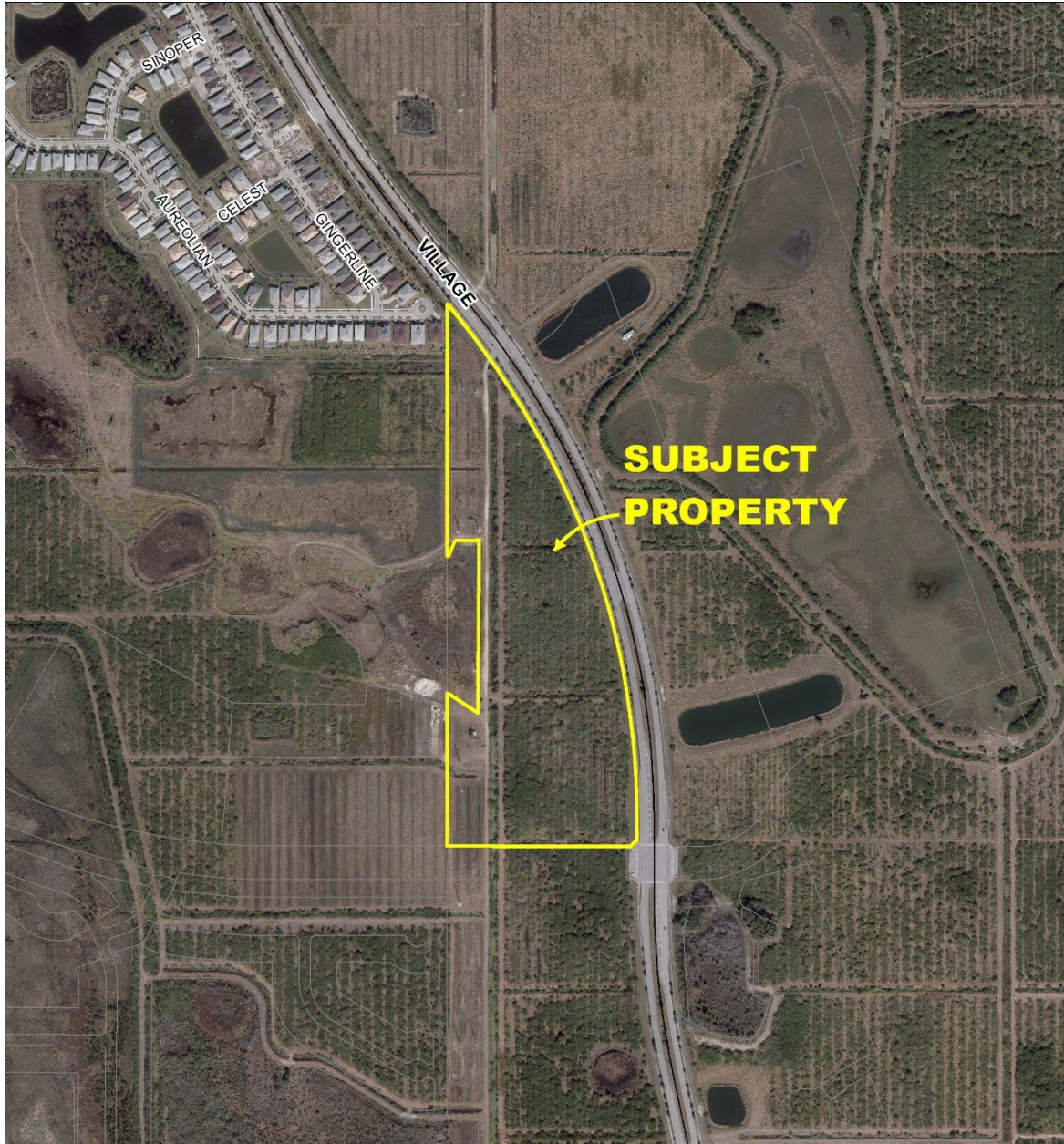




Farrell Storage
Application for Landscape Buffer Wall Modification
Project Number: P22-358



