



Zoning Board of Appeals

AGENDA

February 14, 2013

1. Call to Order
2. Roll Call
3. Approval of September 13, 2011 Minutes
4. Appeal Procedures
5. OLD BUSINESS- None
6. Election of Chairperson and Vice-Chairperson as per Sec. 94-61(c) *The board of zoning appeals shall each year select from its members a chairperson and vice-chairperson*
7. New Business-
 - a. Case: 13-08

Address: 3205 and 3209 Crill Avenue

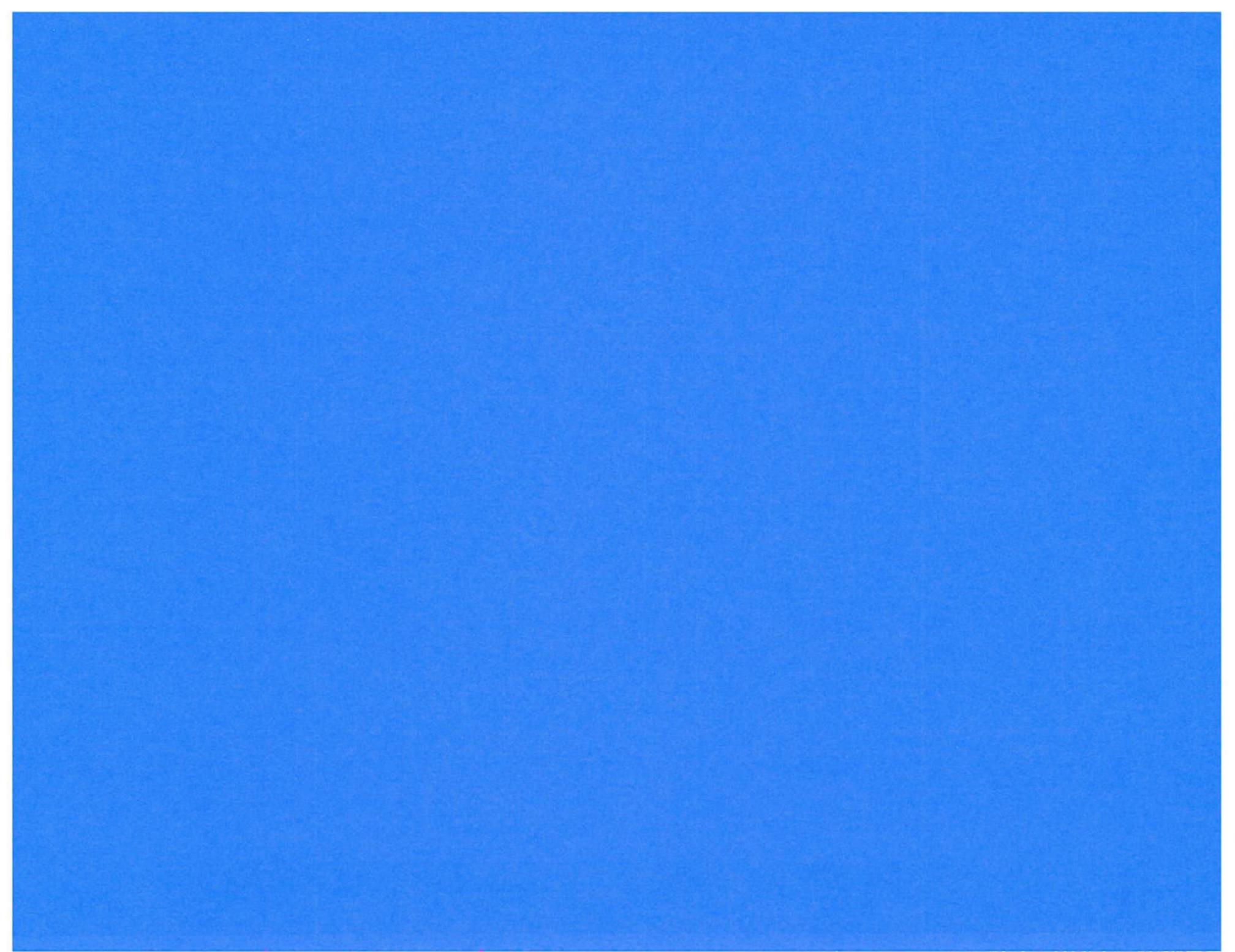
Parcel: 11-10-26-0000-1160-0000 and 11-10-26-0000-1110-0000

Agent: Brett Woodward

Owner: Donald E. Holmes and Dale J. Hewett Life Estate and Richard S. Richter

Request: Variance requests: 1) Zoning Code Sec. 94-261 (f), reduce minimum parking space width from ten feet to nine feet; and 2) Zoning Code Sec. 94-261 (s)(4), increase driveway width at the juncture of the street from 40 feet to 80 feet and increase driveway width at the property line from 24 feet to 46 feet.
8. Other Business- None
9. Adjourn

ANY PERSON WISHING TO APPEAL ANY DECISION MADE BY THE HISTORIC PRESERVATION BOARD WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING WILL NEED A RECORD OF THE PROCEEDINGS THAT INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED, AT THE EXPENSE OF THE APPELLANT. F.S. 286.0105



**Zoning Board of Appeals
Regular Meeting Minutes September 13, 2011**

Meeting was called to order at 4:00pm by Chair, Ellsworth Lowry Taylor III. **Members present:** Cleveland Hobbs, Blanch Rogers, Marcia Lane, Eddie Collins, Betty Willis and Rufus Borom. **Also present:** Thad Crowe, Planning Director and Deena McCamey, Recording Secretary.

