

Alachua County

Office of Planning and Development Staff Report

Application Number: ZOX-01-12 Staff Contact: Jerry Brewington, Sr. Planner
352-374-5249

Planning Commission

Hearing Date: June 20, 2012

Board of County Commissioners

Hearing Date: July 10, 2012

SUBJECT:

A request for a special exception for a materials recycling facility in a 'MS' (manufacturing services) district on approximately 2.4 acres.

APPLICANT/AGENT:

Eng, Denman and Assoc.

PROPERTY OWNER:

Radar of Gainesville, Inc.

PROPERTY DESCRIPTION:

Location: 5008 SW 41st Blvd.
Parcel Number: 07240-001-017 & 07240-001-004
Section/Township/Range: 23-10-19
Land Use: Heavy Industrial
Zoning: MS (Manufacturing Services)
Existing Use: Materials recovery
Acreage: 2.4

PREVIOUS REQUESTS:

none

STAFF RECOMMENDATION:

Approval with conditions and bases in Staff Report

PC RECOMMENDATION:

Approval with conditions and bases in Staff Report (6-0) Commissioner Reyes recused.

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Analysis of Request

Description of Site and Proposed Request

The subject property is located on the north side of Williston Road and west of the I-75/Williston Road Interchange on SW 41st Blvd.



Aerial of Subject Property

The applicant is requesting a special exception for a materials recovery and recycling center. In the Alachua County Unified Land Development Code (ULDC) this is described specifically as 'materials recovery, recycling and composting'. Specifically, the proposed facility will sort recyclable materials from the waste stream as defined in Rule 62-701, Florida Administrative Code (F.A.C.). These will include both 'construction and demolition (C&D) debris' as well as 'Class III Waste'.

C&D debris is generally classified as materials considered not to be water soluble and not hazardous in nature. This can include, but is not limited to: steel, glass, brick, concrete, asphalt, gypsum wall board and lumber. (See 62-701(24) for a full definition). Class III waste is classified as yard trash, construction and demolition debris, processed

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tires, asbestos, carpet, cardboard, paper, glass, plastic or other materials that are not expected to produce leachate that poses a threat to public health or the environment.

Materials that are recyclable will be picked and removed from the waste stream and sorted by type into bins. These bins will be located on-site on a temporary basis until full, at which point they will be hauled off-site for reuse. All other materials will be removed from the site to an approved Class III/C&D disposal facility. During the initial phase, there will be no new facilities constructed on site. Sorting will be done either in existing structures or in the open. During the second phase, additional structures will be added to aid in sorting and temporary storage of sorted materials.

Levels of Service

The Alachua County Comprehensive Plan Capital Improvement Element requires that the public facilities and services needed to support development be available concurrent with the impacts of development and that issuance of a Certificate of Level of Service Compliance (CLSC) be a condition of all final development orders. 'Concurrent' shall mean that all adopted levels of service (LOS) standards shall be maintained or achieved within a reasonable timeframe. Per **Policies 1.2.4** and **1.2.5** of the Capital Improvements Element of the Alachua County Comprehensive Plan, LOS standards have been adopted for various types of public facilities.

Traffic

The subject property is located on SW 41st Blvd. The proposed use will generate approximately 110 additional daily trips from vehicles going to and from the site. No impacts to level of service standards are anticipated as a result of this request.

Water and Sewer

Policy 1.2.4 (e) describes the minimum Level of Service standards for potable water and sewer. These are summarized in the following table:

	Peak Residential & Non Residential	Pressure	Storage Capacity
Potable Water	200 gallons/day/du	40 p.s.i.	½ peak day volume
Sanitary Sewer	106 gallons/day/du	Na	Na

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Water and sewer use from the proposed use will be minimal. The sorting of materials will be done in the open or in shed structures. The intent is to keep the sorted materials as dry as possible, especially in the case of gypsum board.

