Equestrian Waste Transfer/Distributor Facility

Jon MacGillis, Zoning Director – 2016
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

Lantana Road

Proposed Distributor Site
Surrounding Zoning:

- Thoroughbred Lakes Estates PUD
- Lantana Farms
- Scripps Broadcasting
- Mission Lakes
- Target
- Bellagio Homes PUD
- Drawdy Property
- Hess
- 441 Lantana Storage
Equestrian Waste Collected from Wellington
Trucking to Leesburg = 212 miles
# Uses and Zoning District Analysis

## ULDC Use Types and Definition

### Composting Facility
**Art. 4.A.3.A.33**
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.

- **Planning/Zoning:** Allow in AGR, AP, PO and all Industrial Zoning Districts.
- **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).**

### Recycling Plant
**Art. 4.A.3.A.105**
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.

- **Planning/Zoning:** Allow in CN, CC, CG, PO and all Industrial Zoning Districts.
- **Suggest to leave this Use type as is. Create a new Use Type for handling of Animal Waste Recycling.**

### Solid Waste Transfer Station
**Art. 4.A.3.A.123**
A facility where solid waste from smaller vehicles is transferred into larger vehicles before being shipped or transported to a solid waste processing or land disposal facility.

- **Planning/Zoning:** Allow in AGR, AP, AR, CG, PO and most Commercial and Industrial Planned Developments.

**Currently, SWA does not consider animal waste as defined under the solid waste per email document dated 5-**

---

**Research**

**Direction**

---

**Marion County - Collect shavings/bedding/horse waste. Charge at $1 per cu yd. Haulers will bring waste to scale house at baseline 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
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.

<table>
<thead>
<tr>
<th>PPROVALS</th>
<th>AGR</th>
<th>AP</th>
<th>AR*</th>
<th>CG</th>
<th>IL</th>
<th>IG</th>
<th>PO</th>
<th>IPF</th>
<th>CH MUPD</th>
<th>CH MUPD</th>
<th>CH MUPD</th>
<th>IND MUPD</th>
<th>IND MUPD</th>
<th>IND MUPD</th>
<th>PIPD</th>
<th>PIPD</th>
<th>PIPD</th>
<th>PIPD</th>
<th>PIPD/COM</th>
</tr>
</thead>
<tbody>
<tr>
<td>Composting Facility</td>
<td>D</td>
<td>D</td>
<td>D</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>P</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>B, Only with SA FLU</td>
<td>X</td>
<td>D</td>
<td>D</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>P</td>
<td></td>
<td>P</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Recycling Plant</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>B</td>
<td>D</td>
<td>P</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td></td>
<td></td>
<td>P</td>
<td>X</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Solid Waste Transfer Station</td>
<td>X</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>B</td>
<td>P</td>
<td>A</td>
<td>R</td>
<td>R</td>
<td>R</td>
<td>R</td>
<td>N</td>
<td>P</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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?