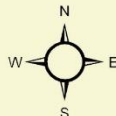




# Weseman / EcoLoop Planned Development

Missy Daniels, AICP  
Assistant County Manager


Weseman  
Tracts /  
Leveda Brown  
/EcoLoop

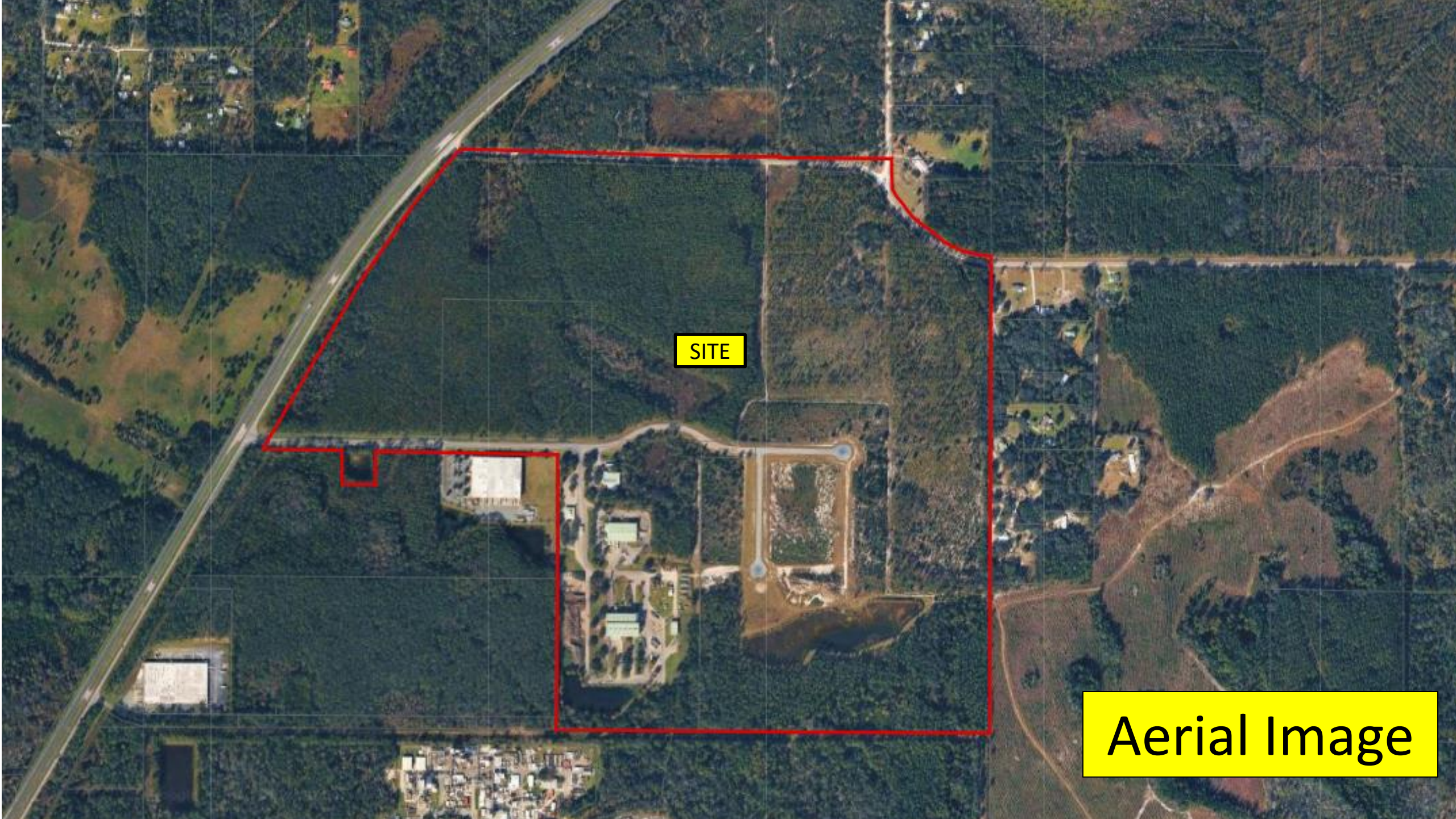


5 Miles

Pineville

# Planned Development Amendment

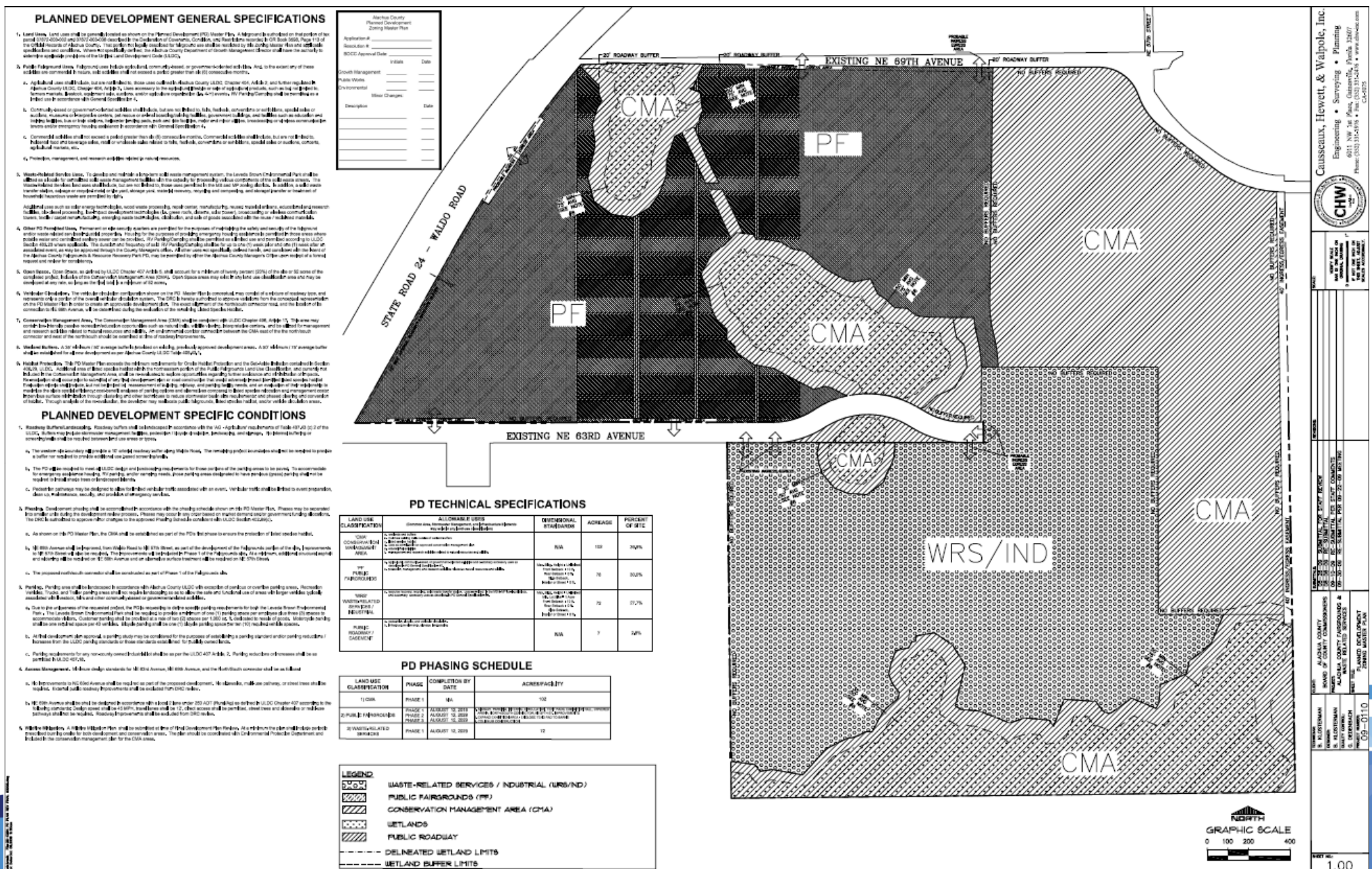
- December 2025 Florida Cabinet agreed to remove the Fairgrounds use restrictions on the Weseman Property
  - Waste-based industry at the EcoLoop property has not materialized
  - Proposing an amendment to the PD zoning to remove the reverter language and broaden the industrial uses allowed.
- 



SITE

Aerial Image

# Planned Development Zoning Master Plan



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**PLANNED DEVELOPMENT ZONING MASTER PLAN**  
 09-0110

**APPROVED**  
 BOARD OF ANKENY COUNTY COMMISSIONERS  
 1000 W. 10th Street, Suite 100, Ankeny, IA 50009  
 09-0110



# PD TECHNICAL SPECIFICATIONS

LAND USE CLASSIFICATION	ALLOWABLE USES (Common Area, Stormwater Management, and Infrastructure Elements may exist in any land use classification)	DIMENSIONAL STANDARDS	ACREAGE	PERCENT OF SITE