Drainage

Policy 1.2.4 (d) states that the minimum drainage LOS standard for non-residential development requires a floor elevation of one (1) foot above the 100-year/critical duration storm elevation or flood resistant construction. Any development at this site will be required to meet this standard at the time of final DRC approval.

Emergency Services

Policy 1.2.5 (a) states that the LOS standard for fire services within the Urban Service Area is as follows:

- Initial unit response within 4 minutes for 80% of all responses within a 12 month period.
- Fire protection service level of ISO (Insurance Service Office) Class Protection 4 or better.
- 100% of development shall provide water supply from hydrants.

The LOS standard for emergency services will not be exceeded by this request.

Solid Waste

Policy 1.2.4 (c) states that the minimum level of service standard for solid waste disposal used for determining the availability of disposal capacity to accommodate demand generated by existing and new development, at a minimum, shall be 0.73 tons per person per year. Any development at this site will be required to meet these minimum LOS standards as part of development plan approval.

Recreation

The proposed land use change will not have an impact on the recreation level of service in Alachua County. The requested amendment is not a residential development and will not generate additional recreational demand.

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Schools

The proposed zoning change will not have an impact on public school enrollment in Alachua County. The requested zoning amendment is not a residential development and will not generate additional school demand.

Comprehensive Plan Consistency

The requested special exception is for a materials recycling facility. The following Comprehensive Plan policies apply to this application.

Industrial Policies

Policy 4.1.2 of the Future Land Use Element states that *A range of choice in land areas and locations for the different types of industry shall be provided to meet the anticipated expansion of industry in the County and to meet the objectives of the [Economic Element](#) of this Plan. Sufficient area for industrial land use shall be identified in appropriate locations on the [Future Land Use Map](#) in an effort to create a supply of land which has the proper zoning already in place, which is therefore immediately available for such uses. The County shall identify a number of potential locations with suitable infrastructure, including parcels with rail access, interstate access, or proximity to cargo terminals, and suitable environmental characteristics for such uses. Procedures and standards to facilitate development review shall be adopted as part of the land development regulations to implement this policy. Such standards and procedures shall be reviewed on an annual basis to determine their effectiveness in protecting public health and the environment, and facilitating permitting.*

The parcel in question is has an existing heavy industrial land use designation as well as an 'MS' (Manufacturing/services) zoning district. As such, it is immediately available for use should the proposed special exception be approved. There is ready access both from Williston Road as well as I-75. The proposed use is ancillary to exiting waste recovery facilities located to the east and north of the site. It therefore represents the expansion of an existing use.

Policy 4.1.3 of the FLUE states that *Industrial locations and proposed uses shall be consistent with the Conservation and Open Space Policies of Alachua County.* Comments from the Environmental Protection Department (EPD) state that there will be no impacts to environmental resources as a result of this request. The proposed use is therefore consistent with the COSE Policies found in the Plan. The 20% open space requirement found in the Plan and implemented in the ULDC will be met at the time of development plan approval.

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Policy 4.1.4 of the FLUE states that *Industrial operations shall eliminate or, where possible, minimize the following impacts on public health and the environment:*

- (a) *erosion;*
- (b) *noise;*
- (c) *odor, fumes, vapors and gases;*
- (d) *fire and explosion hazards;*
- (e) *radioactive elements;*
- (f) *electromagnetic interference;*
- (g) *smoke, dust, particulate matter, and dirt;*
- (h) *vibrations;*
- (i) *glare;*
- (j) *toxic wastes.*

The proposed recycling facility will accept either C&D or Class III materials (see the description portion of this report for an exact definition of those materials). The majority of these materials are inert and will not generate harmful byproducts of the types mentioned in this policy. The applicant has stated that gypsum wall board, should it get wet, does have the potential to cause odors. The processing and recycling of materials therefore has the ability to cause noise, odor, smoke/dust and vibrations. However, the intent of this policy is to eliminate or, where possible, minimize these impacts on the surrounding area. The location of this site, behind an existing facility owned by the applicant, will mitigate these impacts to a great extent by removing them from surrounding uses, especially those located to the east across 41st Blvd.

