

The background features a large, light green circular logo for Levy County Planning & Zoning. The logo contains a map of Levy County, Florida, and the text "LEVY COUNTY" at the top and "PLANNING & ZONING" at the bottom.

Levy County Board of County Commission Work Shop

Organics Processing & Composting

May 9, 2023

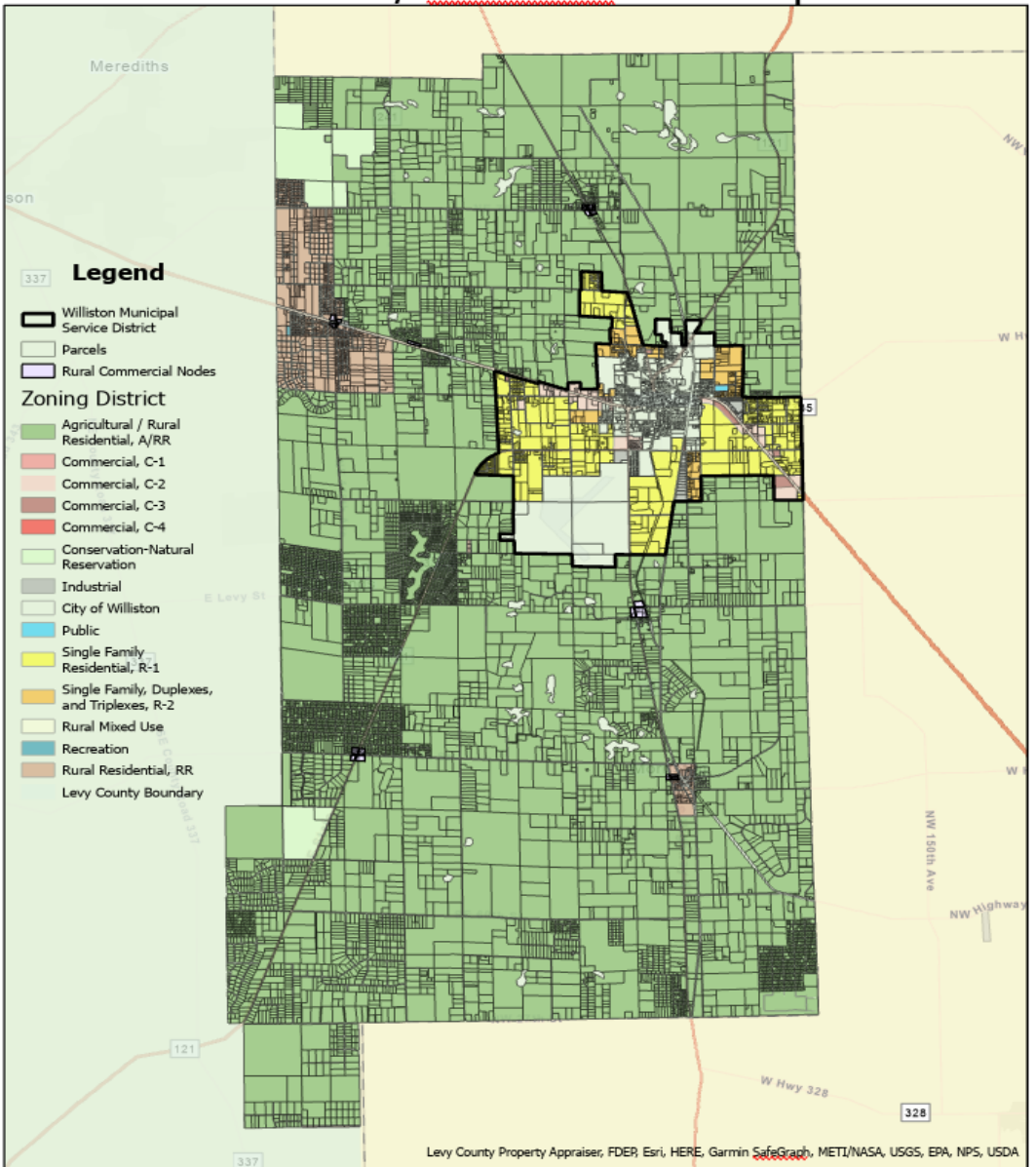
What Is Being Considered?

- **Land Use:** Forestry/Rural Residential, Agriculture/Rural Residential, Commercial or Industrial
- **Zoning:** F/RR, A/RR, C-3 – Moderately Intensive Commercial, C-4 Highway Commercial, I – Industrial
- **Density:** Allow only “X” county-wide.
- **Conditional Use :** Staff review and approval, checklist.
- **Special Exception:** Staff Review, Planning Commission, Board of County Commissioners.

Williston /Morrison Area Map



Williston / Morrison Area Map



Created by Levy County Planning and Zoning Department on May 3rd, 2023



Conditional Use vs. Special Exception

- **Conditional Use:** Staff review and approval, checklist, Development Review of site plan. Staff usually involved is Planning and Zoning, Building and Development, Engineering and the Road Department.
- There would be no notice. Administrative in nature.
- **Special Exception:** Staff review, Planning Commission and first review by the Board of County Commissioners to direct staff to draft Orders if they are satisfied with the submittal. After staff drafts the Orders will come back to the BoCC for their final review and approval or denial.
- Notice will be given per notice table. Quasi-Judicial in nature.

Where Have We Been and Where Are We In the Process?

- In February of 2021 there was a work shop held on this topic.
- In February 2022 the BoCC directed legal to draft a resolution, Resolution #2022-4.
- In October of 2022 as part of the larger Uses discussion this was a topic of discussion at a work shop.
- In November 2022 prepared draft language for discussion at the work shop.
- In February 2023 at the Uses work shop it was decided by the BoCC to pull composting and other items out of the main Uses Ordinance so as not to hold it up but do a concentrated work shop on Composting alone.
- Here we are today, May 9, 2023 Workshop.

What is Being Considered?

- “farm operation” that produces compost (solely from vegetative materials, animal by-products, manure and/or yard trash) for “on-farm” beneficial use - exempt from DEP regulation (question – does any state agency have BMPs for the on-farm use of compost?)
- “farm operation” that produces compost (solely from vegetative materials, animal by-products, manure and/or yard trash) for “off-farm” beneficial use – required to follow DEP “test and classify” regulations
- Non-farm operation that produces compost (solely from vegetative materials, animal by-products, manure and/or yard trash) for beneficial use by others – requires registration with DEP as a Source-Separated Organics Processing Facility (SOPF)
- Non-farm operation that produces compost (including sources **other than** vegetative materials, animal by-products, manure and/or yard trash) for beneficial use by others – requires DEP Solid Waste Management Facility Permit
- Farm or non-farm operation that collects solid waste (from any sources, including barn waste and manure) and does not make beneficial use of it – this is not composting, this is considered disposal – requires DEP Landfill or other Disposal Facility Permit

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Additional Industry or any other State Regulatory Agency Information