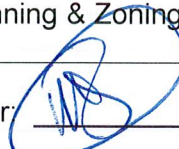




City of Pembroke Pines
Planning & Economic Development Department
601 City Center Way 3rd Floor
Pembroke Pines FL, 33025

Summary

Agenda Date:	January 9, 2020	Application ID:	ZV 2019-09 - 11
Project:	Weekley Asphalt	Project Number:	PRJ 2018-13
Project Planner:	Dean Piper, Zoning Administrator		
Owner:	Weekly Asphalt Paving, Inc.	Agent:	Tod Workman
Location:	20701 Stirling Road, Pembroke Pines, Florida 33332		
Existing Zoning:	Limited Heavy Industrial (M-4) Districts	Existing Land Use:	Industrial
Reference Applications:	SP 2018-09		
Variance Summary			
Application	Code Section	Required/Allowed	Request
ZV 2019-09	155.248(B)(1)	9' x 19' Parking Space	9' x 18' Existing Parking Spaces
ZV 2019-10	154.35(A)(5)	24.0' Wide Drive Lane	16.3' Wide Drive Lane
ZV 2019-11	153.14	Landscaping Buffer Adjacent to Abutting Properties	No Landscape Buffer Adjacent to Northern Abutting Property
Final:	☒ Planning & Zoning Board		☐ Board of Adjustments
Reviewed for the Agenda:	Director:  Zoning Administrator: 		

Project Description / Background

Tod Workman, as agent for owner, has submitted three (3) variance requests for existing conditions at the Weekly Asphalt Plant located at 20701 Stirling Road:

To allow 9' x 18' existing parking spaces instead of the required 9' x 19' parking spaces; to allow 16.3' wide existing drive lane instead of required 24.0' wide drive lane and to allow no landscape buffer along northern property line instead of required landscape buffer abutting all adjacent properties.

These variances, along with proposed Site Plan #SP 2018-09 (to be reviewed by the Planning & Zoning Board at a future P & Z Board meeting) are to bring into compliance a number of structures and improvements made on this property over the years.

VARIANCE REQUEST DETAILS:

ZV 2019-09) Allow 9' x 18' existing parking spaces instead of the required 9' x 19' parking spaces.

Code Reference: §155.248 PARKING SPACE DIMENSIONS.

(B) Standard parking spaces must adhere to one of the following consistent with the city's engineering standard which may be amended from time to time (as maintained by the City Engineer): (1) Outparcel buildings and free standing buildings of over 3,000 square feet of gross floor area may be permitted a maximum of three short-term parking spaces.

(1) Nine by 19 feet, including a wheel stop which is placed three feet from the curb or edge of pavement;

ZV 2019-10) Allow 16.3' wide existing drive lane instead of required 24.0' wide drive lane.

Code Reference: §154.35 DESIGN STANDARDS FOR PARKING AREAS

(A) Parking lots for industrial, commercial and recreational, subdivisions and for residential subdivisions with multi-family units or single-family attached units shall be constructed in accordance with the following criteria: Nine by 19 feet, including a wheel stop which is placed three feet from the curb or edge of pavement;

- (5) Driving lanes. Driving lanes shall have a minimum clear width of 24 feet for two-way traffic and parking spaces at 90 degree angles, 15 feet for one-way traffic and parking spaces at 30 and 45 degree angles and 12 feet for drive-thru/drop-off traffic. When parking spaces are provided at 60 degrees angle, the one-way driving lane shall be minimum 18 feet clear. A 24 inches wide white stop bar, along with 25 feet of double yellow lines, shall be provided at the end of each driving lane.

ZV 2019-11) Allow no landscape buffer along northern property line instead of required landscape buffer abutting all adjacent properties.

Code Reference: §153.14 LANDSCAPING ADJACENT TO ABUTTING PROPERTIES - ALL PROPERTIES.

- (A) On the site of a building, structure, or open-lot use providing an off-street parking area or other vehicular use area, where the area will not be entirely screened visually by an intervening building or structure from abutting property, screening shall be required as provided within this section.
- (B) The buffer screening shall comply with the yard requirements as provided in Chapter 155 for all applicable districts and land use separation requirements if applicable in § 155.056.
- (C) Walls, hedges, or other durable landscape barriers at least three feet in height, with appropriate spacing as provided in the SFWMD Guide, shall be accepted as screening material if that material can provide the required full screening from the abutting property.
- (D) In addition, trees and landscape beds shall be located between the common lot line and the off-street parking area or other vehicular use area. The required number of trees shall be calculated as one tree provided for every 50 lineal feet or fractional part thereof. Each tree shall be planted in at least a 100 square feet planting area consisting of grass, groundcover, or other landscape material with a minimal dimension of at least ten feet. Non-living durable landscape material shall not be acceptable material for these landscape beds. (Ord. 1808, passed 2-4-15)

VARIANCE DETERMINATION

The Planning and Zoning Board shall not grant any non-single-family variances, permits, or make any decision, finding, and determination unless it first determines that:

1. Its decision and action taken is in harmony with the general purposes of the zoning ordinances of the city and is not contrary to the public interest, health, or welfare, taking into account the character and use of adjoining buildings and those in the vicinity, the number of persons residing or working in the buildings, and traffic conditions in the vicinity.
2. In the granting of variances, the Planning and Zoning Board shall determine that the variance granted is the minimum variance that will accomplish the intended purpose (stated above) and:
 - A) That there are special circumstances or conditions applying to the land or building for which the variance is sought, which circumstances are peculiar to the land or building and do not apply generally to land or buildings in the neighborhood, and that the strict application of the provisions of the zoning ordinances would result in an unnecessary hardship and deprive the applicant of the reasonable use of the land or building; or
 - B) That any alleged hardship is not self-created by any person having an interest in the property nor is the result of a mere disregard for or in ignorance of the provisions of the zoning ordinances of the city; or
 - C) That granting the variance is not incompatible with public policy, will not adversely affect any adjacent property owners, and that the circumstances which cause the special conditions are peculiar to the subject property.

Enclosed: Variance Request Application
 Subject Site Aerial Photo



City of Pembroke Pines Planning and Economic Development Department Unified Development Application

Planning and Economic Development
City Center - Third Floor
601 City Center Way
Pembroke Pines, FL 33025
Phone: (954) 392-2100
<http://www.ppines.com>

Prior to the submission of this application, the applicant must have a pre-application meeting with Planning Division staff to review the proposed project submittal and processing requirements.

