

**TAB 12**



# City of Palmetto Agenda Item

Meeting Date

1/3/11

**Presenter:** Lorraine Lyn

**Department:** Public Works

**Title:**

Special Fence Permit (SFP-2010-02)  
Lone Oak Mobile Home Park  
115 10th Street West

This is an application for a Special Fence Permit (SFP-2010-02) at 115 10th Street W to install a six (6) feet high white tongue and groove PVC fence along the eastern property line of Lone Oak Mobile Home Park. The proposed fence will replace an existing 1440 feet chain link fence on the eastern property line along the southbound ramp onto US 41.

A Special Fence Permit is required because the proposed fence is higher than 4 feet and will be placed along the property line of Lone Oak Mobile Home Park.

**Budgeted Amount:** \$0.00    **Budget Page No(s):**    **Available Amount:** \$0.00    **Expenditure Amount:** \$0.00

**Additional Budgetary Information:**

**Funding Source(s):**    **Sufficient Funds Available:**  Yes  No    **Budget Amendment Required:**  Yes  No    **Source:**

**City Attorney Reviewed:**  Yes  No  N/A    **Advisory Board Recommendation:**  For  Against  N/A    **Consistent With:**  Yes  No  N/A    **Land Development Regulations**

**Potential Motion/Direction Requested:** APPROVE, APPROVE WITH CONDITIONS, OR DENY the requested Special Fence Permit (SFP-2010-02).

**Staff Contact:** Lorraine Lyn    City Planner    941-723-4580

**Attachments:** Staff report

**Staff Report**  
**Special Fence Permit (SFP-2010-02)**  
**Lone Oak Mobile Home Park**  
**115 10<sup>th</sup> Street West**

**BACKGROUND:**

An application has been filed by Mr. David Bailey, Cherokee Investments Inc. for a Special Fence Permit (SFP-2010-02) at 115 10<sup>th</sup> Street W to install a six (6) feet high white tongue and groove PVC fence along the eastern property line of Lone Oak Mobile Home Park. The applicant proposes to replace an existing 1440 feet chain link fence on the eastern boundary of the property along US 41.

**CODE REQUIREMENTS:**

Article VII. Fences Section 7-185(a) of the Zoning Code states "No fence shall be built, erected or maintained at a height greater than four-foot (4') at locations that would be closer to the road or street right-of-way than the building setback line as provided in the zoning ordinance of the city, except as provided in section (d)."

Section 7-185 (d) states, "Notwithstanding the provisions contained in subsection (a) above, if the applicant desires to erect within such setback area a fence greater than four-foot (4') in height, the fence permit applicant may apply to the City Commission for a special fence permit to erect a fence not in excess of six-foot (6') in height."

In addition to the fence requirements above, Section 7-219, Landscape standards would apply to new projects under review by the City.

(2) Differing adjacent land uses: Landscape buffers shall be provided along the boundaries of adjacent property having differing land uses. Such buffers shall meet the requirements of Width of Landscape Buffers and the following standards:

- a. A six-foot-high fence as authorized under the Palmetto Fence Ordinance, plus one (1) canopy tree every fifty (50) linear feet; or
- b. An earthen berm having a minimum height of six (6) feet, including landscaping, with a maximum side slope of three (3) feet horizontal for each foot vertical; or
- c. Streets. Landscape buffers shall be provided along all public streets and shall include, at a minimum, two (2) canopy trees and forty (40) shrubs per one hundred (100) linear feet of street frontage excluding driveways. Such trees and shrubs may be placed in an evenly spaced linear pattern or a clustered, nonlinear pattern. A visibility triangle as defined under the Zoning Code, appendix B, article V, sections 5.4(a) and (b) shall be maintained at the intersection of streets, a street and railroad, or a street and a driveway.

## **SPECIAL FENCE PERMIT CONSIDERATIONS**

1. *Compatibility: The proposed fence shall be compatible with existing surrounding land uses and general character of the area.*

The new fence will replace an existing chain link fence which runs along the eastern border of Lone Oak Mobile Home Park adjacent to the southbound ramp onto US 41. The proposed fence should be sturdy and functional as well as compatible with the general character of the area and serve as a buffer to the mobile home residential uses from the traffic along US 41.

2. *Orderly development: The proposed fence shall be consistent with efficient and orderly development and growth patterns and shall not interfere with the provision of public facilities and services.*

The proposed six-foot (6') high fence is consistent with the orderly development and growth patterns of this area.

3. *Traffic: The proposed fence shall not create any hazardous vehicle or pedestrian traffic conditions and shall be compatible with and promote the intent of the City to eliminate obstructions to motorists' views within the visibility triangle.*

The proposed six-foot (6') high fence will run along the property line as the easternmost mobile home units are set back 5 feet from the property line. The proposed fence must not be an obstruction for vehicles or pedestrian traffic and must meet the sight visibility triangle requirements outlined in Section 5.4(b) of the Zoning Code.

4. *Screening and buffering: The proposed fence may provide such screening and buffering as necessary to minimize adverse impacts on surrounding land uses.*

The proposed fence will provide buffering and screening for the existing mobile home park from traffic on US 41 to the east and from a portion of Carr Drain on the west. The proposed fence will improve the appearance of the general area and is not anticipated to cause adverse impacts to the surrounding land uses. This SFP request is not subject to Article X, Landscaping Requirements.

5. *Permit duration: The duration of time the proposed fence shall remain standing may be limited as necessary to minimize adverse impacts on surrounding land uses.*

No time limitation is recommended.

## **STAFF RECOMMENDATIONS**

A Special Fence Permit is required in this case because the proposed fence is higher than 4 feet and does not meet the 5 foot setback required by the Code. Staff recommends **APPROVAL** of the Special Fence Permit (SFP-2010-02) subject to meeting consideration 3 above.

## **ACTION REQUIRED BY CITY COMMISSION**

City Commission shall **APPROVE, APPROVE WITH CONDITIONS, OR DENY** the requested Special Fence Permit (SFP-2010-02).











