

TAB 8



City of Palmetto Agenda Item

Meeting Date

2/7/11

Presenter:

Lorraine Lyn

Department:

Public Works

Title:

Special Fence Permit (SFP-2010-03)
Palmetto Animal Clinic
220 7th Street West

This is an application for a Special Fence Permit (SFP-2010-03) for Palmetto Animal Clinic located at 220 7th Street West to install a six (6) feet high opaque fence along the northern and eastern sections of new animal clinic expansion. The proposed fence will be used for a dog run associated with animal clinic business.

A Special Fence Permit is required because the proposed fence is higher than 4 feet and will be placed within the 20 foot front setback of the clinic's CG zoning. The fence will be placed 10 foot from the northern property line along 8th Street W.

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-2010-03).

Staff Contact:

Lorraine Lyn

City Planner

941-723-4580

Attachments:

Staff report

Staff Report
Special Fence Permit (SFP-2010-03)
Palmetto Animal Clinic
220 7th Street West

BACKGROUND:

An application has been filed by Opie's Doghouse, LLC for a Special Fence Permit (SFP-2010-03) at 220 7th Street W to install a six (6) feet high opaque fence along the northern property line of the proposed animal clinic associated with Final Site Plan 07-548II 2010. Dr. Beal's animal clinic is located at the northeast corner of 7th Street W and 3rd Avenue W. The applicant proposes to install a 6 foot opaque fence 10 feet from the northern property line along 8th Street West, within the required 20 foot setback of the subject property's CG zoning.

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."

SPECIAL FENCE PERMIT CONSIDERATIONS

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

This fence will create a dog-run associated with the proposed Palmetto Animal Clinic improvements which will demolish the existing building on one lot and create a new facility on three lots, expanding to the north. The proposed fence will extend along the northern property line and run south along the eastern property line wrapping around the northeast corner of the building. The surrounding uses include residential on the north, a funeral home on the east and a day care center and restaurant on the west.

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 for a dog run is accessory to the animal clinic use and 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 northeast corner of the site fronting on 8th Street West, diagonally from the main road, 3rd Avenue. The proposed dog run fence should not create any hazardous vehicle or pedestrian traffic conditions and will not be located at an intersection to cause any obstructions to motorists' views.

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 dog run fence will provide buffering and screening for the adjacent funeral home use to the east. The surrounding zoning is commercial (CG) with the exception of PD-H north of 8th Street W.

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 since the proposed dog run fence is an accessory use of the animal clinic.