Pre Application Meeting Date: 9/26/19

Plans for DRC _____ Planner: Dean

Indicate the type of application you are applying for:

- | | |
|---|--|
| ☐ Appeal* | ☐ Sign Plan |
| ☐ Comprehensive Plan Amendment | ☐ Site Plan* |
| ☐ Delegation Request | ☐ Site Plan Amendment* |
| ☐ DRI* | ☐ Special Exception* |
| ☐ DRI Amendment (NOPC)* | ☐ Variance (Homeowner Residential) |
| ☐ Flexibility Allocation | ☒ Variance (Multifamily, Non-residential)* |
| ☐ Interpretation* | ☐ Zoning Change (Map or PUD)* |
| ☐ Land Use Plan Map Amendment* | ☐ Zoning Change (Text) |
| ☐ Miscellaneous | ☐ Zoning Exception* |
| ☐ Plat* | ☐ Deed Restriction |

INSTRUCTIONS:

1. All questions must be completed on this application. If not applicable, mark *N/A*.
2. Include all submittal requirements / attachments with this application.
3. All applicable fees are due when the application is submitted (Fees adjusted annually).
4. Include mailing labels of all property owners within a 500 feet radius of affected site with signed affidavit (Applications types marked with *).
5. All plans must be submitted no later than noon on Thursday to be considered for Development Review Committee (DRC) review the following week.
6. Adjacent Homeowners Associations need to be noticed after issuance of a project number and a minimum of 30 days before hearing. (Applications types marked with *).
7. The applicant is responsible for addressing staff review comments in a timely manner. Any application which remains inactive for over 6 months will be removed from staff review. A new, updated, application will be required with applicable fees.
8. Applicants presenting demonstration boards or architectural renderings to the City Commission must have an electronic copy (PDF) of each board submitted to Planning Division no later than the Monday preceding the meeting.

Staff Use Only

Project Planner: Dean Project #: PRJ 20 18 - 13 Application #: ZV 2019-09-11

Date Submitted: 09/26/19 Posted Signs Required: (____) Fees: \$ 8,840.00

SECTION 1-PROJECT INFORMATION:*Project Name: WEEKLEY ASPHALT PAVING PLANT AND OFFICE*Project Address: 20701 STIRLING ROAD, PEMBROKE PINES, FL 33332

Location / Shopping Center: _____

Acreage of Property: 10 Building Square Feet: _____Flexibility Zone: _____ *Folio Number(s): 503935110010

Plat Name: _____ Traffic Analysis Zone (TAZ): _____

*Legal Description: PARCEL "A" WEEKLEY ASPHALT PLAT, ACCORDING TO
THE PLAT THEREOF RECORDED IN PLAT BOOK 173 AT PAGES 125 AND
126 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

Has this project been previously submitted? Yes No

Describe previous applications on property (Approved Variances, Deed Restrictions, etc...) Include previous application numbers and any conditions of approval.

Date	Application	Request	Action	Resolution / Ordinance #	Conditions of Approval

SECTION 2 - APPLICANT / OWNER / AGENT INFORMATION

*Owner's Name: WEEKLEY ASPHALT PAVING INC.
*Owner's Address: 20701 STIRLING ROAD, PEMBROKE PINES, FL 33332
*Owner's Email Address: TOD@WEEKLEYASP.COM
*Owner's Phone: 954-680-8005 Owner's ^{Cell:} Fax: 954-444-3600
*Agent: TOD WORKMAN
*Contact Person: TOD WORKMAN
*Agent's Address: SAME AS ABOVE
*Agent's Email Address: SAME AS ABOVE
*Agent's Phone: 954-444-3600 Agent's Fax: NA

All staff comments will be sent directly to agent unless otherwise instructed in writing from the owner.

SECTION 3- LAND USE AND ZONING INFORMATION:

EXISTING	PROPOSED
Zoning: _____	Zoning: _____
Land Use / Density: _____	Land Use / Density: _____
Use: _____	Use: _____
Plat Name: _____	Plat Name: _____
Plat Restrictive Note: _____	Plat Restrictive Note: _____

ADJACENT ZONING	ADJACENT LAND USE PLAN
North: _____	North: _____
South: _____	South: _____
East: _____	East: _____
West: _____	West: _____

-This page is for Variance, Zoning Appeal, Interpretation and Land Use applications only-

SECTION 4 – VARIANCE • ZONING APPEAL • INTERPRETATION ONLY

Application Type (Circle One): Variance Zoning Appeal Interpretation

Related Applications: SP 2018-09

Code Section: ⁽⁹⁾ 155.218(B)(1); ⁽¹⁰⁾ 154.35(A)(5); ⁽¹¹⁾ 153.14

Required: ⁽⁹⁾ 9x19 Parking Space; ⁽¹⁰⁾ 24' wide Drive lane; ⁽¹¹⁾ Perimeter Buffer Yard

Request: ⁽⁹⁾ 9x18 Existing Spaces; ⁽¹⁰⁾ 16.3' Existing Driveway; ⁽¹¹⁾ No Perimeter Buffer Yard Along North Property

Details of Variance, Zoning Appeal, Interpretation Request:

* See Attached

SECTION 5 - LAND USE PLAN AMENDMENT APPLICATION ONLY

☐ City Amendment Only

☐ City and County Amendment

Existing City Land Use: _____

Requested City Land Use: _____

Existing County Land Use: _____

Requested County Land Use: _____

Code Section: 155.248 PARKING SPACE DIMENSIONS.

(B) Standard parking spaces must adhere to one of the following consistent with the city's engineering standard which may be amended from time to time (as maintained by the City Engineer):

(1) Nine by 19 feet, including a wheel stop which is placed three feet from the curb or edge of pavement; or

Request: Permitting of existing minimum nine by 18 feet parking space dimension, in lieu of nine by 19 feet, per the attached marked-up survey.

Details of Variance:

The existing nine by 18 feet parking space dimension was utilized in accordance with all governing standards at the time of permitting, construction and issuance of a Certificate of Occupancy in 2004.

The public health, safety, morals, convenience, comfort, amenities, prosperity, and general welfare of the community has not been diminished directly due to the existing nine by 18 feet parking space dimension, at the Weekley Asphalt Paving Plant and Office since 2004.

[illegible]

Weekley Asphalt Paving Plant and Office

Section 4 – VARIANCE APPEAL

Related Applications: SP 2018-09 / PRJ 2018-13

Code Section: 154.35 DESIGN STANDARDS FOR PARKING AREAS.

(A) Parking lots for industrial, commercial and recreational, subdivisions and for residential subdivisions with multi-family units or single-family attached units shall be constructed in accordance with the following criteria:

(5) Driving lanes. Driving lanes shall have a minimum clear width of 24 feet for two-way traffic and parking spaces at 90 degree angles, 15 feet for one-way traffic and parking spaces at 30 and 45 degree angles and 12 feet for drive-thru/drop-off traffic. When parking spaces are provided at 60 degrees angle, the one-way driving lane shall be minimum 18 feet clear. A 24 inches wide white stop bar, along with 25 feet of double yellow lines, shall be provided at the end of each driving lane.

Request: Permitting of existing minimum clear width of 16.3' parking lot driving lane for two-way traffic and parking spaces at 90-degree angles in the employee-only parking area, per the attached marked-up surveys.

Details of Variance:

Existing minimum clear width of 16.3' parking lot driving lane in employee-only parking area has functioned safely since the time of permitting, construction and issuance of a Certificate of Occupancy in 2004.

The public health, safety, morals, convenience, comfort, amenities, prosperity, and general welfare of the community has not been diminished directly due to the minimum clear width of 16.3' driving lane in the employee-only parking area at the Weekley Asphalt Paving Plant and Office since 2004.





