

America Walks Variance Application P23-127

Planning and Zoning Board Meeting

September 5, 2023

Bridget Kean, AICP, Senior Planner



REQUEST SUMMARY

Applicant's Request:	A variance of 10 feet to the requirement for the property to provide a minimum 10-foot-wide perimeter landscape buffer along the inside of the western boundary line.
Agent:	Brooks Stickler, P.E., Kimley-Horn
Applicant /Property Owner:	AW-PSL Land Holdings, LLC
Location:	The subject property is located on Becker Road directly south of the intersection of SW Village Parkway and SW Becker Road.

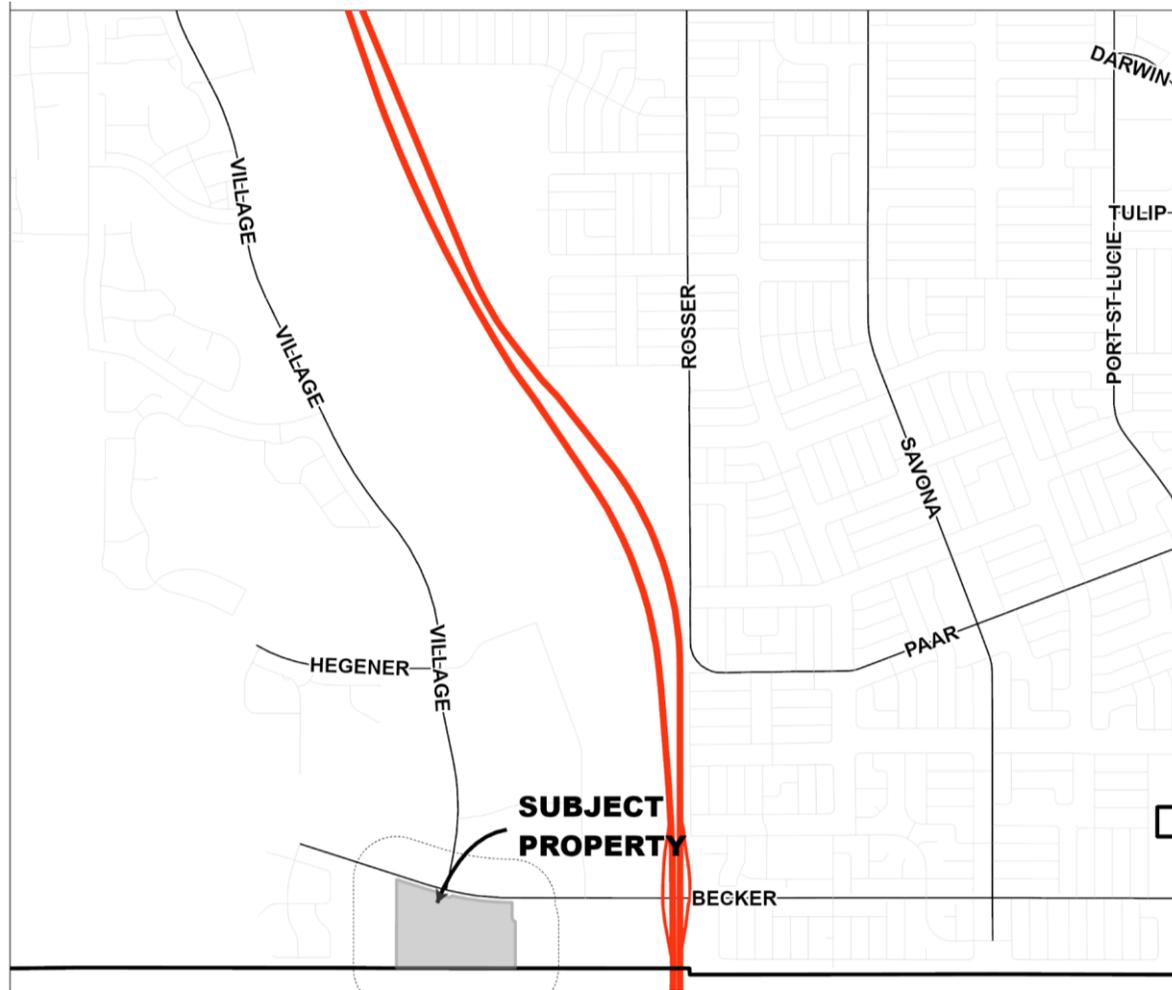


PROJECT SUMMARY

- America Walks is an approved multi-family project (P20-039) of 410 age restricted villas and apartment units that is currently under construction in the Southern Grove area of Tradition.
- The subject property is a 60-acre parcel located west of Interstate 95 and immediately south of the intersection of SW Village Parkway and SW Becker Road.
- Section 154.03 (C) (1) (a) of the Landscape Code requires a landscape strip at least ten feet in depth, exclusive of curbing, around the perimeter of a project for all commercial areas, multi-family residential areas, institutional areas, industrial areas, and planned unit developments.
- The west 68 feet of the property is encumbered by a drainage easement that includes a drainage ditch and access driveway that is dedicated to and maintained by the Southern Grove CDD.
- There is not sufficient room for the applicant to plan the required 10-foot-wide perimeter landscape buffer along the west side of the drainage ditch as depicted on the approved landscape plan without impacting the CDD's ability to access and maintain their drainage facilities.
- There is not sufficient room on the east side of the drainage ditch to relocate the required 10-foot-wide perimeter landscape buffer.



