

**Martin County, Florida
Growth Management Department
DEVELOPMENT REVIEW DIVISION**

**ALTERNATIVE COMPLIANCE REQUEST
DIVISION 15, LAND DEVELOPMENT REGULATIONS
LANDSCAPE, BUFFERING AND TREE PROTECTION**

A. Project information:

Property owner-applicant:.... Circle K Inc.
Address: 12911 N Telecom Parkway
..... Tampa, FL 33637
Telephone and fax: 813-910-6800
E-mail address:..... egiunta@circkek.com

Agent for owner-applicant: ... Coteleur & Hearing
Address: 1934 Commerce Lane, Suite 1
..... Jupiter, FL 33458
Telephone and fax: 561-747-6336
E-mail address:..... dsorrow@coteleur-hearing.com

Project name: Circle K- SE Cove Road and SE Federal Highway

Project professional's name and telephone number:

Land planner Daniel T. Sorrow **561-747-6336**

Landscape architect Daniel T. Sorrow **561-747-6336**

Property address: 5750 SE Federal Highway #1, Port Salerno, FL 34992

Legal description:..... See Attached

Parcel control number(s): 53-38-41-002-033-00200-8, 54-38-41-002-033-00160-6, 54-38-41-002-033-00010-8

B. General instructions:

This application form identifies the minimum documents and information required to initiate the review of a request for alternative compliance that varies from the strict application of the requirements of Article 4, Division 15, Landscaping, Buffering and Tree Protection, Land Development Regulations, Martin County Code (LDR). The applicant is cautioned to follow the instructions carefully.

The purpose of the application is to communicate to the reviewing staff, the decision-makers, and the public what is being proposed and how the landscape plan satisfies the purpose and intent of Article 4, Division 15, LDRs as well as or more effectively than would adherence to the standard code requirements.

Please organize and submit the application as a complete, "original" packet along with three (3) identical copies. The application materials shall be submitted to: **Martin County Growth Management Department, Development Review Division, 2401 SE Monterey Road, Stuart, Florida 34996.**

C. Fee: Alternative Compliance Request

Provide a check payable to the *Martin County Board of County Commissioners* as noted below.

- ☐ Alternative Landscape, Buffering and Tree Protection Request\$ 240.00

D. Application submittal and check list:

Review Check list

Provide the following list of items noted below with this application:

1. A notarized power of attorney is required from the owner-applicant to authorize an agent to act on the owner-applicant's behalf.
2. Alternative Compliance Request application signed and notarized.
3. Location map of subject property.
4. Environmental assessment.
5. Landscape plan (signed and sealed) by a registered landscape architect.
6. Final site plan, if necessary.
7. Justification statement (criteria for granting request), as noted below in Section E.

E. Justification (criteria for granting request) statement:

Provide a written response and justification to each of the following 5 questions noted below:

1. Identify the specific requirements as per code that are proposed to be modified.
2. What are the reasons why the strict adherence or application of the requirements are not feasible.
3. Describe the distinctiveness of this request. How does this request accommodate unique site features or utilize innovative design?
4. How does the proposed alternative means for compliance with the specific requirements provide an equal or superior means of meeting the intent and purpose

of the regulation?

5. Will the alternative compliance request, if granted, create a nuisance or an adverse effect to any neighboring property? If so, what will be done to mitigate the nuisance.

Section 4.6.6.7.A states: In evaluating proposed alternative compliance landscape plans, considerations shall be given to proposals which preserve native vegetation and use drought-tolerant plantings and other low water use landscape design principles and where the design may accomplish one or more of the following:

1. Ensures preservation of the maximum redevelopment vegetation on the site.
Preserves a maximum of existing native vegetation on site, post development.
2. Is designed to ensure that the overall appearance and function of the proposed development is compatible with other properties in the immediate area; is demonstratively responsive to the environmental attributes of soil, slope, hydrology, and vegetative communities unique to the site; is consistent with sound planning and site design principles; and, contingent upon:
 - a. Structures and other improvements are designed as to utilize existing site characteristics of topography, existing vegetative communities, and any unique environmental feature.
 - b. Conflicts between vehicular and pedestrian circulation are avoided.
 - c. Planting areas indicate a diversity of plant species in the categories of ground covers, shrubs, and trees.
 - d. Integration of proposed and existing vegetation is demonstrated in the plans with an emphasis on maintaining native community buffers and corridors, preserving or restoring forest community types, and providing for the natural ecological function of each type by using techniques as preserving a diversity of upperstory, midstory, and understory.
 - e. Plant schedules contain botanical and common names, sizes of materials by dimension and containerize, location by dimension, and notation describing species and diversity.
 - f. Planting specifications and species selected for the site are suitable for individual site environmental characteristics of soil slope, aspect, wetness and microclimate.
 - g. Please indicate compatibility with adjacent site environmental features.

Staff shall evaluate the alternative compliance request based on the above criteria. Based on the review by staff, the Growth Management Director shall specify how the proposed alternative compliance either does or does not meet the requirements of the Land Development Regulations. The evaluation shall be based on the following.

1. That the strict adherence or application of the code requirement(s) is not feasible.
2. The request utilizes innovative design and/or accommodates unique site features.
3. The request provides an equal or superior means of meeting the intent and purpose of the regulation.
4. The request does not create a nuisance or an adverse impact to any surrounding


property owner.

F. Inquiries and comments:

If you have any question or comment regarding this application, please contact us at (772) 288-5501. We appreciate suggestions of how to improve our services.

G. Applicant or agent certification:

I have read this application, and to the extent that I participated in the application, I have answered each item fully and accurately.


Applicant's or Agent's signature


2-9-18
Date

DANIEL T. SORROW
Printed name

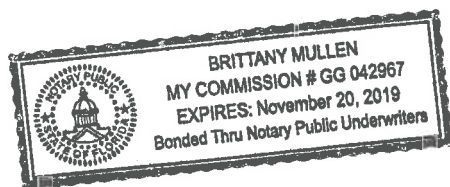
NOTARY ACKNOWLEDGMENT

STATE OF Florida
COUNTY OF Palm Beach

I hereby certify that the foregoing instrument was acknowledged before me this 9th day of February, 2008, by Daniel Sorrow. He or she ☒ is personally known to me or ☐ has produced N/A as identification.


