



Special Exception 2023-02: Suncoast Materials

To: Planning and Zoning Board Members
CC: Sandy Riffle, Drew Smith, Allen Lane, Ellen Hardgrove, Galen Pugh,
Jim Winter
From: Brett Sollazzo, Administrative & Permitting Manager
Date: April 10, 2023

1. Special Exception 2023-02: Suncoast Materials Amendment to 2016 Special Exception

This is a request for an amendment to a Special Exception that was approved in 2016 for property located on the north side of Mary Jess Road, west of the railroad; i.e., the Suncoast Materials property. A railroad spur separates the property into two areas; the proposed amendment relates to the portion north of the spur. The following items are included in your agenda packet for your review:

- City Planner Report dated 3/30/2023
- City Engineer Review dated 3/20/2023
- City Landscape Architect Review dated 3/21/2023
- Special Exception Application dated 3/13/2023
- Applicant Narrative dated 3/13/2023
- Site Plan dated 3/13/2023
- Proposed Railroad Track Alignment dated 4/4/2023

City Staff mailed out 166 public notice letters to surrounding properties well over the 500ft required radius. As of this memo, no public comments have been received by Staff, and one letter has returned undeliverable. The applicant placed the public notice signage on their property on 3/29/2023.

City Staff and the Applicant are in attendance to answer any questions regarding this agenda item.