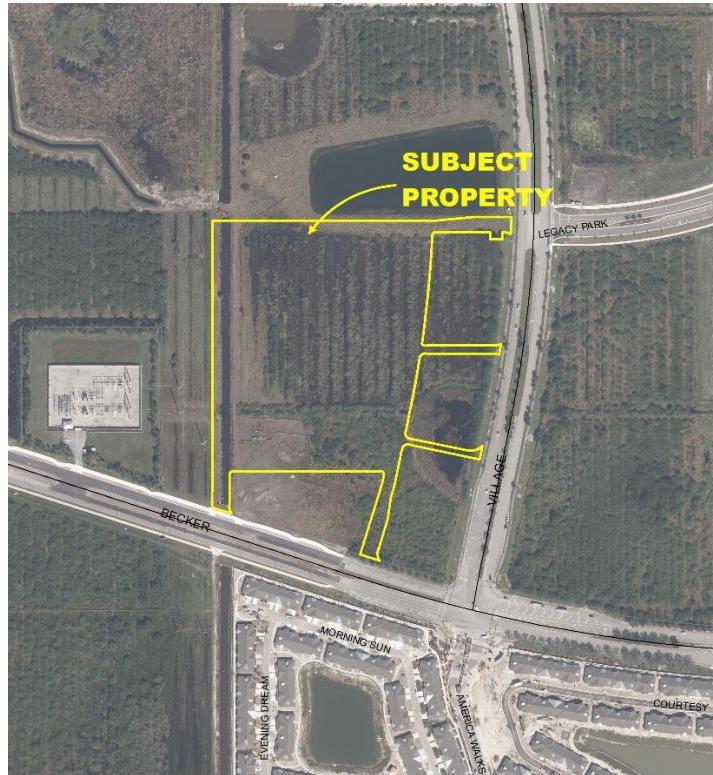




PLANNING AND ZONING STAFF REPORT
February 3, 2026, Planning and Zoning Board Meeting

**Southern Grove-SG-8 - Commercial - Buffer Wall
Landscape Modification
Project No. P25-169**



SUMMARY

Applicant's Request:	To provide enhanced landscaping in lieu of an architectural buffer wall on northern portion of the property per Section 154.12 of the City of Port St. Lucie Code of Ordinances.
Applicant:	Derrick Phillips, Lucido & Associates
Property Owner:	Banyan SG8, LLC
Location:	Northwest corner of SW Becker Rd and SW Village Parkway.
Application Type:	Landscape Modification, Quasi-Judicial
Project Planner:	Sofia Trail, Planner I

Project Description

The applicant is requesting to provide enhanced landscaping in lieu of a six (6)-foot-high wall or fence as required per Section 5(F) of the Southern Grove SG-8 Master Planned Unit Development (MPUD). The subject property is approximately 22.98-acres in size and is located at the northwest corner of the intersection of SW Village Parkway and Becker Road. The property is legally described as Parcel Home Improvement, Tradition SG-8 plat. A site plan amendment was approved in May 2025 (P23-106-A1) for a 134,147-square-foot home improvement store (Lowes) and the project is currently under construction. The project includes a driveway along the northern property line where it abuts a proposed multi-family development project to the north.

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 development. Additionally, the perimeter landscape buffer strip shall be a minimum of ten (10) feet wide. The subject property abuts open space to the west and a proposed multi-family residential development to the north. The applicant proposes to enhance the landscaping within the 10-foot landscape buffer along the northern property line by providing a 6-foot tall Clusia hedge at the time of planting in lieu of the Code requirement for a hedge row with a minimum height of 24 inches at the time of planting and assorted canopy trees. The applicant has stated that the Clusia hedge will be maintained at a minimum height of 6 feet. One of the main ingress/egress points for the overall development is located at the northeast corner of the parcel. The access driveway, that runs along the northern property line, provides access to the Lowe's site, the outparcels to the south, and the proposed multi-family development to the north (P26-210).

Background

This is the second application the City has received for a landscape modification for the subject property/home improvement parcel. In July 2025, an application was submitted to allow for enhanced landscaping in lieu of a six (6)-foot-high masonry wall for the western and northern perimeter landscape buffers (P24-169). The request to allow for a 40-foot-wide landscape buffer with a six (6)-foot-high hedge (at the time of planting) and assorted canopy trees for the western perimeter landscape buffer was approved at the June 3, 2025, Planning and Zoning Board meeting. The request for a landscape modification to provide a ten (10) foot wide landscape buffer with a six (6) foot hedge in lieu of a wall for the northern perimeter landscape buffer was denied by the Planning and Board at the June 3, 2025 meeting. The Planning and Zoning Board found the request for landscaping in lieu of a wall for the northern property boundary to be inconsistent with the landscape modification criteria set forth in Section 142.12 of City Code. Per the attached minutes from the June 3, 2025, Planning and Zoning Board Meeting, the board expressed concerns about allowing a landscape modification when there was no official site plan application for the northern parcel.

