



**The City of Port St. Lucie Public Works Facility  
Landscape Modification  
Project Number: P22-345**



**Project Aerial Map**

**SUMMARY**

Applicant's Request:	To waive the requirement for an architectural buffer wall on the east side of the property along Bayshore Boulevard.
Applicant:	Octavio Reis of Bowman Consulting
Property Owner:	City of Port St. Lucie
Location:	430 and 450 SW Thornhill Avenue on the outhwest corner of Bayshore Boulevard and Thornhill Avenue.
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 east side 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 8.37 acres in size. The applicant (the City of Port St. Lucie) is proposing a landscape modification to forego a 6-foot-high masonry wall within the 15-foot-wide landscape buffer required along the east side 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. The site plan is proposed to have three (3) distinct phases. The first phase will be the construction of a new administration building with altered parking and retention area. The second phase, triggered by the demolition of the existing warehouse buildings abutting Bayshore Boulevard, will be replaced with two retention areas and a lake. Phase Three will continue to develop the buffer along the eastern property line and complete the landscape buffer along the eastern side of the property.

**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 154.12 (D))**

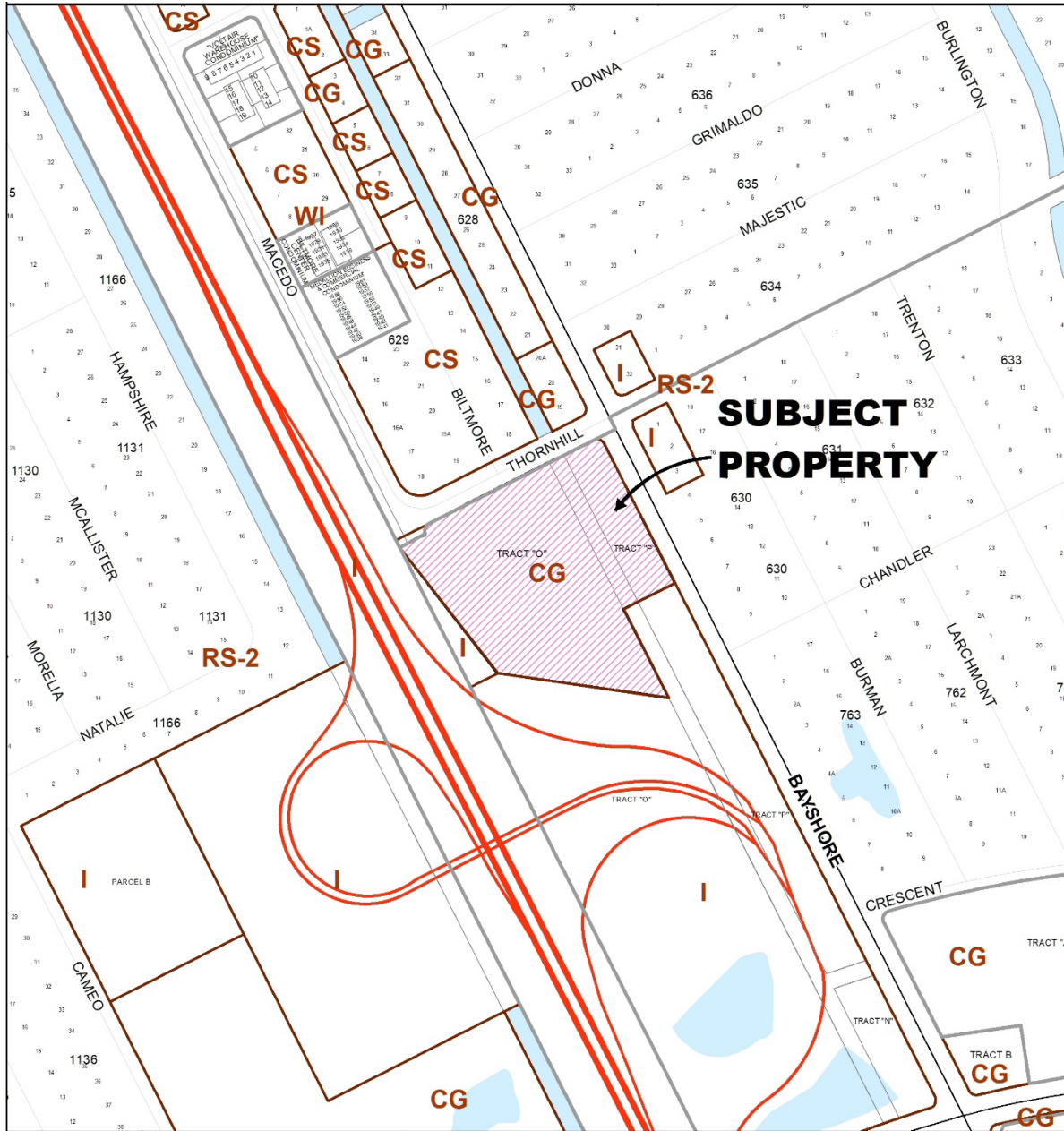
Public notice was mailed to owners within 750 feet and the file was included in the ad for the Planning & Zoning Board's agenda.