Notary public signature
Brittany Mullen
Printed name

State of Florida at-large



Circle K- Cove Road/ US-1, Martin County
Alternative Compliance Request

February 6, 2018

On behalf of the property owner, Circle K Inc., we are submitting this alternative compliance request for land development regulations of Martin County for the proposed Circle K project, located on the corner of SE Cove Road and US-1 SE Federal Highway, in Martin County. Specifically, this request is in regard to the required type 4 buffer along SE Pine Avenue, which is a forty-foot (40') buffer. The strict adherence to this requirement does not facilitate a safe and efficient use, landscape buffering, or aesthetics of the subject property when compared to the alternative compliance recommendation.

Sec. 4.667. - Alternative compliance.

An applicant may submit a landscape plan which varies from the strict application of the requirements of this division in order to accommodate unique site features or utilize innovative design. An alternative compliance landscape plan shall be approved only upon a finding that it fulfills the purpose and intent of this division as well as or more effectively than would adherence to the strict requirements of this division.

4.667.A.

Evaluation. The applicant must provide documentation to justify a landscape plan not meeting the minimum standards of this division. Such documentation shall include a quantitative analysis of areas not meeting minimum standards or dimensions, required vs. provided dimensions, and materials not meeting minimum Code requirements.

The proposed design of this development project shows the building extending 14.4 feet into the type 4 buffer, for a distance of 86.7 feet, leaving 25.6 feet of dense vegetation between the building and the property line running parallel to SE Pine Avenue. Beginning 132 feet North of the South West corner property line, along SE Cove Road, the building crosses into the forty-foot (40') buffer requirement. The building continues within the buffer for 86.7 feet, at an average depth of six feet (6') (see Exhibit 1 / Table 1). The total buffer area required along SE Pine Avenue is 24,357.72 Square Feet (SF). This Alternative Compliance request is proposing to modify two point six percent (2.6%) or 627.54 SF of that buffer requirement (see Exhibit 2 / Table 2). It is our position that we have designed this buffer in such a way to be more effective than what is required according to the strict type 4 buffer standards.

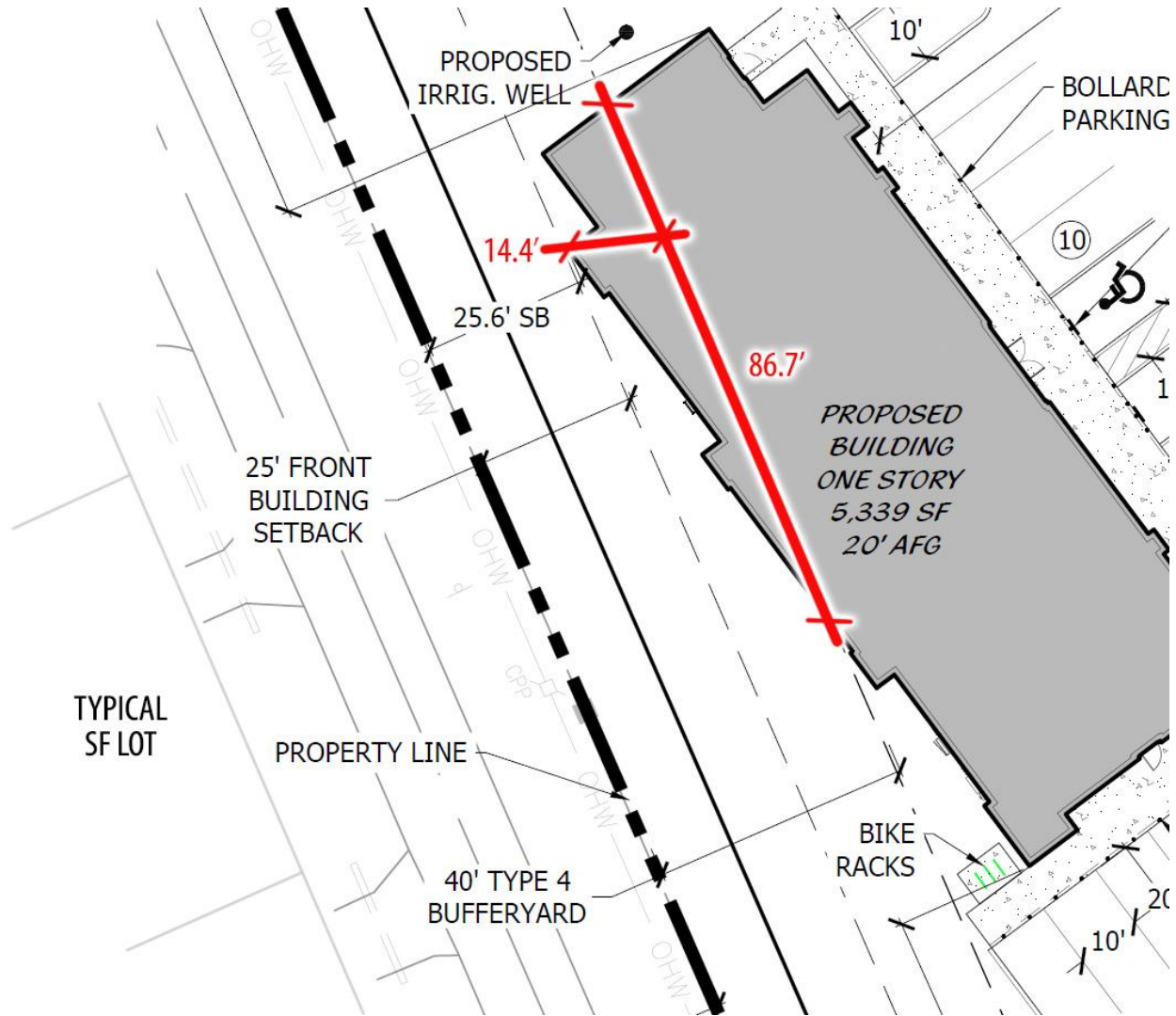


Exhibit 1: Beginning 132 feet North of the South West corner property line, along SE Cove Road, the building crosses into the forty-foot (40') buffer requirement. The building continues within the buffer for 86.7 feet, at an average depth of six feet (6').

Dimensions of Buffer Area Encroachment	
Distance from SE Cove Road Property Line	132'
Distance from SE Pine Avenue Property Line	25.6'
Total Length	86.7'
Largest Encroachment	14.4'
Average Width	6'
Total Square Footage of encroachment	627.54 SF

Table 1: Complete dimensions of Type 4 Buffer area encroachment.



Exhibit 2: The total buffer area required along SE Pine Avenue is 24,357.72 Square Feet (SF). This Alternative Compliance request is proposing to modify two-point six percent (2.6%) or 627.54 SF of that buffer requirement.

