

## Neighborhood Workshop Request Form

This form is to be submitted to Planning Services upon completion of the Pre Application Conference and shall include:

- a cover memo explaining the request
- a copy of the development concept plan; and
- a processing fee of \$215.00 (Resolution 2015-198)

A Planning staff member is required by Resolution 2015-198 to attend the Neighborhood Workshop. Please provide us with the desired date, time and location of the workshop.

- Project Name: TST VENTURES, LLC Recycling
- Pre Application Conference Date: JANUARY 5, 2017
- Date of Workshop: JANUARY 30, 2017
- Time: 6 PM
- Location: Church of Hope - 1650 Wendell Kart Rd.  
SARASOTA FL 34240

- Advertisement in a local newspaper must be published at least 7 days prior to the date of the workshop.
- A Notice of Neighborhood Workshop must be mailed at least 10 days prior to the date of the workshop.
- An electronic version of the Notice of Neighborhood Workshop shall be sent to [planner@scgov.net](mailto:planner@scgov.net) 10 days prior to the workshop for posting online.

Is the subject property within a Neighborhood Homeowners Association: NO  
 (If yes, fill in the name of the homeowners association)

Is the subject property located within a Planned District? No

Is the subject property within 2 miles of another County or Municipality? No

List Parcel Identification Number(s) below: (Include any adjacent properties under the same ownership as the subject property)

0237-05-0001                      0237-12-0002                      0237-05-0002

**Contact Information:**

BO MEDRED GENESIS PLANNING  
 Name  
5972 RIVER FOREST CIR E  
 Address  
DUNEDON FL 34203  
 City /State / Zip  
374-5844  
 Phone Number  
ROBERT@BOMC.AOL.COM  
 Email Address

**Preferred Format:**

Paper or Electronic formatted for label sheets

Email Excel File (Recommended)

