



Legislation Text

File #: 20-0460, **Version:** 1

SP 2018-09, Weekley Asphalt Batch Plant, 20701 Stirling Road, site plan amendment. (Joseph)

SUMMARY EXPLANATION AND BACKGROUND: PROJECT DESCRIPTION / BACKGROUND

Tod Workman is requesting modifications to the previously approved Weekley Asphalt facility located at 20701 Stirling Road. The applicant requests approval for the addition of an office/shop building, a modular testing lab, fuel storage areas, asphalt parking and landscaping on site.

The City Commission at its August 6, 2003 meeting approved the Weekley Asphalt site plan (SP 2002-30) which included the development of an office building, a lab / shop area , a control room, a covered fuel island, silos, conveyors, mixing drums, fuel tanks and other equipment involved in asphalt processing with associated parking and landscaping. The Planning and Zoning Board later approved modifications to the original site plan (SP 2002-30A) at its February 26, 2004 meeting to accommodate a new lab trailer and parking. A miscellaneous application was later approved in 2011 (MSC 2010-40) to add an additional silo to the site.

Between 2011 and the present, Weekley added a building, structures, and parking to the site, above and beyond that approved in earlier approved site plans, without receiving the proper approvals. The proposed site plan amendment will allow the applicant to apply for permits necessary to bring the aforementioned building, structures / parking into compliance. Approval of this site plan amendment application by this Board does not constitute approval of a permit under Florida Building Code or by engineering permit standards.

The Planning and Zoning Board at its January 9, 2020 meeting voted to approve three

variances for this property, allowing for the subject site plan amendment application to move forward:

- ZV 2019-09 - To allow 9' x 18' parking spaces instead of required 9' x 19' parking spaces
- ZV 2019-10 - To allow 16.3' wide drive lane instead of required 24' wide drive lane.
- ZV 2019-11- To allow no Landscape Buffer along northern abutting property instead of the required Landscape Buffer to abutting properties

BUILDINGS / STRUCTURES:

The following buildings / structures are being requested as a result of this application:

1. A 6,256 square foot storage building with covered parking area to the north and east of the existing office building. The building is 13'-6" foot in height and is made of metal panels, which is similar design to the existing office / shop building. Status - EXISTING - BUILT (REFERENCE ITEM "Q" and "R" on page C-1).
2. A 12'-2" high modular office trailer (685 square feet) with covered canopy over the trailer western elevation is proposed at the west side of the site. (REFERENCE ITEM "S" on page C-1). A concrete entry ramp will allow for access on the east side. Status - EXISTING - BUILT
3. A new 7' x 9', unisex toilet to the north of the existing lab trailer. (REFERENCE ITEM "T" on page C-1) -EXISTING BUILT.
4. A new covered fuel tank area extending off the north elevation of the existing shop. (REFERENCE ITEM "N" on page C-1).
5. Two above ground propane tanks on a concrete pad at the southwest corner of the site. Status - EXISTING - BUILT AND PERMITTED IN 2015.
6. A new window addition on the east elevation of the existing office building.

In addition to the following, interior modifications to the office / shop building are also being contemplated which are not subject to Board review.

It should be noted that the building / structures listed above are labeled as new on the site plan page as they have never been approved on any previous site plan.

ACCESS:

Access to this site will continue to occur through the sole entrance / exit on Stirling Road.

PARKING:

The applicant provides for 83 parking spaces where 43 spaces are required. This plan results in a net parking gain of 37 parking spaces due to the following parking modifications:

- The removal of parking spaces to accommodate the storage building.
- The addition of a parking field at the southeast corner of the site.
- The striping of parking spaces in an asphalt area to the west of the entrance.

Environmental Services issued a May 26, 2020 memo requesting the applicant provide an additional handicapped parking space be added to the plan based on their interpretation of the ADA Code. As this site is over parked based on use, staff recommends that new handicapped parking space be added to the site in compliance with ADA regulations at time of engineering permit.

LANDSCAPING:

Landscape for this property consists of the following:

- There are a total of 77 trees, 34 palm, and 207 shrubs that are existing, have been planted, and proposed to be plant on the property. Primary species of trees include Black Live Oak and Bald Cypress. Primary species of palms include Montgomery Palm. Primary species of shrubs is Green Buttonwood.

STAFF RECOMMENDATION:

Staff has reviewed the proposed site plan and recommends approval subject to the applicant providing an additional handicapped parking space to the site in compliance with ADA regulations at time of engineering permit.