

SITE AND DEVELOPMENT PLAN

McLeod Recycling Yard

Petition No. 17-03SP

Project Owner and Agent:

Owner: 700 Gene Green, LLC

Agent: Michael Shannon, P.E., Crest Engineering of
Sarasota



We serve with PRIDE

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BACKGROUND

- June 22, 2004 - The subject property was annexed into the city and was subsequently rezoned to Planned Industrial Development (PID) on February 6, 2009
- November of 2016 - Code enforcement initiated an investigation and confirmed activity of an industrial nature onsite.
- November 10, 2016 - planning staff met with the owner of the property and indicated that there was no existing approval for any use or activity on the subject site and the owner was directed to cease and desist all onsite operations and seek approval of a site and development plan. A Site Preparation Permit was recommended to resolve existing improvements onsite.
- December 5, 2016 - a site preparation permit was issued for the purpose of installing a gravel truck maneuvering area, stockpile recycled concrete, minor grading and installation of a silt fence.
- January 18, 2017 - code enforcement, in response to a complaint, confirmed crushing operations occurring onsite and issued a “stop work order”.
- February 2, 2017 - the City Attorney sent a letter to the property owners attorney to demand that 700 Gene Green, LLC cease and desist from any further use of or construction activities.
- February 15, 2017 - the applicants attorney replied via mail that their client was operating in compliance with the approved site prep permit and all other required industrial permits.

