



**Commerce Lakes Warehouse
 Landscape Modification
 P22-319**



Project Location Map

SUMMARY

Applicant's Request:	A request to substitute landscaping in lieu of an architectural buffer wall per Section 154.12 of the City of Port St. Lucie Code of Ordinances.
Applicant:	Abraham Chabab, P.E.
Property Owner:	A Great Home, LLC
Location:	The subject 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.
Address:	Not assigned
Project Planner:	Bethany L. Grubbs, Planner III

Project Description

The applicant is requesting a waiver of the architectural buffer wall requirement as per Section 154.12 of the Landscape and Land Clearing Code. The residential subdivision known as The Pines at the Reserve is abutting the property to the south (side). A wall is required in a landscape buffer strip where residential uses abut the property to the side or rear per Section 154.03(C)5 of the Landscape and Land Clearing Code.

The subject 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. The subject property, approximately 3.23 acres in size, currently has a major site plan (P21-253) under review for the construction of a 30,210-square-foot warehouse and office building. 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 site. The applicant proposes the use of landscaping in lieu of the wall requirement. The landscape plan incorporated existing native vegetation within the 50-foot linear open space area that runs along the south side of the property along with the installation of new landscaping.

The existing buffer of vegetation located south of the southern property line of the proposed development is an easement where 21 feet is dedicated to and maintained by the Reserve Community Development District. The buffer consists of slash pines, live oaks, cabbage palms. The understory consists mainly of saw palmettos and wax myrtles. The Reserve Community Development District has indicated that they do not have plans to remove any of the native trees in that easement and have no objection to part of the easement (21 feet by 519 feet) along the southern property line remaining in its natural habitat.

North of the preserve, the plan provides a 10-foot landscape buffer to screen the vehicular use areas. The plan includes one tree every 30 linear feet and one shrub for every two feet of the required buffer. Accordingly, the project includes the installation of thirteen (13) East Palatka Holly trees and two hundred and sixteen (216) sweet viburnum shrubs, 2' tall at the time of planting, to create a continuous hedge.

The proposed landscape plan is attached as Exhibit "A".

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

Notice of the landscape modification was mailed to property owners within a maximum of 750 feet of the subject property on November 22, 2022.

