

Equestrian Waste Transfer/Distributor Facility

Jon MacGillis,
Zoning Director – 2016



Property Information:

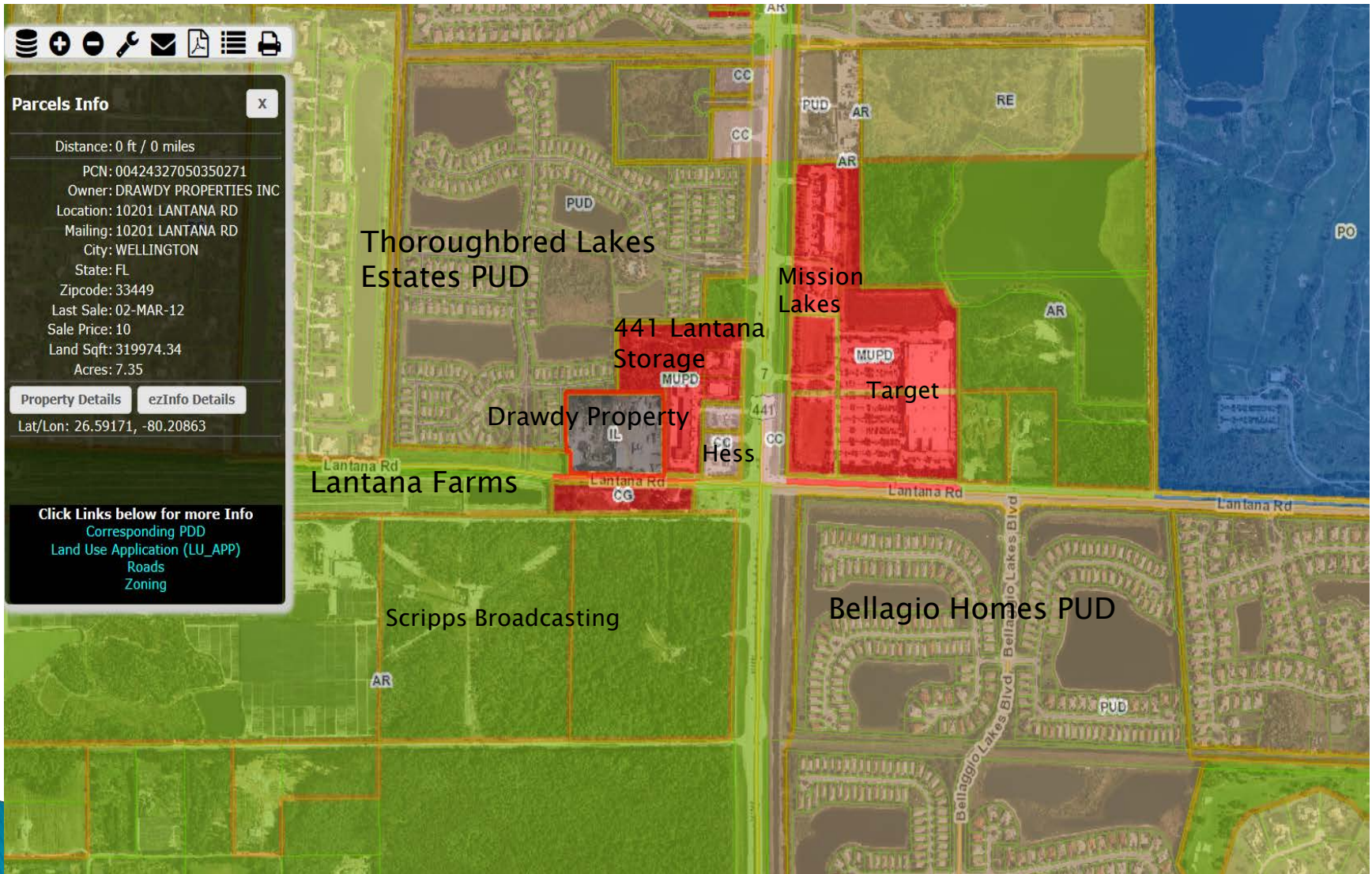
- ▶ **Lessee Name:** Northwest Distributors – Lantana Road Facility
- ▶ **Total Acreage:** 7.35 acres
- ▶ **Zoning District:** IL (Industrial)
- ▶ **Proposed Acreage:** 3.63 acres(approx)
- ▶ **Access:** Lantana Road
- ▶ **Amount of Waste:** 7,000 cubic yards @ week
- ▶ **Request:** Zoning Confirmation Letter to confirm Use Classification

