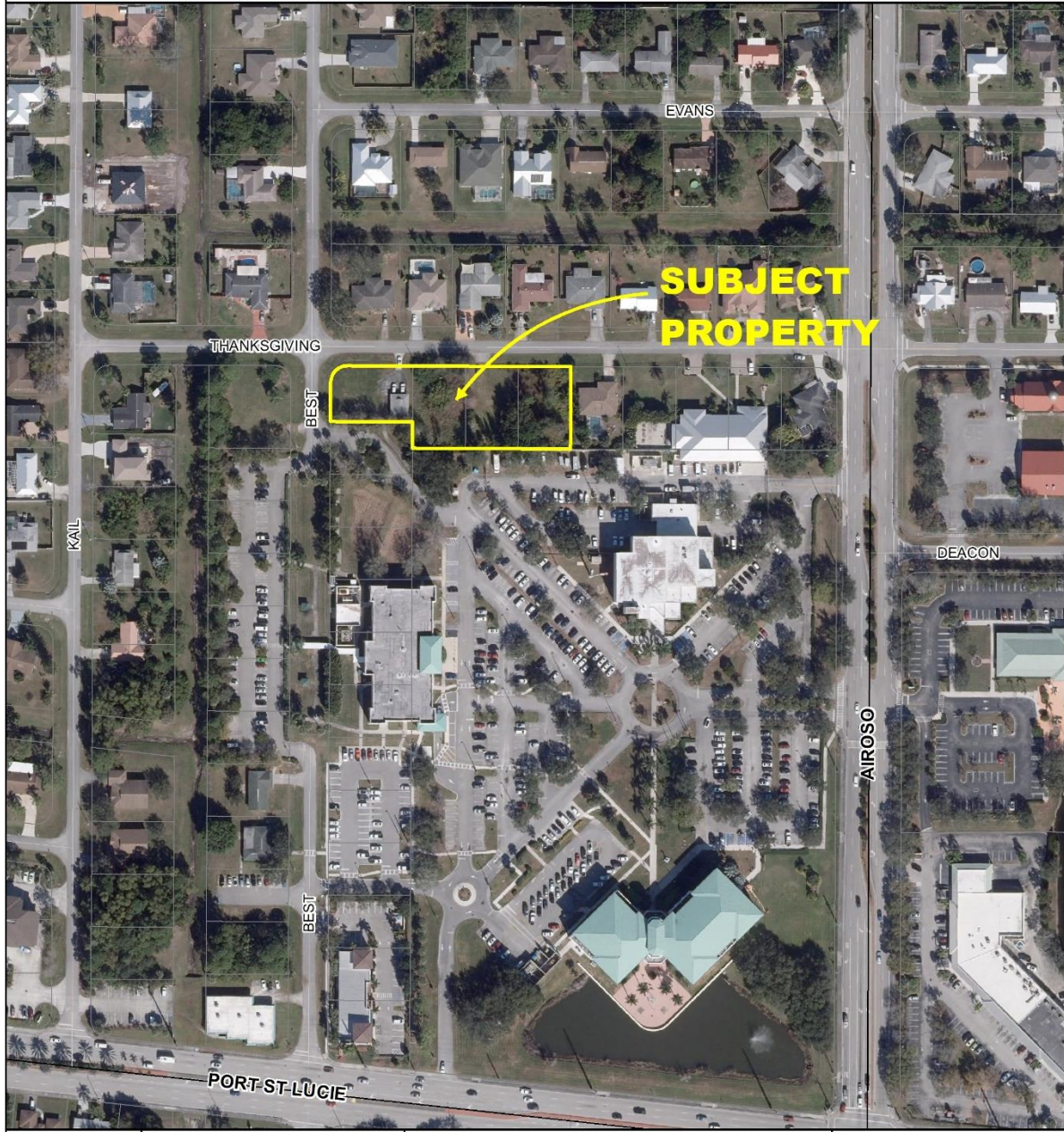




**The City of Port St. Lucie Police Training Facility  
Landscape Modification  
Project Number: P22-322**



**Project Aerial Map**

**SUMMARY**

Applicant's Request:	To waive the requirement for an architectural buffer wall on the north side of the property along the south side of Thanksgiving Avenue and on the east side of the property.
Applicant:	Octavio Reis of Bowman Consulting
Property Owner:	City of Port St. Lucie
Location:	South of Thanksgiving Avenue and east of Airoso Boulevard
Application Type: (Identify if quasi-judicial)	Landscape Modification, Quasi-Judicial
Project Planner:	Stephen Mayer, Planner III

**Project Description**

The applicant is requesting a waiver to the architectural buffer wall requirement as per Section 154.12 of the Landscape and Land Clearing Code. The proposed development abuts residential property along the north and east sides of the property. 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, approximately 0.93 acres in size. The property is located south of Thanksgiving Avenue and east of Airoso Boulevard, the applicant is proposing a landscape modification to forego a 6-foot-high masonry wall within the 15-foot-wide landscape buffer required along the north and east sides of the site. The applicant proposes the use of landscaping in lieu of the wall requirement.

