

DESIGN ALTERNATIVE

Ajax Site Improvements

NARRATIVE

The Applicant and property owner of 500 and 504 Gene Green Rd. (the parcels collectively referred to as the “Property”) submits this application in concurrence with its previously submitted Site and Development Plan, which is currently under review, to seek design alternatives from the following sections of the City’s Land Development Regulations: (1) Chapter 87, Section 3.8.3.B.5; and (2) Chapter 87, Section 3.9.3.A.8.

Section 3.8.3.B.5 requires wildlife breaks in fencing and walls so that none will extend for more than 500 continuous linear feet. The required wildlife breaks must be a minimum of 25 feet in width and cannot have plantings that will grow to create a complete blockage of the opening.

Through its Site and Development Plan, the applicant proposed fencing to surround the area on its property to be used for outdoor storage of equipment and vehicles; this fencing exceeds 500 continuous linear feet.

The applicant requests a design alternative to allow for the fencing as proposed and in support cites the following:

- Providing breaks in the proposed fencing, as required by LDR Section 3.8.3.B.5, would negate the primary function of the fencing as such is necessary for security and safety measures, including compliance with insurance and best practices in the industry.
- More than adequate space for wildlife to move uninhibited and for connectivity of any wildlife corridors is provided on the Property as well as the surrounding area.
- The specific area where the fencing is proposed is an area utilized by large vehicles for traffic and storage, as well as home to industrial operations; these conditions are existing and have been for decades. Therefore, wildlife in the area should be acclimated to the conditions on site and the addition of such fencing should not interrupt or interfere with existing wildlife movement and corridor patterns.

Section 3.9.3.A.8 requires light fixtures located in the perimeter of the outdoor parking area to measure at a height ranging from twelve (12) to fifteen (15) feet. The applicant seeks a design alternative from this requirement to allow light fixtures located in the perimeter of the parking area to exceed fifteen feet in height and cites the following in support:

- The taller light fixtures are necessary for safety and utility reasons due to the size and nature of the industrial vehicles using the parking area.

- No adverse impact will be created by the greater height of the perimeter light fixtures in terms of light spillover or otherwise.
- Please see the engineer's note below, which has been incorporated into the lighting plan:

ENGINEER'S NOTE

AFTER REVIEWING THE PLANNING AND ZONING DEPARTMENT COMMENTS ON THE LIGHTING PLANS, ITEM "4" REFERENCES CHAPTER 87, SECTION 3.9.3.A.8, WHICH ADDRESSES PARKING AREA LIGHTING AND PERMITTED POLE HEIGHTS.

DUE TO THE INDUSTRIAL NATURE OF THIS PARKING AREA, THE STANDARD LIGHT POLE HEIGHTS SPECIFIED IN THE CITY OF VENICE CODE (12-15 FEET) ARE INSUFFICIENT TO PROVIDE UNIFORM AND EFFECTIVE ILLUMINATION. THIS PARKING LOT IS INTENDED FOR CONSTRUCTION AND INDUSTRIAL TRUCKS, WHICH AVERAGE APPROXIMATELY 12 FEET IN HEIGHT. TO ENSURE ADEQUATE LIGHT DISTRIBUTION AND SAFETY, THE PROPOSED LIGHT POLE HEIGHTS EXCEED THE STANDARD RANGE.

THE PHOTOMETRIC ANALYSIS DEMONSTRATES THAT LIGHT SPILLAGE BEYOND THE PROPERTY BOUNDARIES REMAINS WITHIN ACCEPTABLE LIMITS. ALL FIXTURES LOCATED ALONG THE PARCEL PERIMETER WILL INCLUDE EXTERNAL GLARE SHIELDS TO PREVENT LIGHT TRESPASS ONTO ADJACENT PROPERTIES.