Motion made by Mr. Collins to approve the minutes of the April 13, 2010 meeting. Mrs. Willis seconded the motion. All those present voted affirmative. Motion passed

1. **Read appeals-** read by Ms. McCamey

2. **Old Business-** None

3. **New Business:**

A. **Election of Chairperson and Vice-Chairperson as per Sec. 94-61 (c)** The Chair recommended tabling the election until the end of the meeting, so the applicants were not being held up.

Motion- Made by Mr. Collins to table until the end of the meeting, seconded by Mrs. Willis, those entire present voted affirmative. Motion passed

B. **Case ZB 11-10:** a request for a variance of between eight foot, five inches and eight foot, two inches from the minimum side (street) yard setback of 15 feet to allow new construction for a front porch in an R-2 zoning district.

Location: 416 N 5th St.

Parcel: 42-10-27-6850-0320-0050

Owner: Patrick M & Kimbrel P Halloran

(Public Hearing)

Patrick Halloran, 416 N 5th St. said his request is for a front porch to be constructed to his house making it more conforming to the neighborhood. He described what size and description of what the porch will look like. He explained the reason for the variance is because the house was not constructed square with the property lines.

Ms. Willis asked if this will be a new constructed porch.

Mr. Halloran replied the only thing there right now was the landing, which needed to be replaced.

Mr. Hobbs asked how many feet will the porch be coming close to the sidewalk.

Mr. Halloran replied approximately seven to eight feet from the sidewalk when completed.

Mr. Taylor asked if the porch will be constructed of wood material.

Mr. Halloran replied the flooring will be wood and the base will be constructed of concrete pillars with wooden casement around the bottom, so the pillars will not be seen. There will be four columns in the front and the pitch of the roof will match the same pitch of the main structure.

Ms. Lane asked if there was any response from the neighbors.

Ms. Mccamey replied there were no comments or letters from the neighbors.

Motion- made by Mr. Collins to approve the applicants request, seconded made by Mr. Borom.

Mr. Crowe advised the board there will need to be two motions,

- 1) For the non-conforming structure.
- 2) For the variance.

Motion- made by Mr. Hobbs to approve the non-conforming structure at 416 N 5th St. all those present voted affirmative. Motion passed.

Motion- made by Mr. Hobbs to approve the request for variance. Seconded by Ms. Willis, all those present voted affirmative. Motion passed.

C. Case ZB 11-16: a request for a 36 square foot variance exceeding the maximum 96 square foot sign area, for a new 132 square foot sign constructed in the C-2 zoning district located on the northwest portion of the property, fronting State Road 19.

Location: 423 N State Rd 19

Parcel: 02-10-26-8900-0010-0000

Owner: David M Strickland

(Public Hearing)

David "Matt" Strickland, 216 Redfish Creek Drive, Saint Augustine; said that Mr. Crowe advised him that a variance would be needed for the total square footage of the Zaxby's sign. He told the board that he was coming to them after the completion of installation, because Mr. Crowe noted the size of the sign was too large for that location.

Mr. Crowe stated a variance was needed for the total square feet of the sign.

Mr. Strickland said the original size of the sign totaled 235 sq. ft., but it was changed to 128 sq. ft. because of the location. He said he thought that he would need approval for the sq. ft. of the sign and a variance for the pole sign.

Mr. Crowe said the City Commission approved that zoning district for pole signs, but he would need a variance for the total 132 sq. ft. sign.

Mr. Strickland said he was asking for a variance for the total square foot of the sign because it is already there and he would like to keep it.

Mr. Taylor asked what type of material is it and if it was illuminated.

Mr. Strickland replied it was illuminated and made of metal with the proper footers. The height is 22 ft. and has a reader board underneath the business sign.

Mr. Hobbs asked if the other signs in the area were grandfathered.

Mr. Crowe replied some of the signs are grandfathered and some were brought in by annexing from the county into the City. He said the sign code has been corrected to allow pole signs with the standards remaining at 96 sq. ft. for the maximum sign size and maximum height being 35 ft.

Mr. Hobbs asked if the signage was separate from the building permit and was there a permit?

Mr. Crowe said this was allowed through permitting which was unusual but he anticipated pole signs would pass the City Commission and the sign size would be allowed a variance from this board. He said the applicant had signed a letter that stated that he understood that if that sign size was not approved by the Zoning Board he would be required to remove it at that time which he also agreed to not hold the city liable.

Ms. Lane asked staff if there were any responses from the neighboring property owners.