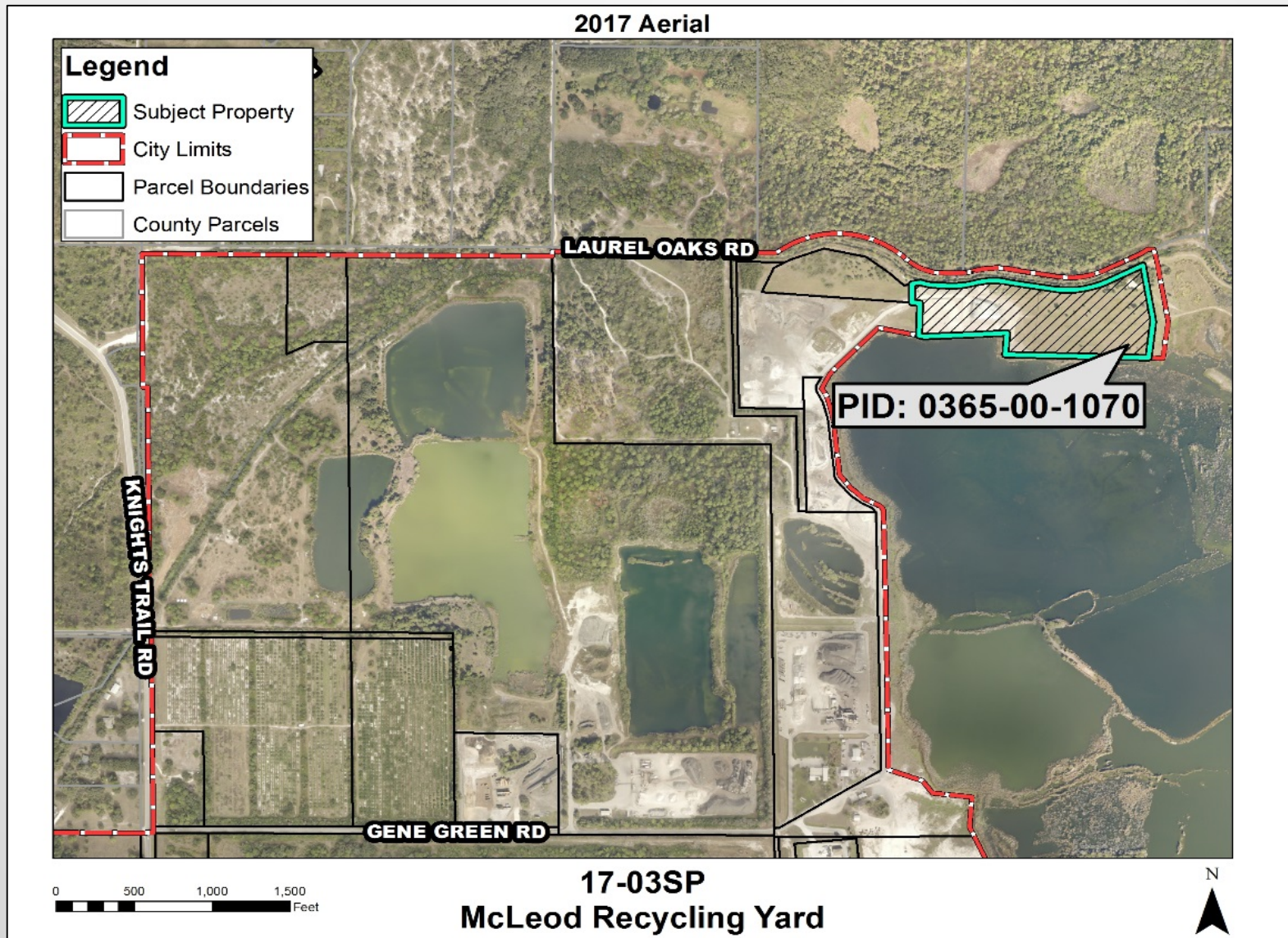
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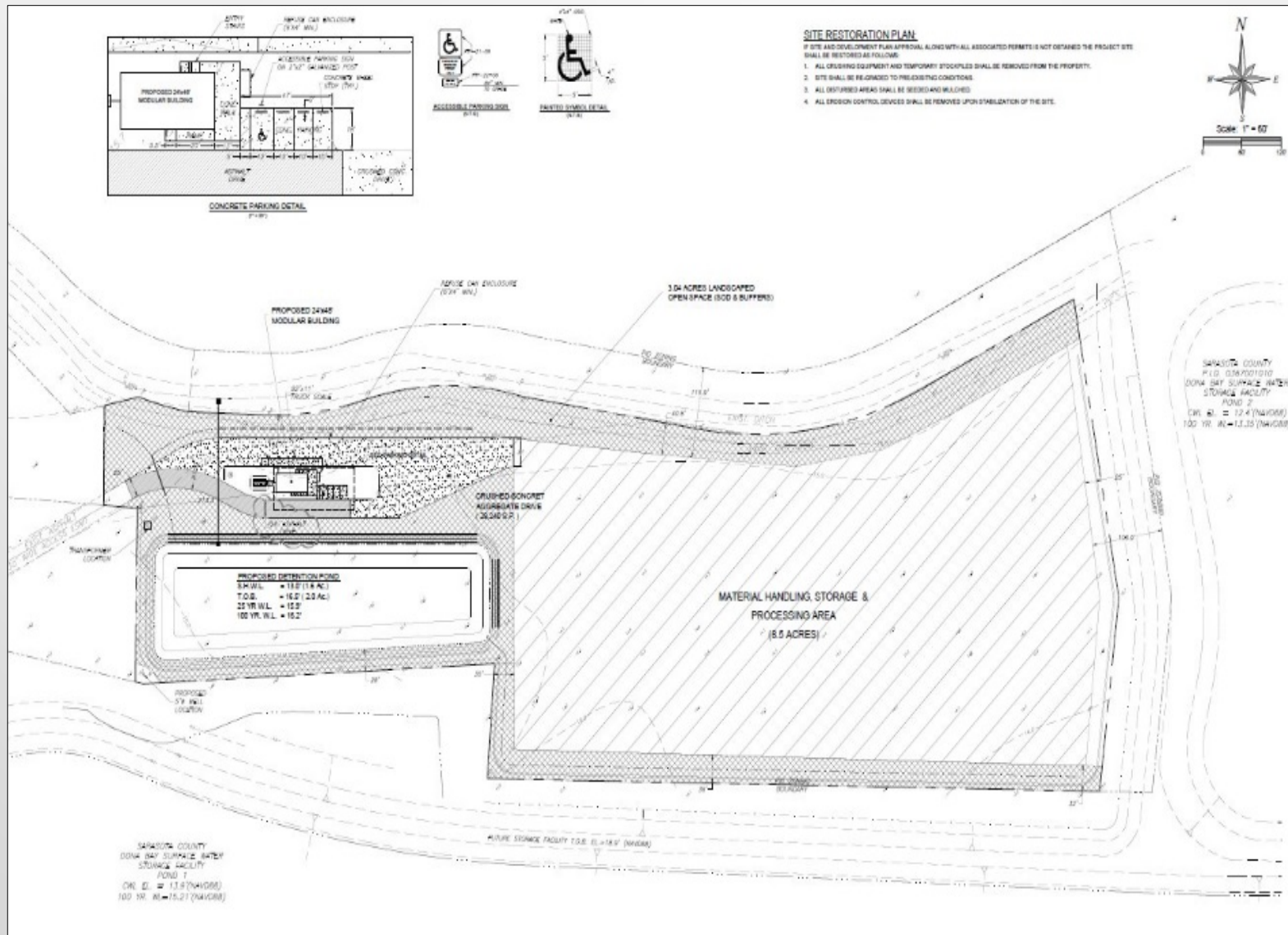
BACKGROUND CONTINUED

