



# City of Port St. Lucie Intermodal Transit Facility

Landscape Modification  
(P24-142)

Planning and Zoning Board – November 6, 2024  
Marissa Da Breo-Latchman, Environmental Planner II

# General Information

<b>Applicant's Request:</b>	To provide landscaping in lieu of an architectural buffer wall on the northern portion of the property per Section 154.12 of the City of Port St. Lucie Code of Ordinances.
<b>Applicant:</b>	Adolfo Covelli, St. Lucie County Transit Department
<b>Property Owner:</b>	City of Port St. Lucie
<b>Location:</b>	West side of SE Belvedere Street between Deacon and Thanksgiving Avenues.

# Project Summary

- The site is approximately 1.89 acres in size and is currently developed with a transit center that includes a bus shelter, bus stops for 4 buses, and associated parking.
- A Site Plan Amendment is currently in process (P11-106-A1).
- The property abuts residential development to the north and east. The community Center and other City uses are located south. A church is adjacent to the west.

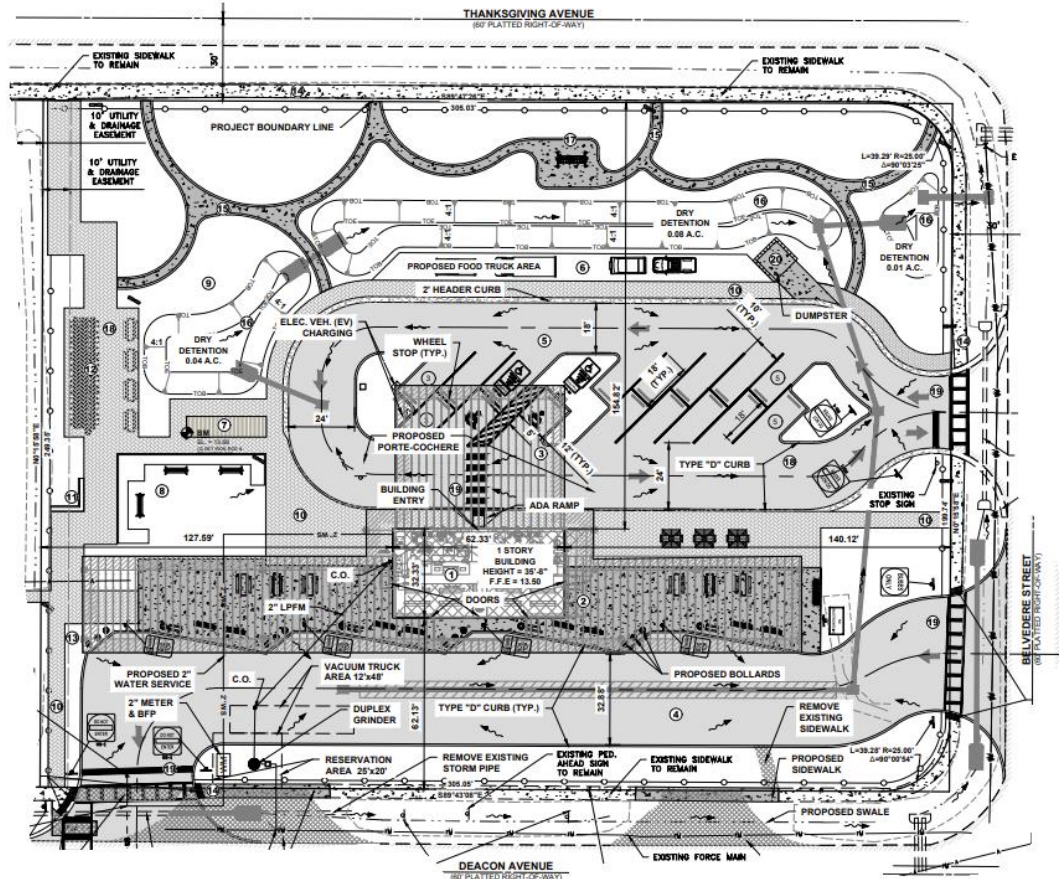
# Modification Request

- The applicant is requesting to provide landscaping in lieu of a wall as per Section 154.12 of the Landscape and Land Clearing Code.
- A wall is required in a landscape buffer strip where institutional or office uses abut property to the side or rear which is designated with an open space or residential land use or has a residential use per Section 154.03(C)(5) of the Landscape and Land Clearing Code.