Weekley Asphalt Paving Plant and Office

Section 4 – VARIANCE APPEAL

Related Applications: SP 2018-09 / PRJ 2018-13

Code Section: 153.14 LANDSCAPING ADJACENT TO ABUTTING PROPERTIES - ALL PROPERTIES.

(A) On the site of a building, structure, or open-lot use providing an off-street parking area or other vehicular use area, where the area will not be entirely screened visually by an intervening building or structure from abutting property, screening shall be required as provided within this section.

(B) The buffer screening shall comply with the yard requirements as provided in Chapter 155 for all applicable districts and land use separation requirements if applicable in § 155.056.

(C) Walls, hedges, or other durable landscape barriers at least three feet in height, with appropriate spacing as provided in the SFWMD Guide, shall be accepted as screening material if that material can provide the required full screening from the abutting property.

(D) In addition, trees and landscape beds shall be located between the common lot line and the off-street parking area or other vehicular use area. The required number of trees shall be calculated as one tree provided for every 50 lineal feet or fractional part thereof. Each tree shall be planted in at least a 100 square feet planting area consisting of grass, groundcover, or other landscape material with a minimal dimension of at least ten feet. Non-living durable landscape material shall not be acceptable material for these landscape beds. (Ord. 1808, passed 2-4-15)

Required: North Property Line Perimeter Landscaping Buffer

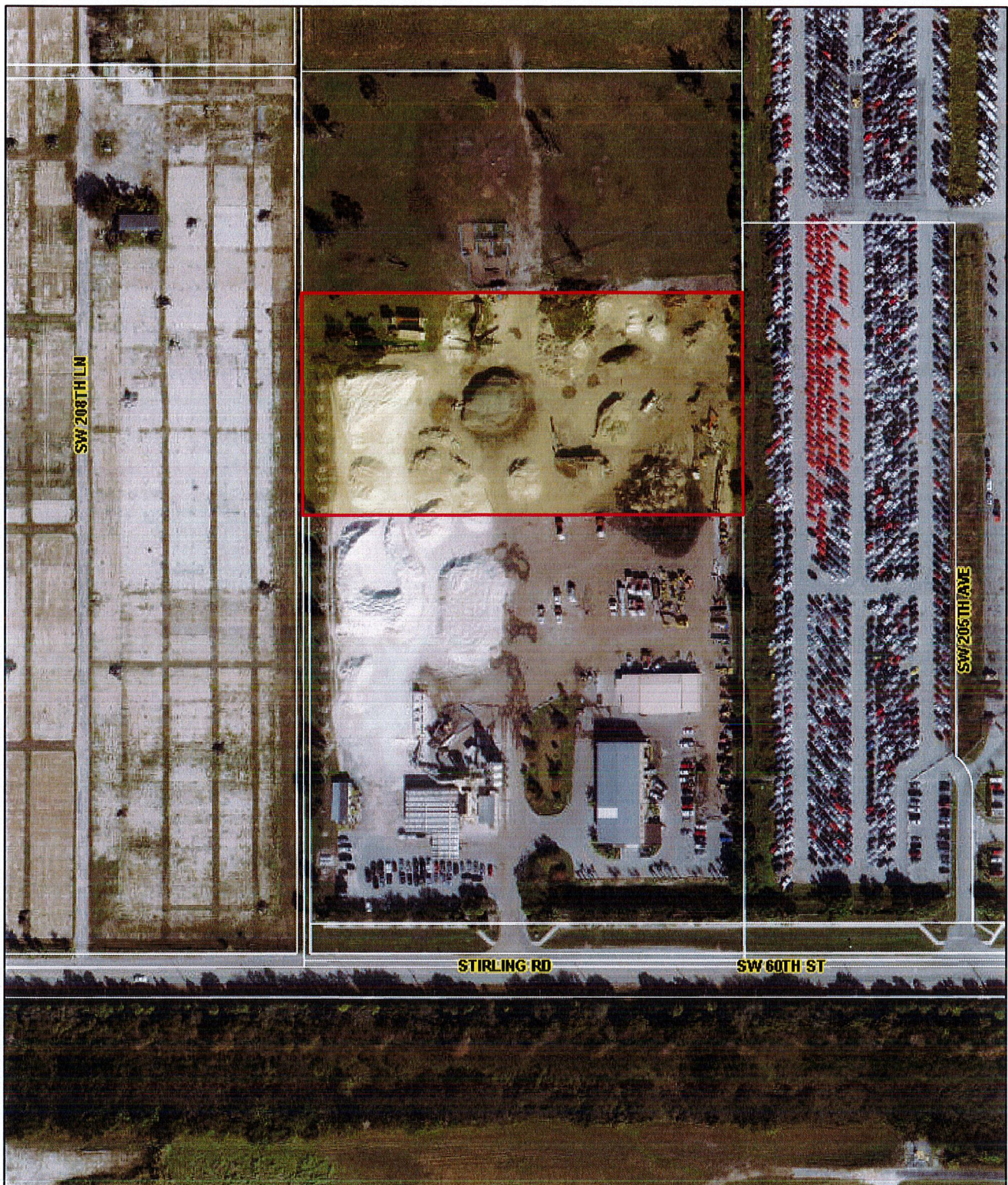
Request: Deletion of North Property Line Landscaping Buffer Requirement

Details of Variance:

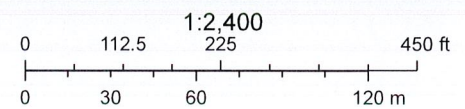
Weekley Asphalt Paving owns the parcel immediately adjacent to the North Property Line, which is in the Town of Southwest Ranches.

Since this adjacent parcel is also part of the asphalt plant, per the attached highlighted aerial, “full screening from the abutting property,” or screening provided by the North Property Line Landscaping Buffer, bisecting the asphalt plant operations, is not achievable.

Weekley Asphalt Paving has provided additional trees, groundcover, or other landscape material in other areas of the site, in sufficient quantity to offset the material that would have been used at the North Property Line Landscaping Buffer.



September 27, 2019



LANDSCAPE
PLANTING PLAN

WEEKLEY ASPHALT PAVING, INC.
20701 STIRLING RD.
SOUTHWEST RANCHES, FL

DATE	12-101
DATE	02-23-2018
SCALE	AS SHOWN
DESIGNED BY	WDE
DRAWN BY	WDE

WILLIAM DALE BRYANT
 11 LUGER NUMBER
 1.66666643

GREEN EARTH
LANDSCAPE ARCHITECTS
1011 W. 12TH AVE., SUITE 100
DENVER, CO 80202
TEL: 303-733-1234



REV	REVISIONS	DATE	BY
1	MOORE & TOWERS FROM ORIGINAL APPROVED PLAN	02-24-11	W

[illegible]