- February 24, 2017 - a temporary use permit application was submitted for the following activities:
 - Accept and stockpile delivered uncontaminated concrete rubble.
 - Periodic crushing of stockpiled material with F.D.E.P permitted portable crusher.
 - Stockpile recycled concrete material following crushing operations.
- March 6, 2017 - application submitted for site and development plan.
- March 21, 2017 - Planning Commission denied the requested Temporary Use Permit as inconsistent with the pre-annexation agreement.
- March thru June - applicant's legal counsel working with the City Attorney to resolve issues. Multiple inspections by City staff indicate intermittent activities onsite.
- July 11, 2017 - the City's Engineering Dept. issued a clarification of the site preparation permit that was issued on December 5, 2016 to indicate "stockpiled material onsite as of 12/5/16 may remain."
- July 18, 2017 - a Notice of Violation was issued by Code Enforcement identifying all violations involving activities onsite.
- August 18, 2017 - compliance confirmed by the City's TRC and the petition scheduled for Planning Commission Consideration.

Aerial Photograph



Site Plan







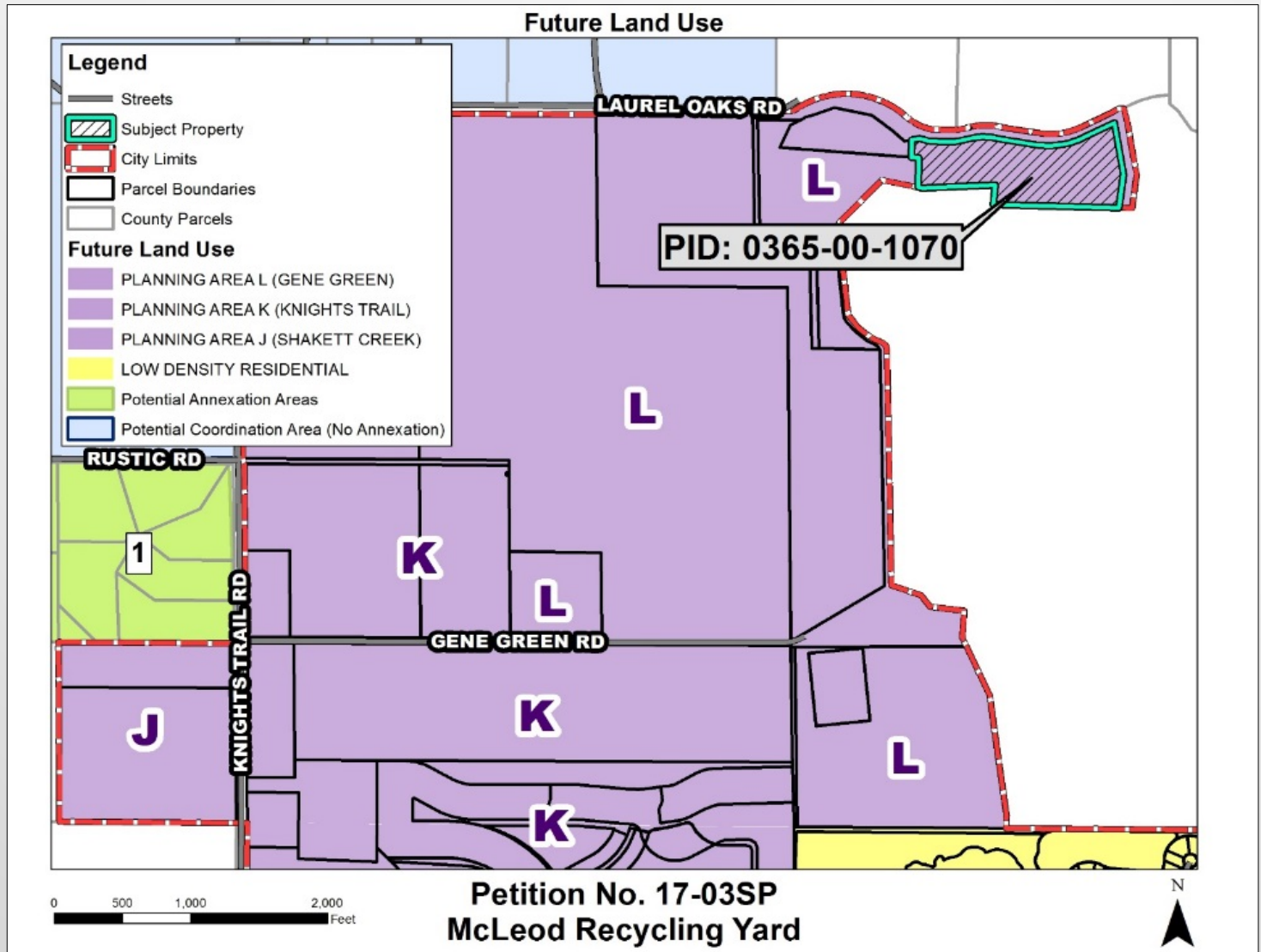
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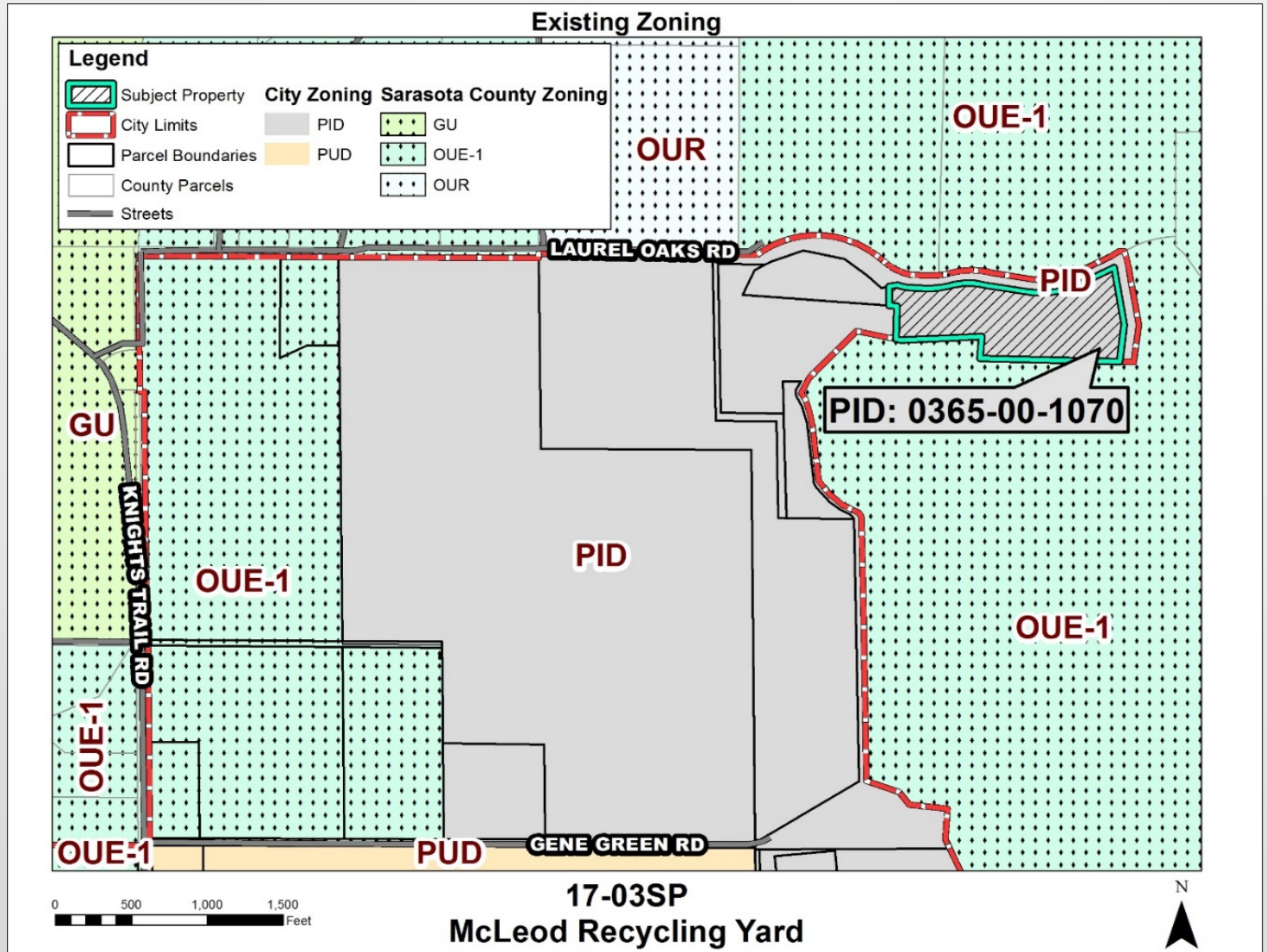
Surrounding Property Information:

Direction	Existing Use(s)	Current Zoning	Future Land Use Designation
North	Vacant (County Owned Property)	Sarasota County Open Use Estate-1 (OUE-1)	Sarasota County Public Conservation/Preservation
West	Vacant Land and Industrial Use (MAH Venice Investments, LLC)	Planned Industrial Development (PID)	Gene Green Sector (Planning Area L)
South	Water (County Owned Property)	Sarasota County Open Use Estate-1 (OUE-1)	Sarasota County Rural
East	Vacant (County Owned Property)	Sarasota County Open Use Estate-1 (OUE-1)	Sarasota County Rural

Future Land Use Map



Existing Zoning Map



Comprehensive Plan Consistency

Gene Green Sector

- **Uses:** mining, material extraction, sorting, processing and loading; asphalt production, manufacturing, recycling and other components of asphalt production; temporary and permanent stockpiling; concrete/cement and related products production and processing; water resource storage and production; stormwater management; native habitat preservation/mitigation; and accessory uses.

Pre-Annexation Agreement (R. Gene Smith)

- **Uses:** earthmoving, including mining, material extraction, sorting, processing and loading; asphalt recycling and other components of asphalt production; temporary and permanent stockpiling; concrete/cement and related products production and processing; water resource storage and production; stormwater management; native habitat preservation/mitigation; and accessory uses.

Comprehensive Plan Consistency

Gene Green Sector

- **Policy 16.25:** “ensure an adequate landscaped buffer between the Gene Green Sector and adjacent residential areas to protect adjacent uses from environmental impacts resulting from excavation, industrial, commercial, or other non-residential activity.”

Comprehensive Plan Consistency

Compatibility Policy 8.2 Mitigation Techniques

- Providing open space, perimeter buffers, landscaping and berms.
- Screening of sources of light, noise, mechanical equipment, refuse areas, delivery and storage areas.
- Locating road access to minimize adverse impacts.
- Adjusting building setbacks to transition between different uses.
- Applying step-down or tiered building heights to transition between different uses.
- Lowering density or intensity of land uses to transition between different uses.

Summary Finding: the proposed site and development plan can be found consistent with the comprehensive plan.

PID and LDC Consistency

- Uses – legal opinion provided by the applicant.
- The project has been designed consistent with the regulatory standards of the PID designation.
- It is consistent with the performance standards provided in Ordinance 2008-07 and will be required to comply with standards for lighting, noise and air quality.
- All other regulatory standards of the LDC not identified in the PID have been complied with.

Summary Finding: The proposed site and development plan can be found in compliance with the approved PID and the LDC.

Concurrency

- City review agencies have reviewed the following public facilities: transportation, water, sewer, stormwater/drainage, solid waste and parks and recreation.

Department	Facility	Project's Estimated Impact	Status
Utilities	Potable Water	No Impact	Will be served by a well.
Utilities	Sanitary Sewer	No Impact	Will be served by septic system.
Public Works	Solid Waste	NA	Non-Residential
Public Works	Parks & Recreation	NA	Non-Residential
Engineering	Drainage	Post	Concurrency confirmed by Engineering Department
Planning and Zoning	Transportation	5-p.m. peak hour trips	Concurrency confirmed by the City's Traffic Consultant*
School Board	Public Schools	NA	Non-Residential

Summary Finding: The proposed site and development plan is in compliance with the City's concurrency management regulations..

Summary Findings

- The proposed site and development plan can be found consistent with the comprehensive plan.
- The proposed site and development plan can be found in compliance with the approved PID and the remainder of the LDC.
- The proposed site and development plan is in compliance with the city's concurrency management regulations.

Based upon staff analysis, Planning Commission has sufficient information on which to base a determination on this petition.

Stipulation

- The facility will not be in operation during the hours of darkness.