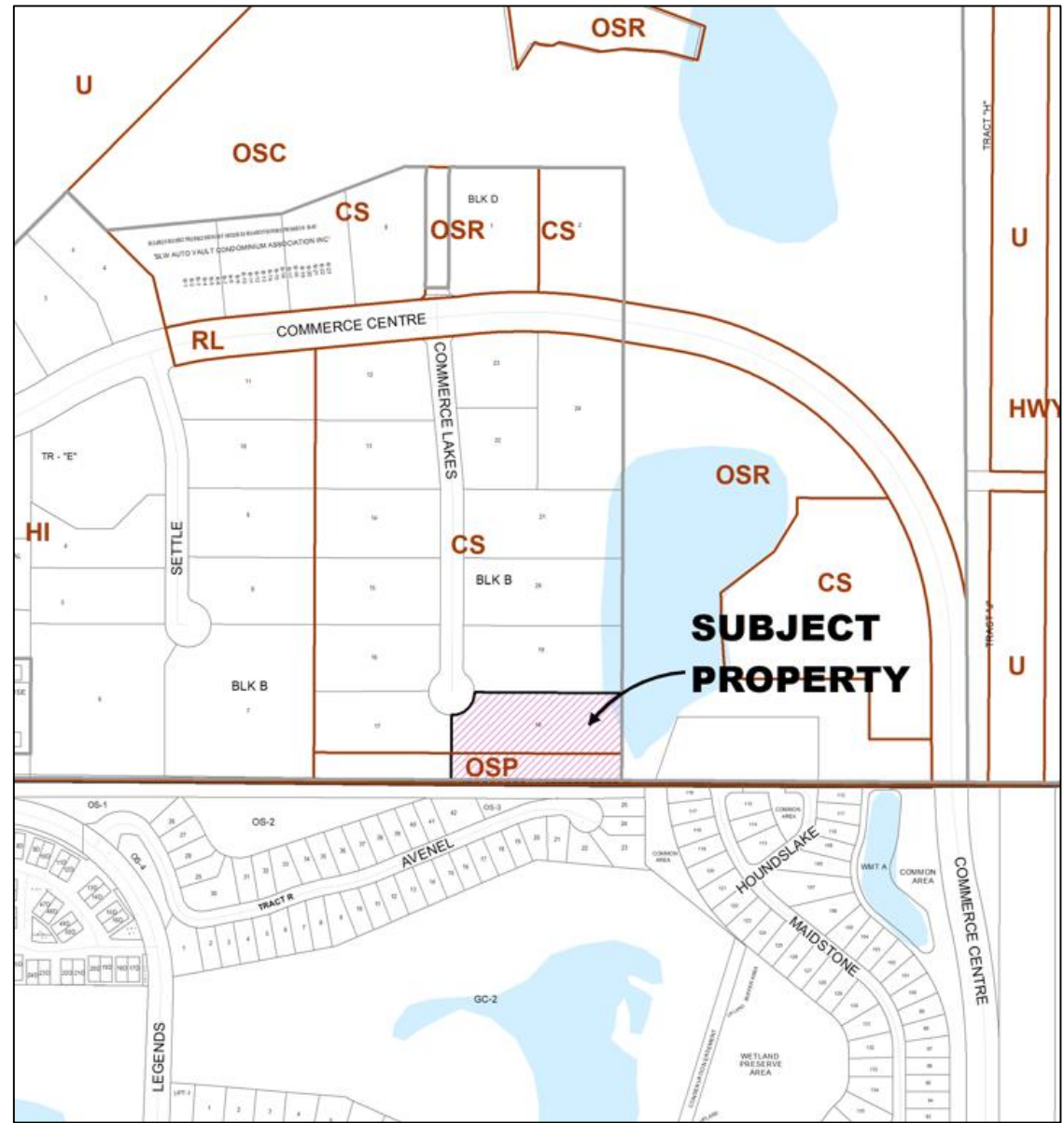


# Aerial



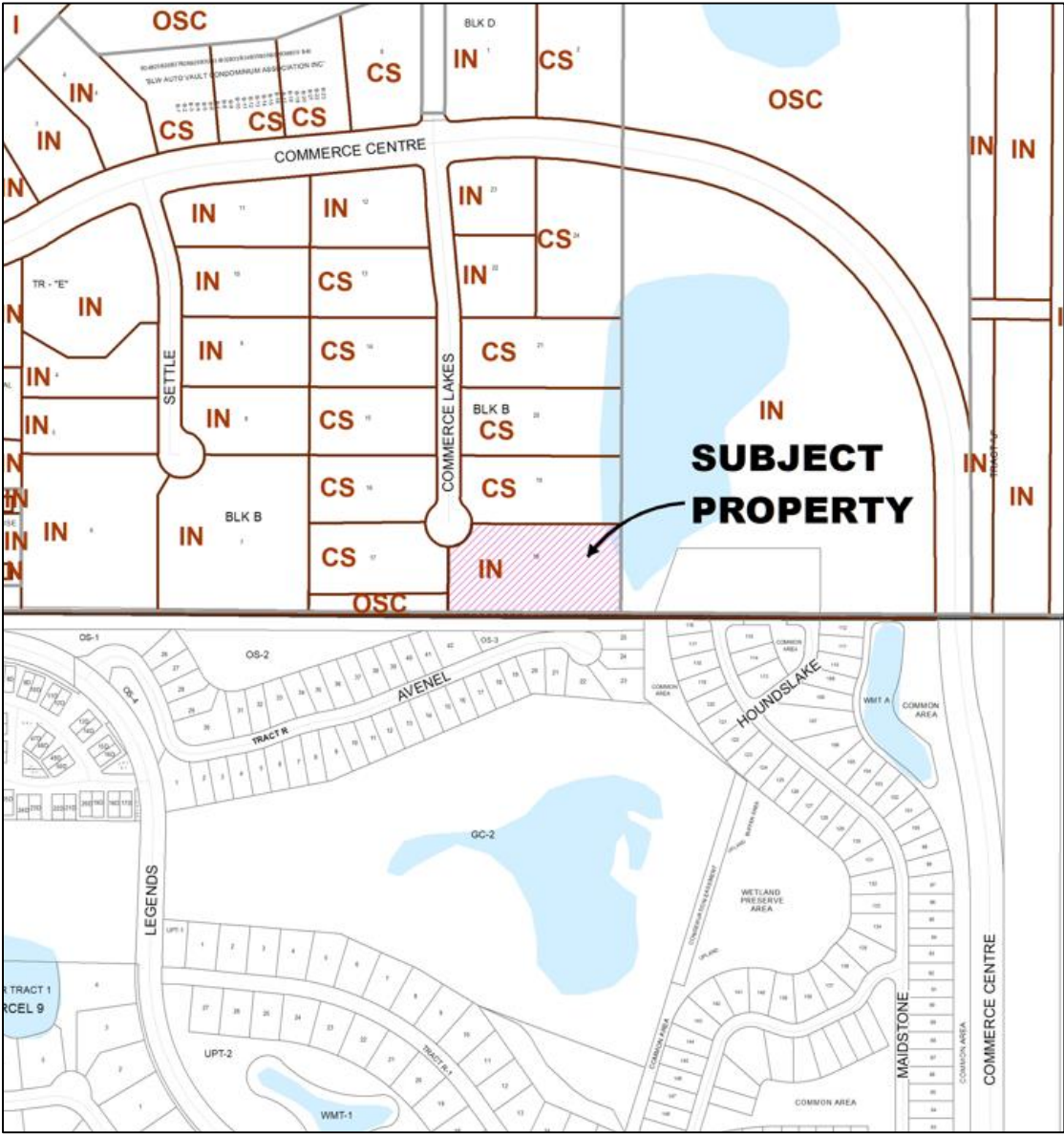
# Future Land Use

CS (Service Commercial &  
OSP (Open Space Preservation)