GENERAL NOTES AND SPECIFICATIONS

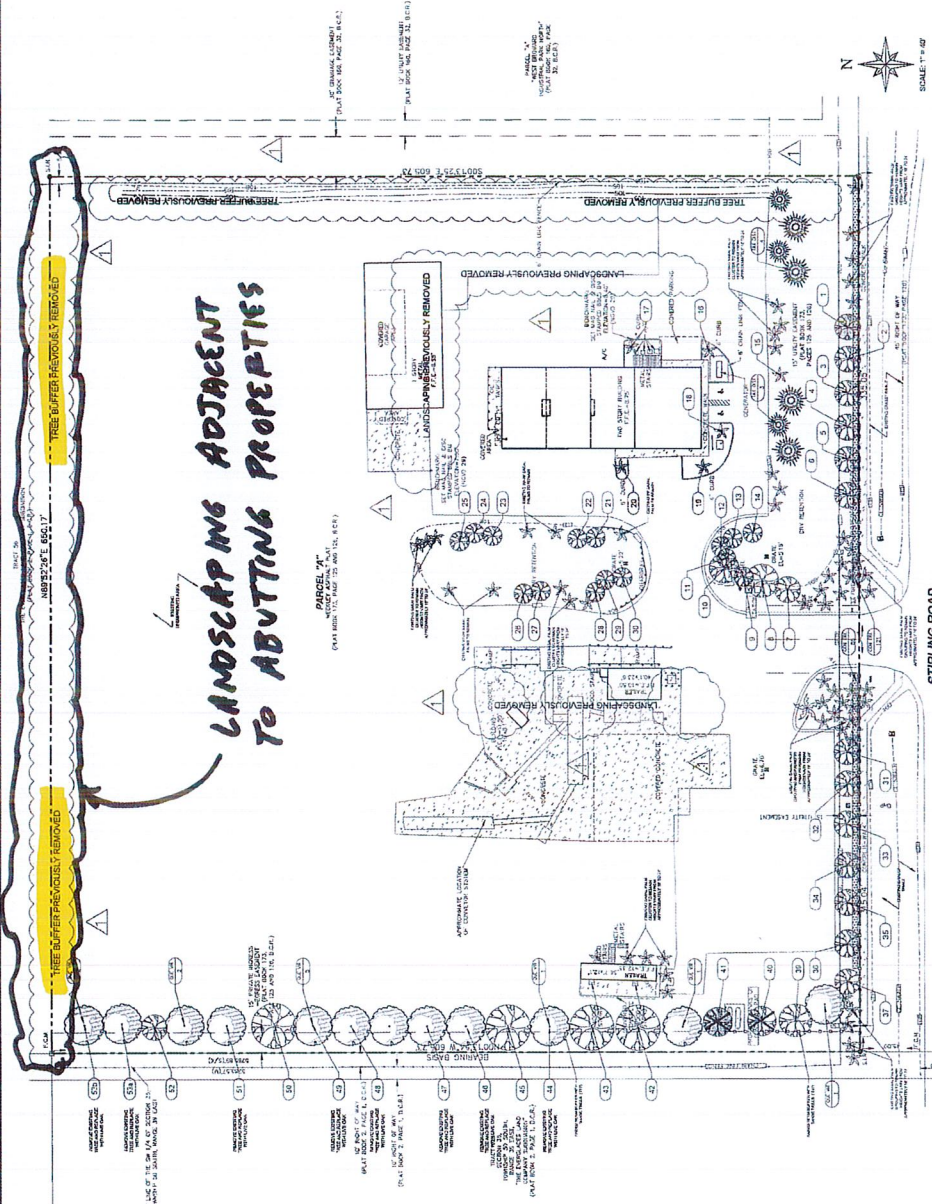
[illegible]

PLANT LIST AND SPECIFICATIONS

TREES AND PALMS				SHRUBS AND ORNAMENTALS	
SYMBOL	QTY	LATIN NAME	COMMON NAME	SIZE	SHRUB
OLE VR 12	12	<i>Quercus virginiana</i>	Live Oak	2" DIA H 4 FT.	8'
TAX 5	7	<i>Taxodium distichum</i>	Bald Cypress	1/2" DIA. 4 FT.	8'
SHRUBS AND ORNAMENTALS					
SYMBOL	QTY	LATIN NAME	COMMON NAME	HEIGHT	SHRUB
ORN EUC 207	207	<i>Ornithoecus evanida</i>	Green Elderflowerwood	4"	8"
STRAIGHT, 4 IN. X 1/2" FULL MOULD BRONCHING THIS TREES FULL BRONCHING LEAVES BRONCHING					

TREE DISPOSITION SYMBOL LEGEND

- EXISTING TREE TO REMAIN
FOR FENCING TO BE ERECTED AND
CONSTRUCTION FENCED
- EXISTING PALM TO REMAIN
SEE TREE PROTECTION FENCING DUAL
TO EXISTING PALM TO BE REMOVED AND
IMPROVED CURB AND DRIVE
CONSTRUCTION FENCED
- EXISTING TREE TO BE REMOVED
RELOCATED TO EXISTING DRIVE AND
FILLAGE/COMPACTED/GRASS/REVEGETATE
SUITABLE SOIL



SECTION 7- PROJECT AUTHORIZATION

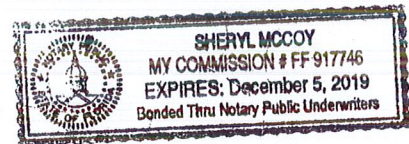
Agent
OWNER CERTIFICATION

This is to certify that I am the owner of the property described in this application and that all information supplied herein is true and correct to the best of my knowledge.

X *[Signature]* 9/26/19
Signature of Owner Date

Sworn and Subscribed before me this 26th day
of September, 2019

n/a *[Signature]* 12/05/2019
Fee Paid Signature of Notary Public My Commission Expires



Owner

AGENT CERTIFICATION

This is to certify that I am the agent of the property owner described in this application and that all information supplied herein is true and correct to the best of my knowledge.

X *See Attached* _____
Signature of Agent Date

Sworn and Subscribed before me this _____ day
of _____, 20_____

Fee Paid Signature of Notary Public My Commission Expires

WEEKLEY BROS., INC.

20701 STIRLING ROAD
PEMBROKE PINES, FLORIDA 33332
(954) 680-8005 FACSIMILE (954) 680-8671

September 12, 2018

To Whom It May Concern

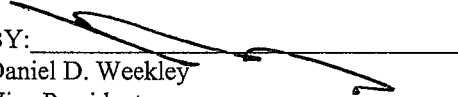
Re: Weekley Asphalt Paving Plant and Office
20701 Stirling Road
Pembroke Pines, Florida 33320
Folio Number 503935110010

I, Daniel D. Weekley, Vice President of Weekley Bros., Inc., hereby grant Tod Workman limited powers to represent Weekley Bros., Inc. in the administration of the site plan amendment application related to the referenced property, related permitting and approvals, including execution of permit / review applications, and administration of all procedures required by governing authorities.

This transfer of limited powers is effective upon execution of this letter, will remain in effect through completion of all related processes, and may be revoked at any time by Weekley Bros., Inc.

If you have any questions or need additional information, please let me know.

Weekley Bros., Inc.