**Related Projects**

A site plan approval is pending review.

**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. A vote of approval by five (5) members of the Planning and Zoning Board is required to grant a variance.

**Public Notice Requirements (Section 158.298 (B))**

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

**Location and Site Information**

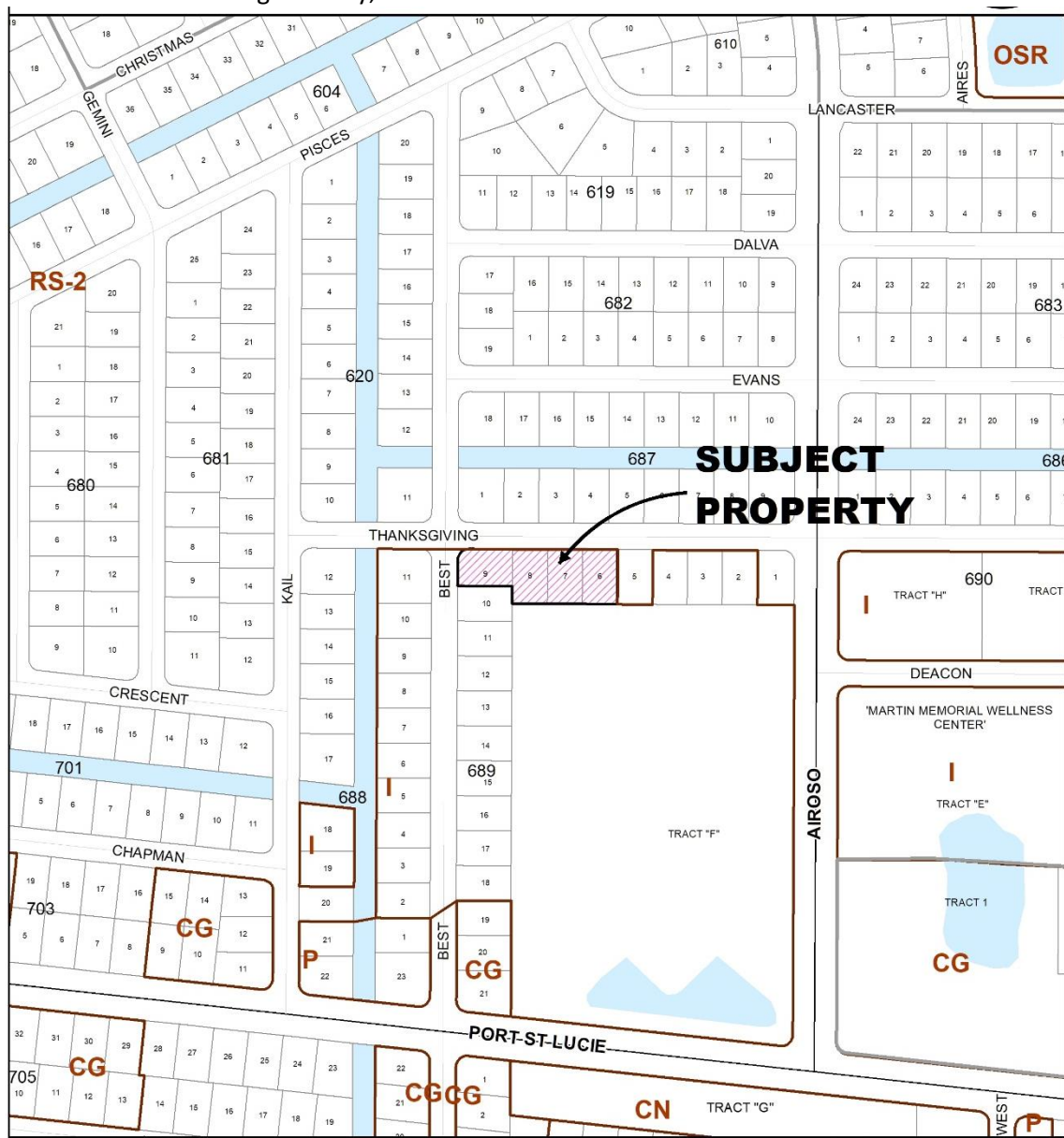
Parcel Number:	3420-585-0850-000-0; 3420-585-0851-000-7; 3420-585-0852-000-4; and 3420-585-0853-000-1
Property Size:	0.93 acres
Legal Description:	Lots 6 through 9, Block 689, Port St. Lucie Section Eighteen

Address:	162 SW Thanksgiving Avenue
Future Land Use:	I (Institutional)
Existing Zoning:	I (Institutional)
Existing Use:	Vacant