Ms. Mccamey stated there were no responses.

Ms. Lane commented that the board needed to look at what the signage requirements were.

Motion- made by Mr. Collins to approve the requested additional sign space. Seconded made by Mr. Borom. All those present voted affirmative except Mr. Hobbs, he was opposed to the total square foot of the sign because the city does not allow over 92 Square Foot. He was also opposed to the reader board.

Mr. Crowe reminded the board that they were only approving the total square footing for the sign.

Motion continued- all those present approved Mr. Collins motion to approve the sign space.

D. Case ZB 11-35: a request for a 2 ½ foot variance to the required 10-foot side yard setbacks in an R-1A zoning district.

Location: 2129 Diana Dr

Parcel: 12-10-26-3750-0030-0110

Owner: Jeff & Dawn Rawls

(Public Hearing)

Dawn Rawls, 2129 Diana Dr. told the board that she and her husband purchased this property to build their home. She said that after she came up with the design for the home, the setbacks from the property line to the side wall of the house is 9 ft. and the overhang to the property line will be 7 ½ ft. therefore the house will encroach by 1 ft. which will be the overhang and the only thing encroaching.

Mr. Taylor asked if the 7 ½ ft. was the overall length to the lot line.

Ms. Rawls said yes that was correct from the overhang.

Mr. Collins asked if the house would be facing Diana Drive.

Ms. Rawls said yes, their intentions are to put a pool in the back yard. Currently on the property there is a 24' x 24' garage and a 24' x 24' square building, which the roof from the garage will be lifted and turned 90 degrees and they will connect the two buildings to make a one bedroom one bathroom one car garage for a home to live in while they construct the main house.

Ms. Lane asked staff if there were any responses from the neighboring property owners.

Ms. Mccamey stated there was one gentleman that came in and asked to look at the plans that were submitted and after he reviewed them he had no complaints.

Ms. Lane commented the reason there are setbacks in between homes in the R-1A district is to have a little more space between them unlike the other zoning districts which are different. She had concerns with the encroachment saying it could become a fire hazard therefore endangering the neighborhood.

Mr. Crowe told the board the criteria for this request can be a lot tougher because the state law says variances indicate a hardship and that ties this in with the shape of the lot and that is what makes it a hardship.

Mr. Hobbs asked if the front setback of the new home will be behind the existing neighborhood homes and there wouldn't be anything there other than the property line.

Ms. Rawls aid the front setback will be 27' from the front of Diana Dr.

Mr. Hobbs asked if the house will be to the rear of the property making it sit behind the other neighbor's homes.

Ms. Rawls said she did not believe so.

Mr. Crowe reminded the board that the applicant is here for the side setback, he added there was a survey completed and there is a stagger of houses that have smaller setbacks then what is being requested.

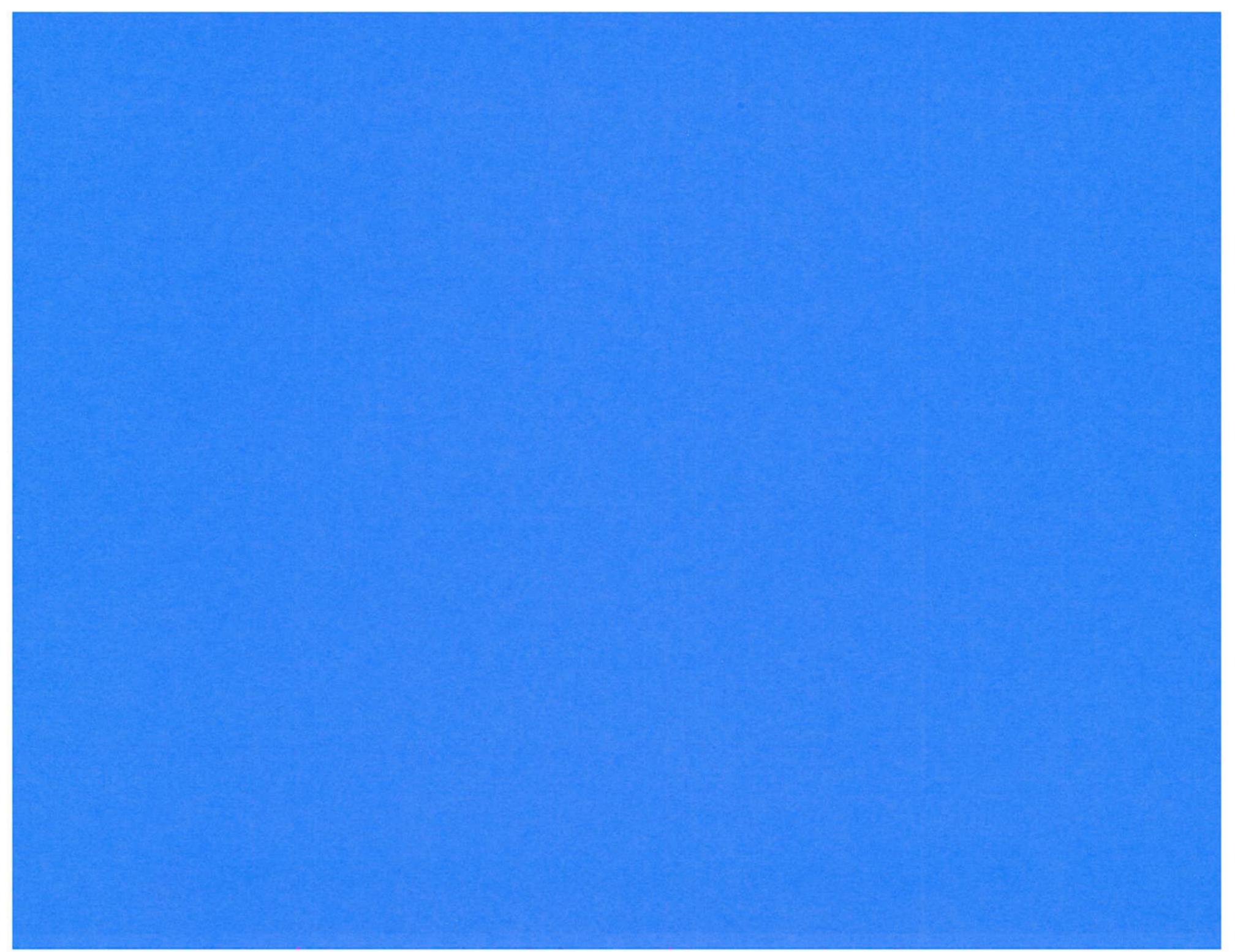
Ms. Rawls said when she designed the house she said she tried to keep with the neighborhood even though there are no homes with a side garage, this home will not devalue their homes.