Project Aerial Map

SUMMARY

Applicant's Request:	To waive the requirement for an architectural buffer wall for approximately 290 feet at the north end of the western boundary of the property
Applicant:	Michael Sanchez, Farrell Companies
Property Owner:	Mattamy Palm Beach, LLC
Contract Purchaser:	Farrell Companies
Location:	Northwest quadrant of intersection of SW Village Parkway and Paar Drive
Application Type:	Landscape Modification, Quasi-Judicial
Project Planner:	Bridget Kean, AICP, Senior Planner

Project Description

The applicant is requesting a waiver to the architectural buffer wall requirement provided for under Section 154.12 of the Landscape and Land Clearing Code. Per Section 154.03(C)5 of the Landscape and Land Clearing Code, a wall is required in a landscape buffer strip where commercial, industrial, institutional, office, or public facility uses abut property to the side or rear which is designated with a residential or open space land use. Under Section 154.12 of the Landscape and Land Clearing Code, an applicant can apply for an exemption or modification to this requirement and propose to replace the required wall with enhanced landscaping.

Farrell Storage has applied for site plan approval for 172,120 square feet of self-storage use and 20,000 square feet of commercial/retail use to be located on approximately 11.19 acres of land on the west side of SW Village Parkway and north of Paar Drive. The subject property is located within the Southern Grove DRI. As depicted on the site plan, the self-storage use will be located in four buildings at the north end of the site and to the rear. The 20,000 square feet of retail use will be in the form of two buildings and located along SW Village Parkway. There will be no outside storage at this location. Mattamy Palm Beach, LLC, is the property owner and Farrell Companies is the contract purchaser.

The subject property abuts open space tracts to the west that are within a residential land use sub-district per the Southern Grove DRI. Per Section 154.03(C)5 of the Landscape and Land Clearing Code, a six (6) foot architectural buffer wall is required in the west perimeter landscape buffer. There is an existing 50-foot FPL easement along the western boundary of the property. The request is to waive the requirement for an architectural buffer wall for the north 290 feet of the west perimeter landscape buffer due to conflicts with the FPL easement. The proposed project is designed to align the northern driveway with an existing median opening on SW Village Parkway. As depicted on the site plan exhibit included in the submittal packet, the northern driveway encroaches into a 50-foot FPL easement that runs along the inside of the property's western boundary line. In addition, the site plan depicts a driveway to allow FPL access to the easement. These factors prohibit a wall extending the entire length of the western perimeter of the property. The applicant has proposed enhanced landscaping in lieu of a wall within the northern 290 feet, more or less, of the western landscape buffer. A buffer wall with a maximum height of eight feet from the finished floor elevation of the primary structure will be provided within the remainder of the west perimeter landscape buffer (approximately 800 linear feet) outside of the FPL easement. It exceeds the Code requirements for a six-foot wall in a required landscape buffer strip.

Related Projects

The request is associated with an application for site plan approval for Farrell Storage (P21-128).

Public Notice Requirements (Section 158.298 (B))

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

Location and Site Information

Parcel Number:	4322-600-0027-010-1
Property Size:	30.86 acres (The Farrell Storage Site Plan will be located on Parcels A and B of Tradition SG-10 Plat (11.19 acres)
Legal Description:	A portion of Parcel 27D, Southern Grove Plat No. 13 (New legal description is Tradition SG-10 Plat, Parcels A and B)
Future Land Use:	NCD
Existing Zoning:	MPUD (Southern Grove 10 MPUD)
Existing Use:	Vacant land
Proposed Use:	Retail and Storage