LOCATION MAP



AERIAL



VARIANCE REQUEST

- The request is for a variance of ten (10) feet to the requirement under Section 154.03 (C) (1) (a) of the Landscape Code for the property to have a 10-foot-wide perimeter landscape buffer along the inside of the project's western property line.
- In lieu of providing the western landscape buffer, the required trees will be relocated to other areas of the project site and Pond Cypress trees and groundcover will be clustered at select locations along the east side of the drainage ditch.



America Walks Approved Landscape Plan

L1.01

L1.02

L1.09

L1.05

L1.03

L1.04

L1.08

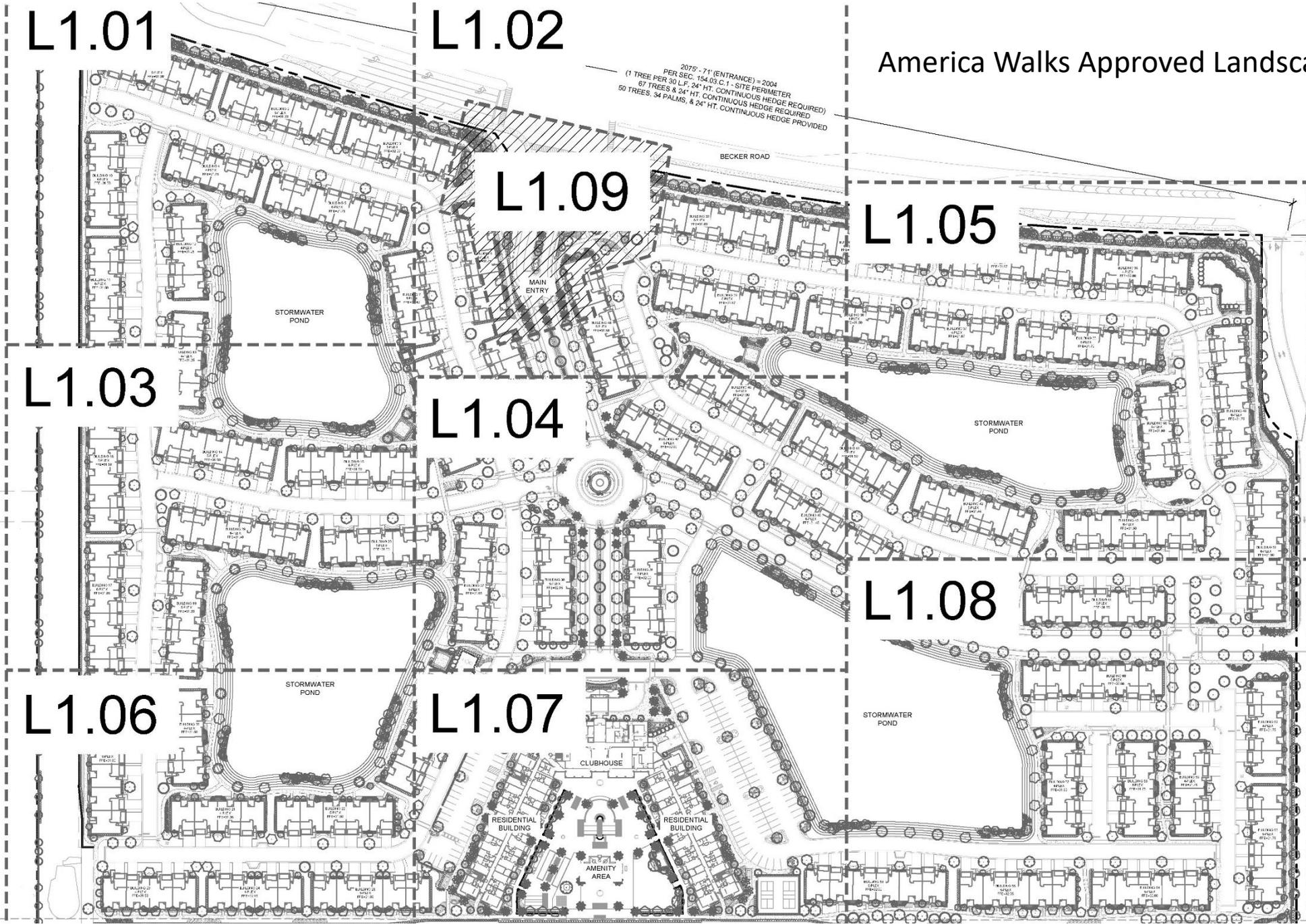
L1.06

L1.07

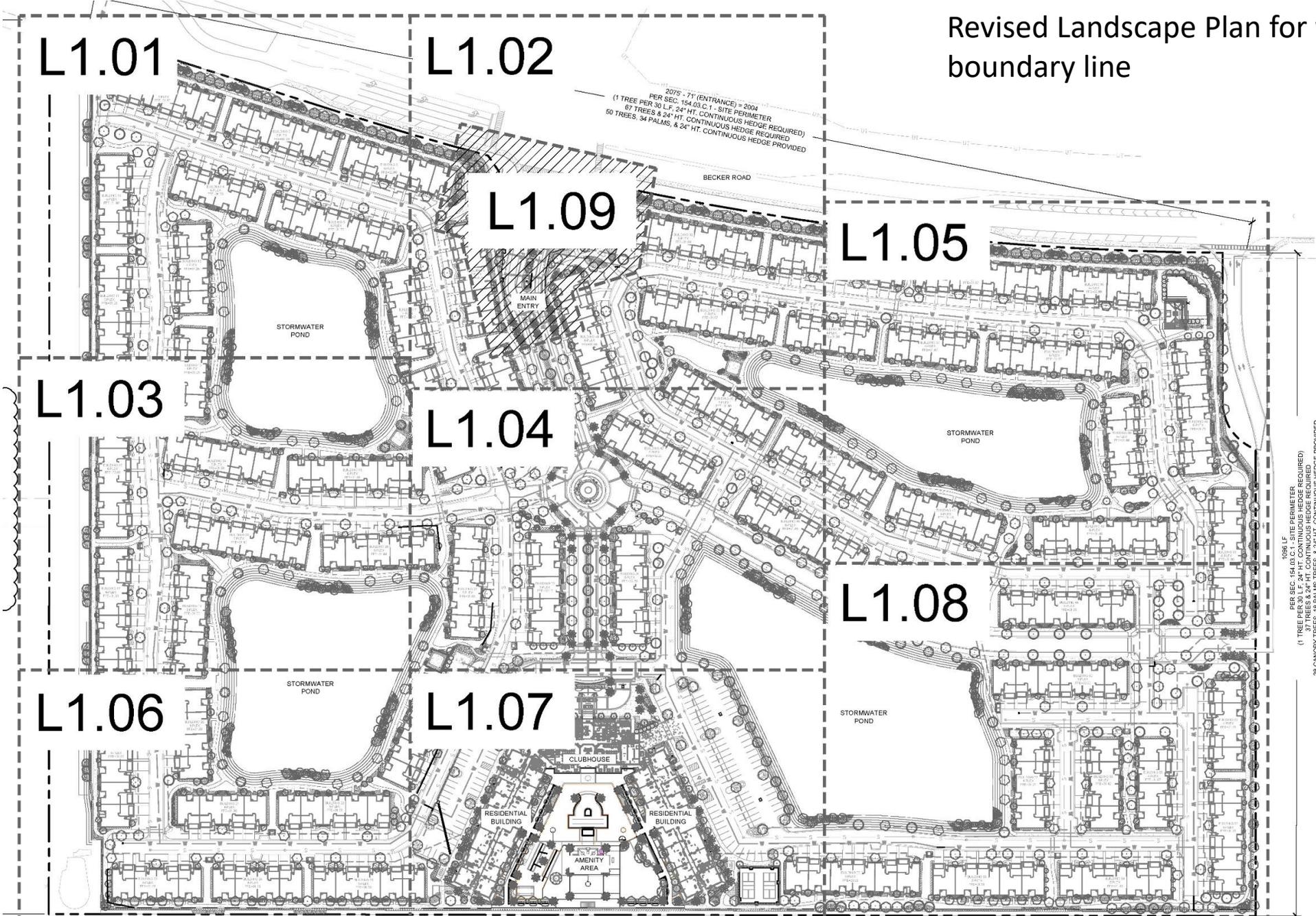
2075' - 71' (ENTRANCE) = 2004
 PER SEC. 154.03 C.1 - SITE PERIMETER
 57 TREES & 24" HT. CONTINUOUS HEDGE REQUIRED)
 50 TREES, 34 PALMS, & 24" HT. CONTINUOUS HEDGE PROVIDED