The processing of the material brought to this site will occur mainly by workers hand separating materials to be recycled from the Class III and C&D materials brought to the site. The noise, dust and vibrations from this activity are therefore limited. In addition, there will be additional impacts from vehicles hauling containers to and from the site. However, it is staff's determination that the increased level of traffic will not be sufficient to cause adverse impacts to surrounding uses.

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Policy 4.2.1 (Policy 4.4.1 language is identical) states that *Industrial uses shall not be located adjacent to residential or agricultural areas without adequate buffering or integrating design and business practices to eliminate or minimize adverse impacts. Land use decisions concerning location of industrial uses shall take into consideration environmental justice.*

The parcel is surrounded on all sides by Industrial land uses. The closest residential subdivision is located on the south side of Williston Road (Gainesville Country Club). The proposed site is adjacent to existing facilities owned and operated by the applicant. Parcels to the south also have a heavy industrial land use designation and contain manufacturing facilities compatible with the proposed use.

Objective 4.4. (Heavy Industrial) states that *The Heavy Industrial Future Land Use is established to accommodate traditional industrial uses that are dependent on transportation and large volumes of raw materials. Heavy Industrial uses have unique potential impacts on surrounding lands including noise, odor, smoke, vibration and other hazards. Heavy Industrial uses shall be located to provide the most efficient provision of services while minimizing potential impacts to adjacent development and environmental features.*

The parcel that is the subject of this request has a heavy industrial land use designation. Objective 4.4 of the Plan acknowledges that, as such, there may be certain impacts to surrounding land uses from permitted uses within this land use designation (such as odors, noise, etc). In the case of this application, the applicant has stated that such impacts will be minimal. The location of this site, behind an existing facility owned by the applicant, will mitigate these impacts to a great extent by removing them from surrounding uses to the east. The properties to the south have a similar land use designation of heavy industrial with prestressed concrete structures being manufactured on site.

The processing of the material brought to this site will occur mainly by workers hand separating materials to be recycled from the Class III and C&D materials brought to the site. The noise, dust and vibrations from this activity are therefore limited. In addition, the location of the proposed site, off of 41st Blvd., will further help to minimize adverse impacts that may arise as a result of this request being granted. Staff therefore finds that the request for a materials recovery and recycling facility is consistent with Objective 4.4 of the Future Land Use Element as the location of the facility provides efficient provision of services while minimizing impacts to surrounding uses.

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Policy 4.5.1 of the Future Land Use Element states that *Industrial facilities in the urban cluster shall group together in planned industrial districts on sites capable of being expanded and developed in stages. Criteria for permitting industrial development shall include but are not limited to:*

- (a) *topography and soils--land having stable, well-drained soils, free from flooding;*
- (b) *climate--prevailing wind direction that does not impact adjacent residential areas;*
- (c) *accessibility--access to arterials and highways and, where possible, rail facilities;*
- (d) *utilities--availability of water, sewer, electricity or natural gas in adequate quantities;*
- (e) *size--large enough for proper site design.*

Staff has analyzed the site using the most recent data available and determined that the site is not prone to flooding. The new use as a recycling facility is expected to generate minimal odors as the materials to be use are Class III or C&D debris which do not generate significant odors (except as previously noted regarding wet gypsum board). The site is surrounded by industrial land uses and the nearest residential development is the Gainesville Country Club, which is located approximately ½ mile away on the south side of Williston Road.

The site is immediately accessible to I-75 and Williston Road. As reported in the LOS section of this report, the proposed use will not cause adopted levels of service to be exceeded. The site, while not large (2.4 acres in total) is adequate for the proposed use.

