

City of Port St. Lucie  
Planning and Zoning Department  
121 SW Port St. Lucie Blvd.  
Port St. Lucie, FL. 34984

**PSL Public Works Facility Landscape Buffer Wall Modification Application**

Dear Members of the Planning and Zoning Board,

The City of Port St. Lucie is proposing to redevelop the existing Public Works Facility at the corner of Bayshore Blvd and Thornhill Ave. The new Public Works Compound will be constructed in three phases. Phase 1 will consist of a new administration building with altered parking and a retention area.

There are residential homes across Bayshore Blvd to the east of the property which triggers the requirement for a buffer wall. The City is proposing to move the existing buildings further west and install a densely vegetated landscape buffer be installed in place of a buffer wall. This landscape buffer will be implemented as part of Phase 2 of the project, when the existing warehouse buildings abutting Bayshore Blvd are demolished and replaced with two retention areas and a lake.

We respectfully request the "Exemption or modification to landscape buffer wall requirement" set forth in Section 154.12 of the Landscaping code based on the following criteria:

1. The total area dedicated to a buffer will be greater than what the code would impose without the modification. Please refer to the Landscaping Plan being provided with this application.
2. Outdoor activities within the site will be carried out during normal daytime business hours.
3. Natural and man-made features will provide additional distance and separation from the structures in the compound. The 100' Bayshore Blvd right of way currently separates the residential houses from the compound. In addition, as part of the renovation, the structures abutting Bayshore Blvd will be demolished and replaced with a new warehouse building will be located further away from the residences, providing a 400-foot separation from the residences. An existing and smaller fueling station canopy and a car wash canopy are located approximately 160 feet away from the Bayshore Blvd right of way, or approximately 260 feet away from the nearest residential building.

Based on meeting the above criteria we thank you in advance for considering a Wall Modification for the above.

Regards,



**OCTAVIO 'OATS' REIS, PE**  
Principal - Sr. Project Manager | **BOWMAN**

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