Motion- made by Mr. Collins to approve the setback variance requested. Seconded made by Mr. Hobbs. All those present voted affirmative. Motion passed.

4. Other Business- Mr. Taylor said there was 2 very interesting issues; first was the signs that were brought up, he said it needed to be curtailed for future reference. He said he did not want the main drag to have these gigantic, ugly signs that are not kept up and eventually looking like Vegas. He said the city is going to grow and it needed to be kept up nice and pretty.
The other was the setback; in this particular case this ended up being an asset to the neighborhood, the encroachment of the overhang like in the older districts can become a problem, but most of these are very vague even though there are times that the board turns requests down, but not that often. He thought that either the board would need a workshop or file some of the rough edges and move them into the century instead of remaining behind.

Election of Chairperson and Vice-Chairperson as per Sec. 94-61 (c) Continued- Board members chose Mr. Taylor III to continue the Chair position and Mr. Collins to be Vice Chair.

5. Adjourn-Meeting adjourned at 4:30pm



Case 13-08

**Request for Variance from Minimum Parking Space Width and
Maximum Driveway Width
3205 and 3209 Crill Ave.
Applicant: Brett Woodward**

STAFF REPORT

DATE: February 7, 2013

TO: Zoning Board of Appeals members

FROM: Thad Crowe, AICP
Planning Director

APPLICATION REQUEST

To consider the following requested variances: 1) a one-foot variance, reducing minimum parking space width from ten to nine feet; 2) a 43-foot variance, increasing maximum driveway width at the street juncture from 40 feet to 83 feet; and 3) a 22-foot variance, increasing maximum driveway width at the property line from 24 to 46 feet. Public notice included property posting and letters sent to neighboring property owners (within 150 feet).



Figure 1: Subject Property

APPLICATION BACKGROUND

This is a request associated with the proposed Family Dollar store on this property, which is in the final stages of development review by City staff. The property is commercially zoned, with a Comprehensive Plan Future Land Use Map designation of Commercial and a zoning of C-2 (Intensive Commercial). The property was annexed into the City in 2012.



Figure 2: Site from Westgate Shopping Center/North



Figure 3: Site from Crill & Palm Vet Ctr./East (above)



Figure 4: Shopping Center across Crill Ave. from site (below)

PROJECT ANALYSIS

Per the City's Zoning Code, variances must be evaluated using the criteria shown below in italics. Staff's response to each criterion is also shown below.

1. *Special conditions and circumstances exist such as size, shape, topography, or other unique features that are peculiar to the land, structure or building involved, and which are not applicable to other lands, structures or buildings in the same vicinity or zoning district; and*
Parking Spaces. The property contains an unusual number of mature trees, which is not typically the case for City properties in the vicinity. Reducing parking space width will in turn reduce paved areas and allow for more tree preservation, particularly close to the parking lot.

Driveway. The peculiar conditions pertaining to the driveway variance request relate to a combination of factors: 1) the close proximity of the property line to the street; and 2) the wide radii needed for eastbound tractor-trailer delivery trucks to turn into the driveway. As shown in the photo below to the left, a wider right-of-way allows a more gradual and tapered transition from travel lane to internal driveway. This photo shows the Staples driveway on N. SR 19, where there is a distance of more than 60 feet between the property line (inner edge of sidewalk, shown by the red line) and the roadway. This compares with the funeral home located on Crill Ave. approximately 800 feet to the east, which like this site has a much smaller distance between property line and roadway of 15 feet. Application of the maximum driveway widths to this shorter distance would result in a higher turning radius that would make it impossible for a delivery tractor trailer truck to turn into the driveway without taking up and probably exceeding the entire driveway width.