Policy 4.5.2 states that *Industrial sites shall be designed to provide for:*

- (a) *adequate off-street parking to meet the needs of the operation;*
- (b) *adequate buffering along roadways and adjacent uses to minimize the effects of lighting, noise and signing.*

Parking for employees using this site is provided elsewhere on the property owned by the applicant. The parcel to the west is undeveloped while the parcel to the east is owned by the applicant. Property to the north has a similar use and buffering is not required. Parcels to the south have a similar heavy industrial land use designation and contain manufacturing facilities for pre-stressed concrete structures. Any buffering required to the south will be implemented as part of the development review process.

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Policy 4.6.1 states that *Industrial development shall be located only in areas where adequate facilities and services exist or will be provided prior to occupancy. These facilities include, but are not limited to:*

- (a) *roadways.*
- (b) *fire service.*
- (c) *water supply.*
- (d) *street lighting.*
- (e) *solid waste collection and disposal.*
- (f) *sewage collection and disposal.*
- (g) *storm water drainage and disposal.*
- (h) *emergency medical service.*

Policy 4.6.2 states that *New industrial development shall meet all of the requirements for adequate facilities based on the level of service standards for those facilities and concurrency provisions of the Plan.*

As shown in the LOS section of this report, facilities are adequate to handle the proposed request, which is expected to have minimal impacts to public facilities.

Changes to the Zoning Map

Policy 7.1.2 of the Future land Use Element states that *Proposed changes in the zoning map shall consider:*

- a. *consistency with the goals, objectives, policies and adopted maps of the Comprehensive Plan*
- b. *the availability and capacity of public facilities required to serve the development. When considering a rezoning, this includes availability and capacity of existing public facilities and timing of future facilities based on capital plans. Specific determinations for any exceptions to the requirement to connect to a centralized potable water and sanitary sewer system will be made at the stage of development plan review, as detailed in Policy 2.1 of the Potable Water and Sanitary Sewer Element.*

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- c. *the relationship of the proposed development to existing development in the vicinity and considerations relating to environmental justice and redevelopment opportunities.*
- d. *those factors identified by law, including that as a general matter an applicant is not entitled to a particular density or intensity within the range of densities and intensities permitted by the Comprehensive Plan, given due consideration of legitimate public purposes relating to health, safety, and welfare.*

As shown elsewhere in this report, the proposed facility is consistent with the goals, policies and objectives of the Plan. Furthermore, analysis in the LOS section of this report shows that adopted levels of service as found in the Plan will not be exceeded by this request. The parcel that is the subject of this request is surrounded by other properties with a heavy industrial land use designation. The introduction of the proposed use (recycling processing) is not incompatible with the existing uses immediately adjacent to the site and is similar in nature to the materials processing already occurring to the east and north of this site.

ULDC Consistency

Staff finds the request to be consistent with the applicable requirements of the ULDC outlined here. Per the use table found in Chapter 404 of the ULDC, a recycling facility is permitted in the MS zoning district by special exception.

Special Exceptions

Section 402.113 states that *“the Board of County Commissioners shall, as part of a decision to approve an application for a special exception, make a finding that the application complies with both the general criteria and the review factors”* as follows:

- (a) The proposed use is consistent with the Comprehensive Plan and ULDC;*
- (b) The proposed use is compatible with the existing land use pattern and future uses designated by the Comprehensive Plan;*
- (c) The proposed use shall not adversely affect the health, safety, and welfare of the public.*

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As shown in this report, the proposed use is consistent with the goals, policies and objective of the Plan, in particular the policies found in the 'Industrial' section of the

Future Land Use Element. The land use is heavy industrial and the parcel is surrounded by other industrial uses. While there will be some impacts from the proposed use, these are mitigated in the greater part by the location of the proposed recycling facility away from 41st Blvd. behind the existing Watson Facility.

Section 402.113(d) states that special exceptions shall address the following specific issues:

1. *ingress and egress to the property and proposed structures thereon with particular reference to automotive, bicycle, and pedestrian safety and convenience, traffic flow and control and access in case of fire or catastrophe;*

The site has existing ingress and egress that will be adequate to serve the proposed use. It will not be open to the public.