Required vs. Provided Buffer Area	
Required Type 4 Buffer Area	24,388.47.72 SF
Buffer Encroachment Area	627.54 SF
Provided Type 4 Buffer Area	23,760.93 SF
Percentage of Buffer Encroachment	2.6%

Table 2: Buffer area percentage of encroachment, and total required type 4 buffer vs. total provided type 4 buffer.

The approval of this alternative compliance landscape plan is necessary to accommodate the proposed site plan layout, which is essential to helping alleviate the traffic issues associated with the gas station ingress/egress location along SE Federal Highway US-1. The existing configuration of the entrance/exit frequently results in vehicle queuing along SE Federal Highway US-1. Vehicles exiting on to SE Federal Highway from the site have no option other than to turn right on SE Cove Road (See Exhibit 3). The ingress/egress location on SE Federal Highway US-1 is located too close to the signalized intersection to allow any vehicle to turn east on SE Cove Road or South on SE Federal Highway US-1. The proposed site plan offers a solution to this circulation problem by relocating the ingress/egress point along SE Federal Highway further to the North and providing a separate turn lane (See Exhibit 4). This will help residents of Martin County who wish to patron this establishment by providing a turn lane specifically for entering Circle K, and it will provide seamless mobility options for residents when exiting. However, this will not only benefit those who visit this establishment, but also those who are commuting adjacent to the site. The approval of this alternative compliance request makes it possible to resolve the existing traffic problem with this site.

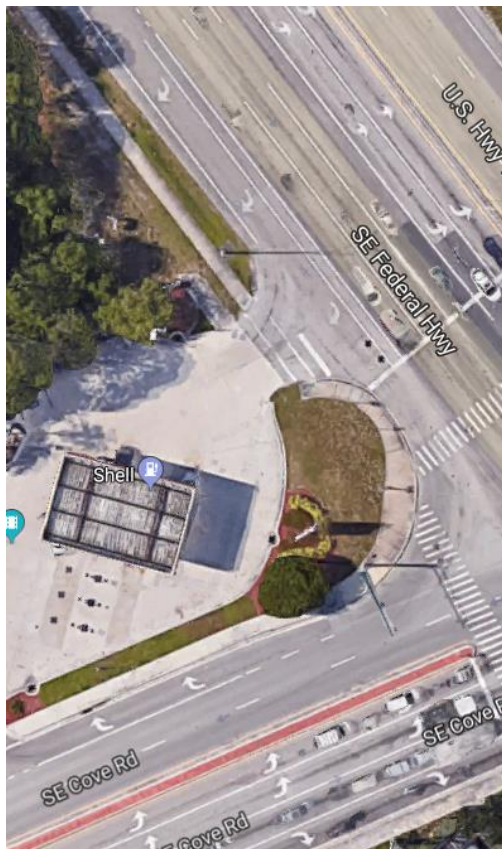
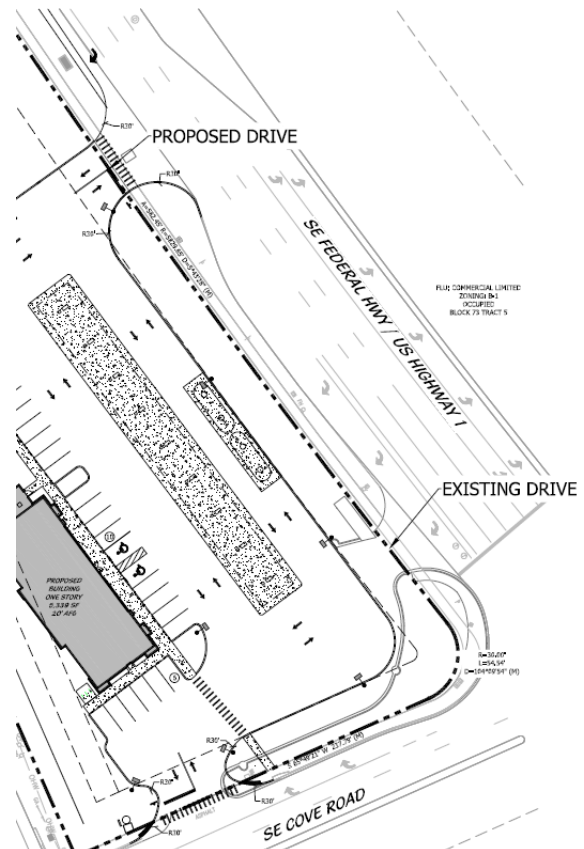


Exhibit 3: Existing Site Layout.



*Exhibit 4: Proposed Site layout.
The proposed and existing ingress/egress location is shown to highlight the change in location.*

1. Identify the specific requirements as per code that are proposed to be modified.

Sec. 3.106. - Vehicular service and maintenance.

3.106.D. Where such use abuts an RE, RS, RM, MH, residential PUD or Category "B" district or is separated only by a local street, a Type 4 landscape buffer shall be required in accordance with the standards set forth in Article 4, Division 15, Landscape, Buffering and Tree Protection.

Sec. 4.663.B Landscape Design Standards, Bufferyard Requirements:

A 40-foot-wide landscape strip with a six-foot-high opaque fence, wall or berm. At least one tree and 34 shrubs shall be provided for every 300 square feet of required bufferyard. Trees must be at least 14 feet in height with a three-inch caliper and staggered for maximum opacity. (See Graphic 1 for Visual representation of Code Minimum type 4 Buffer).

2. What are the reasons why the strict adherence or application of the requirements are not feasible?

By reducing the size of the buffer (in this one location for approximately 86.7' along the property line which abuts SE Pine Avenue) the conflicts between vehicular and pedestrian circulation will be greatly decreased. Martin County Land Development code states that the minimum requirement for a drive aisle width within a refueling station is twenty-four feet (24'). The design of the site has the respective drive aisles at thirty-seven feet (37') and thirty-three feet (33'). During emergency situations, it is extremely important to always maintain circulation around the site for EMS vehicles, and this may prove difficult without larger drive aisles. The purpose for the enhanced drive aisle width is for the safe and efficient operation of the gas station. High traffic and congested site conditions can be inconvenient and impractical from a circulation and efficiency standpoint for a company such as Circle K. The Circle K business model shows that having larger drive aisles is safer because it reduces potential conflicts between vehicle to vehicle and vehicle to pedestrian accidents. The current Circle K gas station located on the property is thirty (30) years old and was designed to serve the needs of customers in the 1980s. With only four (4) fuel pumps and a 2,500 SF building, the site is less than half the size of the new industry standard fuel station and convenience stores. In most circumstances narrower drive aisles can present navigation challenges for large recreational vehicles, fuel tankers, and large lawn maintenance vehicles with trailers at gas stations (see Photograph 1/Photograph 2/Photograph 3). The nature of the size of these vehicles warrants the use of extra wide drive aisles for the continuous flow of traffic.



