



ONE16 Engineering

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Landscape Modification Justification

A landscape modification was previously approved for the site as resolution No. 19-R63 that a landscape wall was not required. A site plan amendment has been submitted and a new modification is required.

A landscape modification is requested to allow a vegetative buffer and 100% opaque fence in lieu of a masonry wall. The City Code requires that whenever a landscape buffer strip abuts Residential or Open Space Land Uses that a 6' high wall is required. The project site proposes to construct an open storage yard. The City Code requires that open storage yards provide an 8' high, 100% opaque fence to screen the open storage yard from adjacent properties, regardless of zoning. The open storage yard will be offset from the south property line 60'. In this southern 60' area of the site, there is an existing 50' wide drainage easement and existing drainage ditch currently occupying the southernmost 50' of the site. There will also be a 10' landscape buffer between the drainage easement and the storage yard. The opaque fence would be located at the edge of the storage yard, 60' from the south property line in lieu of the wall. The area at the south property line is already heavily vegetated with pines, saw palmetto, and other species, which already act as a buffer on the south side of the project site and is proposed to remain undisturbed.

The Pines at the Reserve subdivision is south of the project site. The parcel immediately adjacent to south of the subject project is Tract B - Buffer Tract, which is a 50' buffer that separates the Pines at the Reserve subdivision from the Reserve Commerce Park. This buffer tract is heavily vegetated with pines, oaks, saw palmetto, and other native and exotic species. When this buffer tract is combined with the existing vegetation to remain at the south end of the project, the existing drainage ditch, and the proposed 10' landscape strip, there will be distance of 110 feet between the open space tract south of the buffer tract and the proposed storage yard.

Another physical feature of note is that there is a change in elevation/grade with the south side of the existing drainage ditch being at a higher elevation of approximately 31.0', while the grade on the north side of the existing drainage ditch, where the storage yard will be located, is at a lower elevation that varies from 26.0' - 27.0'. This means the grade at the south property line is a minimum of 4' higher than the storage yard and when coupled with the 8' high wall, only 4' of the wall would be higher than the existing ground so the vertical relief is actually only 4'.

Considering the above information, specifically the 110 foot width between the open space tract and the storage yard, including all of the existing vegetation, proposed vegetation, and vertical relief of the existing grades, any increase in audible levels by using a wall versus a fence would be of no consequence. From a strictly visual standpoint, the fence would provide the same physical barrier characteristics and screening of the storage yard as a wall, although the presence of the existing and proposed vegetation will completely block the view of the storage yard nonetheless.