

**ALACHUA COUNTY  
DEPT. OF GROWTH MANAGEMENT/OFFICE OF PLANNING AND DEVELOPMENT  
ADMINISTRATION ANNEX - 10 S.W. SECOND AVENUE, 3<sup>rd</sup> FLOOR  
GAINESVILLE, FLORIDA 32601  
(352) 374-5249**

April 30, 2012

Notice of Zoning Application # **ZOX-01-12**

Dear Property Owner:

As owner of property within the vicinity of the area covered by this request, you are hereby notified of the above zoning application. The zoning process on this item will include two (2) public hearings: An advisory hearing with the **Planning Commission** followed by a final hearing with the **Board of County Commissioners**. The **Planning Commission** hearing and the **Board of County Commission** hearing will be held in the **Jack Durance Auditorium** of the Alachua County Administration Building.

Planning Commission date and time:

**Wednesday, May 16, 2012 at 6:00 p.m.**

Board of County Commissioners date and time:

**To be determined**

You are invited to attend and participate in the hearings.

For your information, we have enclosed a zoning map and description of the application. The application file is accessible for review and a copy of the staff report is available upon request. A pamphlet and video containing information about quasi-judicial proceedings is also available upon request.

*You are encouraged to provide written comments in the space provided below and return your response to us no later than 5:00 p.m., Tuesday, May 15, 2012. This will allow us to make your response a part of the information packet presented to the Commissioners prior to the public hearings.*

If you have any questions, or desire further information, please contact the Development Services Section at (352) 374-5249.

**PLEASE WRITE LEGIBLY/USE DARK INK**

**RETURN THIS PORTION**

Comments:           Please see attached            
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\_\_\_\_\_

**SIGNED:**           Deanne A. Wall          

APPLICATION # ZOX-01-12

07240-154-001                      ZOX-01-12  
VP GAINESVILLE SOUTH LLC  
2110 LAKE DR  
WINTER PARK FL 32789

Tuesday, May 15, 2012

Our concerns were initially stated in an email to Alachua County on April 9, 2012.

We wish no difficulty upon Watson or WCA, we simply wish to understand how and if this special exception would devalue our hotel property with noise, smell, liter, traffic, chemicals, etc. Thank you again for your consideration.


In summary, if this special exception permit is granted to Watson and the land is transferred later to WCA, the special exception language being requested allows **the existing State Permit for WCA** to apply. If the WCA existing state permit applies what are the specific limitations on the allowed "comingling activities"? Currently the WCA permit allows for garbage transfer. Would there be specific restrictions such that the WCA garbage activity would not be allowed on the Watson site, even under a sale/transfer? The garbage odors and related issues will increase if such a transfer of land/permit and garbage recycling activity is allowed under the WCA permit.

We would request that the staff, Planning Commission, and Board of County Commissioners please consider the following issues, prior to granting any Special Exception Permit:

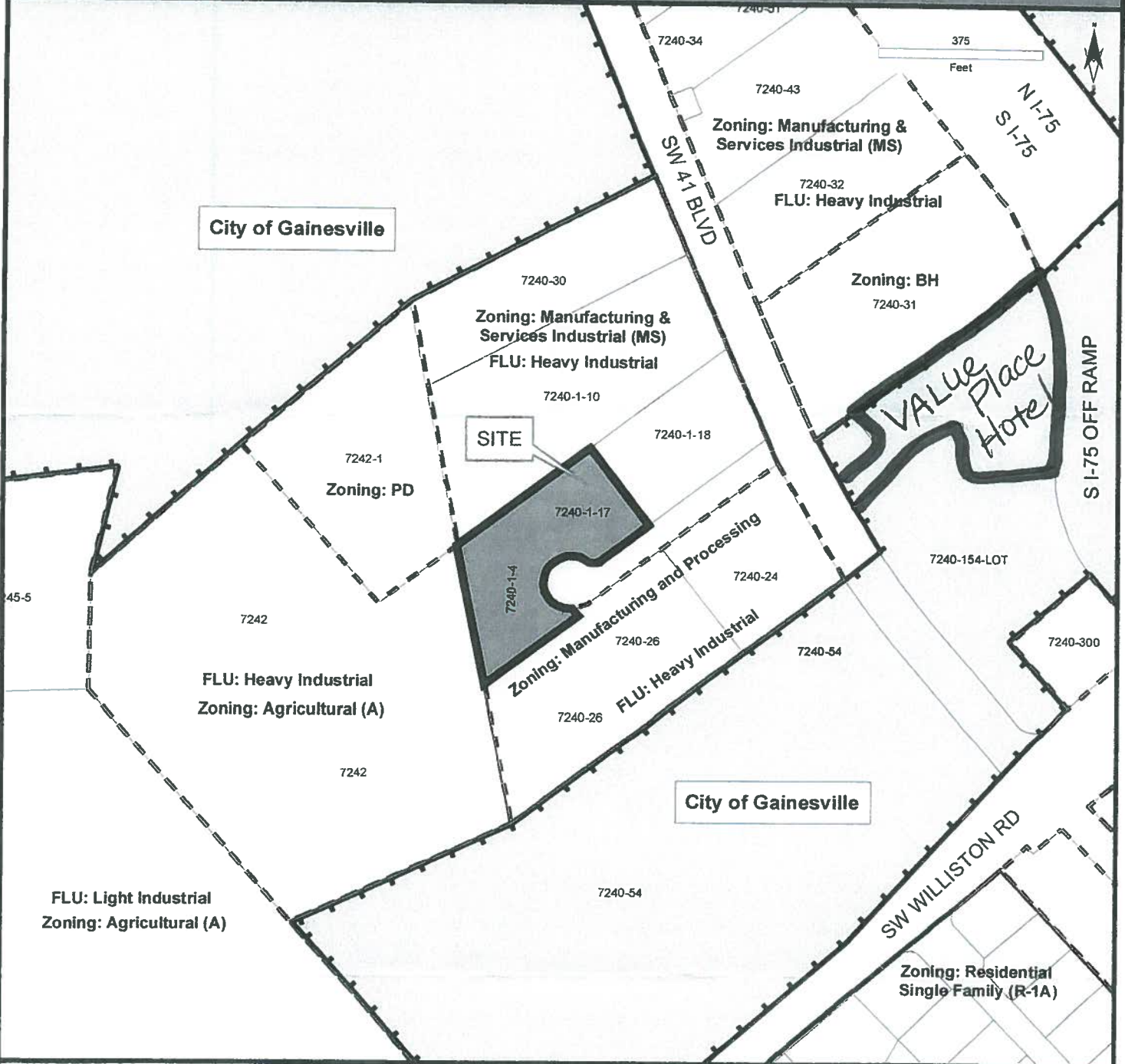
1. Traffic on 41st Blvd. specifically turning left onto Williston Rd. Will this Special Exception Permit impact the noise and truck traffic on 41st Blvd?
2. Will a traffic light be added for safety?
3. Will the construction debris be covered during transport to avoid additional liter on 41<sup>st</sup> Blvd?
4. Will toxic material be brought in from a construction site and who will judge that the content of the construction demo material will not be contaminated material including mold or asbestos?
5. Will any other companies be allowed to use the property under this Special Permit Exception?
6. Will there be any limits to shared use of this permit and related activities?
7. Consider restrictions on activity and future changes to activity allowed. As per the application building site plan sheet, Watson is requesting that **changes in activity be allowed without amendment**. This is unclear and is of great concern.
8. Specify the exact materials allowed, without change or exception. Consider further that no changes or additions be allowed without a new public hearing on the matter.

Again, the current information provided seems to allow transfer activities on the site based on the existing WCA permit. It also states that "comingled activities" are permitted and changes in the activity description, "if minor", will be allowed without a public hearing and public notice. This seems unclear and problematic.

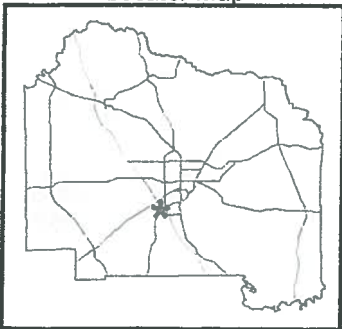
**The special exception request is of concern to us and our new hotel located across the street from the Watson site. Value Place is currently housing over 150 guests, many of which are Shands and VA patients.**

Thank you for your consideration.  
Jeanne Wall   
Value Place Hotel Gainesville  
5505 SW 41<sup>st</sup> Blvd.  
Gainesville, Florida 32608  
407.312.4443 mobile