Photograph 1: This is a recent picture of the existing Circle K property. A fuel truck attempted to turn into the property, but did not have a wide enough turning area and was forced to complete a 3-point turn. The result was cars stacking up along SE Cove Road and several cars were unable to back out of the convenience store for several minutes. In addition, cars were unable to leave the gas pumps causing even further congestion from patrons turning off SE Federal Highway US-1.



Photograph 2: An example of a large Lawn Maintenance Vehicle and trailer at a fuel pump. (Without the larger drive aisle, the trailer would encroach into the drive aisle posing a safety hazard and the cars parked in front of the store would be unable to back out safely.)



Photograph 3: This photo was taken recently at a newly renovated gas station in Martin County. The RV towing a jeep behind it almost completely blocked the drive aisle in front of the convenience store.

The records show there is an average of 208 cars per fuel pump per day, purchasing fuel at the existing Circle K business. This equates to an average of 835 vehicles using the refueling services of Circle K, at the existing site, per day (or 304,775 vehicles per year). There is an average of 204 customers purchasing items in the convenience store per day (or 74,460 customers per year). The projected sales statistics for the enhanced Circle K refueling station is 83 vehicles per fuel pump per day. This represents a 20.19 percent decrease in the number of vehicles per fuel pump per day. This is due to the greater number of pumps available for refueling at the enhanced Circle K. By reducing the number of vehicles visiting each pump per day, the congestion problems with the current site will be reduced significantly. 83 vehicles per fuel pump per day equates to an average of 1,497 vehicles refueling per day (or 546,405 vehicles per year). The projected number of customers visiting the convenience store has also gone up, from an average of 204 per day, to an average of 407 customers per day (or 148,555 customers per year). This represents an 83.25 percent increase in the number of customers visiting this Circle K facility (See Table 3).

Circle K Sales Statistics			
	Today	Projected	% Increase
Average # of Cars Per Fuel Pump Per Day	104	83	-20.19%
Average # of Cars at Fuel Pumps Per Day	835	1,497	79.28%
Average # of Customers inside Store Per Day	204	407	99.51%
Total Average # of Circle K Customers Per Day	1,039	1,904	83.25%
Average # of Cars at Fuel Pumps Per Year	304,775	546,405	79.28%
Average # of Customers Inside Store Per Year	74,460	148,555	99.51%
Total Average # of Circle K Customers Per Year	379,235	694,960	83.25%

Table 3: Circle K Sales Statistics, the projected sales statistics of the enhanced Circle K convenience store and refueling station vs the current sales statistics of the existing facility.

An additional need for the enhancement of this refueling station and convenience store is the population growth and densification that the area has experienced in the past seventeen (17) years. Since 2000 there has been 21.12% population growth within one point five (1.5) miles of the Circle K property (See Exhibit 5/Table 4). Within the next five (5) years there is projected to be another five percent (5%) growth in population. The extensive population growth of coastally confined areas such as this one brings up potential concerns with evacuation of residents. This site is located on the primary North-South evacuation route East of Interstate-95. This enhancement to the currently inadequate fuel station will better serve the residents of Martin County and provide greater opportunities for fueling needs.