'CMA' CONSERVATION MANAGEMENT AREA	<ul style="list-style-type: none"> <li>a. wetlands and buffers</li> <li>b. mulched walking trails outside of wetland buffers</li> <li>c. listed species habitat</li> <li>d. uses as permitted in an approved conservation management plan</li> <li>e. educational activities</li> <li>f. management and research activities related to natural resources and wildlife.</li> </ul>	<b>N/A</b>	102	39.5%
'PF' PUBLIC FAIRGROUNDS	<ul style="list-style-type: none"> <li>a. agricultural, community-based, or government-oriented activities and customary accessory uses as described in PD General Specification #2.</li> <li>b. protection, management, and research activities related to natural resources and wildlife.</li> </ul>	Max. Bldg. Height = Unlimited Front Setback = 10 ft. Rear Setback = 0 ft. Side Setback, Interior or Street = 0 ft.	78	30.0%
'WRS' WASTE-RELATED SERVICES / INDUSTRIAL	<ul style="list-style-type: none"> <li>a. resource recovery, recycling, solid waste transfer station, uses permitted in the MS &amp; MP zoning districts, and customary accessory uses as described in PD General Specification #3.</li> </ul>	Max. Bldg. Height = Unlimited Min. Lot Size = 1 Acre Front Setback = 10 ft. Rear Setback = 0 ft. Side Setback, Interior or Street = 0 ft.	72	27.7%
PUBLIC ROADWAY / EASEMENT	<ul style="list-style-type: none"> <li>a. pedestrian, bicycle, and vehicular circulation.</li> <li>b. infrastructure elements, signage, landscaping</li> </ul>	<b>N/A</b>	7	2.8%

