



SITE PLAN DEVELOPMENT ORDER with Concurrency Certification

Project: Eager Beaver Vegetative Yard Trash Processing Facility

Location: 2170 Longleaf Drive

Development Review #: PSP160300030

Property Reference #s: 24-1S-30-1602-000-000

Exhibit A: Recycling Facility Permit

Exhibit B: Operations Plan

Exhibit C: Approved Site Plan

Future Land Use: I

Zoning District: HC/LI

Flood Zone: AE & X

PROJECT DESCRIPTION

This Development Order is to satisfy a new vegetative recycling site plan and review requirements of Escambia County Ordinance (to bring a proposed recycling facility into compliance with Escambia County Land Development Code). This approved Development Order includes the County Recycling permit and Operations Plan to be reviewed and presented for approval for Eager Beaver Vegetative Yard Trash Processing Facility to the BCC. The project description is to develop a portion of a 70.52-acre site as a new recycling facility providing storage, processing and the reduction of yard debris vegetation as provided in Exhibit B and Exhibit C.

STANDARD PROJECT CONDITIONS

1. This Development Order with concurrency certification shall be effective for a period of 18 months from the date of approval. Site plan approval and concurrency shall expire and become null and void if a permit for the approved development has not been obtained from the Building Inspections Department (BID) within the effective period and no extension has been applied for. After issuance of such permit, site plan approval and concurrency shall only terminate upon permit expiration or revocation by the BID. The Board of Adjustment may grant one extension for a maximum of 12 months to the original effective period of the Development Order, but application for such extension must be submitted before termination of the initial 18-month period. If the Development Order expires or is revoked, allocated capacity will be withdrawn and made available to other applicants. If the applicant chooses to proceed with development of the project site, a new site plan application must be submitted for review, approval, and capacity allocations subject to Code provisions and Level of Service conditions at the time of the new application.
2. This Development Order alone does not authorize site development to commence. A valid Escambia County Building Permit must be obtained prior to any building construction. Site development as described on the approved site plan, including protected tree removal and grading, may occur under the authorization of the Building Permit. However, commencement of such activity prior to issuance of a Building Permit will require a separate **Pre-construction Site Work Permit**, or if no Building Permit is applicable will require a separate **Parking Lot Permit**, obtained from the Building Inspections Department, with erosion control, tree protection, and all other provisions of the approved site plan fully applicable and enforced.

3. All specifications and requirements, expressed or implied by note or drawing, in the site development plans approved with this Development Order must be fulfilled.
4. No development activities may commence in areas regulated by state or federal agencies unless all required state and federal permits, or proof of exemption, have been obtained and a copy provided to the County.
5. Proof of application from the Emerald Coast Utilities Authority (ECUA) for connection to the sewage system, or from the Escambia County Health Department for an Onsite Sewage Treatment and Disposal System (OSTD), must be obtained prior to issuance of an Escambia County Building Permit.
6. After issuance of this Development Order, it shall be unlawful to modify, amend, or otherwise deviate from the terms and conditions without first obtaining written authorization through the Development Review Committee (DRC) departments. Approval of such modifications shall be requested in writing and obtained prior to initiating construction of any requested change. The applicable review process for the proposed modification shall be determined based on the applicant's written description of such modifications. Escambia County may require submittal of a new or revised plan and impose additional requirements and/or conditions depending upon the extent of any proposed modifications. The applicant has a continuing obligation to abide by the approved plan. Initiating construction of plan modifications without written County approval shall automatically terminate and render null and void this Development Order, and shall be subject to penalties and/or increased fees specified by the BCC.
7. A copy of this Development Order and the approved site development plans must be maintained and readily available on site once any construction activity has begun, including clearing and grading. The approved building construction plans must also be on site once any building construction has begun.

Special Project Conditions


1. **Prior to issuance of any permit for the Recycling Facilities activities, the Board of County of Commissioners must approve the Recycling Permit for the facilities and its operations of the site at a duly advertised public hearing. No Land Disturbing permits, building construction or land clearing pre-site activities shall be permitted prior to BCC approval. If BCC approval of the Recycling Permit is not obtained then this Development Order shall automatically terminate and be rendered null and void.**
2. Recycling activities, (including crushing, stacking, staging, loading and unloading materials), are limited to the hours between 6:00 a.m. and 6:00 p.m. **Monday through Friday and between 8:00a.m. and 2:00 p.m. on Saturday.** Hours are based on the zoning district and intensity of use as similar to borrow pit and reclamations activities, including land clearing debris and construction and demolition debris disposal. See LDC 4-7.6(b)(2). Hours of Operations may be extended or modified, based on client's needs, as approved by the County Administrator or his designee.