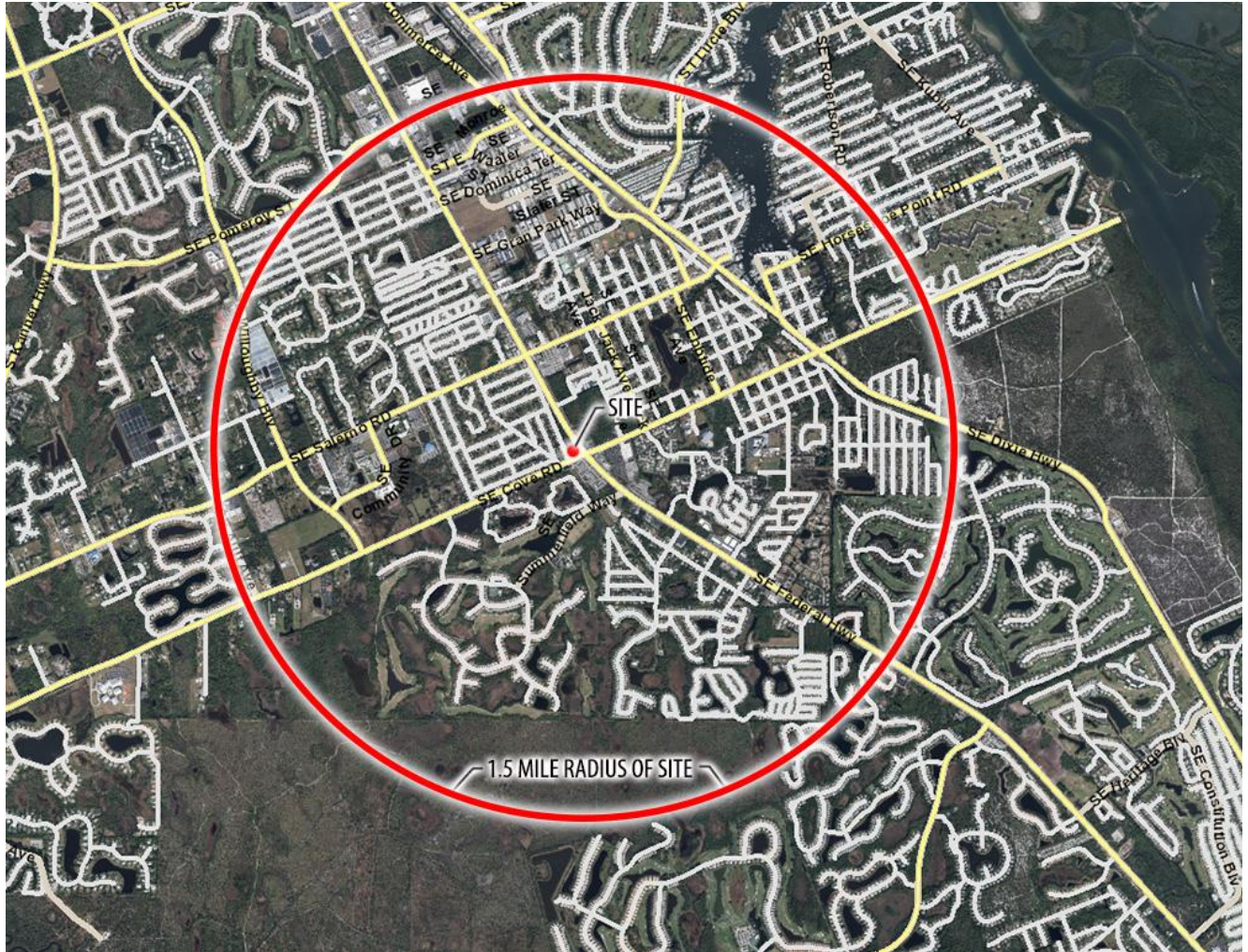


Exhibit 5: Aerial View of Site Location with area within 1.5 miles of Location Circled. Circled area has experienced 21.12% of population growth since the year 2000.

Population Statistics Within 1.5 Miles		
	Within 1.5 Miles	% Increase
Population in 2000	12,173	N/A
Population in 2017	14,744	21.12%
Projected Population in 5 Years	15,481	5.00%

Table 4: Population Statistics, there has been a 21.12% increase in population within 1.5 miles of the site over the past 17 years. Projected rise in population by 5% in the next 5 years.

3. Describe the distinctiveness of this request. How does this request accommodate unique site features or utilize innovative design?

This property is uniquely situated with roadways along three (3) of its property lines, these roadways narrow the property at its northern limit and restrict the options for its design. The Northern property line is 146.8' in length while the southern property line is 279.84' long (See Exhibit 6). Due to the unique shape of the parcel, the property lines along SE Federal Highway and SE Pine Avenue are not parallel. This causes any offset to not be parallel to the proposed development. A pinch point is created when using a prototypical structure, such as the Circle K standard prototypical building which is part the Circle K brand. Circle K has recently undergone an extensive rebranding and has a considerable investment into the design of their stores and properties. The recognizable brand and standards for their facilities is vital to Circle K. The site is designed to be parallel to SE Federal Highway-US1. In doing so, it is impossible to make the site parallel to SE Pine Avenue. Strict compliance with this section of the Land Development Code does not allow for the Circle k standard prototypical building and site layout; putting undue burden on the property owner and their ability to develop their land to be as safe and efficient as possible for their customers and the surrounding area.

This property is also uniquely situated for a different reason; This property is located along US-1 SE Federal Highway, which is the primary North-South travel route East of Interstate-95 from Key West to Maine. Exacerbating the need for this refueling station and convenience store to be enhanced is its position along SE Cove Road, which represents a primary East-West commuting route for people of the area. This is a key intersection for the people of Martin County and for those traveling along US-1 SE Federal Highway. Currently, construction on SW Kanner Highway is being completed to accommodate the high volume of day to day commuters of Martin County, which utilize SE Cove Road ever day to get to Interstate-95.



Exhibit 6: Uniquely Situated along three (3) Martin County roadways, the property shape does not allow parallel offsets because it creates pinch points. Southern Property line- 279.84 feet, Northern Property line- 146.8 feet.



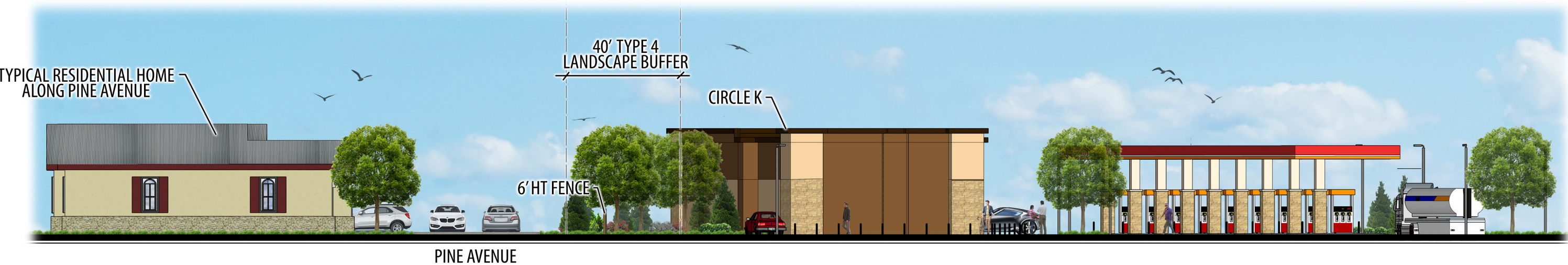
Exhibit 7: Aerial of the current gas station located on the property. The narrow drive aisles can be seen clearly. (This design does not work, traffic builds up around the entrances, and customers complain). This property is located along the primary North-South travel route East of I-95, and a primary East-West travel route leading to I-95.

4. How does the proposed alternative means for compliance with the specific requirements provide an equal or superior means of meeting the intent and purpose of the regulation?