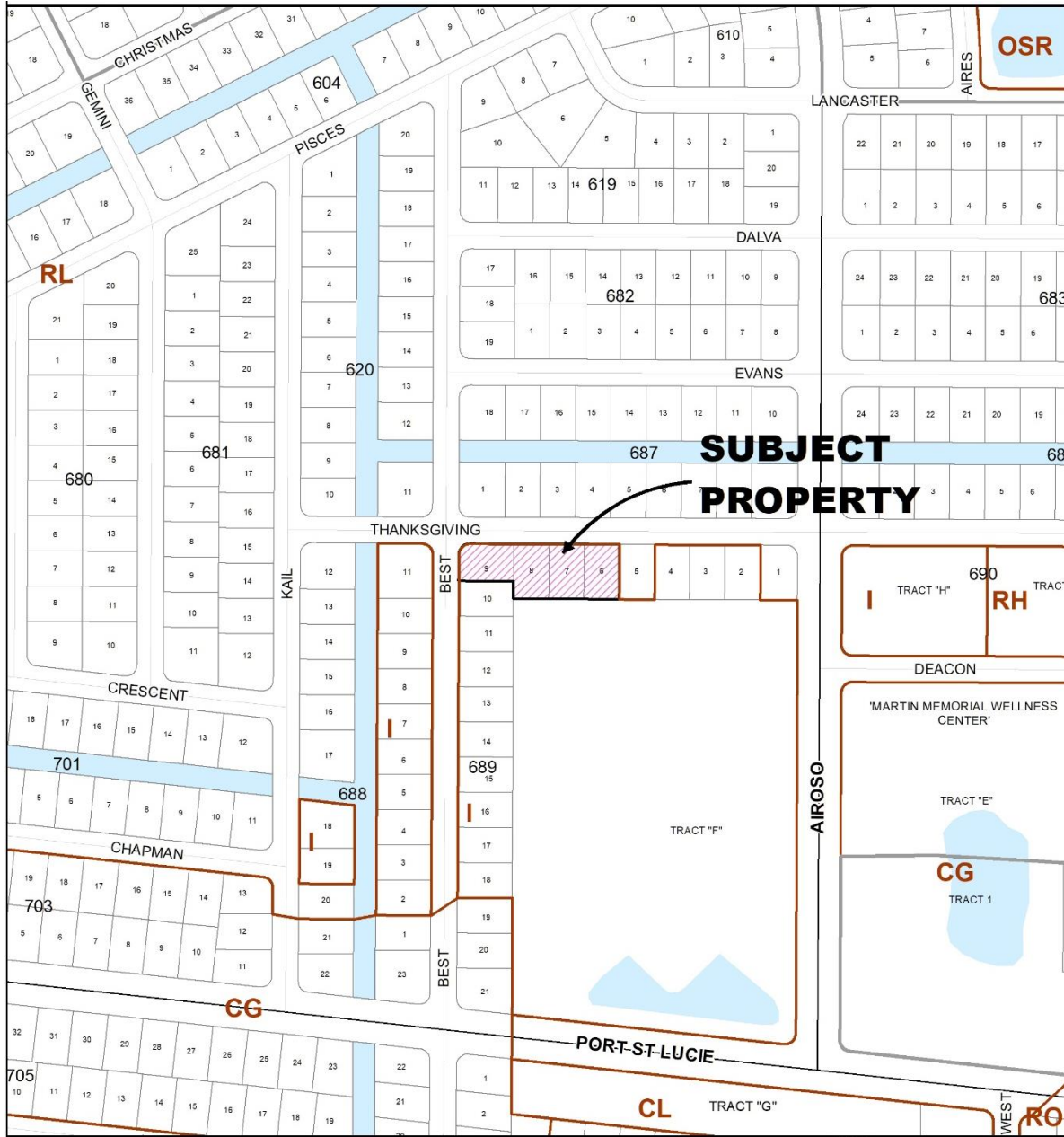
**Surrounding Uses**

Direction	Future Land Use	Zoning	Existing Use
North	RL	RS-2	Single Family Residential
South	I	I	City Hall
East	RL	RS-2	Single Family Residential
West	I	I	City Hall

RS-2 – Residential Single Family; RL – Residential Low



**Zoning Map**



**Project Land Use 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: There will be no outdoor activities.*
- 3) Natural and man-made features of uses that provide distance and separation from those existing uses to be buffered.
  - *Staff Findings: Natural and manmade features that provide separation from the neighboring uses are the existing landscaping, with the additional landscaping to buffer the new training facility.*
- 4) Other factors that may be important to a decision.
  - *Staff Findings: The City has met with residents impacted and they have expressed their desire to have an enhanced landscape buffer in lieu of a wall. Staff emphasizes the importance of maintaining the appropriate site landscaping to screen the project from neighboring uses. Hedges shall be maintained at 6ft. and trees and plant materials planted and irrigated.*

## 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 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).***