2. *off-street parking and loading areas where required, with particular attention to item 1 above;*

On-site parking is not required. Any required parking can be accommodated on the existing Watson Facility to the east of the site.

3. *the noise, glare or odor effects of the special exception on surrounding properties;*

As stated in the report, limited noise and odor will occur as a result of this proposed special exception. This will be mitigated in part by the location of the facility away from NW 41st Blvd. Surrounding properties are also industrial in nature with a similar land use designation,

4. *refuse and service areas, with particular reference to location, screening and items 1 and 2;*

The proposed facility will serve as a sorting area for recyclable materials. The operation, as shown on the proposed site plan, will encompass the majority of the 2.4 acre site when both phases are complete. There are two proposed ingress/egress roads onto the site. Screening requirements are those found in the ULDC for the MS zoning district and the site plan shows proposed setbacks and buffers as required.

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5. *utilities, with reference to location and availability;*

Existing utilities are adequate to meet any limited demands that may occur at the site.

6. *screening and buffering with reference to type, dimensions and character;*

The facility will use existing buffering whenever possible. The owner shall comply with additional buffering requirements if these are identified during site plan review.

7. *signs, if any, and proposed exterior lighting with reference to glare, traffic safety and compatibility with surrounding properties;*

The applicant has stated that no signage will be used. Any signs if proposed shall meet the Alachua County sign ordinance.

8. *required yards and other open space;*

The applicant shall comply with all open space and setback requirements as found in the ULDC.

9. *general compatibility with surrounding properties; and*

The surrounding properties are also industrial in nature. As shown elsewhere in this report, the proposed use as is not out of character with these properties.

10. *any special requirements set forth in this ULDC for the particular use involved.*

The applicant shall comply with any additional ULDC requirements as identified during the site plan review process as well as the conditions imposed as part of this special exception to ensure compatibility with surrounding uses and to ensure that the public health, safety and welfare are maintained.

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Staff Recommendation

Staff recommends **approval** of ZOX-01-12 with the following conditions and bases.

Conditions

1. This special exception is issued for a materials recovery and recycling facility on parcel number 07240-001-017 and 07240-001-004. Materials accepted at this site for processing shall be limited to 'Construction and Demolition Debris' and 'Class III Waste' as defined in Rule 62-701 of the Florida Administrative Code (F.A.C.)
2. Hours of operation shall be no earlier than 6 a.m. nor later than 7 p.m., seven days a week.
3. The applicant shall provide the Alachua County Public Works Department with a volume report showing, by month, the amounts and types of materials received at the facility, including wastes that are extracted from the waste stream and recycled or volumes of waste sent to off-site disposal. At a minimum, the report will be provided on an annual basis.

Bases

1. Policy 4.1.2 of the Future Land Use Element states that *A range of choice in land areas and locations for the different types of industry shall be provided to meet the anticipated expansion of industry in the County and to meet the objectives of the [Economic Element](#) of this Plan. Sufficient area for industrial land use shall be identified in appropriate locations on the [Future Land Use Map](#) in an effort to create a supply of land which has the proper zoning already in place, which is therefore immediately available for such uses. The County shall identify a number of potential locations with suitable infrastructure, including parcels with rail access, interstate access, or proximity to cargo terminals, and suitable environmental characteristics for such uses. Procedures and standards to facilitate development review shall be adopted as part of the land development regulations to implement this policy. Such standards and procedures shall be reviewed on an annual basis to determine their effectiveness in protecting public health and the environment, and facilitating permitting.*

The parcel in question is has an existing heavy industrial land use designation as well as an 'MS' (Manufacturing/services) zoning district. As such, it is immediately available for use should the proposed special exception be approved. There is ready access both from Williston Road as well as I-75. The proposed use is ancillary to existing

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waste recovery facilities located to the east and north of the site. It therefore represents the expansion of an existing use.