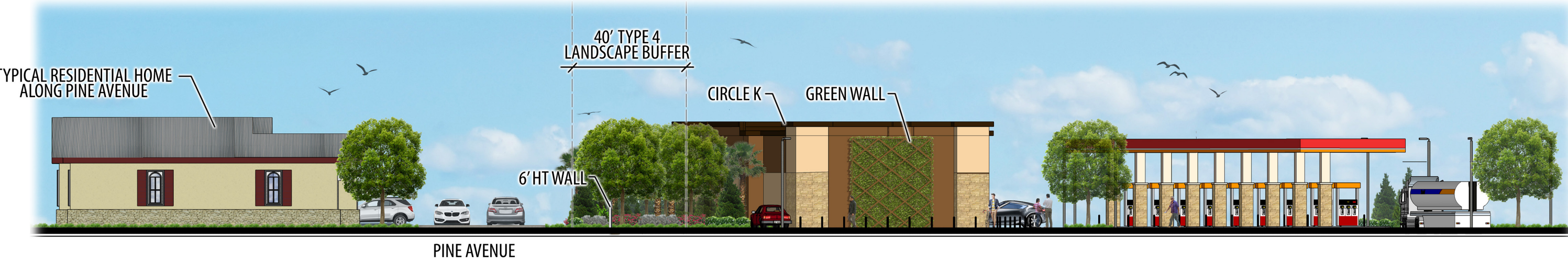
According to Martin County Land Development Code, the buffer requirements for this section of the type 4 buffer are, a six-foot (6') tall opaque fence, wall, or berm, thirty-four (34) shrubs per every three hundred square feet (300SF), and one (1) tree per every three hundred square feet (300SF). For the 3,468 SF section of the Type 4 buffer, which this Alternative Compliance request covers, there are 12 trees and 394 shrubs required. Within the proposed landscape plan for this section of the type 4 buffer, there is a six foot (6') tall prefabricated masonry wall, 25 trees, and 704 shrubs. The landscaping which Circle K proposes in this 3,468 SF section of buffer is more than twice what is required by the Martin County Land Development Code (See Code Minimum Landscape Plan View/Alternative Compliance Enhanced Landscape Plan View). Additionally, the minimum caliper and height for trees and shrubs within the landscape buffer is exceeded. The minimum caliper for trees planted within a type 4 buffer is three inches (3"). The minimum proposed tree caliper to be used at the time of planting is four inches (4"). From six feet (6') above grade there will be one hundred percent (100%) opacity at the time of planting due to a six-foot (6') tall prefabricated masonry wall, which will be placed in the center of the buffer. This wall will be enhanced with a hedge row, canopy trees, understory, shrubs, grasses, and groundcovers. From the top of the wall to fourteen feet (14'), eighty five percent (85%) opacity will be achieved on day 1 after planting. Within one (1) year of growth, ninety five percent (95%) opacity will be achieved. The buffer area is overplanted to ensure maximum opacity. The narrowest point of the buffer will be twenty-five feet (25') wide. Not only will plantings be provided in excess of the code requirement for a type 4 buffer, they will be planted in a closer proximity than the code requires. This will enhance the opacity of the buffer, but will not compromise the health of the plants. Additionally, it will create an even greater screen by making a dense vegetation buffer between the residential area and both the refueling station and store front (See Alternative Compliance Perspectives/Elevations). The design of the landscape plantings utilizes a variety of native species to match the surrounding areas and increase the aesthetic and effectiveness of the buffer. Within the proposed buffer, there will be as many existing native trees protected and preserved on-site as possible. Utilizing existing native trees will ensure the maximum preservation of vegetation and protect existing habitat for wildlife.

An additional aspect of the site design is the thoughtful design of the building and its placement which will work with the landscaping to block any view of the fueling station and patron activity from the residential properties. This building is situated to buffer most noise created in association with the activity on the property. New technology advances in lighting will allow for zero light spillage across the property line with the proposed full cut-off shields specified on the lighting plans. The existing building on the site has an inadequate buffer along SE Pine Avenue due to an above ground power line which connects to the SW Corner of the building (See Exhibit 7). The new building utilities will be located underground. Underground utilities prevent conflicts of powerlines impacting the effectiveness of the landscape buffer screening the building.

