

**LDC 23-0312**  
**Yard Waste Air Curtain Incinerator**


**INTENT STATEMENT**

This proposed amendment to the Land Development Code modifies the standards for Yard Waste Air Curtain Incinerator (ACI) facilities. The amendment will distinguish between commercial facilities which accept yard waste generated off site for incineration, and those that are temporary and accessory to the clearing of land, limited to the incineration of yard waste generated on site only. This Amendment has been directed by the Board of County Commissioners.

The amendment proposes for consideration two alternative options for addressing the approval process of a commercial facility. The first option specifies that commercial facilities will be permissible as a Conditional Use in the CI (Commercial Intensive) and M (Manufacturing) zoning districts. As a Conditional Use the commercial facility would be able to be permitted in those districts through an administrative permit approval process subject to demonstrating compliance with the standards outlined in this amendment. The second alternative option proposes that commercial facilities will only be permissible in Planned Development zoning districts. Under this alternative option to allow a new commercial facility would require a rezoning to a Planned Development, through a noticed public hearing process, and demonstration of compliance with the standards outlined in this amendment. The facility under either approval scenario will be limited to the incineration of yard waste only and open pile burning shall be prohibited. Depending on the amount and type of emissions produced by the facility, the use may be considered a Heavy Industrial use and the host site will be restricted to sites designed HI (Heavy Industrial) per the Comprehensive Plan Future Land Use Element.

Facilities that are temporary and accessory to the clearing of land and limited to the incineration of yard waste generated on site only will be permitted in all zoning districts as a Conditional Use. Both types of facilities will be required to meet all Local and State of Florida environmental requirements and permitting.

Other changes will include the provision of minimum required setbacks along the site's boundaries, along roadways, increased yards from residentially zoned property or property containing a residential development; restricts the duration of the use for accessory/temporary ACI's sites to a maximum of 60 days; and require screening by a solid fence.

<b>LDC 23-0312</b>	Division Director  Sign-off	 J. Brian Grady Fri Apr 28 2023 13:35:45
--------------------	-----------------------------------	--