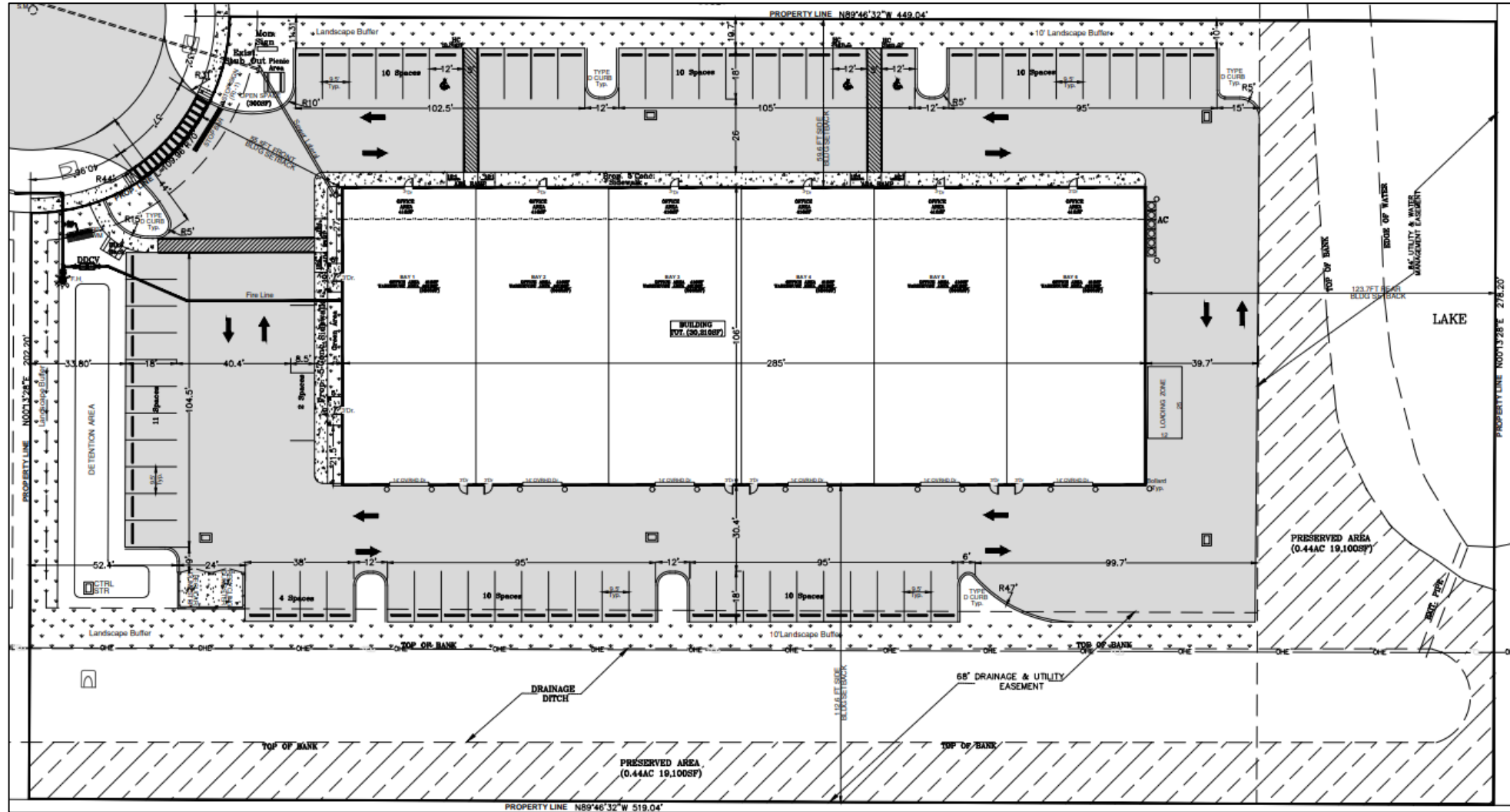


# Zoning

IN (Industrial)

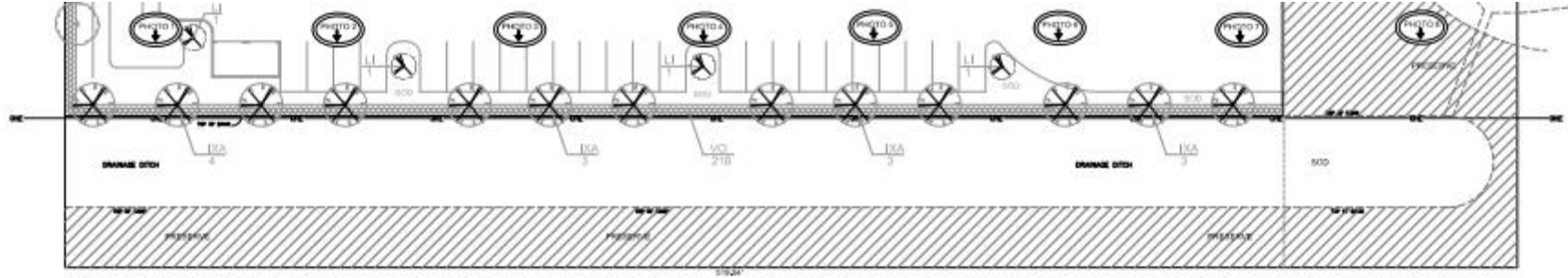


# Site Plan





# Existing Vegetation (looking south from the property)



# Additional Information

- To date, there are no architectural buffer walls along the rear or side of any of the developed parcels in the G.O. Team Industrial Park that abut the 50-foot buffer easement and/or residential development to the south.
- The proposed landscape modification was submitted to the City's landscape architect consultant for review. In the landscape architect's opinion, the proposed ten-foot perimeter landscape buffer, the existing upland vegetation to be preserved at the rear property, and the adjacent upland vegetation located will create a good visual buffer between the proposed project and the residential development to the south.

# 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 conditions**

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**