The abutting property to the north, Parcel F, is legally described as Parcel F, Tradition SG-8 and is designated as multi-family use in the Southern Grove SG 8 MPUD. Parcel F is owned by Mattamy Palm Beach, LLC and is under contract for multi-family development. An application for major site plan has been submitted for this parcel and is under review for a 312-unit multi-family development (P25-210). The applicant has provided a letter of support from both Mattamy Palm Beach, LLC, and the contract purchaser of the multi-family parcel, NRP Group, for the enhanced landscaping buffer request in lieu of the six (6)-foot-high wall or fence.

Review Criteria

An application for a landscape modification is reviewed for consistency with Article I of the Landscape and Land Clearing Code, Section 154.12. Pursuant to Section 154.12(F)1, the exemption or modification to landscape buffer wall requirement is exempted from City Council review.

Review by Planning and Zoning Board: Requests to substitute landscaping for an architectural wall that is a required feature of a landscape buffer strip shall be considered by the Planning and Zoning Board at a public hearing. The procedures outlined in section 154.12(B)-(E) shall be utilized for such hearings. Final action on the application (approval or denial) is in the form of an Order of the Planning and Zoning Board following a quasi-judicial public hearing.

Public Notice Requirements (Section 158.298 (B))

Public notice was mailed to property owners within 750 feet on January 22, 2026, and the file was included in the ad for the Planning & Zoning Board's agenda.