CODE MINIMUM LANDSCAPE BUFFER SECTION



ALTERNATIVE COMPLIANCE ENHANCED LANDSCAPE BUFFER SECTION



CODE MINIMUM LANDSCAPE BUFFER



ALTERNATIVE COMPLIANCE ENHANCED LANDSCAPE BUFFER










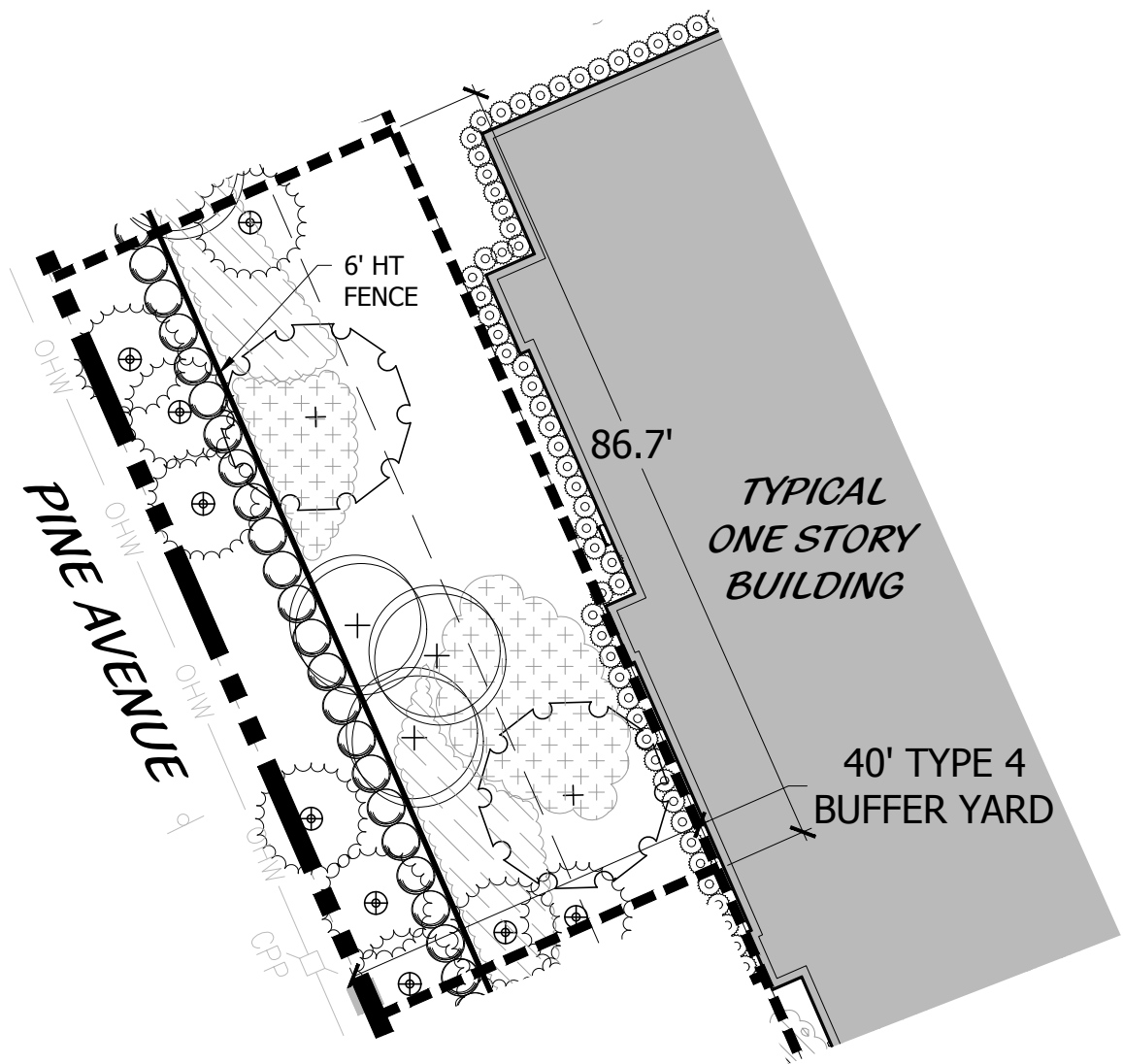
TYPE 4 LANDSCAPE BUFFER

CODE MINIMUM LANDSCAPE BUFFER:	REQUIRED
ONE TREE PER 300 SF (3,468 SF/ 300 SF = 12 TREES)	12
34 SHRUBS PER 300 SF (3,468 SF/ 300 SF X 34 = 394 SHRUBS)	394
ALTERNATIVE COMPLIANCE ENHANCED LANDSCAPE BUFFER:	PROVIDED
	25
	704

ALTERNATIVE COMPLIANCE PERSPECTIVES

CODE MINIMUM PLANT SCHEDULE

TREES		QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE
	CE	3	CONOCARPUS ERECTUS	GREEN BUTTONWOOD	45 GAL	3" CAL	16` HT, 5`-6` SPRD	Y
	JB	9	JUNIPERUS VIRGINIANA `BRODIE`	BRODIE COLUMNAR CEDAR	45 GAL	3" CAL	18` HT, 6`-7` SPRD	Y
	QV	2	QUERCUS VIRGINIANA	LIVE OAK	45 GAL	3" CAL	16` HT, 5`-6` SPRD	Y
SHRUBS		QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACE	NATIVE
	CI	14	CHRYSOBALANUS ICACO `RED TIP`	RED TIP COCOPLUM	3 GAL	3` X 2`	2` OC	Y
	CS	25	CLUSIA GUTTIFERA	SMALL LEAF CLUSIA	7 GAL	4`-5` OA X 4`	4` OC	N
GROUND COVERS		QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACE	NATIVE
	SS2	211	SERENOA REPENS SILVER	SAW PALMETTO	3 GAL	2` x 2`	2` OC	Y
	TFK	151	TRIPSACUM FLORIDANA	DWARF FAKAHATCHEE GRASS	1 GAL	2` X 2`	2` OC	Y

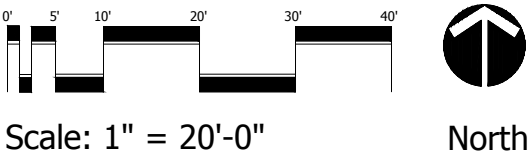


SUBJECT OF ALTERNATIVE COMPLIANCE

	REQUIRED
87 LF ALTERNATIVE COMPLIANCE AREA	3,468 SF
ONE TREE PER 300 SF	12
(3,468 SF / 300 SF = 12 TREES)	
34 SHRUBS PER 300 SF	394
(3,468 SF / 300 SF X 34 = 394 SHRUBS)	

PER CODE SECTION 4.663: THE TOTAL TREE REQUIREMENT WITHIN THE PERIMETER LANDSCAPE AREA SHALL BE DETERMINED BY USING A RATIO OF ONE TREE FOR EVERY 300 SQUARE FEET OF PLANTING OR MAJOR PORTION THEREOF, WITH NO LESS THAN 75 PERCENT OF SAID TREES BEING SHADE TREES. THIS PROVISION IS NOT INTENDED TO REQUIRE TREES TO BE EQUALLY SPACED 30 FEET APART. CREATIVE DESIGN AND SPACING IS ENCOURAGED.