# PLANNED DEVELOPMENT GENERAL SPECIFICATIONS

1. **Land Uses.** Land uses shall be generally located as shown on the Planned Development (PD) Master Plan. A fairground is authorized on that portion of tax parcel 07872-003-002 and 07872-003-008 described in the Declaration of Covenants, Conditions, and Restrictions recorded in OR Book 3598, Page 113 of the Official Records of Alachua County. That portion not legally described for fairground use shall be restricted by this Zoning Master Plan and applicable specifications and conditions. Where not specifically defined, the Alachua County Department of Growth Management Director shall have the authority to determine applicable provisions of the Unified Land Development Code (ULDC).
2. **Public Fairground Uses.** Fairground uses include agricultural, community-based, or government-oriented activities. And, to the extent any of these activities are commercial in nature, said activities shall not exceed a period greater than six (6) consecutive months.
  - a. Agricultural uses shall include, but are not limited to, those uses outlined in Alachua County ULDC, Chapter 404, Article 2, and further regulated in Alachua County ULDC, Chapter 404, Article 3. Uses accessory to the agricultural lifestyle or sale of agricultural products, such as but not limited to, farmers markets, livestock, equipment sale, auctions, and/or agriculture organization (i.e. 4-H) events. RV Parking/Camping shall be permitted as a limited use in accordance with General Specification 4.
  - b. Community-based or government-oriented activities shall include, but are not limited to, fairs, festivals, conventions or exhibitions, special sales or auctions, museums or interpretive centers, pet rescue or animal boarding/training facilities, government buildings, and facilities such as education and training facilities, bus or train stations, helicopter landing pads, park and ride facilities, major and minor utilities, broadcasting or wireless communication towers and/or emergency housing assistance in accordance with General Specification 4.
  - c. Commercial activities shall not exceed a period greater than six (6) consecutive months. Commercial activities shall include, but are not limited to, incidental food and beverage sales, retail or wholesale sales related to fairs, festivals, conventions or exhibitions, special sales or auctions, concerts, agricultural markets, etc.
  - d. Protection, management, and research activities related to natural resources,
3. **Waste-Related Service Uses.** To develop and maintain a long-term solid waste management system, the Leveda Brown Environmental Park shall be utilized as a locale for centralized solid waste management facilities with the capacity for processing various components of the solid waste stream. The Waste-Related Services land uses shall include, but are not limited to, those uses permitted in the MS and MP zoning districts. In addition, a solid waste transfer station, salvage or recycled metal or tire yard, storage yard, material recovery, recycling and composting, and storage/transfer or treatment of household hazardous waste are permitted by right.

Additional uses such as solar energy technologies, wood waste processing, repair center, manufacturing, reused material artisans, educational and research facilities, bio-diesel processing, low-impact development technologies (i.e. green roofs, cisterns, solar power), broadcasting or wireless communication towers, textile / carpet remanufacturing, emerging waste technologies, distribution, and sale of goods associated with the reuse / reclaimed materials.

4. **Other PD Permitted Uses.** Permanent on-site security quarters are permitted for the purposes of maintaining the safety and security of the fairground and/or waste related services/industrial properties. Housing for the purposes of providing emergency housing assistance is permitted in those areas where potable water and centralized sanitary sewer can be provided. RV Parking/Camping shall be permitted as a limited use and permitted according to ULDC Section 403.23 where applicable. The duration and frequency of said RV Parking/Camping shall be for up to one (1) week prior and one (1) week after an associated event, as may be approved through the County Manager's office. All other uses not specifically defined herein, and consistent with the intent of the Alachua County Fairgrounds & Resource Recovery Park PD, may be permitted by either the Alachua County Manager's Office upon receipt of a formal request and review for consistency.

# Planned Development Amendment

- Remove fairground use reverter language
- Broaden industrial uses and government uses allowed
- EcoLoop changes:
  - Discussed proposed changes with Environmental Protection, Economic Development and Citizen Climate Advisory Committees

# Recommendation

- Direct staff to hold a neighborhood meeting and advertise proposed amendments to the Planned Development Zoning on Parcel numbers 07872-003-002 and 078-003-009 (Weseman and Ecoloop properties)