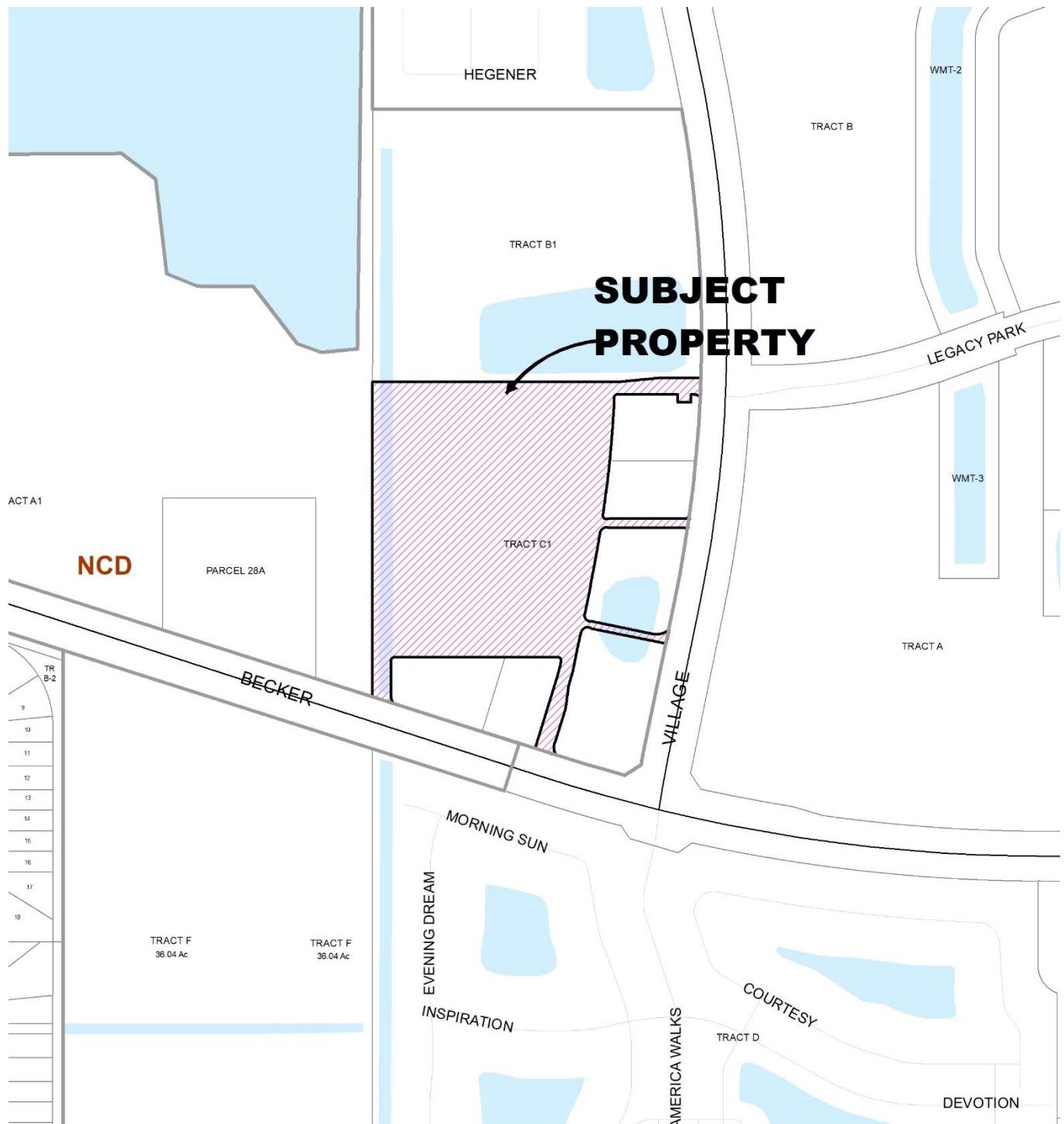
Location and Site Information

Parcel Number:	4335-600-0008-000-9
Property Size:	22.98 acres
Legal Description:	Tradition SG-8 (PB 132-34) Parcel Home Improvement
Address:	To Be Determined
Future Land Use:	New Community Development (NCD)
Existing Zoning:	Master Planned Unit Development (MPUD)
Existing Use:	Lowes (Under Construction)

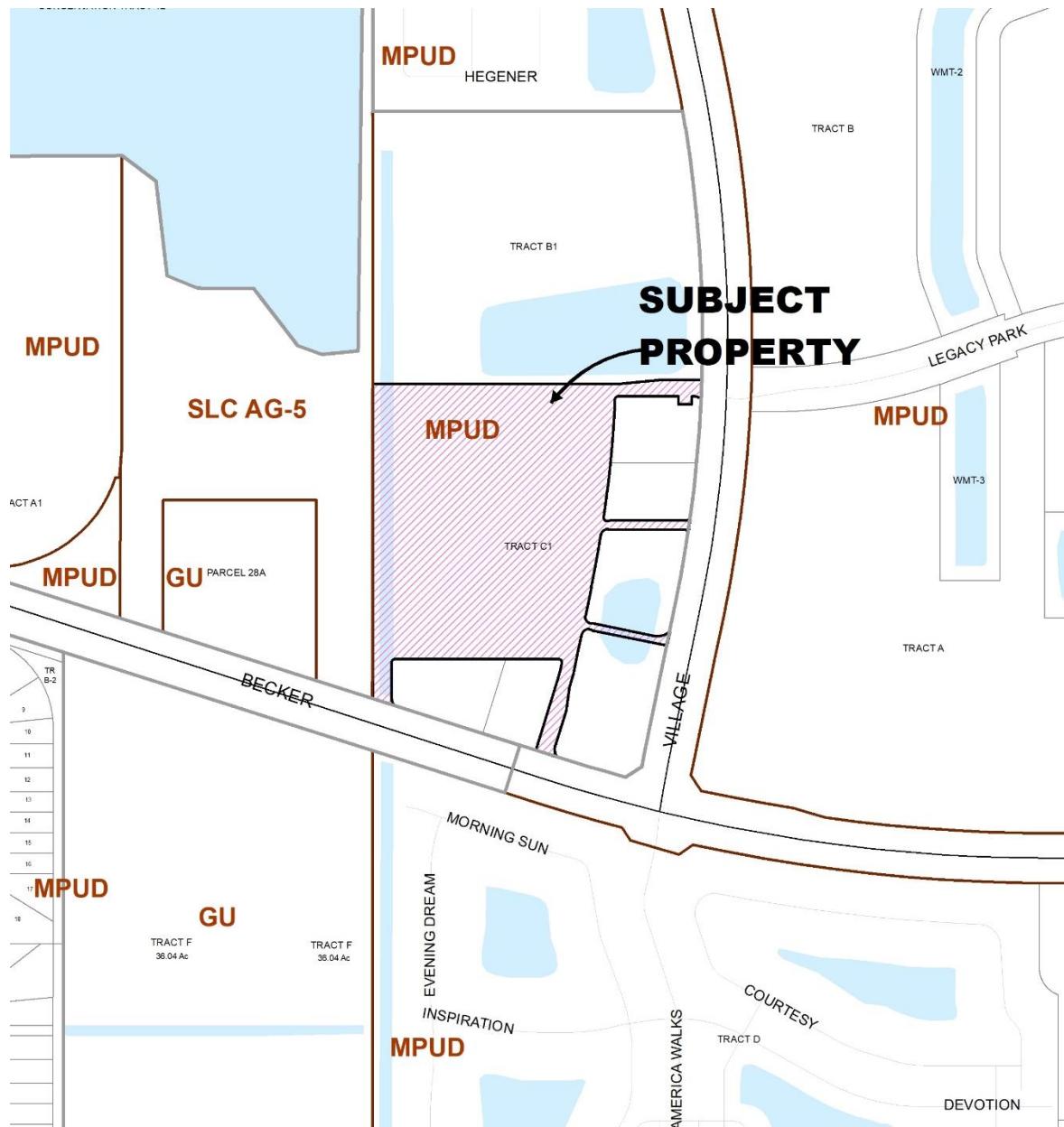
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	NCD	MPUD	Vacant Land
South	NCD	MPUD	America Walks
East	NCD	MPUD	Vacant Land
West	NCD	MPUD	Vacant Land (future park), substation