CODE MINIMUM LANDSCAPE



CIRCLE K #1885
Martin County, Florida

DESIGNED	LAH
DRAWN	LAH
APPROVED	DTS
JOB NUMBER	16-0804
DATE	01-22-18
REVISIONS	

April 13, 2009 6:25:20 p.m.
Drawing: EXHIBIT LAYOUT 11X17.DWT

ALTERNATIVE COMPLIANCE ENHANCED PLANT SCHEDULE

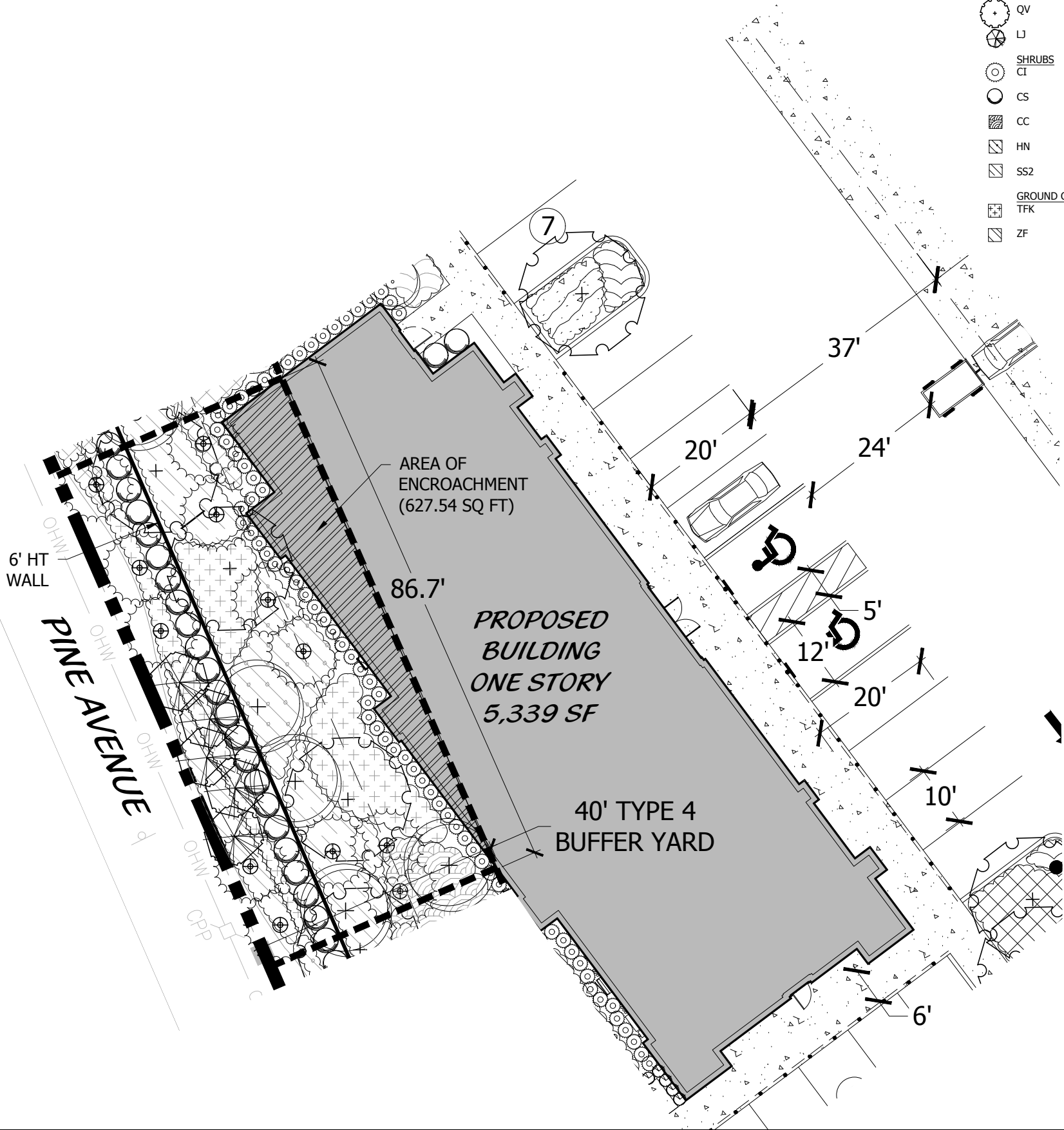
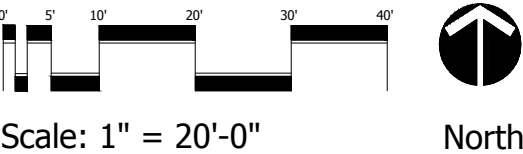
TREES		QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE
CE		4	CONOCARPUS ERECTUS	GREEN BUTTONWOOD	65 GAL	4" CAL	16' HT, 5'-6' SPRD	Y
JB		12	JUNIPERUS VIRGINIANA 'BRODIE'	BRODIE COLUMNAR CEDAR	65 GAL	4" CAL	18' HT, 6'-7' SPRD	Y
QV		4	QUERCUS VIRGINIANA	LIVE OAK	65 GAL	4" CAL	16' HT, 5'-6' SPRD	Y
LJ		5	LIGUSTRUM JAPONICUM	JAPANESE PRIVET	45 GAL	MULTI TRUNK	6'-8' HT, 3 TRUNK MIN	N
SHRUBS		QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACE	NATIVE
CI		46	CHRYSOBALANUS ICACO 'RED TIP'	RED TIP COCOPLUM	7 GAL	4" X 2.5'	2' OC	Y
CS		26	CLUSIA GUTTIFERA	SMALL LEAF CLUSIA	15 GAL	4'-5' OA X 4'	4' OC	N
CC		104	COCCOLOBA UVIFERA	SEA GRAPE	7 GAL	4' X 2'	2' OC	Y
HN		102	HAMELIA PATENS	FIREBUSH	7 GAL	3' X 2'	2' OC	Y
SS2		211	SERENOA REPENS SILVER	SAW PALMETTO	3 GAL	2' x 2'	2' OC	Y
GROUND COVERS		QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACE	NATIVE
TFK		169	TRIPSACUM FLORIDANA	FAKAHATCHEE GRASS	3 GAL	3' X 3'	2' OC	Y
ZF		46	ZAMIA PUMILA	COONTIE	3 GAL	1.5' x 1.5'	2' OC	Y

SUBJECT OF ALTERNATIVE COMPLIANCE

	REQUIRED	PROVIDED
87 LF ALTERNATIVE COMPLIANCE AREA	3,468	SF 2,840 SF
ONE TREE PER 300 SF	12	25
(3,468 SF / 300 SF = 12 TREES)		
34 SHRUBS PER 300 SF	394	704
(3,468 SF / 300 SF X 34 = 394 SHRUBS)		

PER CODE SECTION 4.663: THE TOTAL TREE REQUIREMENT WITHIN THE PERIMETER LANDSCAPE AREA SHALL BE DETERMINED BY USING A RATIO OF ONE TREE FOR EVERY 300 SQUARE FEET OF PLANTING OR MAJOR PORTION THEREOF, WITH NO LESS THAN 75 PERCENT OF SAID TREES BEING SHADE TREES. THIS PROVISION IS NOT INTENDED TO REQUIRE TREES TO BE EQUALLY SPACED 30 FEET APART. CREATIVE DESIGN AND SPACING IS ENCOURAGED.

ALTERNATIVE COMPLIANCE ENHANCED LANDSCAPE



CIRCLE K #1885
Martin County, Florida

DESIGNED	LAH
DRAWN	LAH
APPROVED	DTS
JOB NUMBER	16-0804
DATE	01-22-18
REVISIONS	

April 13, 2009 6:25:20 p.m.
Drawing: EXHIBIT LAYOUT 11X17.DWT

5. Will the alternative compliance request, if granted, create a nuisance or an adverse effect to any neighboring property? If so, what will be done to mitigate the nuisance.

The protection of the residents along SE Pine Avenue are the primary concern for the design of the buffer. As stated in criteria #4 above, the proposed plantings far exceed the minimum required for type 4 buffer standards in the Land Development Code. The potential impact to nearby residential homes is minimized by locating the convenience store closest to Cove Rd as possible. The building is located in front of 4 homes along SE Pine Ave, as opposed to being centrally located along SE Pine Avenue. The buffer in this area is beyond what code requires, and there will be no noticeable change along the entire length of the buffer. The landscape along the residential street will be consistent and maintained according to Martin County standards. Locating the NW corner of the building within a small area of the forty-foot (40') buffer will not have any impacts on the surrounding properties or residents. The enhanced buffer will be more effective than if it was constructed according to strict code guidelines (See Alternative Compliance Perspectives/Elevations). Sound, light, and visuals of the property will be effectively screened by the quantity and quality of the plantings within the buffer.

Thank you for the opportunity to prove that this alternative compliance will protect and serve the surrounding community for many years to come. As stated in this document there are many reasons why the proposed site design is essential, and protecting the residents along SE Pine Avenue was the primary concern when designing this alternative landscape buffer.

Sincerely Yours,



Daniel T. Sorrow, PLA, AICP, LEED AP BD+C
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