**SUBJECT PROPERTY, WITH SURROUNDING FUTURE LAND USE AND ZONING**



Locator Map



**ZOX-01-12**

STR231019

Request for a Special Exception to allow materials recovery, recycling and composting

# Alachua County Office of Planning and Development

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

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**Planning Commission Hearing Date:** May 16, 2012  
**Board of County Commissioners Hearing Date:** TBD

**SUBJECT:** A request for a special exception to allow materials recovery, recycling and composting.

**APPLICANT/AGENT:** Clay Sweger of Eng, Denman & Associates, Inc.

**PROPERTY OWNER:** Radar of Gainesville, Inc.

**PROPERTY DESCRIPTION:** Location: 5008 SW 41<sup>st</sup> Boulevard  
Parcel Numbers: 07240-001-017 and 07240-001-004  
Section/Township/Range: 0-10-19  
Land Use: Industrial  
Zoning: 'MS' (Manufacturing Services) district  
Existing Use:  
Acreage: 2.4 acres

**NOTICE OF ZONING APPLICATION: #ZOX-01-12**

**05/15/2012**

**ALACHUA COUNTY  
DEPT. OF GROWTH MANAGEMENT  
GAINESVILLE, FLORIDA  
352.3374.5249**

**TO WHOM IT MAY CONCERN:**

**I AM A PROPERTY OWNER IN CLOSE PROXIMITY TO THE PROPOSED ZONING APPLICATION. I HAVE A STRONG OPPOSITION TO THE REQUEST AS IT HAS BEEN PRESENTED. FIRST AND FOREMOST, PROPOSED CHANGE DOES NOT CLEARLY STATE WHAT, IF ANY, RESTRICTIONS WILL BE IMPOSED. THE CURRENT LANGUAGE DOES NOT PROVIDE FOR ANY STANDARDS TO BE SET FORTH. CLEARLY THE REASONABLE PERSON WOULD HAVE TO BE OPPOSED TO WHAT AMOUNTS TO AN "OPEN-ENDED" APPLICATION WITH OUT CLEAR CUT GUIDELINES AND ANY RECOURSE TO THE PROPOSED CHANGE. ALSO, THE INCREASE TRAFFIC FLOW AND NUMBER OF TRANSIENT PEOPLE THAT MAY BE COMING AND GOING IS A CONCERN. IT IS WELL DOCUMENTED BY THE SHERIFF'S OFFICE THE NUMBER OF BURGLARIES AND VANDALISM THAT HAS TAKEN PLACE IN THIS AREA. PART OF THE PROPOSAL WOULD ENTAIL REMOVING A LOCKED GATE TO ALLOW ACCESS OF AN UNTOLD AMOUNT OF TRAFFIC TO THE LOCATION. AGAIN, CAUSING GRAVE CONCERN TO OPENING US ALL UP TO FURTHER DAMAGES, THAT HAVE ALREADY TAKEN A GREAT TOLL ON EVERYONE.**

**PLEASE LET ME KNOW IF I MAY BE PROVIDE ANY OTHER INSIGHT OR HAVE FURTHER INPUT INTO THIS MATTER. THANK YOU FOR YOUR TIME AND CONSIDERATION.**

**SINCERELY,**

**ROY F. BASS  
5510 SW 41ST BLVD  
GAINESVILLE, FLORIDA**

B.H

**ALACHUA COUNTY  
DEPT. OF GROWTH MANAGEMENT/OFFICE OF PLANNING AND DEVELOPMENT  
ADMINISTRATION ANNEX - 10 S.W. SECOND AVENUE, 3<sup>RD</sup> FLOOR  
GAINESVILLE, FLORIDA 32601  
(352) 374-5249**

April 30, 2012

Notice of Zoning Application # **ZOX-01-12**

**MAY - 1 2012**

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| <b>PLEASE WRITE LEGIBLY/USE DARK INK</b> | <b>RETURN THIS PORTION</b> |
|--|----------------------------|
| Comments: _____                          |                            |
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**SIGNED:** \_\_\_\_\_

APPLICATION # **ZOX-01-12**

07240-026-000      ZOX-01-12  
RICHARD G MOORE  
115 SW 140TH TER  
NEWBERRY FL 32669-3026

**ALACHUA COUNTY  
DEPT. OF GROWTH MANAGEMENT/OFFICE OF PLANNING AND DEVELOPMENT  
ADMINISTRATION ANNEX - 10 S.W. SECOND AVENUE, 3<sup>rd</sup> FLOOR  
GAINESVILLE, FLORIDA 32601**