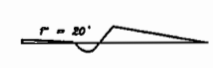
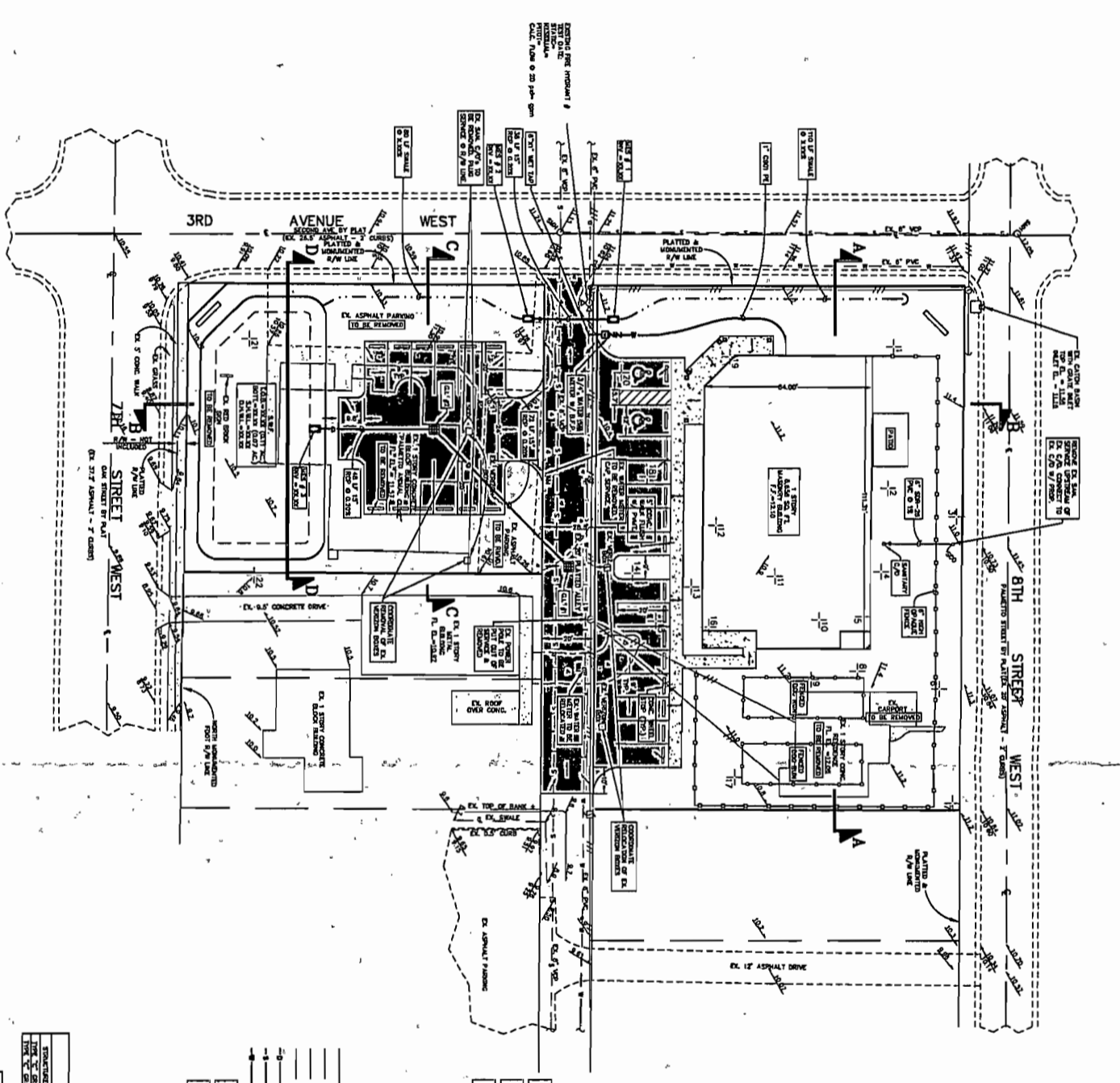
STAFF RECOMMENDATIONS

A Special Fence Permit is required in this case because the proposed fence is higher than 4 feet and does not meet the 20 foot setback required by the Code. Staff recommends **APPROVAL** of the Special Fence Permit (SFP-2010-03).

ACTION REQUIRED BY CITY COMMISSION

City Commission shall **APPROVE, APPROVE WITH CONDITIONS, OR DENY** the requested Special Fence Permit (SFP-2010-03).

NO.	TYPE	QUANTITY	REMARKS	DATE
1	PLANT			
2	PLANT			
3	PLANT			
4	PLANT			
5	PLANT			
6	PLANT			
7	PLANT			
8	PLANT			
9	PLANT			
10	PLANT			
11	PLANT			
12	PLANT			
13	PLANT			
14	PLANT			
15	PLANT			
16	PLANT			
17	PLANT			
18	PLANT			
19	PLANT			
20	PLANT			
21	PLANT			
22	PLANT			
23	PLANT			
24	PLANT			
25	PLANT			
26	PLANT			
27	PLANT			
28	PLANT			
29	PLANT			
30	PLANT			
31	PLANT			
32	PLANT			
33	PLANT			
34	PLANT			
35	PLANT			
36	PLANT			
37	PLANT			
38	PLANT			
39	PLANT			
40	PLANT			
41	PLANT			
42	PLANT			
43	PLANT			
44	PLANT			
45	PLANT			
46	PLANT			
47	PLANT			
48	PLANT			
49	PLANT			
50	PLANT			
51	PLANT			
52	PLANT			
53	PLANT			
54	PLANT			
55	PLANT			
56	PLANT			
57	PLANT			
58	PLANT			
59	PLANT			
60	PLANT			
61	PLANT			
62	PLANT			
63	PLANT			
64	PLANT			
65	PLANT			
66	PLANT			
67	PLANT			
68	PLANT			
69	PLANT			
70	PLANT			
71	PLANT			
72	PLANT			
73	PLANT			
74	PLANT			
75	PLANT			
76	PLANT			
77	PLANT			
78	PLANT			
79	PLANT			
80	PLANT			
81	PLANT			
82	PLANT			
83	PLANT			
84	PLANT			
85	PLANT			
86	PLANT			
87	PLANT			
88	PLANT			
89	PLANT			
90	PLANT			
91	PLANT			
92	PLANT			
93	PLANT			
94	PLANT			
95	PLANT			
96	PLANT			
97	PLANT			
98	PLANT			
99	PLANT			
100	PLANT			



