

Winterlakes Tract F Replat Dollar General Landscape Modification Application

Project No. P22-148



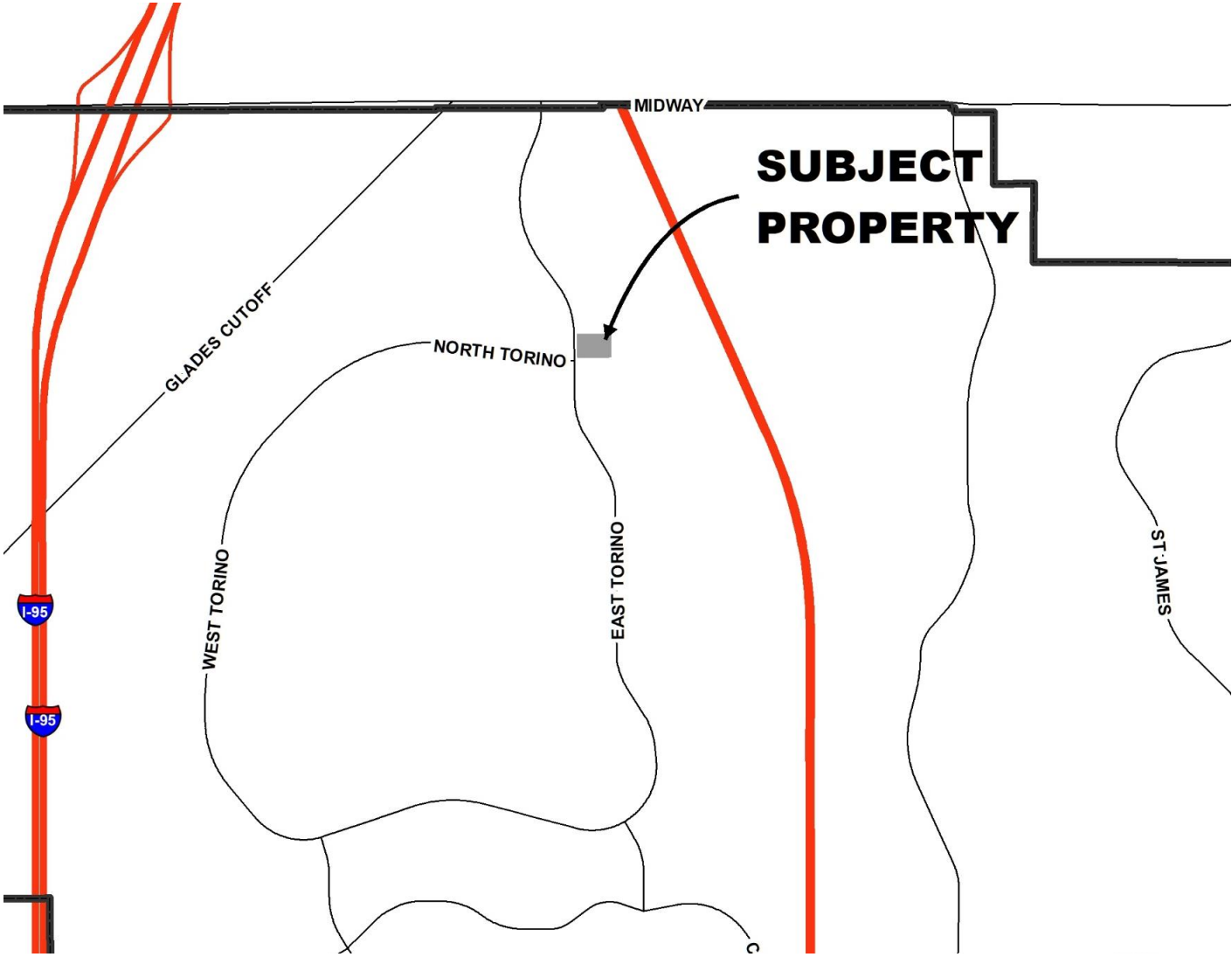
Request

Applicant: Hanlex Development LLC

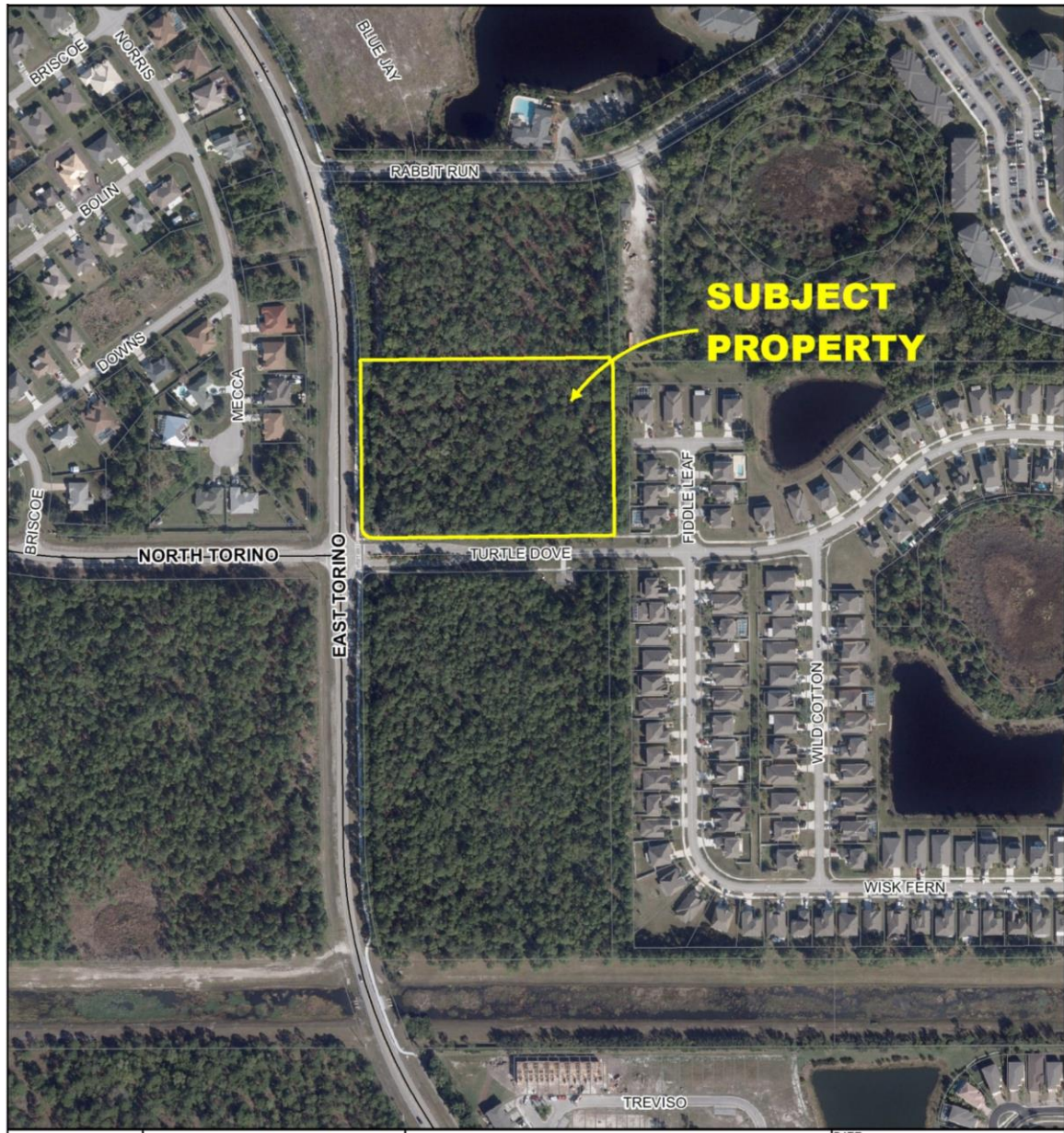
Owner: South Star International, LLC



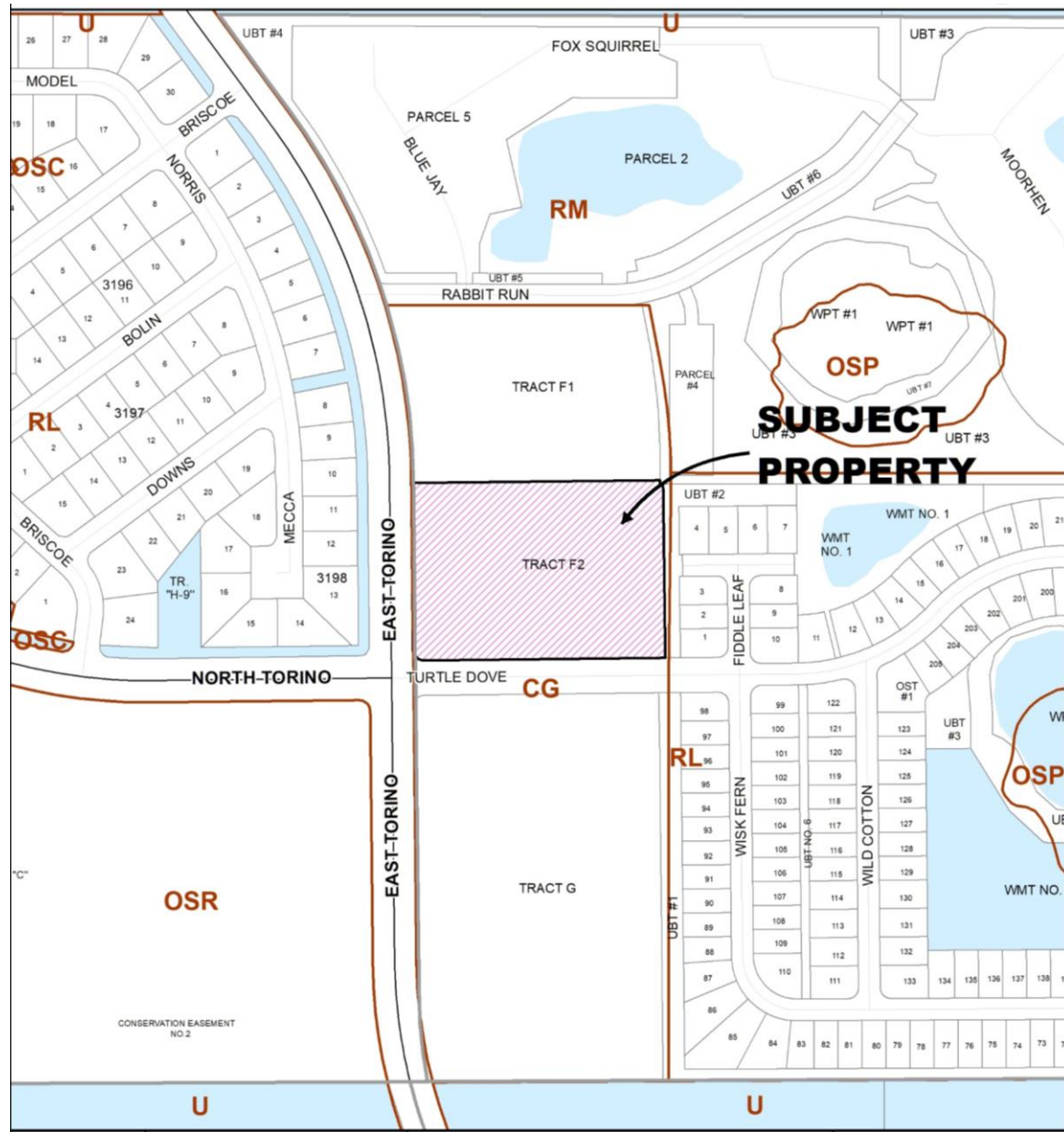
Subject property



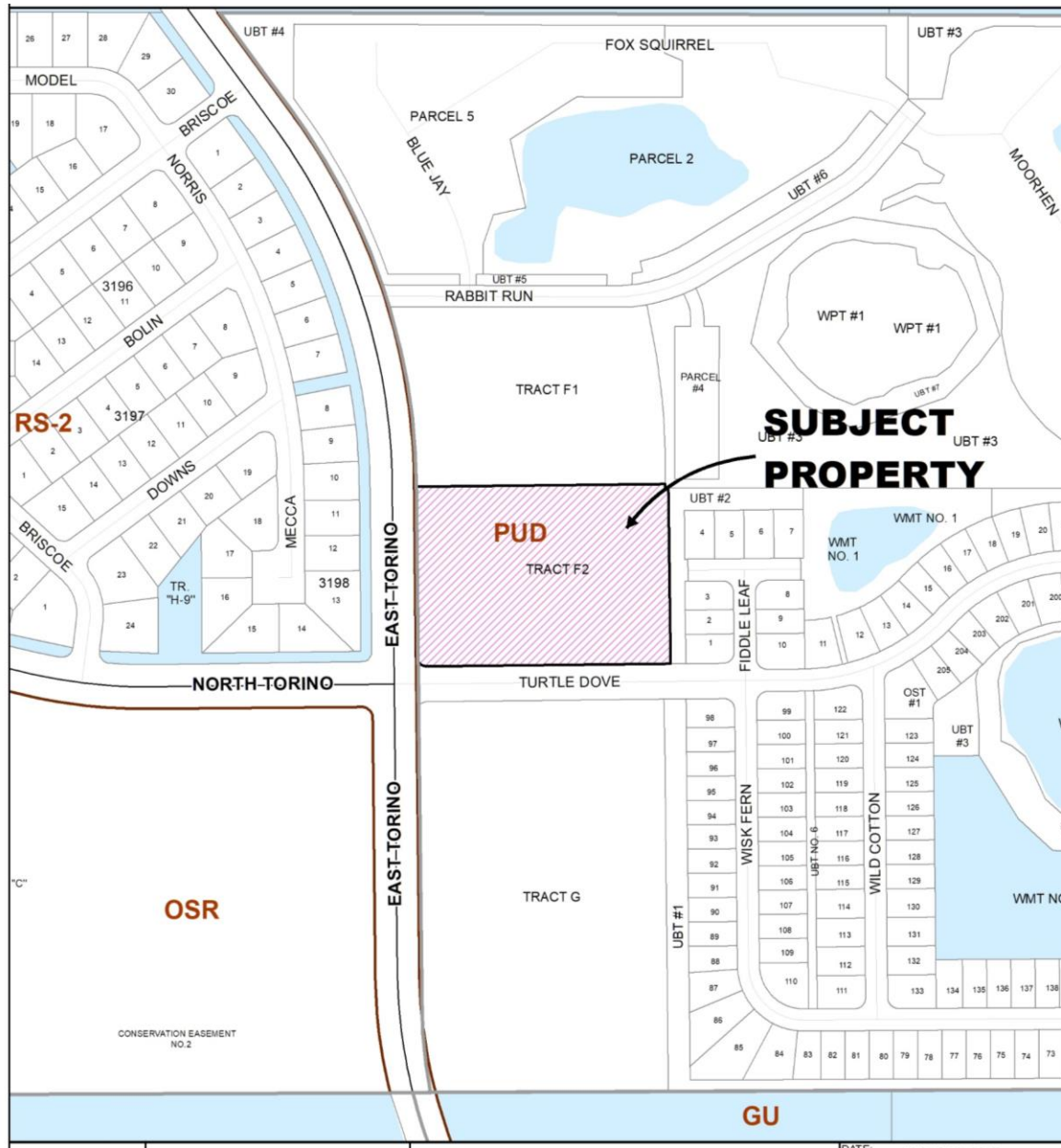
Aerial



Land Use



Zoning



Property Information

The applicant is proposing a stand-alone retail store, Dollar General.

The property has a jurisdictional wetland and drainage easement running obliquely at its northeastern border containing a drainage canal.

East of the property is the residential area of the Winterlakes PUD development.

The development abutting the properties eastern border contains a 50-foot Upper Buffer Tract (UBT) dedicated to the Winterlakes Property Owners Association, Inc. for landscape and buffering purposes.

Proposal of Modification

The applicant is proposing to install a hedge row of Podocarpus along the southern portion of the eastern boundary (outside the wetland), with 5 live oaks on either side.

Additional trees are provided on the opposite (western) bank of the retention pond. The proposed trees are 5 Bald Cypress, 3 Gumbo Limbo and 1 Live Oak.

The proposed Podocarpus hedge, planted at four foot in height to be maintained as a six-foot hedge along the portion of the eastern perimeter of the property outside the wetland.