Figure 5: Staples Driveway, N. SR 19



Figure 6: McMaster's Funeral Home Driveway

Another factor to consider is that Crill Avenue in this location is an FDOT maintained right of way and that FDOT standards criteria for driveway location and separation must be followed. The driveway must be lined up with the median opening as shown on the site plan, and standards that prohibit driveways near intersections prevent the use of any other driveways. Therefore an arrangement that would have angled one-way driveways of lesser width is not possible.

2. *Such conditions and circumstances were not the result of the affirmative actions of the applicant and the applicant has acted in good faith; and*

The applicant has acted in good faith to develop a project that complies fully with the City's commercial zoning, tree preservation, buffering and screening, parking, and other applicable codes. Good faith was also



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Delivered with Integrity

January 30, 2013

Thad Crowe
Planning Director
City of Palatka
205 N. 2nd Street
Palatka, Florida 32177-3707

Ref: Family Dollar – Palatka
Variance Review

Dear Thad:

Please find attached the following items:

- One (1) 11x 17 Demo, Site Plan, Landscape Sheet
- One (1) 11 x 17 Auto-turn plan of existing driveway
- One (1) 11 x 17 Auto-turn plan of proposed driveway
- One (1) Tree Inventory Report

We respectfully request a Variance from the following Code Sections:

1. Variance request from Zoning Code Sec. 94-261(f), minimum parking space dimension from ten feet to nine feet.
2. Variance request from Zoning Code Sec. 94-261(s)(4), driveway width at the juncture of the street shall not exceed 40 feet in width and 24 feet in width at the property line to allow for a 46' +/- connection at the property line and 83' +/- connection at the roadway pavement.

Variations shall be considered for development standards only unless otherwise authorized in this chapter and other chapters of the Municipal Code. The following criteria shall be utilized in evaluating a requested variance.

(1) Special conditions and circumstances exist such as size, shape, topography, or other unique features that are peculiar to the land, structure or building involved, and which are not applicable to other lands, structures or buildings in the same vicinity or zoning district.

- **Without the approval of this variance, delivery trucks would not be able to access the proposed commercial retail store.**

132 NW 76th Drive
Gainesville, Florida 32607

Phone (352) 331-1976
Fax (352) 331-2476
www.chw-inc.com

(2) Such conditions and circumstances were not the result of the affirmative actions of the applicant and the applicant has acted in good faith.

- This variance request complies with the above requirement.

(3) Granting of the variance request will not confer on the applicant any special privilege that is denied by the Municipal Code to other lands, buildings or structures in the same zoning district.

- The proposed building use is permitted in this zoning district.

(4) Literal interpretation and enforcement of the applicable standard would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Municipal Code, and would work unnecessary and undue hardship on the applicant.

- Without the approval of this variance, delivery trucks would not be able to access the proposed commercial retail store.

(5) No variance may be granted for a use of land or building that is not permitted;

- The proposed building use is permitted in this zoning district.

(6) The variance shall be the minimum variance necessary to alleviate the hardship.

- This variance request complies with the above requirement.

(7) The variance would not cause substantial detriment to the public health, welfare, and safety of surrounding properties and community.

- This variance request complies with the above requirement.

We trust you will find the attached items sufficient for your review and approval. If you have any questions, please contact me directly at (352) 331-1976 or brendans@clw-inc.com.

Sincerely,

Causseaux, Hewett, & Walpole, Inc.



Brendan Sloan, P.E.
Project Manager

GENERAL NOTES

NO ASPHALT CURB OR CONSTRUCTION DEBRIS IS ALLOWED IN PLANTING BEDS. IF ENCOUNTERED DURING CONSTRUCTION OR REPAIRS, THESE WILL BE EXCAVATED AND REPLACED.

ALL TREES SHALL BE A MINIMUM OF TEN (10) FEET IN CALIPER AND A HALF (1/2) INCH CALIPER ON LANCER, AS SPECIFIED BY THE LANDSCAPE ARCHITECT.

ALL LANDSCAPED AREAS SHALL BE MAINTAINED WITH 3" THICKNESS OF MULCH. PINE BARK MULCH IS PREFERRED. MULCH SHALL BE APPLIED TO PROTECT PLANTS FROM WEEDS AND SOIL MOISTURE LOSS. MULCH SHALL BE USED IN RETENTION AREAS.

NEW TREES OUTSIDE OF UNCURBED LANDSCAPED BEDS WILL BE PROTECTED FROM UNDER AND OVERPASS DAMAGE WITH 10" OF PLASTIC DRAIN TUBING.