STRUCTURE TYPE & SIZE	CONCRETE ELEVATION	INVERT ELEVATION	INVERT DISTANCE
1. 18" DIA. MANHOLE	11.00	10.80	10.00
2. 18" DIA. MANHOLE	11.00	10.80	10.00
3. 18" DIA. MANHOLE	11.00	10.80	10.00
4. 18" DIA. MANHOLE	11.00	10.80	10.00
5. 18" DIA. MANHOLE	11.00	10.80	10.00
6. 18" DIA. MANHOLE	11.00	10.80	10.00
7. 18" DIA. MANHOLE	11.00	10.80	10.00
8. 18" DIA. MANHOLE	11.00	10.80	10.00
9. 18" DIA. MANHOLE	11.00	10.80	10.00
10. 18" DIA. MANHOLE	11.00	10.80	10.00
11. 18" DIA. MANHOLE	11.00	10.80	10.00
12. 18" DIA. MANHOLE	11.00	10.80	10.00
13. 18" DIA. MANHOLE	11.00	10.80	10.00
14. 18" DIA. MANHOLE	11.00	10.80	10.00
15. 18" DIA. MANHOLE	11.00	10.80	10.00
16. 18" DIA. MANHOLE	11.00	10.80	10.00
17. 18" DIA. MANHOLE	11.00	10.80	10.00
18. 18" DIA. MANHOLE	11.00	10.80	10.00
19. 18" DIA. MANHOLE	11.00	10.80	10.00
20. 18" DIA. MANHOLE	11.00	10.80	10.00
21. 18" DIA. MANHOLE	11.00	10.80	10.00
22. 18" DIA. MANHOLE	11.00	10.80	10.00
23. 18" DIA. MANHOLE	11.00	10.80	10.00
24. 18" DIA. MANHOLE	11.00	10.80	10.00
25. 18" DIA. MANHOLE	11.00	10.80	10.00
26. 18" DIA. MANHOLE	11.00	10.80	10.00
27. 18" DIA. MANHOLE	11.00	10.80	10.00
28. 18" DIA. MANHOLE	11.00	10.80	10.00
29. 18" DIA. MANHOLE	11.00	10.80	10.00
30. 18" DIA. MANHOLE	11.00	10.80	10.00
31. 18" DIA. MANHOLE	11.00	10.80	10.00
32. 18" DIA. MANHOLE	11.00	10.80	10.00
33. 18" DIA. MANHOLE	11.00	10.80	10.00
34. 18" DIA. MANHOLE	11.00	10.80	10.00
35. 18" DIA. MANHOLE	11.00	10.80	10.00
36. 18" DIA. MANHOLE	11.00	10.80	10.00
37. 18" DIA. MANHOLE	11.00	10.80	10.00
38. 18" DIA. MANHOLE	11.00	10.80	10.00
39. 18" DIA. MANHOLE	11.00	10.80	10.00
40. 18" DIA. MANHOLE	11.00	10.80	10.00
41. 18" DIA. MANHOLE	11.00	10.80	10.00
42. 18" DIA. MANHOLE	11.00	10.80	10.00
43. 18" DIA. MANHOLE	11.00	10.80	10.00
44. 18" DIA. MANHOLE	11.00	10.80	10.00
45. 18" DIA. MANHOLE	11.00	10.80	10.00
46. 18" DIA. MANHOLE	11.00	10.80	10.00
47. 18" DIA. MANHOLE	11.00	10.80	10.00
48. 18" DIA. MANHOLE	11.00	10.80	10.00
49. 18" DIA. MANHOLE	11.00	10.80	10.00
50. 18" DIA. MANHOLE	11.00	10.80	10.00
51. 18" DIA. MANHOLE	11.00	10.80	10.00
52. 18" DIA. MANHOLE	11.00	10.80	10.00
53. 18" DIA. MANHOLE	11.00	10.80	10.00
54. 18" DIA. MANHOLE	11.00	10.80	10.00
55. 18" DIA. MANHOLE	11.00	10.80	10.00
56. 18" DIA. MANHOLE	11.00	10.80	10.00
57. 18" DIA. MANHOLE	11.00	10.80	10.00
58. 18" DIA. MANHOLE	11.00	10.80	10.00
59. 18" DIA. MANHOLE	11.00	10.80	10.00
60. 18" DIA. MANHOLE	11.00	10.80	10.00
61. 18" DIA. MANHOLE	11.00	10.80	10.00
62. 18" DIA. MANHOLE	11.00	10.80	10.00
63. 18" DIA. MANHOLE	11.00	10.80	10.00
64. 18" DIA. MANHOLE	11.00	10.80	10.00
65. 18" DIA. MANHOLE	11.00	10.80	10.00
66. 18" DIA. MANHOLE	11.00	10.80	10.00
67. 18" DIA. MANHOLE	11.00	10.80	10.00
68. 18" DIA. MANHOLE	11.00	10.80	10.00
69. 18" DIA. MANHOLE	11.00	10.80	10.00
70. 18" DIA. MANHOLE	11.00	10.80	10.00
71. 18" DIA. MANHOLE	11.00	10.80	10.00
72. 18" DIA. MANHOLE	11.00	10.80	10.00
73. 18" DIA. MANHOLE	11.00	10.80	10.00
74. 18" DIA. MANHOLE	11.00	10.80	10.00
75. 18" DIA. MANHOLE	11.00	10.80	10.00
76. 18" DIA. MANHOLE	11.00	10.80	10.00
77. 18" DIA. MANHOLE	11.00	10.80	10.00
78. 18" DIA. MANHOLE	11.00	10.80	10.00
79. 18" DIA. MANHOLE	11.00	10.80	10.00
80. 18" DIA. MANHOLE	11.00	10.80	10.00
81. 18" DIA. MANHOLE	11.00	10.80	10.00
82. 18" DIA. MANHOLE	11.00	10.80	10.00
83. 18" DIA. MANHOLE	11.00	10.80	10.00
84. 18" DIA. MANHOLE	11.00	10.80	10.00
85. 18" DIA. MANHOLE	11.00	10.80	10.00
86. 18" DIA. MANHOLE	11.00	10.80	10.00
87. 18" DIA. MANHOLE	11.00	10.80	10.00
88. 18" DIA. MANHOLE	11.00	10.80	10.00
89. 18" DIA. MANHOLE	11.00	10.80	10.00
90. 18" DIA. MANHOLE	11.00	10.80	10.00
91. 18" DIA. MANHOLE	11.00	10.80	10.00
92. 18" DIA. MANHOLE	11.00	10.80	10.00
93. 18" DIA. MANHOLE	11.00	10.80	10.00
94. 18" DIA. MANHOLE	11.00	10.80	10.00
95. 18" DIA. MANHOLE	11.00	10.80	10.00
96. 18" DIA. MANHOLE	11.00	10.80	10.00
97. 18" DIA. MANHOLE	11.00	10.80	10.00
98. 18" DIA. MANHOLE	11.00	10.80	10.00
99. 18" DIA. MANHOLE	11.00	10.80	10.00
100. 18" DIA. MANHOLE	11.00	10.80	10.00