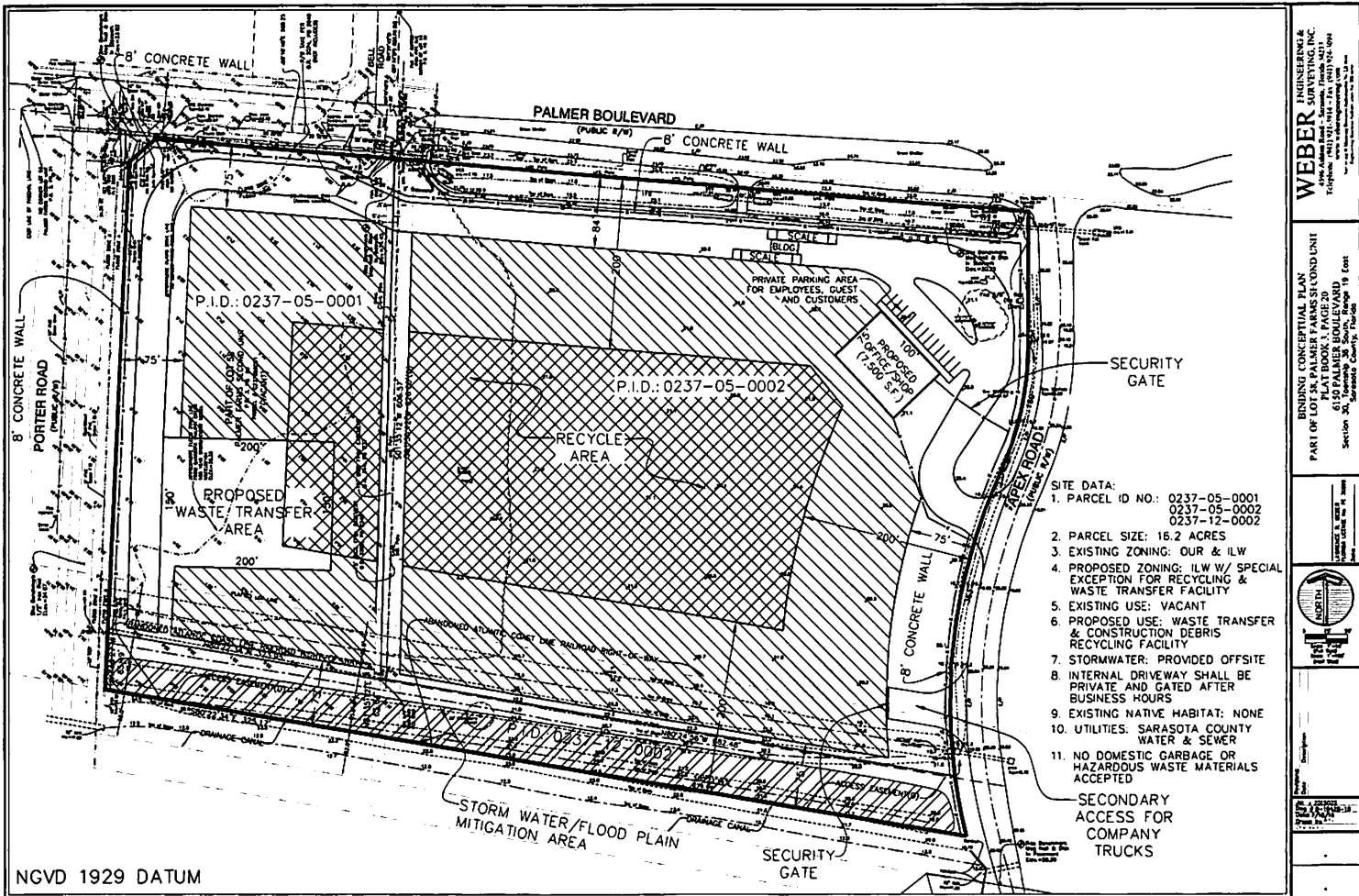
Printed Labels:  Mail  Hold for Pick-up

Submit to: [planner@scgov.net](mailto:planner@scgov.net)

**Please allow 2-3 business days for processing**

Staff Use Only: Buffer Distance Requirement: \_\_\_\_\_

Adjacent Jurisdiction: \_\_\_\_\_



- SITE DATA:**
1. PARCEL ID NO.: 0237-05-0001  
0237-05-0002  
0237-12-0002
  2. PARCEL SIZE: 16.2 ACRES
  3. EXISTING ZONING: OUB & ILW
  4. PROPOSED ZONING: ILW W/ SPECIAL EXCEPTION FOR RECYCLING & WASTE TRANSFER FACILITY
  5. EXISTING USE: VACANT
  6. PROPOSED USE: WASTE TRANSFER & CONSTRUCTION DEBRIS RECYCLING FACILITY
  7. STORMWATER: PROVIDED OFFSITE
  8. INTERNAL DRIVEWAY SHALL BE PRIVATE AND GATED AFTER BUSINESS HOURS
  9. EXISTING NATIVE HABITAT: NONE
  10. UTILITIES: SARASOTA COUNTY WATER & SEWER
  11. NO DOMESTIC GARBAGE OR HAZARDOUS WASTE MATERIALS ACCEPTED
- SECONDARY ACCESS FOR COMPANY TRUCKS

NGVD 1929 DATUM

**WEBER ENGINEERING & SURVEYING, INC.**  
 1000 1st Street, Suite 100  
 Sarasota, Florida 34233  
 Telephone: (941) 551-9188, 774 (408) 551-9188  
 Fax: (941) 551-9189  
 www.weber-engineering.com

**BRINDING CONCEPTUAL PLAN**  
 PART OF LOT 2A PALMER FARMS SECOND UNIT  
 6150 PALMER BOULEVARD  
 Section 25, Township 36 South, Range 19 East  
 Sarasota County, Florida 34238