LEADER BRANCHES AND MAIN STRUCTURAL LIMBS OF TREES SHALL NOT BE TOPPED OR THINNED TREES WILL BE STAKED AS NEEDED. OUTLINED TREES OF NON-SYMMETRIC BIODEGRADABLE COMBODOR BRUSH COVER SHALL BE PROVIDED THROUGHOUT THE BUFFER AREA. IF GRASS IS USED, IT SHALL BE OF A SPECIES THAT IS SUITABLE FOR THE CLIMATE OF THE VICINITY OF PALATKA, FLORIDA. GRASS AREAS MAY BE SOLOED, PLOWED, STRIPPED OR SEEDED.

SHRUBS AND ORNAMENTAL GRASSES SHALL BE A MINIMUM OF 18" IN HEIGHT WHEN MAINTAINED. SHRUBS SHALL BE AN EVERGREEN SPECIES AND A MINIMUM OF 18" IN HEIGHT WHEN MAINTAINED. ORNAMENTAL GRASSES PLANTED TO PROTECT SHALL BE PLANTED NO FURTHER AWAY THAN 30 INCHES ON CENTER.

ALL PLANTING SHALL BE DONE OR DESTROYED WITHIN 90 DAYS OF THE DATE OF THE PERMITS.

PLANTING SHALL NOT BE EXCEPTED OR PLANTED IN A STRAIGHT LINE. PLANTINGS SHALL BE SPACED THROUGHOUT THE LENGTH OF THE BUFFER.

PLANTINGS SHALL BE INSTALLED TO CURRENT NURSERY INDUSTRY STANDARDS. PLANT MATERIAL SHALL BE PROVIDED TO THE SITE BY THE CONTRACTOR. PLANTINGS SHALL NOT INTERFERE WITH VEHICULAR OR PEDESTRIAN MOVEMENT AND SHALL BE REMOVED TO MAINTAIN CLEARANCE.

TO MAINTAIN THAT PLANTS WILL SURVIVE THE CRITICAL ESTABLISHMENT PERIOD WHEN THEY ARE NOT VULNERABLE DUE TO LACK OF WATERING. ALL BUFFER PLANTINGS SHALL BE WATERED FOR THE FIRST YEAR. A PERMANENT BUILT-IN IRRIGATION SYSTEM SHALL BE PROVIDED FOR THE BUFFER AREA. THE SYSTEM SHALL BE INSTALLED AND OPERATED IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF AGRICULTURE'S RECOMMENDATIONS ON IRRIGATION SYSTEMS.

ALL REQUIRED BUFFER AREAS SHALL BE PROTECTED FROM POTENTIAL DAMAGE BY ADJACENT AREAS AND SHALL BE MAINTAINED. PROTECTION SHALL BE INSTALLED AT THE GRADING OF THE TREE CANOPY. FLAMES AT THE LOCATION OF CURBING TO PROTECT THE TREE AND ROOT ZONE.

PERIMETER BUFFER LANDSCAPE REQUIREMENTS

PER 88C 84-303 - 84-303 Buffer Requirements

LOCATION	BUFFER LENGTH & TYPE	LANDSCAPE REQUIRED	LANDSCAPE PROVIDED
NORTH	123 IN FT BUFFER TYPE III	3 Large Trees	3 Large Trees
WEST	123 IN FT BUFFER TYPE III	3 Large Trees	3 Large Trees
SOUTH	123 IN FT BUFFER TYPE IV	7 Understory Trees	8 Understory Trees
EAST	123 IN FT BUFFER TYPE IV	14 Understory Trees	14 Understory Trees
WEST	123 IN FT BUFFER TYPE IV	14 Understory Trees	14 Understory Trees

INTERIOR LANDSCAPE REQUIREMENTS

Per City of Palatka Code, Article VI, Sec 84-108(b)(1), vehicle use areas in excess of 1000 square feet shall have 25 square feet of landscaped area for each 500 square feet.

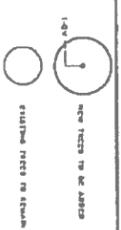
TOTAL VEHICULAR USE AREA: 30,228 sq ft
 TOTAL INTERIOR LANDSCAPING REQUIRED: 1,511 sq ft
 TOTAL INTERIOR LANDSCAPING PROVIDED: 1,505 sq ft

TREE MITIGATION REQUIREMENT

Per Tree Inventory Report provided by Robert Estep Services, total number of replacement DBH inches is 305.