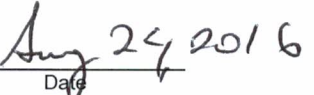
3. Operations creating excessive noise, vibration, dust, smoke or fumes which are a nuisance to persons off of the lot or parcel are not permitted.
4. Trucks have access to and from the site from adequately wide collector or arterial streets and do not use local residential streets.
5. All proposed reclamation activity shall occur only on impervious or semi-impervious areas.
6. No recreation of any type or development activity is permitted on this site. This Development and its associated permits and applications were approved for this activity only. Any other operations, activity, land use, development, project and/ or operation shall require additional approvals and authorizations by Local and State agencies.
7. This Development Order is for vegetative recycling and the reduction of yard debris vegetation volume only.
8. All the required signage, vegetation, buffering, fencing, and landscape standards as specified on the approved site plan must be maintained failure to do so shall result in violation at the time of inspection as required per the applicable regulations of Escambia County.
9. Existing concrete piles are not to be added to and remain undisturbed unless removed to an appropriate C&DD sight.
10. The Vegetative Yard Trash Processing Facility must comply with all the applicable for Local and State as pertaining to storage, processing, recycling, and removal of processing material as governing by the all the applicable regulations.

Development Review Committee (DRC) Recommendation

Having completed development review of the **Eager Beaver Vegetative Reclamation Facility**, site plan application referenced herein, in accordance with requirements of applicable Escambia County regulations and ordinances, the DRC makes the following recommendation to the Board of County Commissioners:

- ☒ Approve The site plan has met the requirements of the DRC and is eligible for BCC approval. The applicant may proceed with the development subject to the project description and project conditions noted herein, after BCC acceptance. Use other than that described, or conditions not satisfied, constitute a violation of this Development Order and render it void. Further, this approval does not constitute approval by any other agency.
- ☐ Deny The development plan is denied for the reasons noted below. The applicant may appeal the decision within 15 days from the date below to the Board of Adjustment (BOA) under the provisions of Section 2-1.4 of the Escambia County Land Development Code, and/or submit a new or revised site plan application for review.


Director, Development Services Department


Date



Eager Beaver <eagerbeaverprotreecare@gmail.com>

Yard Trash Processing Facility Registration - 102781

1 message

no-reply@dep.state.fl.us <no-reply@dep.state.fl.us>

Mon, Jul 25, 2016 at 10:56 AM

To: Eagerbeaverprotreecare@gmail.com

Cc: LAUREN.OCONNOR@dep.state.fl.us, BRAD.HARTSHORN@dep.state.fl.us, DAWN.TEMPLIN@dep.state.fl.us

DEP Logo

**Florida Department of
Environmental Protection**

Rick Scott

Governor

Carlos Lopez-Cantera

Lt. Governor

Bob Martinez Center
2600 Blair Stone Road
Tallahassee, Florida 32399-2400

Jonathan P. Steverson

Secretary

Receipt for Submission

July 25, 2016

HOWARD C. JACQUES III
EAGER BEAVER PROFESSIONAL TREE CARE, LLC
7250 PENSACOLA BLVD

PENSACOLA, FL 32505 0

Dear HOWARD C. JACQUES III

Your application for Registration of a Yard Trash Processing Facility for EAGER BEAVER RECYCLING FACILITY (located at 2170 LONGLEAF DRIVE , Pensacola) in Escambia County is complete. Your facility identification number (WACS ID) is 102781. This registration is valid until August 1, 2017. The receipt number for the registration fee you paid is 916669.

You must comply with the requirements specified in Chapter 62-709, Florida Administrative Code (F.A.C.) in order to maintain qualification for the registration program. A summary of the operating requirements is attached.

If you need further information, please contact me at the above address, Mail Station 4565, telephone 850-245-8707, or e-mail Lauren.OConnor@dep.state.fl.us.

