



City of
HAWTHORNE
Florida

6875 SE 221st Street Hawthorne, Florida 32640
(352) 481-2432

Sergey Garbar

raflorida18@gmail.com

May 13, 2026

Mr Garbar,

On May 12, 2026, the City of Hawthorne received your request to verify the zoning district of a subject property and to verify that the proposed use was permitted within that zone district. The City has reviewed your information provided and issues the following response:

Subject Property: Parcel 19748-000-000

Owner: Common Wealth Trust Services

Zoning: I - Industrial

Land Use: Industrial

Adjacent Properties

	Future Land Use	Zoning	Use
North	Industrial	I - Industrial	Florida Septic, Inc.
South	SE Hawthorne Road ROW	SE Hawthorne Road ROW	SE Hawthorne Road ROW
East	Industrial	I - Industrial	Miller Electric/ Vacant Industrial
West	Industrial	I - Industrial	Florida Septic, Inc.

Use Analysis

Proposed Use: Indoor processing and outdoor storage of salvage vehicles (from application)

The City's Land Development Regulations include a definition which captures the proposed use: "automobile wrecking or automobile wrecking yard", which means "the dismantling or disassembling of used motor vehicles or trailers, or the storage, sale, or dumping of dismantled, partially dismantled, obsolete, or wrecked vehicles or their parts".

The use is allowed within the zone district, by Special Exception, per Section 4.16.5 of the City Land Development Regulations. See attached Code section (Section 12.2) for special exception standards.

4.16.5. Special exceptions (see also articles 12 and 13):



City of _____
HAWTHORNE
Florida

6875 SE 221st Street Hawthorne, Florida 32640
(352) 481-2432

1. Wrecking yards (including automobile wrecking yard); junkyards; or yards used for scrap, salvage, secondhand building materials, junk automotive vehicles, or secondhand automotive parts; provided [that] any such yard shall be completely enclosed by an opaque fence or wall not less than six feet high; provided that this fence or wall shall not be built of tin or galvanized metal sheets.

Permitting Process

1. Schedule pre-application with City to discuss review process and design considerations as it relates to meeting special exception requirements, utility connections, roadway connections, etc. It is highly recommended that your design professional also attend this meeting.
2. Submit Special Exception/ Site Plan Application with City of Hawthorne
 - a. Fee: \$625 + outside consultant review fees (planning and engineering)
 - b. Hearings: 2 (one before the Planning and Zoning Board, who makes a recommendation to the Board of Adjustment. The Board of Adjustment makes the final determination on the application).
 - c. Schedule: Typically within 60 to 90 days of complete application submittal to allow for review and required public notice requirements
3. Other permits/ approvals needed
 - a. St Johns Water Management District Environmental Resource Permit (stormwater)
 - b. Coordinate with Alachua County regarding potential wetlands
 - c. Building Permit through Alachua County Growth Management

Preliminary Review of Conceptual Sketch

1. Design of parking area must meet standards of 4.2.15.2, including arrangement that cars cannot back onto public streets.
2. Minimum off street parking requirement is one space for each 350 square feet of floor area, plus where applicable, one space for each 1,000 square feet of lot or ground area outside buildings used for any type of sales, display, or activity.
3. Stormwater pond area not shown. This may impact size and location of proposed operation.

Please note that letter does not serve as any development order or permit. Please contact LaKesha McGruder, MMC at 352-481-2432 ext. 701 to schedule a preapplication meeting with the City regarding this project.

Sincerely,

Robert Thompson

City Manager/ Land Development Regulation Administrator



City of
HAWTHORNE
Florida

6875 SE 221st Street Hawthorne, Florida 32640
(352) 481-2432

Sec. 12.2. Special exceptions.

12.2.1. *Board of adjustment; powers and duties; special exceptions.* The board of adjustment shall have the power to hear and decide upon appeals in specific cases such special exceptions as the board of adjustment is specifically authorized to pass on under the terms of article 4 of these land development regulations; to decide such questions as are involved in the determination of when special exceptions should be granted; and to grant special exceptions with appropriate conditions and safeguards or to deny special exceptions when not in harmony with the purpose and intent of these land development regulations. Appropriate conditions and safeguards may include, but are not limited to, reasonable time limits within which the action for which special exception is requested shall be begun or completed, or both. Violation of such conditions and safeguards, when made a part of the terms under which the special exception is granted, shall be deemed a violation of these land development regulations and punishable as provided in these land development regulations. If the board of adjustment shall deny a special exception, it shall state fully in its record its reasons for doing so. Such reasons shall take into account the factors stated in this article, or such of them as may be applicable to the action of denial, and the particular regulations relating to the specific special exception requested, if any. The procedure for taking an appeal for a special exception shall be as set forth in this article, and in addition, a special exception shall not be granted by the board of adjustment unless and until:

1. *Written petition.* A written petition for special exception is submitted by the applicant indicating the section of article 4 of these land development regulations under which the special exception is sought and stating the grounds on which it is requested, with particular reference to the types of findings which the board of adjustment must make under this article below. The petition should include material necessary to demonstrate that the grant of special exception will be in harmony with the general intent and purpose of these land development regulations, will not be injurious to the neighborhood or to adjoining properties, or be otherwise detrimental to the public welfare. Such material shall include, but is not limited to, the following:
 - (1) Site plans at an appropriate scale showing proposed placement of structures on the property; provisions for ingress and egress, off-street parking and off-street loading areas, and refuse and service areas; and required yards and other open spaces;
 - (2) Plans showing proposed locations for utility hookup;
 - (3) Plans for screening and buffering with reference as to type, dimensions, and character;
 - (4) Proposed landscaping; and signs and lighting, including type, dimensions, and character. Where these land development regulations place additional regulations on specific special exceptions, the petition should demonstrate that such requirements are met.
2. *Planning and zoning board report.* It is the intent of these land development regulations that all proposed special exceptions shall be heard in the first instance by the planning and zoning board and that the planning and zoning board's report and recommendations in such matters be advisory only to the board of adjustment. Within a reasonable time after a proposed special exception is officially received by the planning and zoning board, the planning and zoning board shall submit its report and recommendations concerning the proposed special exception to the board of adjustment. Before making a recommendation concerning the proposed special exception, the planning and zoning board shall hold a public hearing to consider the proposed special exception. The planning and zoning board shall fix a reasonable time for the hearing, give public notice thereof, as well as due notice to the parties involved. At the hearing, any party may appear in person or by agent. Where the designated



City of _____
HAWTHORNE
Florida

6875 SE 221st Street Hawthorne, Florida 32640
(352) 481-2432

members of the planning and zoning board perform the functions of the board of adjustment, the provisions of this section shall not apply.

3. *Findings.* Before any special exception shall be granted, the board of adjustment shall make a specific finding that it is empowered under article 4 of these land development regulations to grant the special exception described in the petition, and that the granting of the special exception will not adversely affect the public interest. Before any special exception shall be granted, the board of adjustment shall further make a determination that the specific rules governing the individual special exception, if any, have been met by the petitioner and that, further, satisfactory provision and arrangement has been made concerning the following matters, where applicable:
 - (a) Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.
 - (b) Off-street parking and loading areas, where required, with particular attention to the items in (a) above and the economic, noise, glare, or odor effects of the special exception on adjoining properties and properties generally in the district.
 - (c) Refuse and service areas, with particular reference to the items in (a) and (b) above.
 - (d) Utilities, with reference to locations, availability, and compatibility.
 - (e) Screening and buffering with reference to type, dimensions, and character.
 - (f) Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effects, and compatibility and harmony with properties in the district.
 - (g) Required yards and other open space.
 - (h) Considerations relating to general compatibility with adjacent properties and other property in the district including, but not limited to:
 - (1) Whether the proposed use would be in conformance with the city's comprehensive plan and would have an adverse effect on the comprehensive plan;
 - (2) Whether the proposed use is compatible with the established land use pattern;
 - (3) Whether the proposed use would materially alter the population density pattern and thereby increase or overtax the load on public facilities such as schools, utilities, and streets;
 - (4) Whether changed or changing conditions find the proposed use to be advantageous to the community and the neighborhood;
 - (5) Whether the proposed use will adversely influence living conditions in the neighborhood;
 - (6) Whether the proposed use will create or excessively increase traffic congestion or otherwise affect public safety;
 - (7) Whether the proposed use will create a drainage problem;
 - (8) Whether the proposed use will seriously reduce light and air to adjacent areas;
 - (9) Whether the proposed use will adversely affect property values in the adjacent area;
 - (10) Whether the proposed use will be a deterrent to the improvement or development of adjacent property in accord with existing regulations; and
 - (11) Whether the proposed use is out of scale with the needs of the neighborhood or the community.
4. *Limitations on subsequent written petition for a special exception.* No written petition by an owner of real property for a special exception for a particular parcel of property, or part thereof, shall be filed with the land development regulation administrator until the expiration of 12 calendar months from the date of denial of a written petition for a special exception for such property, or part thereof, unless



City of _____
HAWTHORNE

Florida

6875 SE 221st Street Hawthorne, Florida 32640

(352) 481-2432

the board of adjustment specifically waives said waiting period based upon a consideration of the following factors:

- (a) The new written petition constitutes a proposed special exception different from the one proposed in the denied written petition.
- (b) Failure to waive said 12-month waiting period constitutes a hardship to the applicant resulting from mistake, inadvertence, or newly discovered matters of consideration.