TOTAL TREE MITIGATION PROVIDED: 305 DBH INCHES

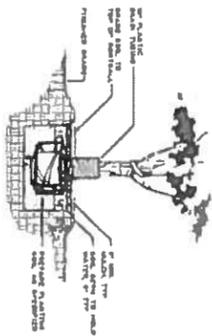
LEGEND



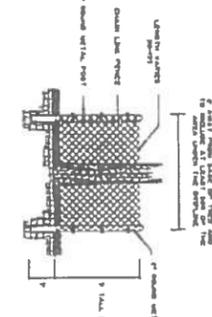
TREE PROTECTION

PROTECT TO ANY LAND CLEARING OPERATIONS. TREE LIMITS WHICH INTERFERE WITH CONSTRUCTION SHALL BE REMOVED AND TEMPORARY BARRIERS SHALL BE INSTALLED AROUND ALL CLEARING OR CONSTRUCTION AND SHALL REMAIN UNTIL THE COMPLETION OF THE WORK. THE TEMPORARY BARRIERS SHALL BE PLACED AT LEAST SIX FEET AWAY FROM THE BASE OF ANY TREE, AND SHALL BE UNDER THE OVERHANG OF ANY PROTECTED TREE. BARRIERS FOR TREE CROWN THE BARRIERS SHALL BE PLACED AT LEAST SIX FEET AWAY FROM THE TREE CROWN. A TWO-FEET-THICK FIBERGLASS FIBER REINFORCED PLASTIC BARRIER SHALL BE INSTALLED TO PROTECT THE TREE CROWN FROM ACCESS TO THE PROTECTED AREA.