Sincerely,

Lauren O'Connor



Development Services Department

3363 West Park Place
Pensacola, FL 32505
Phone: 850.595.3472

Horace L. Jones, Department Director

Permit to Operate a Recovered Materials Processing Facility, Recycling Facility, Resource Recovery Facility, or Volume Reduction Plant

Permittee:	Eager Beaver Professional Tree Care
Facility Name:	Eager Beaver Vegetative Reclamation Facility
Facility Type:	Outside Storage, Tree Grinder, Office
File Number:	
Original Date of Issue:	
Renewal Date:	
Expiration Date:	
Development Review #:	PSP160300030
Date:	8/24/2016
Total Acreage of Facility:	70.52
Total Area Licensed for Operation:	10+/-

This permit is issued in accordance with the applicable regulations of the Escambia County Code of Ordinances and Land Development Code. The above named applicant, hereinafter called Permittee, is hereby authorized to perform the work or operate the facility shown in the application and approved drawing(s), plans, and other documents attached hereto or on file with the Department of Development Services, hereinafter called Department, and made a part hereof and specifically described as follows:

General Permit Conditions – All Facilities

1. The terms, conditions, requirements, limitations, and restrictions set forth in this permit are "permit conditions" and are binding and enforceable pursuant to the authority of Chapter 82, Escambia County Code of Ordinances. Permittees placed on notice that the Department will review this permit periodically and may initiate enforcement action for any violation of these conditions.
2. This permit is valid only for the specific processes and operations applied for and indicated in the approved drawings and exhibits. Any unauthorized deviation from the approved drawings, exhibits, specifications or conditions of this permit may constitute grounds for revocation and enforcement action by the Department.
3. This permit does not constitute a waiver of or approval of any other federal, state or other county permit or license that may be required for other aspects of the total project, which are not addressed in the permit.

General Permit Conditions – All Facilities - Continued

4. This permit does not relieve Permittee from liability for harm or injury to human health or welfare, animal, or plant life, or property caused by the construction or operation of this permitted facility or from penalties therefore; nor does it allow Permittee to cause pollution in contravention of Florida Statutes, County and Department rules.
5. Permittee shall properly operate and maintain the facility and systems of treatment and control, where applicable, that are installed and used by Permittee to achieve compliance with the conditions of this permit. This provision includes the operation of backup or auxiliary facilities or similar systems when necessary to achieve compliance with the conditions of the permit.
6. Permittee, by accepting this permit, specifically agrees to allow County personnel, upon presentation of credentials or other documents as may be required by law, access to the premises, at reasonable times, where the permitted activity is located or conducted for the purpose of:
 - a. Inspecting the facility, equipment, practices or operations regulated or required under this permit;
 - b. Sampling and monitoring any substance or parameters at any location reasonably necessary to assure compliance with this permit or Department rules, and,
 - c. Having access to and copying any records that must be kept under the conditions of this permit.
7. If for any reason, Permittee does not comply with or will be unable to comply with any condition or limitation specified in this permit, Permittee shall immediately provide the Department with the following information:
 - a. A description of and cause of noncompliance, and
 - b. The period of noncompliance, including exact dates and times; or if not corrected, the anticipated time the noncompliance is expected to continue, and steps being taken to reduce, eliminate, and prevent recurrence of the noncompliance.
8. In accepting this permit, Permittee understands and agrees that all records, notes monitoring data and other information relating to the construction or operation of the permitted facility which are submitted to the department, may be used by the Department as evidence in any enforcement case involving the permitted facility arising under the Florida Statutes or County or Department rules.
9. Permittee agrees to comply with changes in Department rules after a reasonable time for compliance.
10. This permit is transferable only upon Department approval in accordance with applicable county rules. Permittee shall be liable for any noncompliance of the permitted activity until the Department approves the transfer of permit.

General Permit Conditions – All Facilities - Continued

11. This permit is required to be kept at the facility, which is permitted during the entire period of construction or operation.
12. Permittee shall submit all comments or correspondence required by this permit to:

Horace L. Jones, Department Director
Development Services Department
3363 West Park Place
Pensacola, Florida 32505

Phone 850-595-3472
E-mail hljones@myescambia.com

Copy to:

Pat Johnson, Department Director
Department of Solid Waste Management
13009 Beulah Road
Cantonment, Florida 32533

Phone 850-937-2160
E-mail ptjohnson@myescambia.com

Specific Permit Conditions

1. Compatibility

Buffering shall be maintained as described and approved by the Development Order and Site Plan associated with this project.