BY: 
Daniel D. Weekley
Vice President

Date: 9/12/18

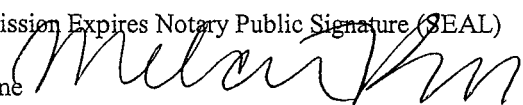
STATE OF Florida)
) SS
COUNTY OF Broward)

I HEREBY CERTIFY, that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Daniel D. Weekley, personally known to me, executed the foregoing instrument for the purposes expressed therein, and acknowledged before me that he executed the same on behalf of Weekley Bros., Inc.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the above stated State and County, this 12th day of September, 2018, A.D.

My Commission Expires Notary Public Signature (SEAL)

Stamp Name


MELANIE ROJAS
MARCH 01, 2021.

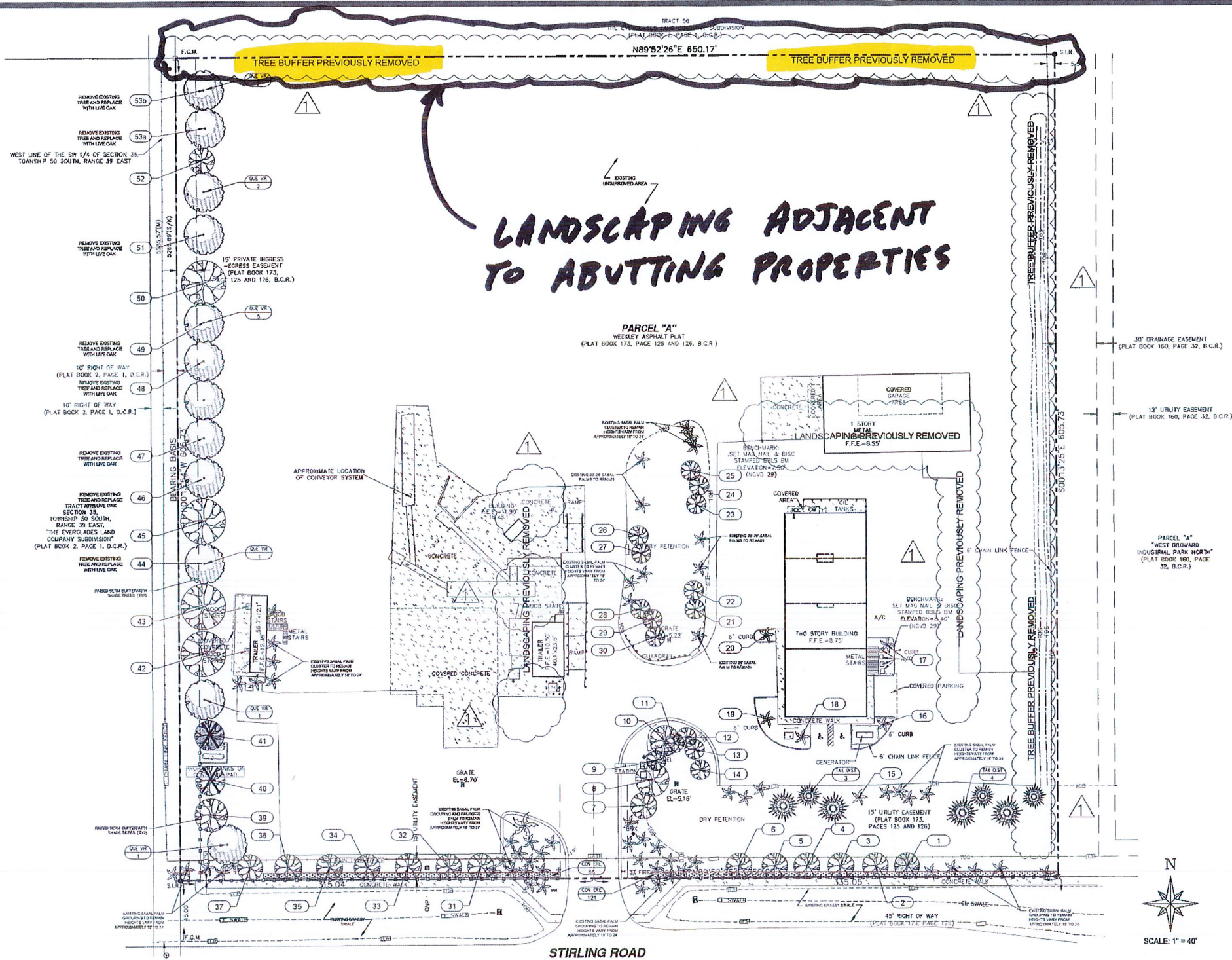


SUBJECT SITE AERIAL PHOTO

Weekley Asphalt Paving Plant (ZV 2019- 09-11, PRJ 2019-13)



This document, together with the contract and design presentation, shall constitute the entire agreement between the parties hereto. No oral or written representation shall be made without liability to the signatory.



TREE DISPOSITION SYMBOL LEGEND

- EXISTING TREE TO REMAIN
SEE TREE PROTECTION FENCING DETAIL FOR FENCING TO BE ERECTED AND MAINTAINED DURING ENTIRE CONSTRUCTION PERIOD
- EXISTING TREE TO BE REMOVED
REMOVE ENTIRE ROOT SYSTEMS AND FILL/LIGHTLY COMPACT/GRADE WITH SUITABLE SOIL
- EXISTING PALM TO REMAIN
SEE TREE PROTECTION FENCING DETAIL FOR FENCING TO BE ERECTED AND MAINTAINED DURING ENTIRE CONSTRUCTION PERIOD

PLANT LIST AND SPECIFICATIONS

TREE AND PALMS					
SYMBOL	QTY	LATIN NAME	COMMON NAME	SIZE	DESCRIPTION
"1"	12	Quercus virginiana	LIVE OAK	2" DBH 14' OA HT.	STRAIGHT, MIN. FL. #1, FULL RADIAL BRANCHING
"1"	7	Taxodium distichum	BALD CYPRESS	10" 1/4" OA HTS.	THICK TRUNKS, FULL BRANCHING, EVENLY ALTERNATE HTS.
SHRUBS AND GROUND COVER					
SYMBOL	QTY	LATIN NAME	COMMON NAME	HEIGHT	SPREAD
"1"	207	Coccoloba virginiana	GREEN BUTTWOOD	24"	24"