17 TREE PLANTING DETAIL

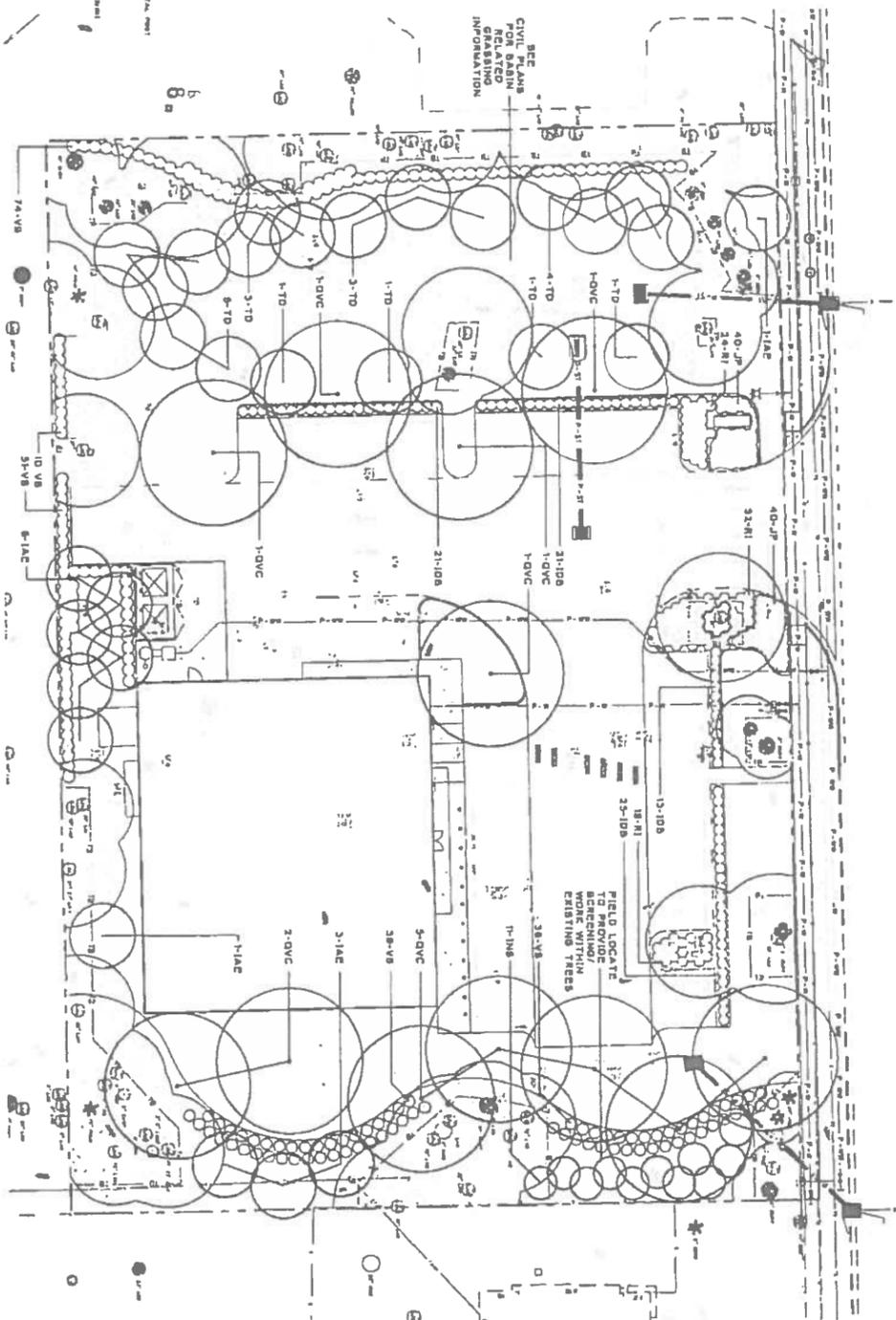


18 TREE PROTECTION DETAIL



PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE
123-III	3	LEL X ATTENUATA EAST PALATKA	EAST PALATKA HOLLY	30 GAL, 17 HT, 3.8 SPN, 3.8' CAL
123-IV	7	LEL X WELLSII R STEVENS	MELLE STEVENS HOLLY	30 GAL, 6 HT, 2.8' SPN, FULL TO GROUND, 3' CAL
123-V	14	QUERCUS VIRGINIANA CATHERBELL	CATHERBELL LIVE OAK	100 GAL, 18 HT, 7.8' SPN, 4.8' CAL
123-VI	14	QUERCUS DISTICHA	BALD CYPRESS	100 GAL, 18 HT, 6' SPN, 4.8' CAL
123-VII	14	QUERCUS LAEVOGLOBOSA	SWAMP CYPRESS	100 GAL, 18 HT, 6' SPN, 4.8' CAL
123-VIII	14	QUERCUS LAEVOGLOBOSA	SWAMP CYPRESS	100 GAL, 18 HT, 6' SPN, 4.8' CAL
123-IX	14	QUERCUS LAEVOGLOBOSA	SWAMP CYPRESS	100 GAL, 18 HT, 6' SPN, 4.8' CAL
123-X	14	QUERCUS LAEVOGLOBOSA	SWAMP CYPRESS	100 GAL, 18 HT, 6' SPN, 4.8' CAL
123-XI	14	QUERCUS LAEVOGLOBOSA	SWAMP CYPRESS	100 GAL, 18 HT, 6' SPN, 4.8' CAL
123-XII	14	QUERCUS LAEVOGLOBOSA	SWAMP CYPRESS	100 GAL, 18 HT, 6' SPN, 4.8' CAL
123-XIII	14	QUERCUS LAEVOGLOBOSA	SWAMP CYPRESS	100 GAL, 18 HT, 6' SPN, 4.8' CAL
123-XIV	14	QUERCUS LAEVOGLOBOSA	SWAMP CYPRESS	100 GAL, 18 HT, 6' SPN, 4.8' CAL
123-XV	14	QUERCUS LAEVOGLOBOSA	SWAMP CYPRESS	100 GAL, 18 HT, 6' SPN, 4.8' CAL
123-XVI	14	QUERCUS LAEVOGLOBOSA	SWAMP CYPRESS	100 GAL, 18 HT, 6' SPN, 4.8' CAL
123-XVII	14	QUERCUS LAEVOGLOBOSA	SWAMP CYPRESS	100 GAL, 18 HT, 6' SPN, 4.8' CAL
123-XVIII	14	QUERCUS LAEVOGLOBOSA	SWAMP CYPRESS	100 GAL, 18 HT, 6' SPN, 4.8' CAL
123-XIX	14	QUERCUS LAEVOGLOBOSA	SWAMP CYPRESS	100 GAL, 18 HT, 6' SPN, 4.8' CAL
123-XX	14	QUERCUS LAEVOGLOBOSA	SWAMP CYPRESS	100 GAL, 18 HT, 6' SPN, 4.8' CAL
123-XXI	14	QUERCUS LAEVOGLOBOSA	SWAMP CYPRESS	100 GAL, 18 HT, 6' SPN, 4.8' CAL
123-XXII	14	QUERCUS LAEVOGLOBOSA	SWAMP CYPRESS	100 GAL, 18 HT, 6' SPN, 4.8' CAL
123-XXIII	14	QUERCUS LAEVOGLOBOSA	SWAMP CYPRESS	100 GAL, 18 HT, 6' SPN, 4.8' CAL
123-XXIV	14	QUERCUS LAEVOGLOBOSA	SWAMP CYPRESS	100 GAL, 18 HT, 6' SPN, 4.8' CAL
123-XXV	14	QUERCUS LAEVOGLOBOSA	SWAMP CYPRESS	100 GAL, 18 HT, 6' SPN, 4.8' CAL
123-XXVI	14	QUERCUS LAEVOGLOBOSA	SWAMP CYPRESS	100 GAL, 18 HT, 6' SPN, 4.8' CAL
123-XXVII	14	QUERCUS LAEVOGLOBOSA	SWAMP CYPRESS	100 GAL, 18 HT, 6' SPN, 4.8' CAL
123-XXVIII	14	QUERCUS LAEVOGLOBOSA	SWAMP CYPRESS	100 GAL, 18 HT, 6' SPN, 4.8' CAL
123-XXIX	14	QUERCUS LAEVOGLOBOSA	SWAMP CYPRESS	100 GAL, 18 HT, 6' SPN, 4.8' CAL
123-XXX	14	QUERCUS LAEVOGLOBOSA	SWAMP CYPRESS	100 GAL, 18 HT, 6' SPN, 4.8' CAL



17 TREE PLANTING DETAIL
 18 TREE PROTECTION DETAIL

LANDSCAPE PLAN
 FOR SITE PLAN APPROVAL

FAMILY DOLLAR
 STATE ROAD 20
 PALATKA, FLORIDA

BURD DAVIS & ASSOCIATES
 ARCHITECTS, ENGINEERS, AND PLANNERS
 7450 NW 41ST STREET
 SUITE 200
 PALATKA, FLORIDA 32909
 352 313 8000 FAX
 352 313 8000 TEL

17 TREE PLANTING DETAIL
 18 TREE PROTECTION DETAIL

