



MEMORANDUM

TOWN OF PONCE INLET, PLANNING AND DEVELOPMENT DEPARTMENT

The Town of Ponce Inlet staff shall be professional, caring and fair in delivering community excellence while ensuring Ponce Inlet obtain the greatest value for their tax dollar.

To: Parks, Recreation and Tree Advisory Board
From: Stephanie Doster, Planner 1
Date: February 19, 2016
Subject: *Review of Inlet Harbor 40' Vegetative Landscape Buffer Plan*

MEETING DATE: March 1, 2016

I REQUEST:

- A. Proposal: The Applicant is requesting approval of a 40-foot wide by 160-foot deep vegetated landscape buffer on the westernmost parcel of the recently approved Inlet Harbor single-family residential development east of the Inlet Harbor boat stacks, as required by the Inlet Harbor Residential Development Agreement.
- B. Applicant and Property Owners: Inlet Harbor Inc.
- C. Community Character of Immediate Vicinity: The property is located on the north side of Inlet Harbor Road, adjacent to the eastern-most boat stack of Inlet Harbor Marina (see **Attachments 1 and 2**). The properties to the east and southeast are developed as single-family residential, while the property directly across the street to the south is a vacant residential lot. The properties to the west are all commercially zoned. To the north is a canal and wetlands.

II AUTHORITY AND THE PROCESS:

Pursuant to Section 4.10.5.A.1.b of the LUDC, "Landscaping plans submitted in association with development permits and/or orders shall be referred to the Parks, Recreation and Tree Advisory Board for review and comments prior to review by the Planning Board and /or Town Council. The Board's review of the landscape buffer plan is also required by Paragraph 3.E of the Inlet Harbor Residential Development Agreement, approved by the Town Council on April 15, 2015 (see **Attachment 3**). The Board is asked to review the attached plans for compliance with the LUDC and the Development Agreement between the Town and the Applicant, and provide a recommendation to the Planning Board and Town Council.

III BACKGROUND INFORMATION

The subject property is the western-most parcel in the proposed ten-lot Inlet Harbor subdivision (see **Attachment 4**), and is currently being used for overflow boat parking for the Inlet Harbor Marina, as can be seen in **Attachments 1 and 2** of this document. The project has received

Approved by _____

Comprehensive Plan and zoning approval by Town Council and the Planning Board. During the review process, the zoning designation was changed to R-1 (Low density single-family residential) and the Future Land Use Map in the Comprehensive Plan was revised to Low Density Single-Family Residential. As a part of the approval, the Town and Inlet Harbor entered into a Development Agreement which spells out the specific parameters, conditions, and requirements for the development, including the 40-foot buffer and swale area. The buffer is required to be designed pursuant to LUDC Section 4.10.3.C. The buffer and other subdivision infrastructure, including a drainage swale and bike path along Inlet Harbor Road and S. Peninsula Dr., must be installed within one year after the effective date of the Agreement, which will be June 15, 2016. This deadline ensures that the buffer is established well before the property is actually subdivided and the first houses are built, which is must occur within the next 3-5 years according to the terms of the Agreement.

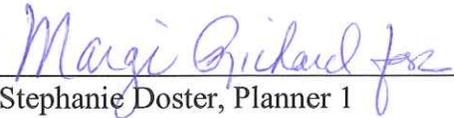
IV REVIEW OF APPLICATION:

A meeting of the Town's Development Review Team was held on January 28, 2016, during which staff reviewed with the Applicant comments regarding the proposed infrastructure plans for the Inlet Harbor Development Project. In response to the comments discussed at that meeting, revised plans were submitted to the Town on February 12, 2016.