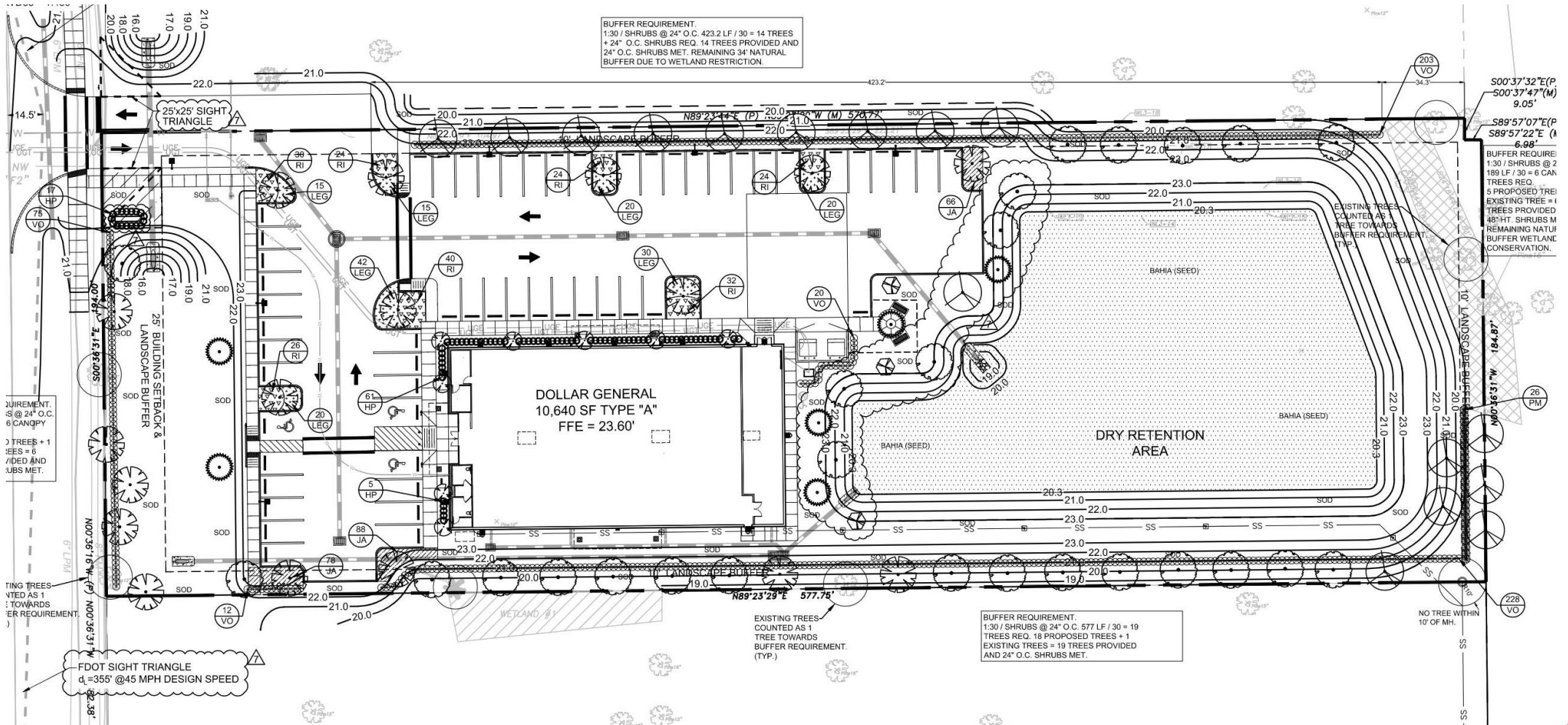
Proposal of Modification

The north portion of the eastern boundary will continue to be natural, with the existing trees remaining in the wetland.

Staff notes there is at minimum 184-foot separation between the use and the residential property line, which includes a 24,752 square feet of dry retention pond, jurisdictional wetland, and Seasonal High-Water Elevation (SHWE) areas.

Staff notes that the residential property is a 50' wide buffer tract, adding to the distance from the nearest residential property line to the use being buffered.

Proposed Landscape Plan



Staff Findings

Section 154.12(B) establishes criteria for review of a landscape modification or exemption, based on review of a plan identifying the size, quantity, and location of the vegetation to be preserved and installed along the proposed site's boundaries. The plan will also address the following criteria:

1. The total area dedicated to a buffer will be greater than what the code would impose.

Including the retention areas and wetlands, the buffer distance is well over 130 feet, much wider than the 10 feet required.

2. Outside activities and hours of operations for the proposed use.

The applicant states the hours of operation will be 8am to 10pm

3. Natural and man-made features or uses that provide distance and separation from those existing uses to be buffered; and

Staff notes the jurisdictional wetland is in the location where the buffer wall would be situated if required.

4. Other factors that may be important to any decision.

Staff emphasizes that the preservation of the jurisdictional wetland is important, not only to the natural habitat, but to also to the drainage easement also in this location. A wall could be designed to allow water flow, however, would be a cost burden and may be unnecessary considering the greater buffer distance between the use and the nearest property line, and the provision of landscaping as a natural screen.

Recommendation

The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the City's Land Development Regulations and policies of the Comprehensive Plan and recommends approval.

City Council action options:

- Approve
- Approve with conditions
- Deny