DATE: 08/14/2014  
 DRAWN BY: J. B. BROWN  
 CHECKED BY: J. B. BROWN  
 SCALE: AS SHOWN

# **TST Ventures Recycling Facility Narrative Apex Road - Sarasota, FL**

**November 13, 2016**

## **Introduction:**

The Applicant, James Gabbert of TST Ventures, LLC is proposing a Rezone and Special Exception for Parcel ID No.'s 0237-05-0001, 0237-05-0002, & 0237-12-0002 to allow a Recycling Facility and Waste Transfer facility on the 16.2 acre currently zoned ILW & OUR located at Apex Road and Palmer Blvd. The westerly 4.27 acres (PID 0237-05-0001) is currently zoned ILW while the easterly 11.93 acres +/- (PID 0237-05-0002 & 0237-12-0002) is currently zoned OUR. TST is requesting that the 11.93 acres be rezoned to ILW consistent with its MEC designation. Recycling facilities for the processing and recycling of Type B, C, & D fill material is allowed in ILW by Special Exception.

Section 5.3.5.b states: Recycling of Type B, C and Recyclable D fill is not allowed unless the parcel is (1) larger than 15 acres, excluding wetlands, watercourses and waterbodies, (2) zoned IR and ILW, (3) within a designated Major Employment Center (MEC) and (4) at least 1,000 feet from any residentially zoned properties.

The subject parcel meets all four locational criteria:

- (1) The site is 16.2 acres in size and contains no wetlands, watercourses or waterbodies.
- (2) Would be zoned entirely ILW
- (3) Is within the Cattlemen/Fruitville MEC, and
- (4) Is greater than 1,000 linear feet from any residentially zoned property.

The site is 1460 lf from the closest residential to the west which is on the other side of I-75. 3000 lf from the closest residential to the east and 2600 lf from any residential to the south.

Parcel ID No. 0237-05-0001 was previously approved in 2015 for a Waste Transfer facility in Resolution No. 2015-203 (copy attached). Mr. Gabbert would now like to construct a recycling facility for the recycling of Type A, B, C, & D material which include concrete, wood products and other construction debris across the entire 16.2 acre site. Waste material brought to the Gabbert Recycling Facility that is not recycled onsite would be transferred to other approved offsite locations for further sorting, processing or disposal. This proposed site will serve as a point of transfer for those materials not processed onsite. No domestic waste or hazardous materials would be accepted at this facility. Patrons with those types of hazardous and domestic waste materials would be directed to the County landfill for proper disposition.

The site is zoned OUR and ILW and surrounded by other ILW properties. The proposed use is in keeping with the surrounding industrial nature and is consistent with the Major Employment Center designation on the Comprehensive Plan. ILW is a consistent zoning

district within the MEC designation. Recycling facilities are permissible special exception uses within the ILW district.

This area of Cattlemen Road and Palmer Blvd. has historically housed a variety of heavy industrial uses. The proposed Waste Transfer/Recycling Facility is a compatible industrial use with the other historic heavy industrial uses in the area.

**Section 5.3.5.b.2.v. of the Zoning Ordinance requires that the following issues shall be addressed as part of the Special Exception process:**