"1" - INDICATES A FLORIDA NATIVE SPECIES

GENERAL NOTES AND SPECIFICATIONS

- CONTRACTOR TO VISIT SITE AND REVIEW PLANS PRIOR TO SUBMITTING A PROPOSAL TO OWNER. CONTRACTOR SHALL VERIFY SITE AND TREE INFORMATION, AND BRING ANY DISCREPANCIES WITHIN THE PLANS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO SUBMITTING A PROPOSAL.
- THESE PLANS WERE PREPARED BASED ON THE BEST INFORMATION AVAILABLE AT THE TIME OF DESIGN AND ON A RECENT SURVEY BY A FLORIDA REGISTERED SURVEYOR. ALL FINAL PLANS SHALL BE COORDINATED WITH FINAL APPROVED SITE PLAN.
- CONTRACTOR TO VERIFY ALL UNDERGROUND UTILITIES BEFORE WORK COMMENCES AND SHALL PROTECT ALL UNDERGROUND/ABOVE GROUND UTILITIES AND EXISTING CONDITIONS TO REMAIN DURING CONSTRUCTION.
- THIS PLAN WAS PREPARED BASED ON EXISTING TREE AND LANDSCAPE CONDITIONS, AND WITH THE UNDERSTANDING THAT THE OWNER OR OWNERS REPRESENTATIVE WILL SEEK VARIANCES FOR ANY REQUIRED LANDSCAPING NOT SHOWN ON THIS PLAN AND NOT INSTALLED ON THE SITE. FAILURE TO DO SO WILL VOID THE PLAN ON THIS PLAN.
- LANDSCAPE ARCHITECT RESERVES THE RIGHT TO MAKE CHANGES IN MATERIAL, QUANTITIES AND PROJECT SCOPE TO CONTRACTED WORK.
- IN THE EVENT OF DISPUTE, THE LANDSCAPE ARCHITECT'S INTERPRETATION SHALL BE FINAL.
- ALL WORK TO BE IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND ALL MATERIALS TO MEET MINIMUM CODE REQUIREMENTS EXCEPT THOSE QUANTITIES OR SPECIES THAT MAY RECEIVE A VARIANCE FOR THE OWNER/PROPERTY FROM THE REGULATING AUTHORITY(IES).
- CONTRACTOR TO LEAVE SITE COMPLETELY CLEAN, RESTORED, AND FREE OF DEBRIS, AND REPAIR IN FULL ANY DAMAGE CAUSED BY WORK OR MOBILIZATION.
- FOR ALL TREES TO BE REMOVED, CONTRACTOR TO TAKE PROPER CARE IN REMOVAL TO NOT CAUSE DAMAGE TO EXISTING SITE FEATURES, CONDITIONS, INFRASTRUCTURE, OR THE GENERAL PUBLIC AND PASSENGERS.
- NO TREES SHALL BE REMOVED UNLESS A VALID TREE REMOVAL PERMIT IS OBTAINED BY THE REGULATING AUTHORITY. OTHER THAN NON-EXEMPT SPECIES LISTED BY THE REGULATING AUTHORITY NO TREE REMOVAL SHALL OCCUR.
- ALL TREES TO REMAIN SHALL BE PROTECTED IN PLACE BY A TREE PROTECTION BARRIER FENCE ERECTED TO THE EXTENTS OF THE CANOPY DRUPLINES. SEE LANDSCAPE DETAILS SHEET FOR ADDITIONAL INFORMATION ON REQUIRED TREE PROTECTION BARRIERS. FAILURE TO MAINTAIN THE BARRIERS MAY RESULT IN DAMAGE TO EXISTING TREES TO REMAIN, ESPECIALLY ONES CLOSE TO ACTIVE CONSTRUCTION, WHICH IN TURN MAY RESULT IN TREE MITIGATION COSTS, ADDITIONAL PERMITTING TIME, AND COSTS, OR REJECTION OF WORK AT TIME OF FINAL INSPECTION. TREE PROTECTION BARRIERS ARE TO REMAIN IN PLACE TO THE EXTENTS OF THE TREE DRUPLINES FOR THE ENTIRE DURATION OF CONSTRUCTION.
- CONTRACTOR TO COMPLETELY REMOVE ALL PROHIBITED INVASIVE EXOTIC SPECIES OF VEGETATION WITHIN SITE. THIS INCLUDES COMPLETE REMOVAL OF ENTIRE ROOT SYSTEMS AND DEBRIS. FOR A LIST OF INVASIVE SPECIES REQUIRED TO BE REMOVED FROM SITE SEE FLORIDA EXOTIC PEST PLANT COUNCIL LATEST LIST OF CATEGORY I INVASIVE SPECIES AT <http://www.flapca.org>
- ALL PERVIOUS LANDSCAPED AREAS TO HAVE AN AUTOMATIC, PROGRAMMABLE UNDERGROUND IRRIGATION SYSTEM WITH A MAIN SENSOR IN ACCORDANCE WITH LOCAL, REGIONAL, AND STATE REGULATIONS INCLUDING SFWMD, BROWARD COUNTY, AND MUNICIPAL AUTHORITY.
- FOR ALL TREES WITH REPLACE IN THE TREE DISPOSITION CHART, REMOVE EXISTING AND REPLACE WITH NEW 2" DBH 14' HT. LIVE OAK. SEE PLANT LIST FOR DETAILS AND COMPLETELY REMOVE AND GRIND ROOT SYSTEM AND TRUNK AND PROPERLY DISPOSE OF OFF SITE.

TREE DISPOSITION TABLE

No.	LATIN NAME	COMMON NAME	DBH	HT./SPREAD	ACTION
1	Quercus virginiana	Live Oak	12"	24' X 20'	REMAIN
2	Quercus virginiana	Live Oak	12"	22' X 20'	REMAIN
3	Quercus virginiana	Live Oak	12"	22' X 18'	REMAIN
4	Quercus virginiana	Live Oak	12"	22' X 20'	REMAIN
5	Quercus virginiana	Live Oak	12"	24' X 22'	REMAIN
6	Quercus virginiana	Live Oak	12"	20' X 18'	REMAIN
7	Quercus virginiana	Live Oak	8"	18' X 18'	REMAIN
8	Delonix regia	Royal Poinciana	20"	20' X 32'	REMAIN
9	Taxodium distichum	Bald Cypress	7"	16' X 12'	REMAIN
10	Delonix regia	Royal Poinciana	14"	18' X 26'	REMAIN
11	Taxodium distichum	Bald Cypress	10"	18' X 10'	REMAIN
12	Taxodium distichum	Bald Cypress	8"	18' X 8'	REMAIN
13	Taxodium distichum	Bald Cypress	10"	20' X 10'	REMAIN
14	Taxodium distichum	Bald Cypress	7"	14' X 8'	REMAIN
15	Roystonea regia	Royal Palm	18"	28' X 16'	REMAIN
16	Roystonea regia	Royal Palm	18"	24' X 16'	REMAIN
17	Roystonea regia	Royal Palm	18"	24' X 16'	REMAIN
18	Roystonea regia	Royal Palm	18"	24' X 16'	REMAIN
19	Roystonea regia	Royal Palm	18"	24' X 16'	REMAIN
20	Roystonea regia	Royal Palm	18"	24' X 16'	REMAIN
21	Taxodium distichum	Bald Cypress	8"	18' X 10'	REMAIN
22	Taxodium distichum	Bald Cypress	9"	20' X 10'	REMAIN
23	Taxodium distichum	Bald Cypress	8"	17' X 10'	REMAIN
24	Taxodium distichum	Bald Cypress	10"	20' X 10'	REMAIN
25	Taxodium distichum	Bald Cypress	8"	18' X 10'	REMAIN
26	Taxodium distichum	Bald Cypress	9"	16' X 8'	REMAIN
27	Taxodium distichum	Bald Cypress	8"	18' X 10'	REMAIN
28	Taxodium distichum	Bald Cypress	8"	18' X 10'	REMAIN
29	Taxodium distichum	Bald Cypress	8"	18' X 10'	REMAIN
30	Taxodium distichum	Bald Cypress	8"	16' X 8'	REMAIN
31	Quercus virginiana	Live Oak	8"	18' X 14'	REMAIN
32	Quercus virginiana	Live Oak	12"	24' X 20'	REMAIN
33	Quercus virginiana	Live Oak	10"	20' X 18'	REMAIN
34	Quercus virginiana	Live Oak	12"	24' X 20'	REMAIN
35	Quercus virginiana	Live Oak	12"	24' X 20'	REMAIN
36	Quercus virginiana	Live Oak	12"	24' X 20'	REMAIN
37	Quercus virginiana	Live Oak	12"	24' X 20'	REMAIN
38	Not Used				
39	Swietenia mahagoni	Mahogany	20"	30' X 28'	REMAIN
40	Swietenia mahagoni	Mahogany	14"	22' X 20'	REMOVE
41	Swietenia mahagoni	Mahogany	10"	20' X 18'	REMOVE
42	Swietenia mahagoni	Mahogany	22"	30' X 34'	REMAIN
43	Swietenia mahagoni	Mahogany	18"	28' X 28'	REMAIN
44	Swietenia mahagoni	Mahogany	20"	32' X 28'	REPLACE
45	Swietenia mahagoni	Mahogany	20"	26' X 28'	REMAIN
46	Swietenia mahagoni	Mahogany	18"	26' X 24'	REMAIN
47	Swietenia mahagoni	Mahogany	22"	32' X 28'	REPLACE
48	Swietenia mahagoni	Mahogany	24"	34' X 36'	REPLACE
49	Swietenia mahagoni	Mahogany	20"	28' X 28'	REPLACE
50	Swietenia mahagoni	Mahogany	20"	32' X 30'	REMAIN
51	Swietenia mahagoni	Mahogany	20"	30' X 30'	REPLACE
52	Swietenia mahagoni	Mahogany	18"	22' X 22'	REMAIN
53a	Unknown	Unknown			REPLACE
53a	Swietenia mahagoni	Mahogany	16"	20' X 24'	REPLACE