2.Policy 4.1.3 of the FLUE states that *Industrial locations and proposed uses shall be consistent with the Conservation and Open Space Policies of Alachua County.* Comments from the Environmental Protection Department (EPD) state that there will be no impacts to environmental resources as a result of this request. The proposed use is therefore consistent with the COSE Policies found in the Plan. The 20% open space requirement found in the Plan and implemented in the ULDC will be met at the time of development plan approval.

3.Policy 4.1.4 of the FLUE states that *Industrial operations shall eliminate or, where possible, minimize the following impacts on public health and the environment:*

- (a) *erosion;*
- (b) *noise;*
- (c) *odor, fumes, vapors and gases;*
- (d) *fire and explosion hazards;*
- (e) *radioactive elements;*
- (f) *electromagnetic interference;*
- (g) *smoke, dust, particulate matter, and dirt;*
- (h) *vibrations;*
- (i) *glare;*
- (j) *toxic wastes.*

The proposed recycling facility will accept either C&D or Class III materials (see the description portion of this report for an exact definition of those materials). The majority of these materials are inert and will not generate harmful byproducts of the types mentioned in this policy. The applicant has stated that gypsum wall board, should it get wet, does have the potential to cause odors. The processing and recycling of materials therefore has the ability to cause noise, odor, smoke/dust and vibrations. However, the intent of this policy is to eliminate or, where possible, minimize these impacts on the surrounding area. The location of this site, behind an existing facility owned by the applicant, will mitigate these impacts to a great extent by removing them from surrounding uses, especially those located to the east across 41st Blvd.

The processing of the material brought to this site will occur mainly by workers hand separating materials to be recycled from the Class III and C&D materials brought to the site. The noise, dust and vibrations from this activity are therefore limited. In addition, there will be additional impacts from vehicles hauling containers to and from the site.

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However, it is staff's determination that the increased level of traffic will not be sufficient to cause adverse impacts to surrounding uses.

4. Policy 4.2.1 (Policy 4.4.1 language is identical) states that *Industrial uses shall not be located adjacent to residential or agricultural areas without adequate buffering or integrating design and business practices to eliminate or minimize adverse impacts. Land use decisions concerning location of industrial uses shall take into consideration environmental justice.*

The parcel is surrounded on all sides by Industrial land uses. The closest residential subdivision is located on the south side of Williston Road (Gainesville Country Club). The proposed site is adjacent to existing facilities owned and operated by the applicant. Parcels to the south also have a heavy industrial land use designation and contain manufacturing facilities compatible with the proposed use.

5. Objective 4.4. (Heavy Industrial) states that *The Heavy Industrial Future Land Use is established to accommodate traditional industrial uses that are dependent on transportation and large volumes of raw materials. Heavy Industrial uses have unique potential impacts on surrounding lands including noise, odor, smoke, vibration and other hazards. Heavy Industrial uses shall be located to provide the most efficient provision of services while minimizing potential impacts to adjacent development and environmental features.*

The parcel that is the subject of this request has a heavy industrial land use designation. Objective 4.4 of the Plan acknowledges that, as such, there may be certain impacts to surrounding land uses from permitted uses within this land use designation (such as odors, noise, etc). In the case of this application, the applicant has stated that such impacts will be minimal. The location of this site, behind an existing facility owned by the applicant, will mitigate these impacts to a great extent by removing them from surrounding uses. The processing of the material brought to this site will occur mainly by workers hand separating materials to be recycled from the Class III and C&D materials brought to the site. The noise, dust and vibrations from this activity are therefore limited. In addition, the location of the proposed site, off of 41st Blvd., will further help to minimize adverse impacts that may arise as a result of this request being granted. Staff therefore finds that the request for a materials recovery and recycling facility is consistent with Objective 4.4 of the Future Land Use Element as the location of the facility provides efficient provision of services while minimizing impacts to surrounding uses.