Property:

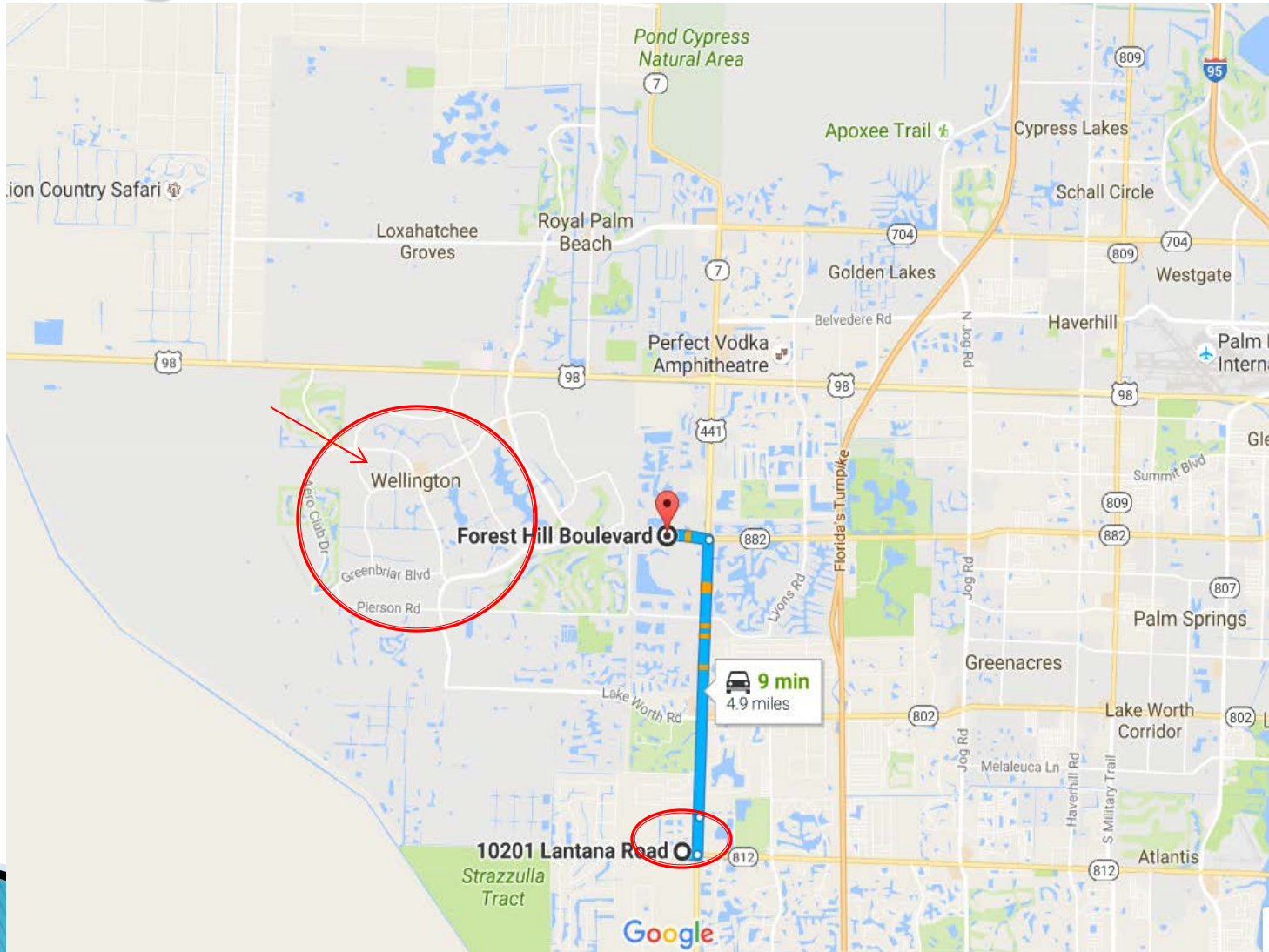


North ↑