- A. The plans are for a 40-foot wide, dual-purpose buffer between Lot 1 of the proposed Inlet Harbor Residential subdivision and the eastern-most boat stack of Inlet Harbor Marina. The buffer area will contain a 20-foot wide retention swale to collect excess drainage from Inlet Harbor Road and a 10-foot wide vegetated buffer immediately adjacent to Lot 1.
- B. The purpose of the 20-foot retention swale is to alleviate historical ponding that occurs on Inlet Harbor Road during rainstorms. The road and front 25 feet of the property will grade north toward the swale to encourage drainage flow.
- C. The retention swale and areas labeled "Lawn" will be covered with St. Augustine sod.
- D. The 10-foot wide landscape vegetated buffer will contain, in order of layering from west to east: (13) 10-foot high Sea Breeze Bamboo; (54) 20-inch high Florida Privet; (4) 18-foot high Magnolia, spaced 35-feet apart on center; and (4) 8-foot high Sea Grapes (between each Magnolia) spaced 35-feet apart on center. This arrangement meets the minimum requirements of the LUDC Section 4.10.3.C Table 4-16 "Landscape Coverage Requirements."
- E. Mulch will be installed in all landscape planting areas, which will each be bordered with raised timber to prevent washout of ground cover onto adjacent properties or the right-of-way, per LUDC section 4.10.3.D.3.c.
- F. Irrigation will be provided to all planting areas of sod and vegetation, as reviewed and approved by the Town's General Manager of Public Works.
- G. The approved Development Agreement designates the 50' north of the buffer abutting the Inlet Harbor Canal as a wetland shoreline buffer easement and will not be encroached on for the buffering and retention purposes of this property.
- H. The 10-foot-wide planting area was originally proposed to be positioned on the western portion of the 40-foot buffer. To satisfy concerns by the Fire Marshall regarding fire safety and emergency access to the boat stacks of Inlet Harbor, the planting area was moved to the eastern portion of the property.

V RECOMMENDATION

Based on the fact that the application meets the requirements of the approved Development Agreement and the criteria of LUDC Section 4.10.3, Landscape, buffering and screening requirements, staff recommends **approval** of the 40-foot vegetated buffer, including the landscaping and retention swale.


Stephanie Doster, Planner 1

February 19, 2016
Date

Attachments:

1. Location map
2. Zoomed in location map
3. Paragraph 3.E from Inlet Harbor Residential Development Agreement
4. Approved concept plan for Inlet Harbor Residential
5. Buffer, Drainage, and Landscape Plans



Property Address/Location: Inlet Harbor Rd



**ATTACHMENT 1
LOCATION MAP**

TOWN OF PONCE INLET





ATTACHMENT 2

ZOOMED-IN LOCATION MAP

ATTACHMENT 3

INLET HARBOR RESIDENTIAL DEVELOPMENT AGREEMENT

3. DEVELOPMENT PLAN:

- E. Within one (1) year from the effective date of this Agreement, Inlet Harbor, Inc. shall install the plants and irrigation system to create a forty (40') foot wide buffer adjacent to the Inlet Harbor easternmost "stack house" boat storage building located on Inlet Harbor's commercial property. The area shall serve the dual purpose of supporting a landscape buffer to screen the residential lots to be created on the Property from the commercial activity occurring at the Inlet Harbor Marina and Restaurant property owned by Inlet Harbor, Inc. and as an area to manage a portion of the drainage from Inlet Harbor Road, an existing public street. To screen the residential use from the commercial light and noise of the Inlet Harbor Restaurant and Marina, the buffer shall be planted with a combination of canopy and understory trees, hedge shrubs, and bamboo to provide a vegetated buffer as required by the LUDC. The Developer shall submit a landscape and irrigation plan for the 40 foot wide buffer to the Town for review and approval no later than six (6) months from the effective date of this Agreement. The landscape plan shall include room to accommodate and not interfere with the functioning of the stormwater drainage swale to be constructed by the Developer at the west end of Inlet Harbor Road pursuant to Paragraph 8B in this Agreement. The Town shall review the landscape buffer plans pursuant to the LUDC, which requires review and recommendation by the Parks, Recreation, and Tree Advisory Board. The forty (40') foot wide buffer shall be located on a separate parcel between the Inlet Harbor Road right-of-way line and a point 50 feet south of the mean high water line of the canal north of the Property. The parcel supporting the 40 foot wide buffer shall be owned and maintained by Inlet Harbor, Inc. in perpetuity and made subject to a unity of title agreement. The buffer shall be protected by a buffer easement granted to the Town to be recorded at the same time this Agreement is recorded in the public records of Volusia County, Florida. Inlet Harbor, Inc., or its successors and assigns shall be responsible for maintaining the vegetative buffer described above. The language of the buffer easement shall allow the Town to access and maintain the buffer should the Developer fail to do so. In such instance, the Developer shall reimburse the Town for this service. The adjacent Inlet Harbor Restaurant and Marina boat stack business on the commercial property will continue after the Property is developed and sold as residential lots. The purchasers of residential lots will take title to the residential lots with notice of the existing business and its intended continuation; a plat notation to this effect shall be placed on the plat of the Property or any portion thereof and recorded in the Public Records of Volusia County, Florida.