6. Policy 4.5.1 of the Future Land Use Element states that *Industrial facilities in the urban cluster shall group together in planned industrial districts on sites capable of being expanded and developed in stages. Criteria for permitting industrial development shall include but are not limited to:*

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- (a) *topography and soils-land having stable, well-drained soils, free from flooding;*
- (b) *climate--prevailing wind direction that does not impact adjacent residential areas;*
- (c) *accessibility--access to arterials and highways and, where possible, rail facilities;*
- (d) *utilities--availability of water, sewer, electricity or natural gas in adequate quantities;*
- (e) *size--large enough for proper site design.*

Staff has analyzed the site using the most recent data available and determined that the site is not prone to flooding. The new use as a recycling facility is expected to generate minimal odors as the materials to be use are Class III or C&D debris which do not generate significant odors (except as previously noted regarding wet gypsum board). The site is surrounded by industrial land uses and the nearest residential development is the Gainesville Country Club, which is located approximately ½ mile away on the south side of Williston Road.

The site is immediately accessible to I-75 and Williston Road. As reported in the LOS section of this report, the proposed use will not cause adopted levels of service to be exceeded. The site, while not large (2.4 acres in total) is adequate for the proposed use.

7.Policy 4.5.2 states that *Industrial sites shall be designed to provide for:*

- (a) *adequate off-street parking to meet the needs of the operation;*
- (b) *adequate buffering along roadways and adjacent uses to minimize the effects of lighting, noise and signing.*

Parking for employees using this site is provided elsewhere on the property owned by the applicant. The parcel to the west is undeveloped while the parcel to the east is owned by the applicant. Property to the north has a similar use and buffering is not required. Parcels to the south have a similar heavy industrial land use designation and contain manufacturing facilities for pre-stressed concrete structures. Any buffering required to the south will be implemented as part of the development review process.

8.Policy 4.6.1 states that *Industrial development shall be located only in areas where adequate facilities and services exist or will be provided prior to occupancy. These facilities include, but are not limited to:*

- (a) *roadways.*

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- (b) *fire service.*
- (c) *water supply.*
- (d) *street lighting.*
- (e) *solid waste collection and disposal.*
- (f) *sewage collection and disposal.*
- (g) *storm water drainage and disposal.*
- (h) *emergency medical service.*

9.Policy 4.6.2 states that *New industrial development shall meet all of the requirements for adequate facilities based on the level of service standards for those facilities and concurrency provisions of the Plan.* As shown in the LOS section of this report, facilities are adequate to handle the proposed request, which is expected to have minimal impacts to public facilities.

10.Policy 7.1.2 of the Future land Use Element states that *Proposed changes in the zoning map shall consider:*

- a. *consistency with the goals, objectives, policies and adopted maps of the Comprehensive Plan*
- b. *the availability and capacity of public facilities required to serve the development. When considering a rezoning, this includes availability and capacity of existing public facilities and timing of future facilities based on capital plans. Specific determinations for any exceptions to the requirement to connect to a centralized potable water and sanitary sewer system will be made at the stage of development plan review, as detailed in Policy 2.1 of the Potable Water and Sanitary Sewer Element.*
- c. *the relationship of the proposed development to existing development in the vicinity and considerations relating to environmental justice and redevelopment opportunities.*
- d. *those factors identified by law, including that as a general matter an applicant is not entitled to a particular density or intensity within the range of densities and intensities permitted by the Comprehensive Plan, given due consideration of legitimate public purposes relating to health, safety, and welfare.*

As shown elsewhere in this report, the proposed facility is consistent with the goals, policies and objectives of the Plan. Furthermore, analysis in the LOS section of this

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report shows that adopted levels of service as found in the Plan will not be exceeded by this request. The parcel that is the subject of this request is surrounded by other properties with a heavy industrial land use designation. The introduction of the proposed use (recycling processing) is not incompatible with the existing uses immediately adjacent to the site and is similar in nature to the materials processing already occurring to the east and north of this site.