Location and Site Information

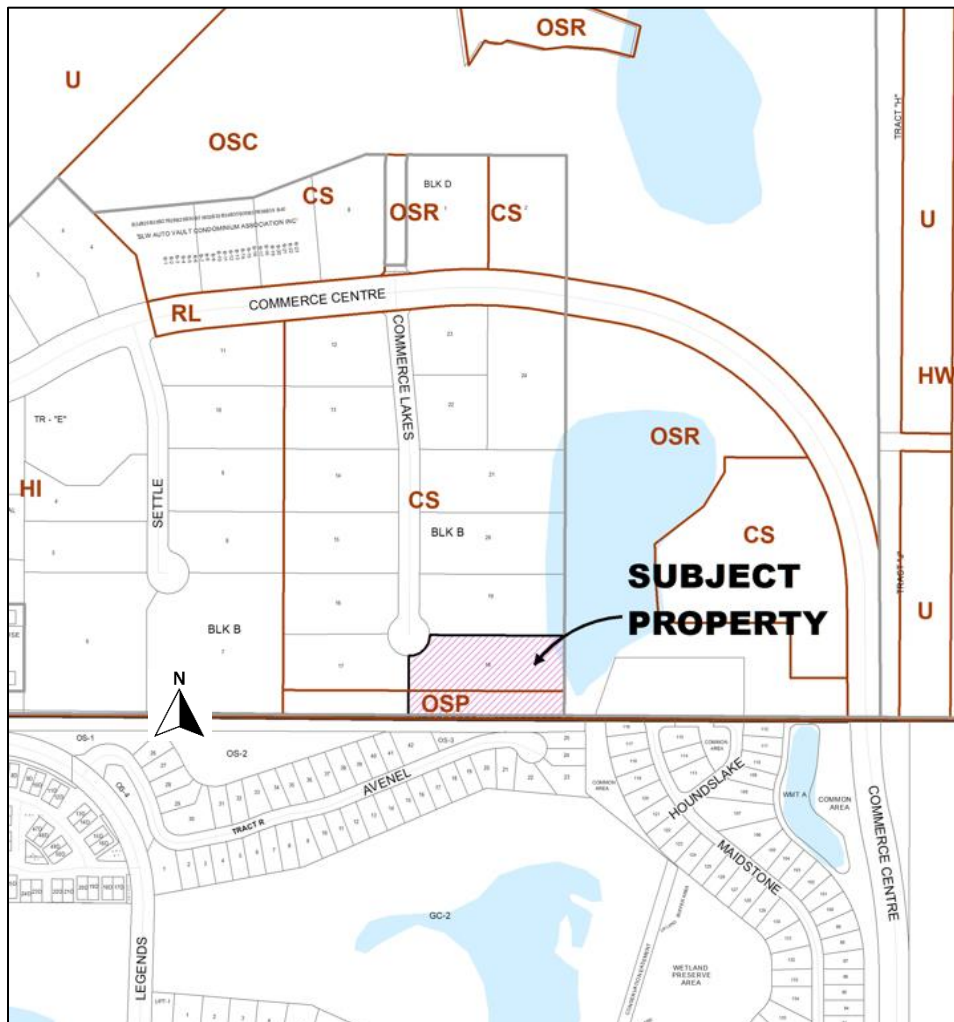
Parcel Number:	3315-703-0007-000-3
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Property Size:	3.23 acres
Legal Description:	Go Team Industrial Park – Unit Three – Block B, Lot 18
Existing Future Land Use:	CS (Service Commercial)
Existing Zoning:	IN (Industrial)
Existing Use:	Vacant
Requested Zoning:	CS (Service Commercial) and OSC (Open Space Conservation)
Proposed Use:	30,210 square foot warehouse/office building