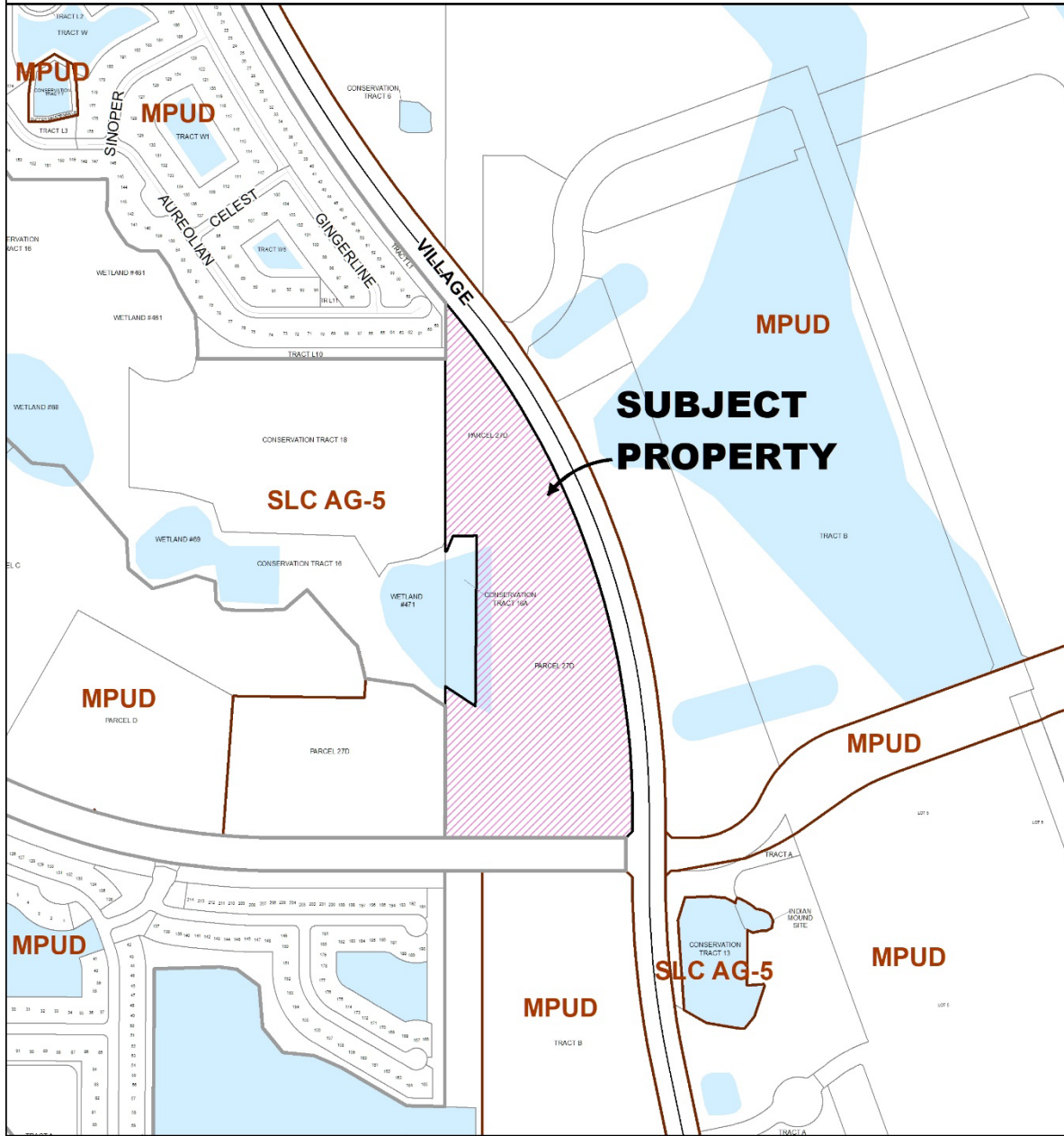
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	NCD	MPUD	Del Webb Tradition residential sub-division
South	NCD	MPUD	Vacant land (Eden at Tradition Site Plan – P22-136)
East	NCD	MPUD	Vacant GFC owned land in Southern Grove
West	NCD	SLC AG-5	Conservation land owned by Southern Grove CDD No. 5

NCD - New Community Development District

MPUD - Master Planned Unit Development

EXISTING ZONING



IMPACTS AND FINDINGS

An application for a landscape modification is reviewed for consistency with Article I of the Landscape and Land Clearing Code, Section 154.12. As set forth in Section 154.12, requests to substitute landscaping for an architectural wall that is a required feature of a landscape buffer shall be considered by the Planning and Zoning Board at a public hearing based on the procedures outlined in Section 154.12. 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.