NCD-New Community Land, MPUD-Master Planned Unit Development, GU-General Use, SLC AG-5-Agricultural



Future Land Use Map



Zoning Map

IMPACTS AND FINDINGS

Section 154.12 (B) of the Landscape and Land Clearing Code establishes the duties of the Planning and Zoning Board in authorizing a landscape modification. The Planning and Zoning Board may authorize a landscape modification from the provisions of the Landscape and Land Clearing Code. Requests for landscape exemption or modification to landscape buffer wall requirements will be based on review of detailed plans identifying the size, quantity, and location of the vegetation to be preserved and installed along the proposed site's boundaries, the use(s) proposed for the property seeking the modification or exemption, and the proposed and existing uses surrounding uses. The Planning and Zoning Board should consider the criteria listed under Section 154.12 (B) of the Landscape and Clearing Code. The applicant's response to this criterion is attached to the application. Staff's review is provided below:

Compatibility with exemption or modification to landscape buffer wall criteria Section 154.12 (B).

- 1) The total area dedicated to a buffer will be greater than what the code would impose without the modification.
 - *Staff Findings: The total area dedicated for a landscape buffer is 10 feet which is the minimum required by the property's MPUD zoning. The applicant is proposing to enhance the landscaping within the 10- foot landscape buffer by providing a six (6)- foot tall Clusia hedge at time of planting in lieu of the Code requirement of two -foot tall hedges at the time of planting. The applicant has stated that the Clusia hedge will be maintained at a minimum height of six (6) feet. The City has received letters from the property owner to the north, Mattamy Palm Beach, LLC, and the contract purchaser for the northern parcel, NRP Group, supporting the request for a landscape modification. NRP Group has stated that a wall or fence would create a visually unappealing condition detracting from the character of their proposed residential project.*
- 2) Outside activities and hours of operation for the proposed use(s).
 - *Staff Findings: The subject property was approved to be developed as a 134,147 SF home improvement store under site plan (P23-106-A1) and is currently under construction. The home improvement store will typically operate within the hours of 7AM to 8PM, seven days a week.*
 - *The truck well/loading and garden center are located on the southern end of the building. Activities at the rear of the proposed store will include parking, outdoor areas for the sale and storage of seasonal items including the sale, rental, and display of large lawn equipment, golf carts, outdoor grills, landscape materials, and other seasonal items or outdoor related equipment, tractor trailer loading and temporary storage of large appliances and palettes. The trash compactor is also located at the rear.*
- 3) Natural and man-made features or uses that provide distance and separation from those existing uses to be buffered.
 - *Staff Findings: The Lowe's Home Improvement Store is approximately 168 feet from the property's northern boundary line and the northern most parking area is approximately 70 feet from the property's northern property line. There are no natural or man-made features between the property to the north (Parcel F) and the Lowe's site to the south.*

4) Other factors that may be important to a decision.

- *Staff Findings: The subject property and the proposed multi-family parcel immediately to the north are part of the Southern Grove 8 MPUD. At the time of the original landscape modification application (P24-169), there was no proposed site development plan for the parcel, Parcel F, that shares the northern property boundary with the subject property. The property owner of Parcel F, Mattamy Palm Beach, LLC, as the property owner, and NRP Group, has the contract purchaser, have submitted an application for site plan approval for a 312-unit multi-family development (P25-210). Both Mattamy Palm Beach, LLC, and the NRP Group, LLC, have submitted letters in support to of the proposed landscape modification.*

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

(NOTE TO APPLICANTS: Any request that is denied by the Planning and Zoning Board may be appealed to the Board of Zoning Appeals. Appeal applications are made through the City Clerk's office and must be submitted within 15 days after the Planning and Zoning Board hearing).