

SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM

SUBJECT: Briefing Regarding Fence and Wall Techniques

DEPARTMENT: Planning & Development DIVISION: Development Review

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Agenda Date <u>02/10/04</u>	Regular <input type="checkbox"/>	Consent <input type="checkbox"/>	Work Session <input type="checkbox"/>	Briefing <input checked="" type="checkbox"/>
	Public Hearing – 1:30 <input type="checkbox"/>		Public Hearing – 7:00 <input type="checkbox"/>	

MOTION/RECOMMENDATION:

This is a briefing to provide information to the Board of County Commissioners (BCC) on alternatives to the Active /Passive Buffer wall requirement.

BACKGROUND:

Per direction of the Board at its meeting of May 13, 2003, staff evaluated alternatives to the brick or masonry wall requirement for Active/Passive Buffers. This report evaluates the different types of fence and wall materials relative to their durability, aesthetics, cost, opacity, maintenance and installation.

Current Standards:

Currently the Seminole County Land Development Code (LDC) Sec. 30.1232 requires the Active/Passive Buffer as a design standard to all commercial, office, industrial and multi-family development adjacent to properties assigned a residential zoning classification or a residential land use designation. The buffers and setbacks are intended to separate incompatible land uses and eliminate or minimize adverse impacts such as light, noise, glare and building mass on adjacent residential use (See Table 1).

Reviewed by:
Co Atty: _____
DFS: _____
Other: _____
DCM: <u>ES</u>
CM: <u>MR</u>
File No. <u>bpdd01</u>

Table 1

Building Height One (1) Story	Passive Buffer/Setback*	Active Buffer/Setback**
Office	15/25	25/50
Commercial	15/25	25/50
Multi-Family	15/25	25/50
Light Industrial	15/25	25/100
Industrial	15/25	25/150

Building Height Two (2) Story	Passive Buffer/Setback*	Active Buffer/Setback**
Office	15/50	50/100
Commercial	15/50	50/100
Multi-Family	15/100	50/100
Industrial	15/150	50/150

* Passive buffer component: four (4) canopy trees per 100 linear feet & a perimeter brick or masonry wall six (6) feet in height.

** Active buffer component: eight (8) canopy trees per 100 linear feet & a perimeter brick or masonry wall six (6) feet in height.

The following is an outline of the characteristics/specifications of the current permitted wall materials:

Brick –

1. Opacity – 100% opaque
2. Durability – Highly durable
3. Maintenance – Low Maintenance
4. Cost - \$67 and up per linear foot
5. Installation – Footers are required the entire length of wall section
6. Aesthetics – Aesthetically pleasing and fits in most surroundings

Masonry Block –

1. Opacity – 100% opaque
2. Durability – Highly durable, however when used with stucco it is susceptible to chipping, fading and cracking
3. Maintenance – Low maintenance
4. Cost - \$57 a linear foot
5. Installation – Footers run the distance of the wall
6. Aesthetics – Moderately pleasing however aesthetics can be improved with split face block or stucco

Landscape Earthen Berm & Wall – May be used if approved by the planning manager

1. Opacity – 100% opaque
2. Durability – Highly durable
3. Maintenance – Landscaping only

4. Cost – costs associated with landscaping and creation of berm
5. Installation – installing landscaping and berm
6. Aesthetics – Aesthetic natural look

Alternatives not provided for in the code:

The following is an outline of the characteristics/specifications of alternative wall/fence types.

Wood Fence – Made of spaced picket, solid board, shadow box, stockade or post & rail

1. Opacity – Opacity depends on style
2. Durability – Durability depends on climate, soil conditions and materials used
3. Maintenance – Wood fences require periodic cleaning, painting or sealing and many fences are not properly maintained.
4. Cost – \$18 a linear foot
5. Installation – Panels are fastened to 4x4 post set 24"-36" inches in the ground or a column made of brick or rock secured by footers to the ground
6. Aesthetics – Wood fences have a nice aesthetic look when new, over time they deteriorate

PVC /Vinyl – Constructed with the same in same style as wood fence

1. Opacity – Opacity depends on style
2. Durability –The solid fence is durable but is prone to split or crack from UV rays, the split rail fence is prone to break or crack from contact with falling debris or people
3. Maintenance – Little to no maintenance. Mold or mildew removal may be necessary at times
4. Cost - \$22 - \$27 a linear foot
5. Installation – Panels or rails are connected to 4x4 PVC post set 24"-36" in the ground or a column made of brick or rock secured by footers to the ground
6. Aesthetics – Very pleasing when new and appears to keep the new look for several years, however since susceptible to mold and mildew requires constant upkeep

Aluminum or Wrought Iron

1. Opacity – This type of fence provides no usable opacity
2. Durability – Highly durable
3. Maintenance – Little to no maintenance
4. Cost - \$23 -\$28 a linear foot
5. Installation – Fence is attached to columns made of brick or rock
6. Aesthetics – this type of fence provides no usable opacity

Chain Link – Comes in vinyl coated or galvanized aluminum

1. Opacity – Plastic slats are inserted to obtain opacity
2. Durability – Long lasting
3. Maintenance – Maintenance free
4. Cost – \$13 - \$18 a linear foot depending on whether it is coated or not
5. Installation – Fence is attached to post set in the ground
6. Aesthetics – Very poor look. Minimal aesthetical value

Styrofoam – Requires coating of Stucco

1. Opacity – 100% opaque
2. Durability – Not durable
3. Maintenance – Stucco is easily cracked. Periodic maintenance to stucco is required
4. Cost – \$45 a linear foot
5. Installation – Metal Posts are inserted in ground with the Styrofoam wall inserts added
6. Aesthetics – Minimal aesthetical value

Prefabricated –

1. Opacity – 100 % opaque
2. Durability – Highly durable
3. Maintenance – Little maintenance
4. Cost - \$53 a linear foot
5. Installation – Concrete columns are set in the ground. The pre-made wall sections are inserted between the columns
6. Aesthetics – Can be painted or imprinted to look pleasing

Summary

Upon request of a waiver, some of the alternatives described above could be considered acceptable options. However, staff believes that the current standards are appropriate and waivers should be evaluated on a case by case basis.