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 and based on the criteria listed under Section 154.12 (B). 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 FPL easement serves as 50-foot linear buffer along the western or rear boundary of the property which exceeds the MPUD requirements for a ten-foot landscape buffer with or without a wall. In addition, the project does provide a ten-foot landscape buffer and buffer wall for a major portion of the western boundary where the project does not encroach into the FPL easement. Where the project does encroach into the easement on the west side or provides FPL access to the easement, the applicant is proposing enhanced landscaping in lieu of a wall. The enhanced landscaping will include: a row of staggered Sabal Palms with a clear trunk between 8 to 22 feet at time of planting, Oak trees with a minimum height of 17 to 18 feet at time of planting, Red Cedar trees with a minimum height of 12 feet at time of planting, Dahoon Holly trees with a minimum height of 14 feet at time of planting and a continuous hedge of Simpson Stopper with a minimum of height of six feet at time of planting. The Oaks and Red Cedar will be planted for each 25 linear feet and the Dahoon Holly will be planted for each 15 linear feet. The Code requires one tree per 30 linear feet with a minimum height of 12 feet and a continuous hedge at least 24 inches in height at the time of planting.

- 2) Outside activities and hours of operation for the proposed use(s).

Staff Findings: There will be no outdoor storage at this location. The office hours for the storage facility will be Monday to Saturday from 9:30 a.m. to 6:00 p.m. and Sunday from 10:00 a.m. to 3:00 p.m. Tenant access to the storage units will be from 6:00 a.m. to 10:00 p.m. seven days a week.

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

Staff Findings: The subject property abuts open space tracts to the west that are within a residential land use sub-district per the Southern Grove DRI. The open space tracts include a 25-acre wetland/conservation tract and 46.92-acre wetland/conservation tract that are preserved as part of the Southern Grove DRI and dedicated to the Southern Grove CDD No.5. The site abuts the Del Webb community to the north. There is an existing Del Webb buffer

wall that is approximately 250 long adjacent to the subject property as noted in the justification statement and exhibits submitted with this application.

4) Other factors that may be important to a decision.

Staff Findings: The request is to waive the requirement for an architectural buffer wall for approximately 290 feet at the north end of the west perimeter landscape buffer due to conflicts with an existing 50-foot FPL easement. The project is designed to align the northern driveway with an existing median opening on SW Village Parkway. This median opening will eventually become a signalized intersection and connect to a planned roadway on the east side of SW Village Parkway. To make the alignment, a segment of the driveway encroaches into the FPL easement. In addition, the project includes a driveway on the west side for FPL to access the easement. These factors prohibit construction of a buffer wall within the first 290 feet of the west perimeter landscape buffer. In lieu of a buffer wall, the first 290 feet of the landscape buffer will be planted with a row of staggered Sabal Palms with a clear trunk between 8 to 22 feet at time of planting, Oak trees with a minimum height of 17 to 18 feet at time of planting, Red Cedar trees with a minimum height of 12 feet at time of planting, Dahoon Holly trees with a minimum height of 14 feet at time of planting and a continuous hedge of Simpson Stopper with a minimum of height of six feet at time of planting. The Oaks and Red Cedar will be planted for each 25 linear feet and the Dahoon Holly will be planted for each 15 linear feet. These standards exceed City code requirements. The landscape plan was reviewed by the City's Landscape architect.

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).