

## Bill Wiley

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**From:** Bill Wiley  
**Sent:** Thursday, June 21, 2012 1:56 PM  
**To:** 'Thomas Keene'  
**Cc:** Jay Evans  
**Subject:** Colored Aggregate Systems

Tom,  
I conducted a site visit late yesterday afternoon to review the issues you raised in your e-mail and have made some further revisions to the PUD conditions attached. Thanks for your input.

Bill Wiley, AICP  
Director Community Development  
City of Leesburg  
204 N. 5th Street  
Leesburg, Florida 34748  
Phone (352) 728-9760, Fax (352) 326-6617 E-mail:Bill.Wiley@leesburgflorida.gov

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-----Original Message-----

**From:** Jay Evans  
**Sent:** Tuesday, June 19, 2012 5:25 PM  
**To:** Bill Wiley  
**Subject:** FW: complaint - Colored Aggregate Systems  
**Importance:** High

-----Original Message-----

**From:** thkskeene@yahoo.com [mailto:thkskeene@yahoo.com]  
**Sent:** Tuesday, June 19, 2012 4:44 PM  
**To:** City Manager  
**Subject:** Website Contact Form Submission

**Name:** Thomas Keene  
**Email:** thkskeene@yahoo.com  
**Comments:**

May 14, 2012

City of Leesburg Planning & Zoning Division  
204 N. 5th Street

Leesburg, FL 34749-0630

Re: Project Colored Aggregate Systems, Inc.

Case Number PUD-12-47

DO NOT APPROVE THIS PROJECT. SHUTDOWN THE OPERATION!

Last year the property was rezoned with restrictions. To date, the restrictions set by your

office have not been followed, except when Bill Wiley is going to visit the site. Then, they

scramble for a few days. They are not following the conditions set forth in the Planned

Development Conditions document. They do whatever they want to do, when they want to

do it. They are not even making a good faith effort. With this in mind, you must

NOT APPROVE any further development and shut down the operation. You need to set

an example that they must operate under certain conditions. Make them clean-up the

operation! They have no right to make more invasive changes when they are unable to

follow the law. Because they put up NO TRESPASSING signs, noted below are

observations that can be seen from public areas. When you enter the property, you can see

much, much more. The place is a dump.

Case 042-1-102110 Planned Development Conditions Exhibit A

3B. Area

The impervious surface coverage for this site shall not exceed eighty (80) percent

of the gross site area.

Hundreds of bags of material line the driveway (double-stacked) along with piles of loose

mixture and TRASH. An additional holding silo has been constructed under the existing

large silo. It has an open belt that dumps debris over the ground and into the air. The 30

minute clean-up is not being followed. The debris sits on the ground for days or is blown by

the wind into the Arlington Ridge Development. It covers our streets, cars, homes and,

most serious of all, is causing health issues with the residents.

#### 5. DEVELOPMENT STANDARDS

5B. All operations shall be carried on entirely within the enclosed structure ...

The door to the building is never closed during working hours. The conveyor is not

enclosed. It is out in the open and VERY noisy and VERY disruptive.

5C. Outdoor storage areas shall be completely screened from adjacent properties.

They put up a black tarp at the fence line, which is useless, other than making it look like a

junkyard. By the way, you can see through it! The wind shreds the tarp, so it looks even

more unsightly.

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5C. Areas of property not occupied by structures

or paving shall be grassed and

landscaped and maintained ...

The grassy areas are where they are "storing";  
their bags of materials and dumping mounds

of loose mixture. Where is the grass and  
landscaping?

#### 10. LANDSCAPING AND BUFFER REQUIREMENTS

10B. The buffer area along the southern boundary  
of Phase 1 shall contain ...

The only trees that have been added are the ones  
required by the zoning board. Two died

last winter and were finally replaced after  
Billy Wiley visited them. Another tree died at

least six weeks ago. Must Bill go again to visit  
them to get it replaced? A water hose is by

the most recently replaced trees. It was used  
for a couple of days and is still there, but  
they

are not using it to water the trees. New  
landscape needs water often, not just once or  
twice.

10G(d). The remainder of the buffer area shall  
be landscaped with grass, ground

cover, and/or landscape treatment.

Are large forklift tire tracks considered  
groundcover? This is the only thing new in the  
175'

buffer area, which has a path to storage in the  
Phase 2 area. They continue to move

wooden flats and other junk into the Phase 2  
area for storage.

10H. Required fencing, walls and buffers shall  
be constructed as required for

each Phase.

Each phase requires additional fencing, walls and buffers. Have they started Phase 2? If

so, what provisions are being made for fencing, walls and buffers?

#### 11. Maintenance

11A. With the exception of public utilities and sidewalks, maintenance of all site

improvements, including but not limited to drives, internal sidewalks,

landscaping and drainage are the responsibility if the owner.

Dust litters their driveway, our driveways, our homes, our cars, public streets and the

entire landscape. The dust reaches as far as the swimming pool in the Arlington Ridge

Development. It is a health hazard.

#### 12. OPERATIONAL REQUIREMENTS

12A. The applicant shall not, in the course of conducting any commercial or

industrial activity, make any noise/vibration/dust disturbance which disturbs,

destroys, or endangers the comfort, health, peace, or safety of others within any

residential districts.

They are guilty of ALL of the above. There is NO peace. And, the dust? The simplest way

to tell is to wash your vehicle and let it sit in your driveway. A few hours later, it will be

covered with white dust.

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12F. Outside storage of materials shall be screened so they are not to be visible

from rights-of-way or adjacent residential areas. Soil or aggregate type materials

that can generate dust shall be located in three-sided walled enclosures that are a

minimum of ten (10) feet in height. The opening of the enclosure shall not be

visible from the right-of-way or adjacent residential areas.

WE ARE BEGGING YOU TO LOOK INTO THIS MATTER.

? You can see piles of loose mixture in the yard.

? The piles are not within three-sided walled enclosures. You can see them

through the gate and through the fence. They are clearly visible.

? Their drive is covered with dust. Dusty tire tracks lead out into the public street.

? On-site travel ways are not watered and swept.

? The onsite stockpiles of materials are not sprayed with water or any other

solution.

? Spilled materials are not cleaned up in 30 minutes.

In addition, although the hours of operation are restricted to between 6:00 a.m. and 6:00

p.m., they are working beyond those hours.

AGAIN, PLEASE DO NOT ALLOW THIS TO HAPPEN.

These are dishonest people trying to make a buck at the expense of others.

Thank you for your time and consideration.

IP Address: 184.4.193.233

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Think before you print.