- (a) Height of stockpiles: The Zoning Ordinance allows a maximum building height of 65 feet however the applicant is agreeing that the maximum height of stockpiles shall not exceed 35 feet in height.
- (b) Fencing of processing, storage and shipping areas: The Applicant has shown an 8 feet high opaque precast concrete decorative fence along the north, east and west property lines as shown on the Development Concept Plan submitted. A chain link fence will be used on the balance of site such that the entire 16.2 acres will be fenced.
- (c) Lighting: The facilities will be open from 7 am to 5 pm so the only lighting needed will be for security purposes only. This lighting will be in compliance with the Sarasota County lighting code provisions.
- (d) Noise: The noise generated from this facility will be in compliance with the Sarasota County noise ordinance and the activity will be typical of machinery customarily found in industrial areas where front end loaders and trucks are used.
- (e) Hours of operation: 7 am to 5 pm Monday to Saturday. Closed on Sunday.
- (f) Traffic impacts: The site is located on Palmer Blvd. which is a minor arterial. The main access to the site will be from Apex Road south of Palmer Blvd.
- (g) Litter Control: The applicant will have a litter control program as part of their operational manual. The entire perimeter of the site will be fenced or walled which will contain any litter material from leaving the site. The type of material that will be handled on the site is not conducive to blowing offsite since domestic waster such as paper products will be accepted at the site.
- (h) Enclosed building not required when demonstrated: The Recycling of certain products such as newspapers, can glass and similar products that use automated electrical equipment is feasible within an enclosed building. The recycling of construction and demolition debris requires equipment and tools to be able to sort and process large, long and very heavy items. These items range from 4' long logs to 10 ton slabs of concrete. Sufficient working space and room to maneuver safely makes working within a "completely enclosed building" almost impossible. Customer vehicles and trucks running within a building along with heavy equipment would make the air inside the building unsafe to breathe. The confinement of exhaust within a building is not a safe practice. No amount of ventilation can remove the exhaust particulate matter to a safe level inside a building. The operation of diesel engines inside a building would create an atmosphere in which the noise could not dissipate. This noise level inside the building would be a safety issue. All industrial uses that are enclosed use

exclusively electrical equipment for noise and exhaust concerns. There is not a way to accommodate customers with diesel driven trucks to unload and load inside a building. There have been significant improvements in the evolution of recycling equipment the past 20 years that facilitate the use of this equipment in close proximity to other neighbors. Current state of the art processing equipment use engines equipped with noise abatement exhaust systems. Current equipment provides completely enclosed grinding and crushing chambers that reduce sound levels dramatically. This type of engineering facilitates completely integrated dust control measures as well. The current trend is to have multiple spray heads within the pre grinding and feed areas as well as in the enclosed grinding chamber. Further spray heads are engineered into the conveyor systems to moisten the finished material as it is processed. These measures assure compliance with Federal, State and local air quality standards. State of the art recycling equipment is now designed to work on job sites within the urban environment. The area where recycling would occur outside of a building is well over 1000 feet from any residentially zoned property or uses. Recycling equipment is portable in nature and can be moved onto a job site and operate without compatibility issues. The noise associated with recycling facilities is no more intrusive than other permitted ILW uses that use front end loaders and saws like lumber yards and wholesale nursery operations. The sheer safety and health concerns render performing this type of recycling in a completely enclosed building a hazard. Perhaps this is why not one new construction and demolition recycling facility with a completely enclosed building has been constructed in the County. However, the State of Florida continues to push a 75% recycling rate through its Florida Administrative Code and Sarasota County has yet to meet that goal where other Counties have.

Access will be from Apex Road as shown on the attached Development Concept Plan.

The site will connect to Sarasota County central water and sewer.

The site was formerly used for a variety of industrial and agriculturally related operations and has no native habitat found onsite.

The applicant operated a similar facility and is very familiar with the operational aspects and logistics of running recycling operations on less acreage in closer proximity to residential uses on Fruitville Road east of I-75 with no compatibility issues. The approval of this facility will encourage recycling and waste transfer because of shorter drop off distances because it is closer to the Urban Core which reduces trip lengths and the potential for illegal dumping.

The recycling of these materials within existing industrial areas should be encouraged since they are in closer proximity to the users of the facilities thereby creating shorter driving distances for uses which in turn encourages the recycling of these materials rather than the deposition of same in the County landfill prior to recycling. It would also

discourage illegal dumping by creating a closer source for deposition of the material. Public Policy of the Chapter 5 of the Comprehensive Plan states **“Maximize landfill capacity and promote the reuse of resources by continuing to meet or exceed State recycling goals and other mandates related to solid waste reduction.”** The more recycling facilities in the County the more options for residents to exceed the recycling goals of the County as well as maximize the landfill capacity by reducing unnecessary deposition of material that could be recycled.