The scale, intensity and operation shall not generate unreasonable noise, traffic, objectionable odors, dust, or other potential nuisances or hazards to contiguous residential properties.

2. Environmental Health

The County and/or its designated agent(s) will conduct environmental testing to determine and monitor respirable dust emission levels at Permittee's property line. Respirable dust, which includes silica dust, emission levels shall not exceed the PM2.5 fine particle standard of 35 µg/m³ (micrograms per cubic meter of air) consistent with the protective human health emission standards established by the U.S. Environmental Protection Agency, the Centers for Disease Control and Prevention, and the Florida Department of Health. If a qualified expert determines that respirable dust emission levels exceed the PM2.5 standard of 35 µg/m³ on any single occasion, based upon an hourly average of sixty (60) samples taken at a rate of one sample per minute, such determination shall result in the immediate ceasing of crushing operations and this permit may be revoked by the County Administrator after notice of unsatisfactory performance

Specific Permit Conditions –Continued

and failure to make the necessary corrections within a reasonable time as determined by the County Administrator or his designee. Permittee shall be allowed to crush for purposes of making the necessary corrections and demonstrating satisfactory performance to the County Administrator or his designee. Permittee may appeal the County Administrator's decision to revoke the permit to the Board of County Commissioners within ten (10) calendar days of the mailing of the notice of revocation to _____ and a copy emailed to _____ (or such address as the Permittee may provide to the County Administrator in writing). Revocation shall not be final, and crushing operations shall not resume, until the appeal is heard.

In order to facilitate the environmental testing specified above, the Permittee shall provide written notice to the County's Natural Resources Management Department at least two (2) business days prior to beginning any crushing activities on site. Notice may be delivered via email to escambiwqlm@co.escambia.fl.us

3. Leachate Controls

Recovered materials processing facilities, recycling facilities and operations, resource recovery facilities and operations, volume reduction plants shall conform to all performance standards governing the containment, collection and treatment of leachate pursuant to Chapter 403, Florida Statutes, and any other applicable regulations promulgated by the Florida Department of Environmental Protection.

4. Operational Hours

Operational hours shall be as established by the Approved Development Order for the project.

5. Permit Renewals

Permittee shall submit an application, on Department provided forms, no later than 60 days before the expiration of the current permit. Applications submitted in accordance with this section, even if incomplete, shall be deemed complete, and the current permit will be extended until corrections are submitted. Notwithstanding the above, in no instance will permits be extended more than 180 days past the expiration date of the permit.

The permanent Department identification for this facility is _____. Please cite this number on all reports and correspondence concerning this facility.