- LEGEND**
- EXISTING ASPHALT PARKING
 - EXISTING CONCRETE
 - EXISTING SHALE
 - EXISTING WOOD CLUMP PILE
 - EXISTING CONCRETE UTILITY PILE
 - EXISTING WATER METERS
 - EXISTING WATER VALVE
 - EXISTING FIRE HYDRANT
 - EXISTING SPOT ELEVATION
 - EXISTING TREE (TYPE & SIZE PER TREE TAG)
 - EXISTING OVERHEAD UTILITY LINE
 - EXISTING BALANCE LINE
 - EXISTING SANITARY SEWER LINE
 - EXISTING WATER LINE
 - PROPOSED DRAINAGE LINE
 - PROPOSED SANITARY SEWER LINE
 - PROPOSED WATER LINE
 - PROPOSED CONCRETE
 - PROPOSED ASPHALT PARKING
 - PROPOSED SPOT ELEVATION
 - PROPOSED SURFACE FLOW
 - PROPOSED TREE "C" CALIBER SPLIT
 - PROPOSED WATER DOG SECTION

	ENGINEERING PLAN FOR PALMETTO ANIMAL CLINIC LOCATED IN SECTION 14, TOWNSHIP 34 SOUTH, RANGE 17 EAST CITY OF PALMETTO, FLORIDA	REVISIONS 1 2 3 4 5 6 7		M. ANDREW ALLISON P.E. # 53956
	DESIGNED: [Signature] DATE: 5/15/10 FILE NO.: 2540 DRAWN: [Signature] JOB NO.: 2540 SCALE: 1" = 20'		215. 14th STREET WEST BRADENTON, FLORIDA 34908 TEL: (941) 708-8400 FAX: (941) 770-8400	