**(352) 374-5249**

fax 338-3224

April 30, 2012

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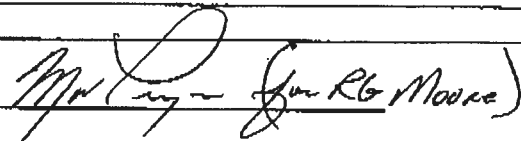
**PLEASE WRITE LEGIBLY/USE DARK INK**

**RETURN THIS PORTION**

Comments:

*Pls. See Attached*

**SIGNED:**



APPLICATION # ZOX-01-12

07240-026-000 ZOX-01-12  
RICHARD G MOORE  
115 SW 140TH TER  
NEWBERRY FL 32669-3026





Prestressed Concrete Tanks

**PRECON CORPORATION**

115 S.W. 140th Terrace  
Newberry, Florida 32669  
(352) 332-1200 (Fax) 332-1199

May 15, 2012

To: Alachua County  
Department of Growth Management  
Office of Planning and Development  
Attn: Jerry Brewington

From: Mike Pryor  
Precon Corporation Quality Administrator

Precon Corporation has reviewed Zoning Application #ZOX-01-12 submitted by Radar of Gainesville, Inc. At this time there are a number of concerns we have and we are requesting the application be denied or postponed until these concerns can be addressed.

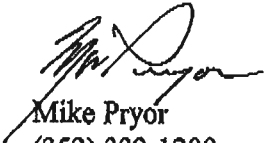
Listed below please find the areas we object to or are concerned about:

1. Traffic – at the Neighborhood Workshop on 4 April 2012, I was told between 15 and 25 trucks each day would deliver waste materials to the site. In a meeting between Richard Moore (Precon President and owner) and Larry Watson (Watson Construction owner) Larry stated 30 to 40 trucks a day would be delivering materials. Precon operates 2 semi trucks with trailers and 2 one ton trucks with trailers. We also have numerous deliveries, most often by semi truck. The traffic flow on S.W. 41<sup>st</sup> Blvd. and especially the street leading from S.W. 41<sup>st</sup> Blvd. to Precon's property entrance is going to be unmanageable.
2. When reviewing the Chapter 404 Use Regulations, Article 2 Use Table, I see there are no standards established by the county for the Materials Recovery, Recycling and Composting category. We believe it is important to establish standards prior to approving a Special Exception application. Without standards the approval of the request would allow unlimited use with no recourse available to neighboring property owners.
3. Similar categories in the use table which have standards assigned require a minimum of 5 acres. The parcels identified in the Special Exception request are 1 acre and 1.4 acres. This amount of space does not seem nearly large enough to handle the volume of debris anticipated. At the Neighborhood Workshop I asked how we could be assured the materials being brought in would be only from Watson Construction sites. I was told by Hal Smith (Watson Construction) it was not in the business plan to allow or accept materials from other entities. However, in the application it states under "Conditions" "Coordination and co-mingling of recycling activities between Watson Construction and the adjacent WCA Waste Corporation facility is permitted..." Without standards and more clear conditions stated, we (the neighbors) do not know what to expect. How will the county enforce non-existent standards? What recourse will the neighbors or the county have?



4. The application states the proposed facility will be a valuable asset to the community. We disagree and believe it will be an eye sore. We also believe the traffic on S.W. 41<sup>st</sup> Blvd. and especially the traffic turning onto Williston Rd. will be an increased safety concern.
5. The application states the proposed facility is located in the center of an existing industrial park and is not located adjacent to residential or agricultural areas. In fact, the property is located on the edge of an industrial park and is adjacent to an agricultural parcel. (See parcel #07242-000-000)
6. The application states the subject property is located within the heart of an existing industrial district with existing businesses in the area that are compatible with the proposed materials recycling facility. I disagree and do not share the opinion that a recycling facility is compatible with a commercial tire store, a plumbing company, a construction business or a hotel.

Thank you for allowing me to express our concerns in this matter.



Mike Pryor  
(352) 332-1200  
(352) 332-1199 fax  
(352) 281-3882 cell