11. Section 402.113 states that *“the Board of County Commissioners shall, as part of a decision to approve an application for a special exception, make a finding that the application complies with both the general criteria and the review factors”* as follows:

- (a) The proposed use is consistent with the Comprehensive Plan and ULDC;*
- (b) The proposed use is compatible with the existing land use pattern and future uses designated by the Comprehensive Plan;*
- (c) The proposed use shall not adversely affect the health, safety, and welfare of the public.*

As shown in this report, the proposed use is consistent with the goals, policies and objective of the Plan, in particular the policies found in the ‘Industrial’ section of the Future Land Use Element. The land use is heavy industrial and the parcel is surrounded by other industrial uses. While there will be some impacts from the proposed use, these are mitigated in the greater part by the location of the proposed recycling facility away from 41st Blvd. behind the existing Watson Facility.

12. Section 402.113(d) states that special exceptions shall address the following specific issues:

- 1. ingress and egress to the property and proposed structures thereon with particular reference to automotive, bicycle, and pedestrian safety and convenience, traffic flow and control and access in case of fire or catastrophe;*

The site has existing ingress and egress that will be adequate to serve the proposed use. It will not be open to the public.

- 2. off-street parking and loading areas where required, with particular attention to item 1 above;*

On-site parking is not required. Any required parking can be accommodated on the existing Watson Facility to the east of the site.

- 3. the noise, glare or odor effects of the special exception on surrounding properties;*

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As stated in the report, limited noise and odor will occur as a result of this proposed special exception. This will be mitigated in part by the location of the facility away from NW 41st Blvd. Surrounding properties are also industrial in nature with a similar land use designation,

- 4. refuse and service areas, with particular reference to location, screening and items 1 and 2;*

The proposed facility will serve as a sorting area for recyclable materials. The operation, as shown on the proposed site plan, will encompass the majority of the 2.4 acre site when both phases are complete. There are two proposed ingress/egress roads onto the site. Screening requirements are those found in the ULDC for the MS zoning district and the site plan shows proposed setbacks and buffers as required.

- 5. utilities, with reference to location and availability;*

Existing utilities are adequate to meet any limited demands that may occur at the site.

- 6. screening and buffering with reference to type, dimensions and character;*

The facility will use existing buffering whenever possible. The owner shall comply with additional buffering requirements if these are identified during site plan review.

- 7. signs, if any, and proposed exterior lighting with reference to glare, traffic safety and compatibility with surrounding properties;*

The applicant has stated that no signage will be used. Any signs if proposed shall meet the Alachua County sign ordinance.

- 8. required yards and other open space;*

The applicant shall comply with all open space and setback requirements as found in the ULDC.

- 9. general compatibility with surrounding properties; and*

The surrounding properties are also industrial in nature. As shown elsewhere in this report, the proposed use as is not out of character with these properties.

- 10. any special requirements set forth in this ULDC for the particular use involved.*

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The applicant shall comply with any additional ULDC requirements as identified during the site plan review process as well as the conditions imposed as part of this special exception to ensure compatibility with surrounding uses and to ensure that the public health, safety and welfare are maintained.

Staff Comments

Department of Public Works: The Department would like to be provided with information regarding the volume of material that is processed through this facility and how much of the material is recycled. To that end we request the following condition:

The applicant shall provide the Alachua County Public Works Department with a volume report showing, by month, the amounts and types of materials received at the facility, including wastes that are extracted from the waste stream and recycled or volumes of waste sent to off-site disposal. At a minimum, the report will be provided on an annual basis.

The Department has no comments on the other items on this agenda.

Environmental Protection Department: The applicant proposes to operate a waste processing facility that will separate recyclable materials from Construction and Demolition Debris and Class III waste streams. The Operation Plan appropriately addresses temporary storage and disposal of unrecyclable materials received.

The subject properties previously were completely developed. There are no conservation resources present. Existing development regulations appear sufficient to address other issues such as stormwater management and open space requirements.

Transportation/Concurrency: No comments