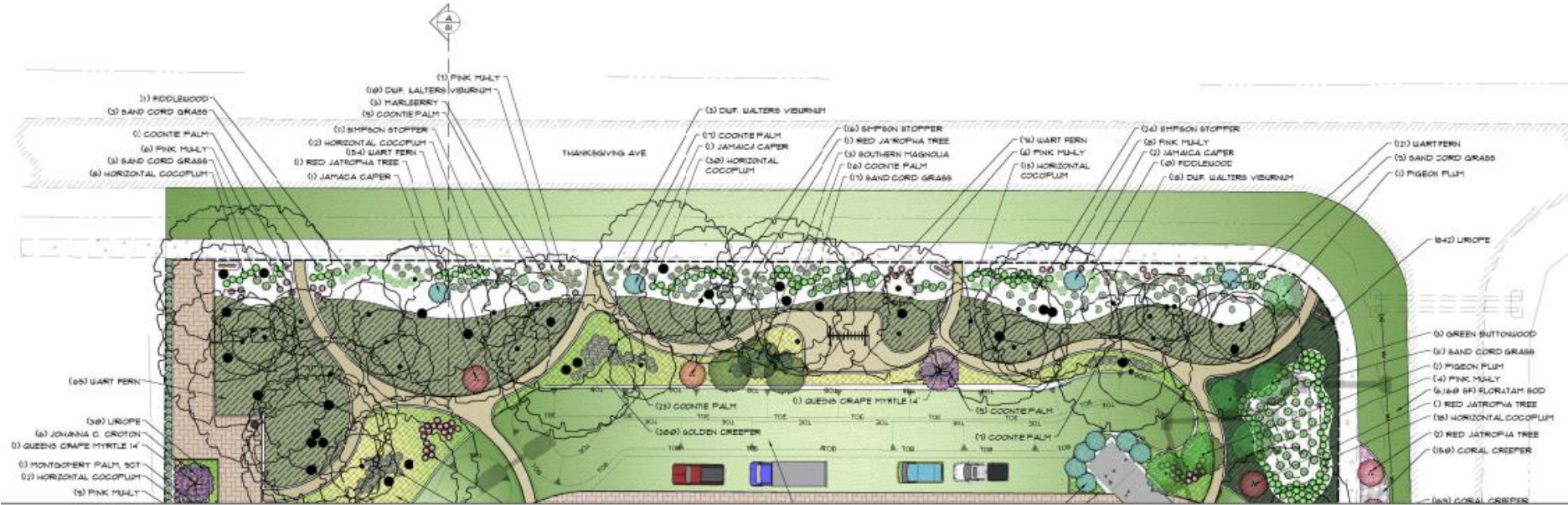
# Maps



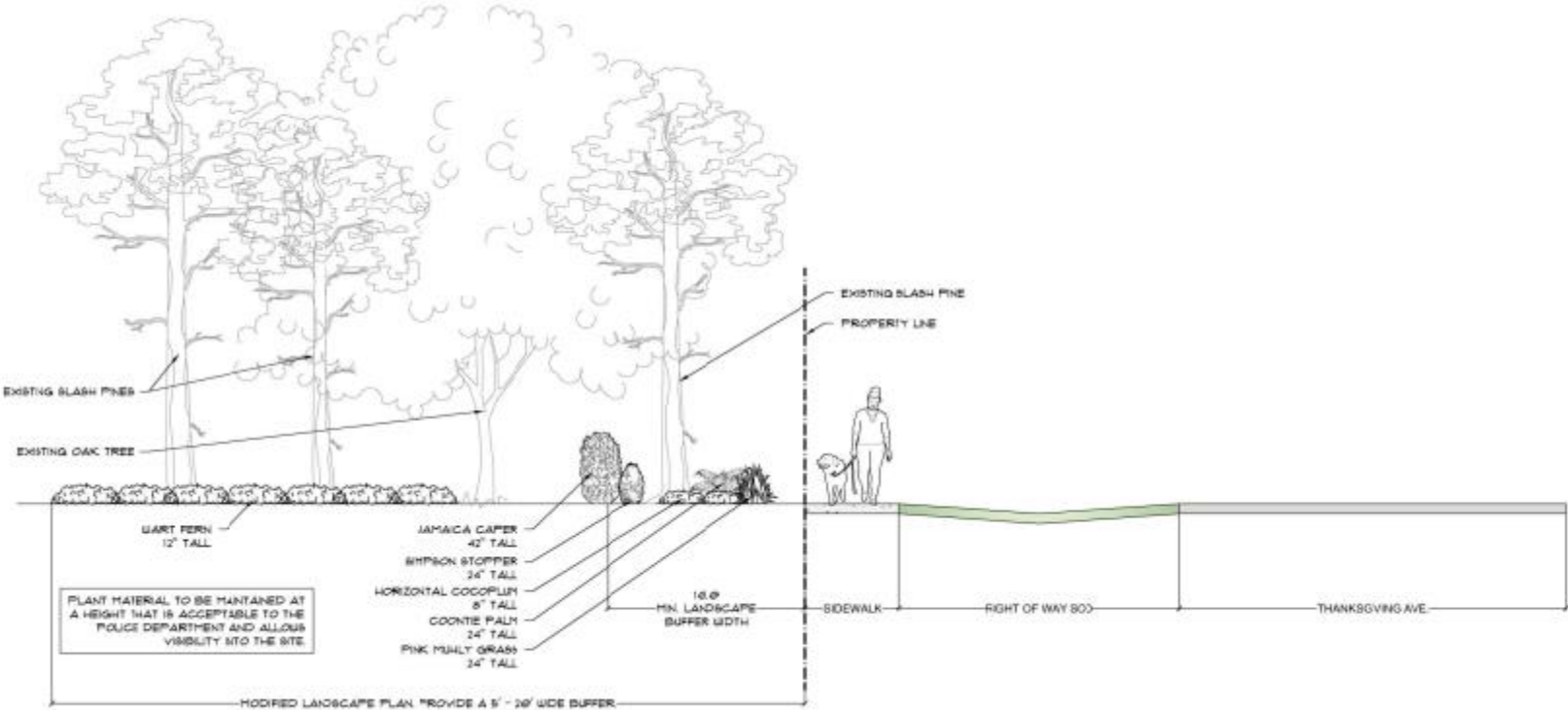
# Site Plan (in process)



# Landscape Plan (Buffer)



# Buffer Cross-section





# Neighborhood Meeting

A neighborhood meeting was held on October 29, 2024 at the Community Center to inform residents in proximity of the proposed elimination of the required wall and the proposed landscaping.

# Planning & Zoning 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**