**Location and Site Information**

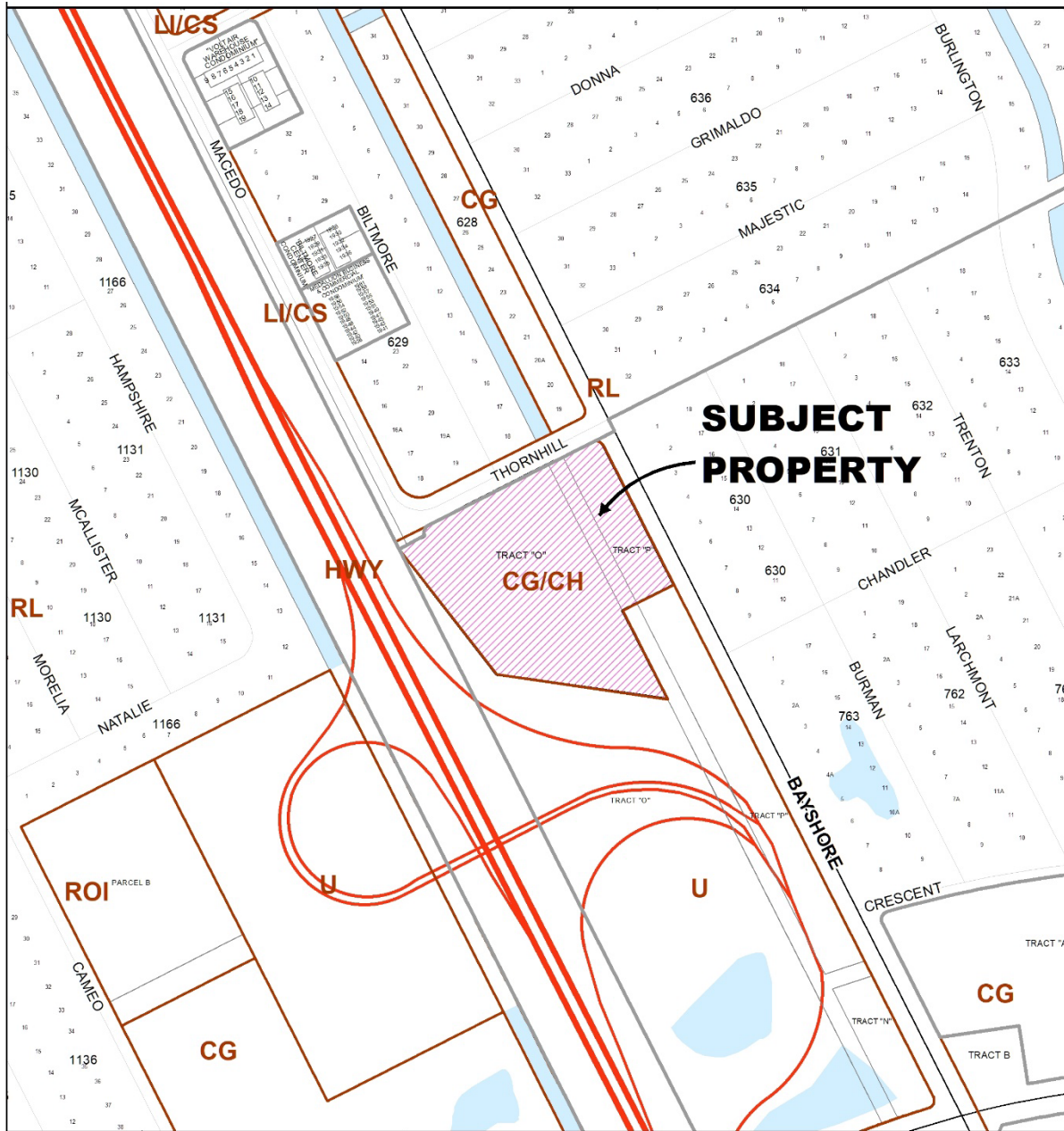
Parcel Number:	3420-585-0013-000-1; 3420-585-0014-000-8; and 3420-585-3297-000-6
Property Size:	8.37 acres
Legal Description:	A portion of Tract "O" and Tract "P", and a portion of a drainage R-O-W Tract, Port St. Lucie Section 18.
Address:	430 and 450 Thornhill Avenue
Future Land Use:	Commercial General (CG)/ Commercial Highway (CH) – Concurrent land use change to Utility (U)
Existing Zoning:	Commercial General (CG) – Concurrent rezoning to Utility (U)
Existing Use:	Public Works Facility

**Surrounding Uses**

Direction	Future Land Use	Zoning	Existing Use
North	LI/CS and CG	CS/CG	Industrial
South	I	I	Florida's Turnpike
East	RL	RS-2 and I	Industrial and Single Family Residential
West	I	I	Florida's Turnpike



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 greater than what the code imposes. The City's Landscape Code requires a 20-footwide buffer. With the redevelopment of the site, the buffer along Bayshore Boulevard will vary from 135 feet wide to 221 feet wide.*
- 2) Outside activities and hours of operation for the proposed use(s).
  - *Staff Findings: There will be no outdoor activities. The hours of operation will be Monday through Friday during City business hours.*
- 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 fence and landscaping, which will remain in Phase 1, and the addition of the retention ponds with a fence and enhanced landscaping on the west side of the retention ponds for Phase 2.*
- 4) Other factors that may be important to a decision.
  - *Staff Findings: Staff emphasizes the proposed site plan will be in three phases, with the landscaping in lieu of the architectural wall consisting of the second phase and completed in the third phase, along with the demolition of existing buildings along the eastern side. Staff stresses the importance of maintaining the appropriate site landscaping, which includes extensive water features and art to screen the project from neighboring uses, which can only occur after the existing buildings are demolished. The building of the new administration building consists of the first phase of development. All 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).***