**BOARD OF COUNTY COMMISSIONERS
ESCAMBIA COUNTY, FLORIDA**

By: _____
Grover C. Robinson, IV, Chairman

ATTEST: PAM CHILDERS
Clerk of the Circuit Court

By: _____
Deputy Clerk

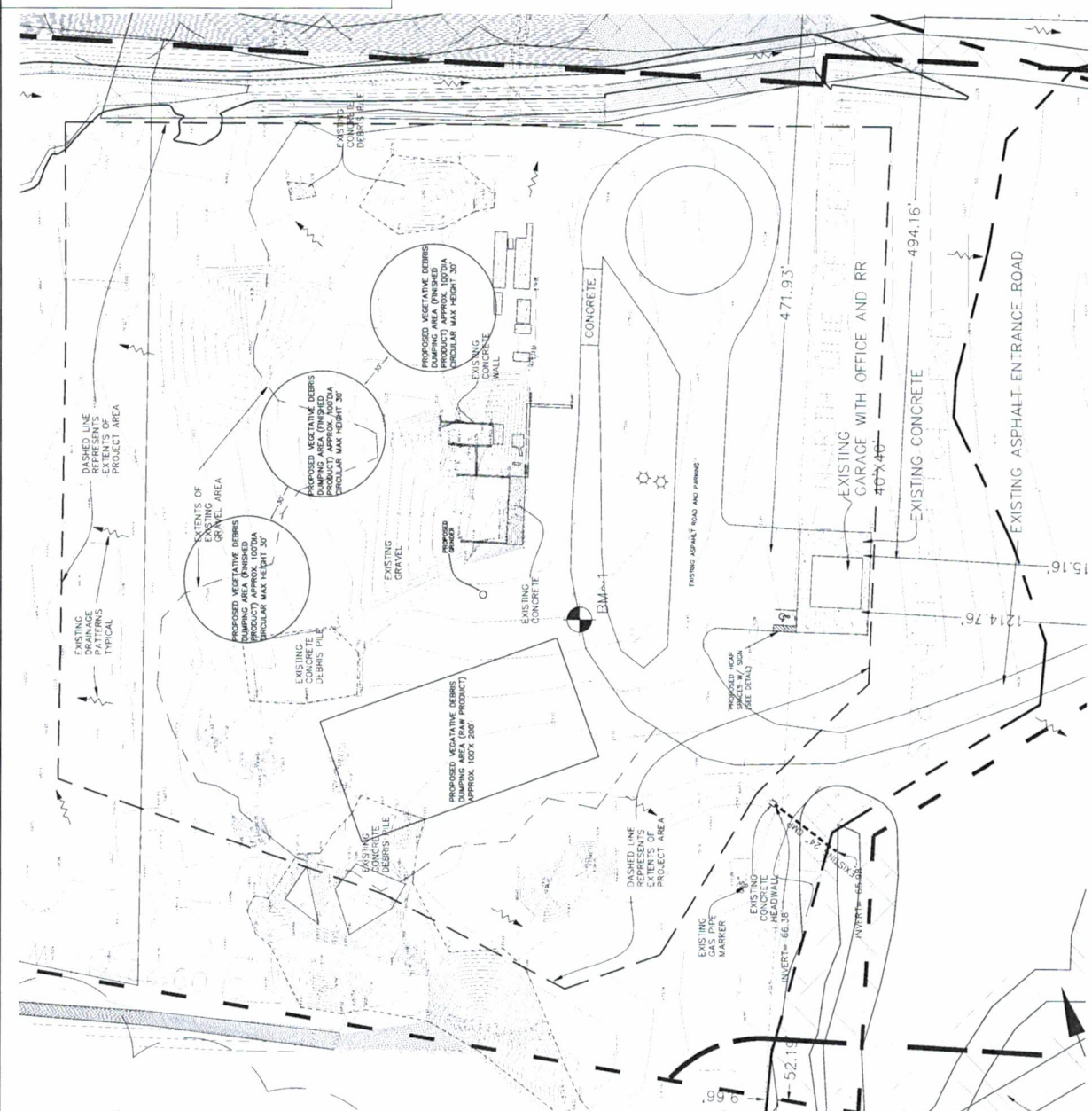
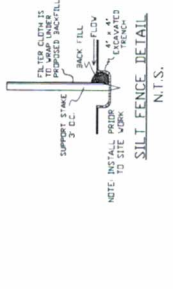
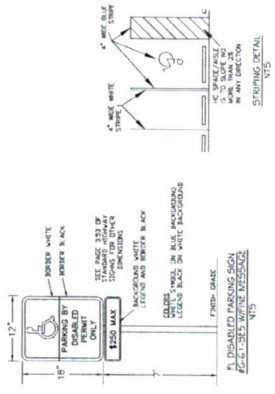
BCC Approved: _____


BOCC Authorization Date: _____

Permit Issue Date:		
Permit Expiration Date:		
Issuing Officer Name:		
Issuing Officer Title/Department:		
Signature:		Date:

SITE WORK GENERAL NOTES:

(3) - DTD INFORMATION
(7) - FIELD INFORMATION
P.O.B. - POINT OF BEGINNING
SEC. - SECTION
INSTR. - INSTRUMENT
RZE - RANGE
OR - OFFICIAL RECORD
PAGE - PAGE
CAS - CAS IMP. LINE NUMBER




 NORTHWEST FLORIDA LAND SURVEYING, INC.
 A PROFESSIONAL SERVICE ORGANIZATION
 7142 BELLVIEW DRIVE
 FORT WORTH, TX 76120
 (817) 432-1000