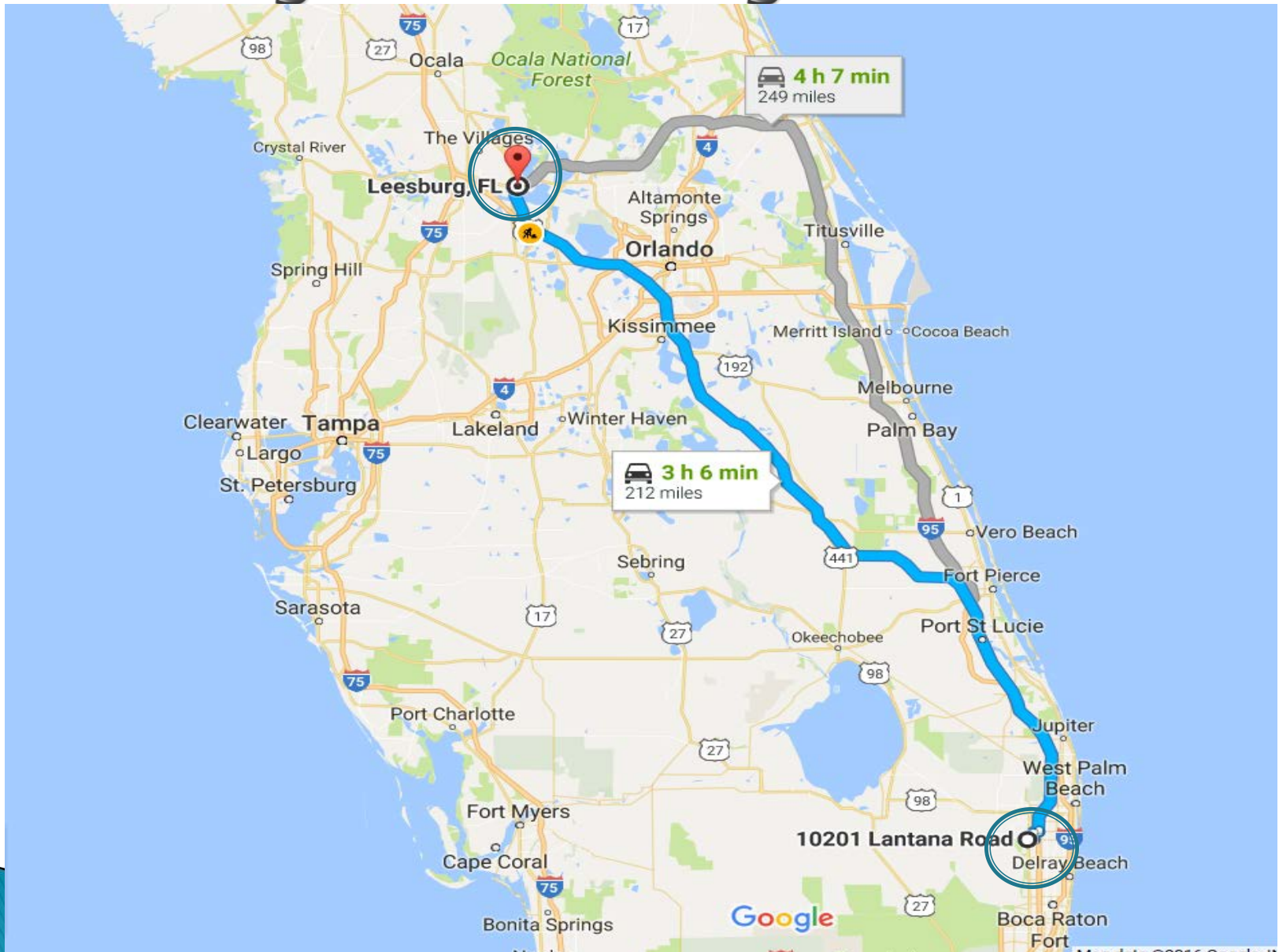
Surrounding Zoning:

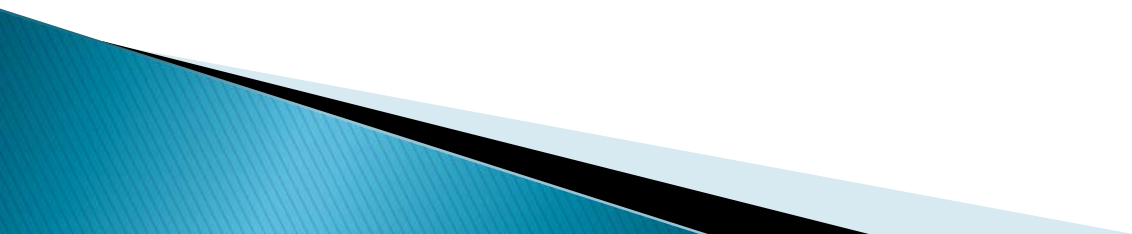


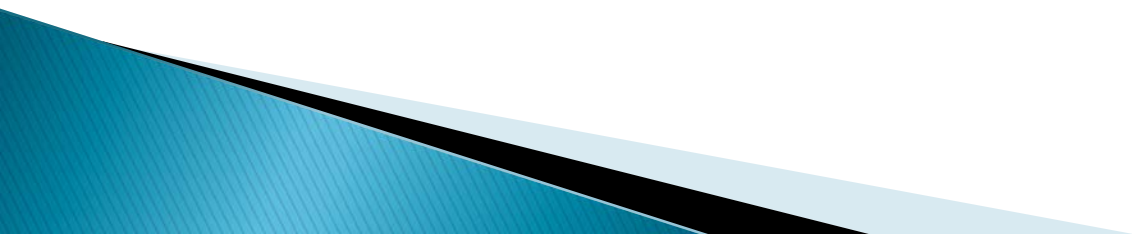
Equestrian Waste Collected from Wellington



Trucking to Leesburg = 212 miles







Uses and Zoning District Analysis

Uses and Zoning Districts Analyses

U:\Zoning\CODEREV\Research - Central\Recycling Animal Waste\1 - Documents\Outline for Verdenia for Workshop\Drafts\Use and Zoning District Analyses 5-9-16.doc

ULDC Use Types and Definition	Planning/Zoning	SWA/Wellington	Round Table Discussion	Research	Direction
<p>Composting Facility Art.4.A.3.A.33</p> <p>A facility designed and used for transforming food, yard waste and other organic material into soil or fertilizer through biological decomposition. This use does not include backyard-composting bins serving individual families.</p>	<p>Allow in AGR, AP, PO and all Industrial Zoning Districts.</p> <p>Amend Code to clarify this Use includes composting animal waste. Add supplementary standards to address the new use (e.g. acreage, indoor, outdoor activities, access).</p>				
<p>Recycling Plant Art.4.A.3.A.105</p> <p>A permanent facility designed and used for receiving, separating, storing, converting, baling or processing of non-hazardous recyclable materials that are not intended for disposal. The use may include construction debris recycling or other intensive recycling processes such as chipping and mulching.</p>	<p>Allow in CN, CC, CG, PO and all Industrial Zoning Districts.</p> <p>Suggest to leave this Use type as is. Create a new Use Type for handling of Animal Waste Recycling.</p>				
<p>Solid Waste Transfer Station Art.4.A.3.A.123</p> <p>A facility where solid waste from smaller vehicles is transferred into larger vehicles before being shipped or transported to a solid waste processing or</p>	<p>Allow in AGR, AP, AR, CG, PO and most Commercial and Industrial Planned Developments.</p> <p>Currently, SWA does not consider animal waste as defined under the solid waste per email document dated 5-</p>			<p>Marion County - Collect shavings/bedding/horse waste. Charge at \$1 per cu yd. Haulers will bring waste to scale house at bseline landfill. They do not treat waste(??) but just cover with dirt/other waste. Waiting to hear from Larry Starky at 352-266-9307 (cell) http://www.marioncountyfl.org/about/phone-directory/contact-us-solid-waste</p>	

disposal facility. Solid waste may be sorted but not processed at a transfer station.	3-16 from Marc Brunner. They are taking this type of waste to burn at their facility. They have a monopoly of household waste but not animal waste.				
Animal Waste Recycling Facility	Proposed a new Use type And add standards for those who want to do Composting and Recycling.				

PPROVALS

	AGR	AP	AR*	CG	IL	IG	PO	IPF	CH MUPD	CHO MUPD	CRMUPD	IND MUPD	INST MUPD	PIPD IND/L	PIPD IND/G	PIPD/COM
Composting Facility	D	D	B, Only with SA FLU	X	D	D	D	X	X	X	X	P	X	P	P	X
Recycling Plant	X	X	X	X	B	D	P	X	X	X	X	P	X	P	P	X
Solid Waste Transfer Station	X	A	A	A	A	B	P	A	R	R	R	R	R	P	P	R

Based on the above Chart, a facility consists of Composting/Recycling can go into a property with IL, IG, PO, IND MUPD or PIPD (IL/IG Use Zones).

*AR – There is limited acreage under the SA FLU designation. There are 2 vacant SA properties that are under 5 acres. Do we need to impose more restrictions if change the acreage requirements to 1 ac?