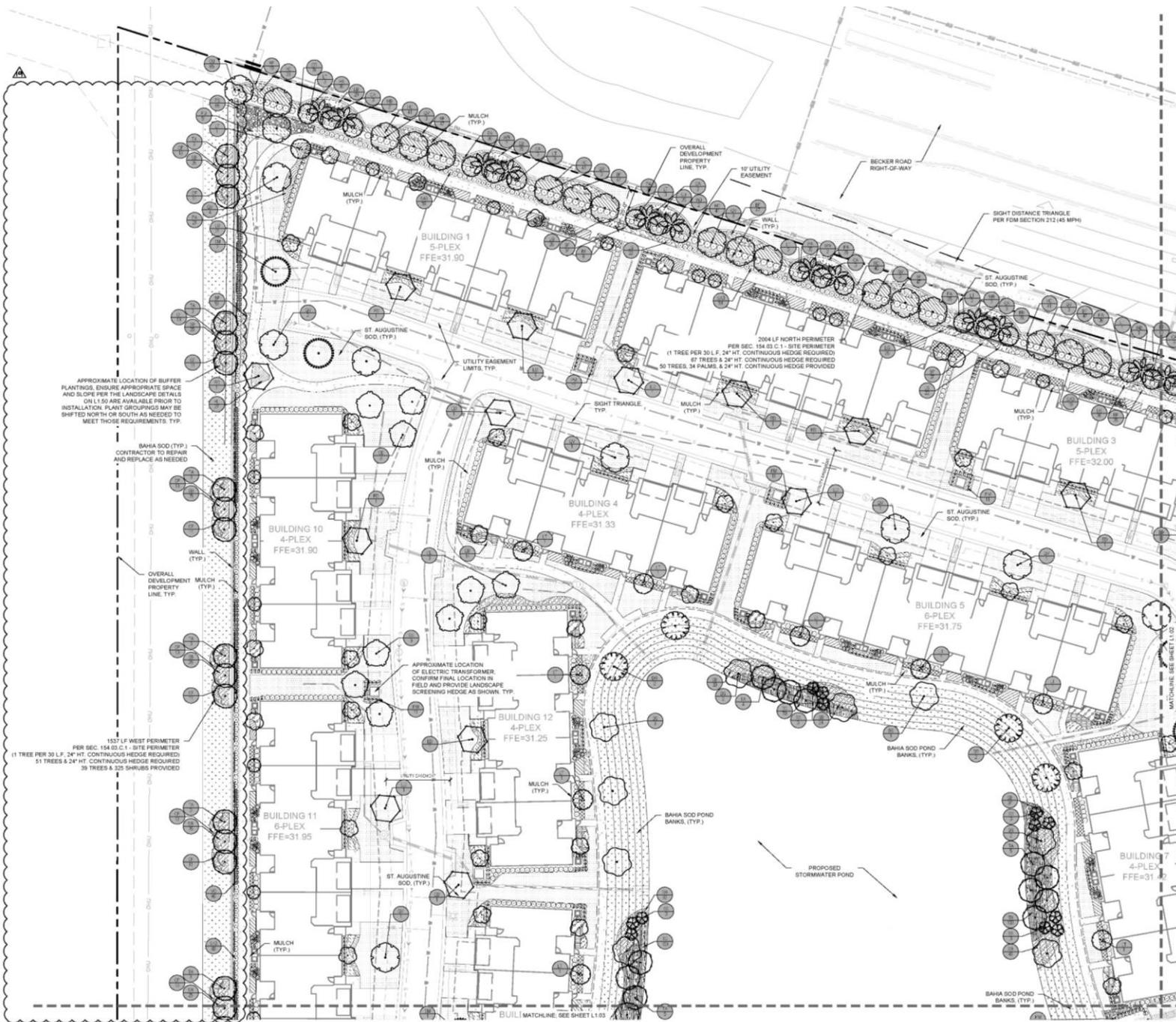
1537
 PER SEC. 154.03 C.1 - SITE PERIMETER
 (1 TREE PER 30 L.F. 24" HT. CONTINUOUS HEDGE REQUIRED)
 51 TREES & 24" HT. CONTINUOUS HEDGE PROVIDED
 (UNDERSTORY TREES PROVIDED DUE TO OVERHEAD OBSTRUCTION)

1636 (C
 PER SEC. 154.03 C.1 - SITE PERIMETER
 (1 TREE PER 30 L.F. 24" HT. CONTINUOUS HEDGE REQUIRED)
 37 TREES & 24" HT. CONTINUOUS HEDGE REQUIRED
 28 CANOPY TREES, 18 PALMS TREES, & 24" HT. CONTINUOUS HEDGE PROVIDED



Revised Landscape Plan for western boundary line





Revised Landscape Plan for western boundary line

QUESTIONS OR COMMENTS?

PLANNING AND ZONING BOARD ACTION OPTIONS:

- Make a motion to approve
- Make a motion to approve with conditions
- Make a motion to deny
- Make a motion to table