GREEN EARTH
LANDSCAPE ARCHITECTURE
HOLLYWOOD, FLORIDA
PHONE: 305-955-1212
EMAIL: info@greenearthllc.com

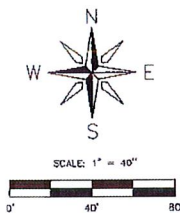


WILLIAM DALE BRYANT
FL LICENSE NUMBER
LA666643

WEEKLEY ASPHALT PAVING, INC.
20701 STIRLING RD.
SOUTHWEST RANCHES, FL
BROWARD COUNTY

LANDSCAPE
PLANTING PLAN

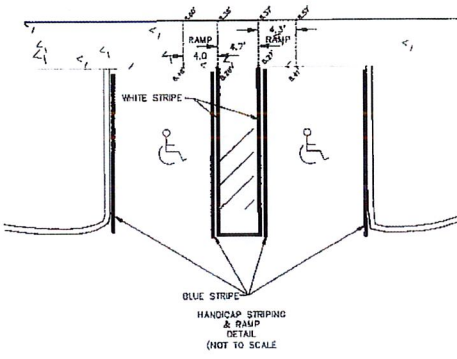
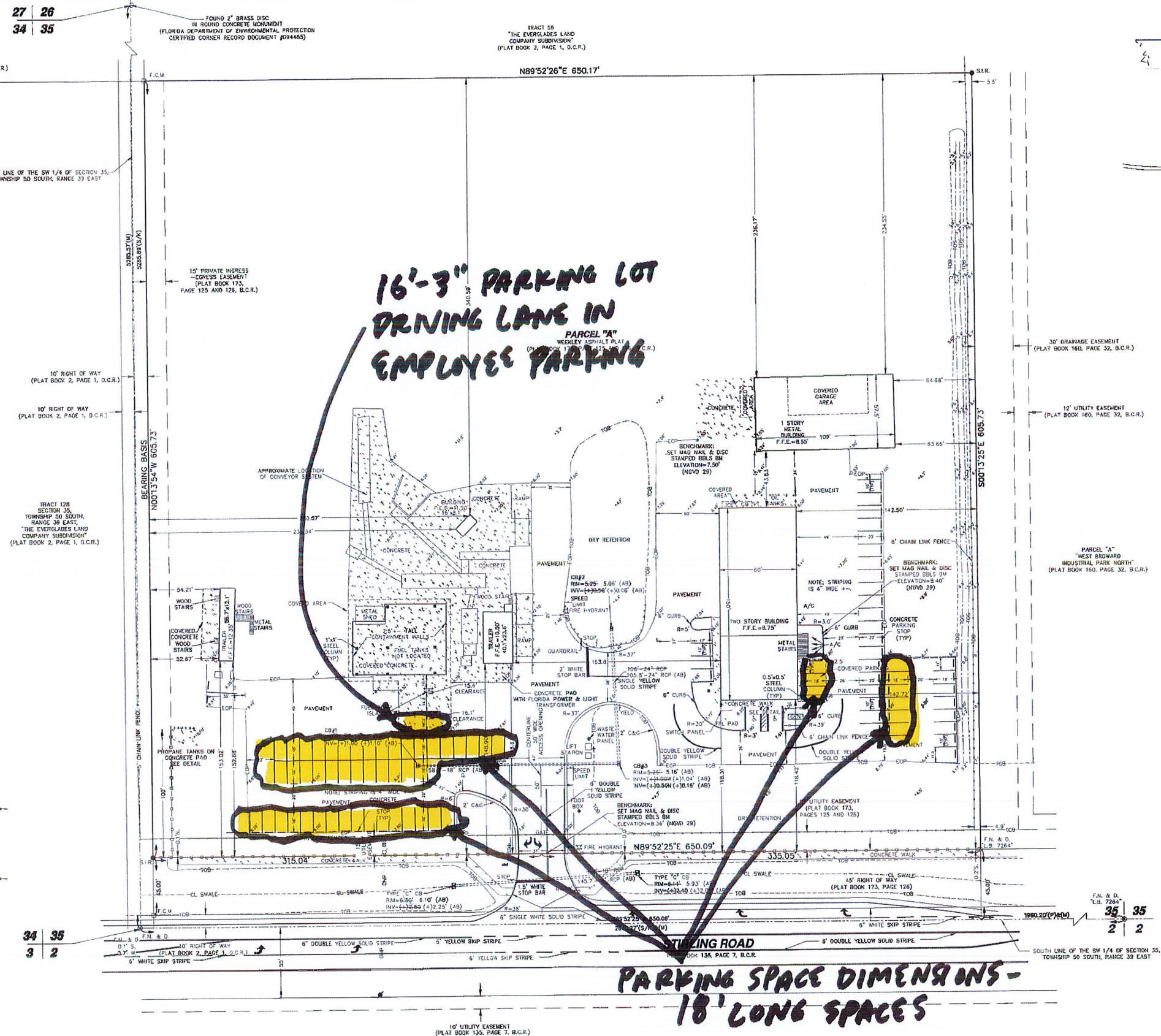
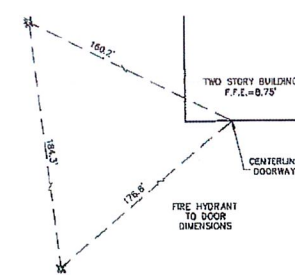
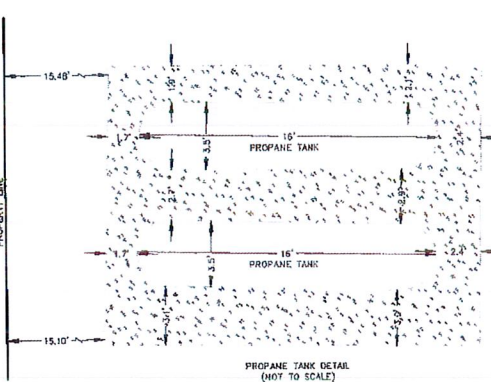
SHEET NUMBER
L-200