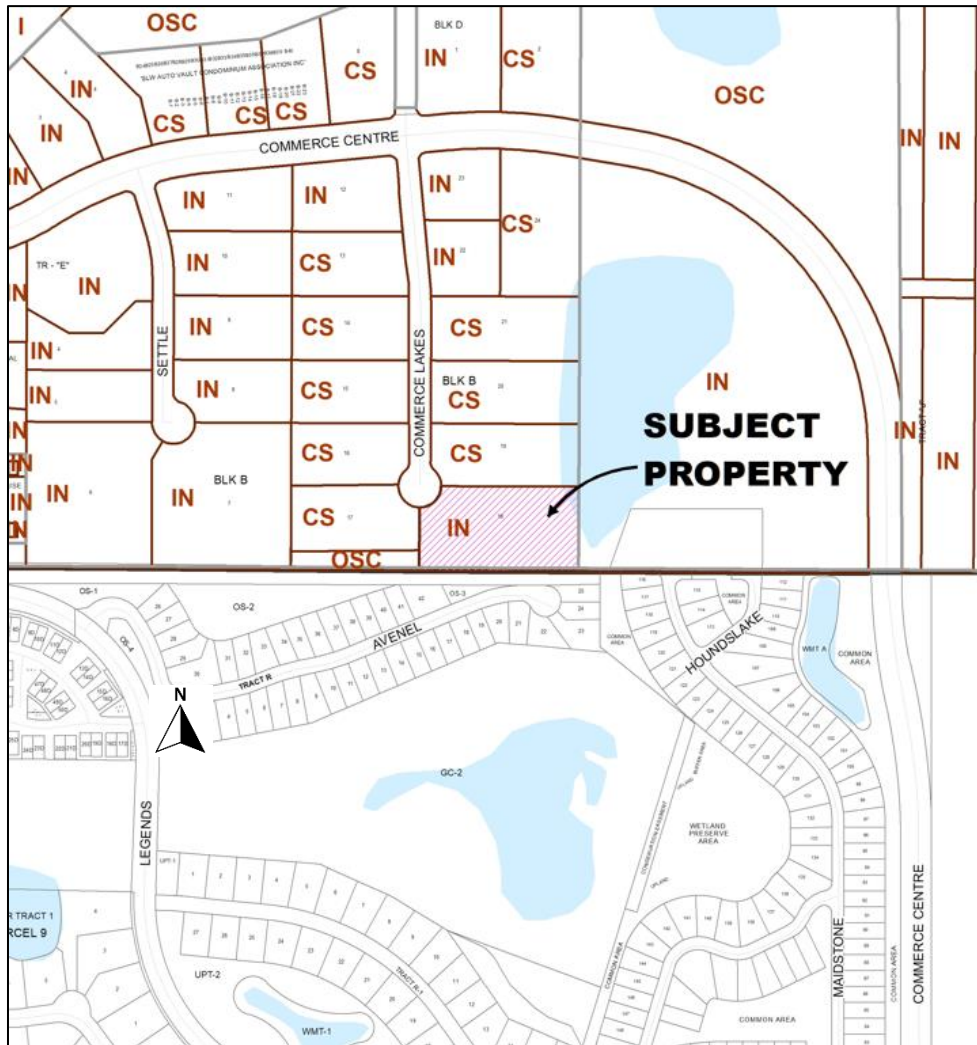
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	CS	CS	Vacant (<i>approved bobcat service facility</i>)
South	RS - <i>St. Lucie County</i>	PUD	Single-family residential development (<i>Pines at the Reserve</i>)
East	OSR	IN	Vacant
West	CS/OSP	CS/OSC	Vacant (<i>approved RV storage facility</i>)

CS – Service Commercial, IN – Industrial, RS – St Lucie County Residential, PUD – Planned Unit Development, OSR – Open Space Recreation, OSP – Open Space Preservation, OSC – Open Space Conservation



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 to a buffer will be equal to what the code imposes.*
- 2) Outside activities and hours of operation for the proposed use(s).
- *Staff Findings: The proposed use is a 30,210-square-foot warehouse and office building. The hours of operation will be comparable to other industrial uses within the area, with operations occurring during typical daytime business hours.*
- 3) Natural and man-made features of uses that provide distance and separation from those existing uses to be buffered.
- *Staff Findings: There is an existing 68-foot drainage and utility easement along the southern portion of the property within the area with the OSP (Open Space Preservation) future land use designation. This vegetated area, consisting of slash pines, live oaks, cabbage palms, and with an understory of mainly of saw palmettos and wax myrtles, will not be cleared and will provide a natural buffer between the proposed warehouse and office building and the Pines at the Reserve residential community. The proposed warehouse and office building will be setback 112.6 feet from the property line, and the 10-foot landscape buffer will be setback 68 feet from the property line. The landscape plan for the 10-foot buffer includes one tree every 30 linear feet and one shrub for every two feet of the required buffer. Accordingly, the project includes the installation of thirteen (13) East Palatka Holly trees and two hundred and sixteen (216) sweet viburnum shrubs, 2' tall at the time of planting, to create a continuous hedge.*
- 4) Other factors that may be important to a decision.
- *Staff Findings: Staff emphasizes the importance of maintaining the appropriate site landscaping and natural vegetation to screen the project from neighboring uses. To date, there are no architectural buffer walls along the rear 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. There is an existing utility site owned by the Reserve CDD and an adjoining parcel owned by the Reserve Property Owners Association that do not have architectural walls.*

RELATED PROJECTS

P22-253 – Commerce Lake Warehouse – Major Site Plan

P22-320 A Great Home, LLC - Rezoning

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

(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).