SCALE	1" = 40'	SURVEY BEARING	NAS	SURVEY CHECKED BY	FRT	DATE OF SURVEY	6/21/16
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EAGER BEAVER VRF
VRF-VEGETATIVE RECYCLING FACILITY
EXPANDED VIEW OF PROJECT AREA

[illegible]

DRAWN BY D. FITZPATRICK	SIGNATURE & SEAL	DATE 16-016
PROJECT 7/5/16		
PLANT 2 OF 2		

Impact and Operational Analysis
2170 Longleaf Drive
Pensacola, Florida

Revised Aug. 29, 2016

This site is located near the mid-western portion of Escambia County on Longleaf Drive, east of the intersection of Pine Forest Road and Blue Angel Parkway.

Determining whether a particular use of property is or can be compatible with nearby existing or proposed uses generally requires analysis of independent variables such as distances, intensities, sounds, existing area uses, and zoning among others.

The overall site measures some 70 acres while the actual activity area contains approximately 9-10 acres located in the middle of the property as shown on the attached map.

The entire site is currently zoned as HC/LI Heavy Commercial/Light Industrial with a FLUM classification of I-Industrial. According to the attached copy of the zoning narrative, the proposed use as a landscaping waste recycling operation is consistent with the allowed uses cited at LDC Sec. 3-2.11(6)(a) under the classification.

The site contains an existing 7,600sf metal building on septic tank with existing electric and water service to the building. The site has an existing paved roadway connecting the activity area south to Longleaf Drive.

The site has been permitted by the Florida Department of Environmental Protection for use as a green recycling operation.

Truck traffic will have access to and from the site from Longleaf Drive which is classified as a Minor Collector on the Escambia County Functional Highway Classification listing. No residential streets will be used.

The size and scale of the proposed will be centralized on the site as

will serve as a sound attenuation structure dampening and deflecting sounds in and upward direction. With processing taking place as depicted on the aerial, the nearest residential structures are located some 700 feet east of this location. As such, it is not anticipated that the activity on site will generate unreasonable noise affecting adjacent residential uses.

There are numerous similar activities within Escambia County where the HC/LI zoning classification is found adjacent to residential areas such as Brown Marine boatyard on Bayou Chico, Ellyson Field on Davis Highway, Patti Shipyard off Navy Boulevard, Brown Helicopter on Aileron Avenue, and Westinghouse on Scenic Highway. Each of these examples have residentially zone property adjacent as shown on the attached location maps. All have apparently existed next to one another without unreasonable noise, traffic, objectionable odors, dust, or other potential nuisances or hazards. The design and

Existing landscaping along the easterly property includes an extensive stand of trees and understory which will not be disturbed. This existing vegetation together with the 20' earth wall and the distance between the operation site and existing residences should again be sufficient to assure use compatibility.

The activity area is relatively flat with a slight existing westerly grade toward a wetland area. Use of the site will not produce any erosion to either on site or adjacent land owners. This wetland area is not within the activity area and will not be disturbed by operations. Storage of materials will be adjacent to the grinding equipment and once processed, will be trucked to end users.

The operation of site will likely be Monday- Friday from 7:00am to 5:00pm while Saturday hours will be 8:00am to 2:00pm. The site is currently fenced and will be locked and secured after hours.

The adopted Escambia County Land Development Code defines compatibility as follows:

Compatible. A condition in which land uses, activities or conditions

Landscape materials brought into the site will be inspected prior to unloading to assure acceptability and compatibility with approved operational rules.

Sound characteristics of the shredding machine can measure 85dbi while next to the machine. This is produced with grinder teeth shredding wood and plant type material as opposed to grinder teeth shredding metal or concrete materials. Sound characteristics measured over 700 feet from the source should be comparable to that produced by a lawn mower.

The adopted Escambia County Land Development Code defines compatibility as follows:

Compatible. A condition in which land uses, activities or condition can coexist in relative proximity to each other in a stable fashion over time such that no use, activity, or condition is unduly negatively impacted directly or indirectly by another use, activity, or condition.

Given the proximity/distance between the operational equipment site within the activity area and distance to adjacent residences it is anticipated that the proposed use as a green landscape grinding and processing operation will not unduly impact other surrounding uses.