LEGEND:

- S.L.R. SET 5/8" IRON ROD WITH CAP (L.B. #8033)
- F.C.M. FOUND 4"x4" CONCRETE MONUMENT (L.B. 2036)
- F.N. & D. FOUND NAIL & DISC (AS NOTED)
- L.S. LICENSED SURVEYOR
- L.B. LICENSED BUSINESS
- F.A.C. FLORIDA ADMINISTRATIVE CODE
- F.I.R.M. FLOOD INSURANCE RATE MAP
- EXISTING SPOT ELEVATION (NOVD 29 DATUM)
- NOVD NATIONAL GEODETIC VERTICAL DATUM OF 1929
- TDS APPROXIMATE TOE OF SLOPE
- TOS APPROXIMATE TOP OF BANK
- A/C CONCRETE AIR CONDITION PAD
- ICE ICE MACHINE
- T TANKS
- CU COMPRESSORS
- M METER PANEL
- B BOLLARD
- E EMERGENCY SHUTOFF VALVE
- CONCRETE
- HANDICAP PARKING SPACE

- GUARDRAIL
- F.F.E. FINISHED FLOOR ELEVATION
- FPL FLORIDA POWER & LIGHT
- NVD NORTH AMERICAN VERTICAL DATUM
- FDOT FLORIDA DEPARTMENT OF TRANSPORTATION
- NAD NORTH AMERICAN DATUM
- BM BENCHMARK
- ES ELECTRIC SERVICE
- WP WOOD POWER POLE
- CP CONCRETE POWER POLE
- OP OVERHEAD POWER LINES
- W WATER VALVE
- BP BACKFLOW PREVENTER
- W WATER METER
- NON-VEHICULAR ACCESS LINE
- D.C.R. DADE COUNTY RECORDS
- B.C.R. BROWARD COUNTY RECORDS
- C&G CURB & GUTTER
- M MEASURED
- P PLAT
- S/X STONER/KETH RESURVEY NO. 1 OF TOWNSHIP 50 SOUTH, RANGE 39 EAST, MISCELLANEOUS PLAT BOOK 4, PAGE 21, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA
- CL CENTERLINE
- AS-BUILT
- RCP REINFORCED CONCRETE PIPE
- SHN (AS LABELED)
- SC SANITARY CLEANOUT
- TYP TYPICAL
- GEN GENERATOR



LEGAL DESCRIPTION:

PARCEL "A", WEEKLEY ASPHALT PLANT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 173 AT PAGES 125 AND 126 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

ALSO DESCRIBED AS

TRACT 57, IN SECTION 35, TOWNSHIP 50 SOUTH, RANGE 39 EAST, PLAT OF EVERGLADES LAND COMPANY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, AT PAGE 1, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, SAID LINES BEING 17'00" AND BEING IN BROWARD COUNTY, FLORIDA.

NOTES:

- 1) DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
- 2) THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 3) THIS PROPERTY IS LOCATED IN FLOOD ZONE AE, EL. 5 HAV 88 PER F.I.R.M. 120110300N, EFFECTIVE DATE AUGUST 18, 2014.
- 4) THE LAST DATE OF FIELD WORK WAS 01/16/18.
- 5) FOUNDATIONS BENEATH THE SURFACE, IF ANY, HAVE NOT BEEN LOCATED.
- 6) THIS PROPERTY IS SUBJECT TO EASEMENTS, RESERVATIONS OR RESTRICTIONS OF RECORD.
- 7) ELEVATIONS SHOWN HEREON ARE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NOVD 29) USING A +151 FEET CONVERSION NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION-VERTICED BASED ON NATIONAL GEODETIC SURVEY (NGS) BENCHMARK 748 (PD HANDBOOK) ELEVATION 5.50' (NOVD 88 DATUM) AND BENCHMARK 442 (PD 887789) ELEVATION 9.28' (NOVD 88 DATUM).
- 8) SUBSURFACE IMPROVEMENTS HAVE NOT BEEN LOCATED.
- 9) BEARINGS SHOWN HEREON REFER TO THE WEST LINE OF SECTION 35, TOWNSHIP 50 SOUTH, RANGE 39 EAST, BROWARD COUNTY, FLORIDA, AS BEING N00135°4'W 605.73'.
- 10) THE INTENDED USE OF THIS SURVEY IS TO OBTAIN PERMITS.
- 11) TOTAL AREA OF PARCEL SURVEYED IS 393,804 SQUARE FEET OR 9.04 ACRES, MORE OR LESS.
- 12) AS-BUILT PIPE LENGTHS SHOWN ARE FROM CENTER OF STRUCTURE.

CERTIFIED TO:

WEEKLEY ASPHALT PLANT, INC.

CERTIFICATION:

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY WAS SURVEYED UNDER MY RESPONSIBLE CHARGE ON 01/16/17 THROUGH 01/16/18. THIS SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 547, F.A.C. PURSUANT TO SECTION 472.007 FLORIDA STATUTES.

DRETT A. BISHOP, STATE OF FLORIDA, L.S. #4760
DBLS SURVEYORS, INC. (L.B. #8033)

REVISED 04/06/18: ADDED STORM DRAINAGE
AS-BUILTS PER DRAINAGE DISTRICT COMMENTS.
REVISED 04/27/18: ADDED OFF-SITE DRAINAGE STRUCTURE AS-BUILT DATA.
REVISED 10/17/18: ADDED ADDITIONAL REQUESTED IMPROVEMENTS.

BBL SURVEYORS, INC.
8860 TERRENE COURT,
BONITA SPRINGS, FLORIDA, 34135
(239) 597-1315

BOUNDARY SURVEY - WEEKLEY ASPHALT BATCH PLANT
PARCEL "A" WEEKLEY ASPHALT PLANT
PLAT BOOK 173, PAGE 125 AND 126, SECTION 35, TOWNSHIP 50 SOUTH,
RANGE 39 EAST, BROWARD COUNTY, FLORIDA

DATE: 01/16/18
FIELD BOOK AND PAGE:
647794-60 63,658/13
647794-61 63,659/23-24
DRAWN BY: SERMAC
APPROVED: SEB
SCALE: 1" = 40'