

**SUMTER COUNTY BOARD OF COMMISSIONERS  
EXECUTIVE SUMMARY**

**SUBJECT:** \*C2010-0001 - James David & Barbara Shelley/Compost USA - C-48/Center Hill

**REQUESTED ACTION:** Table until 2/22/11

Work Session (Report Only)    **DATE OF MEETING:** 1/11/2011  
 Regular Meeting                       Special Meeting

**CONTRACT:**  N/A    Vendor/Entity: \_\_\_\_\_  
Effective Date: \_\_\_\_\_    Termination Date: \_\_\_\_\_  
Managing Division / Dept:                      Planning

**BUDGET IMPACT:** \_\_\_\_\_  
 Annual                      **FUNDING SOURCE:** \_\_\_\_\_  
 Capital                      **EXPENDITURE ACCOUNT:** \_\_\_\_\_  
 N/A

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**HISTORY/FACTS/ISSUES:**

The Zoning and Adjustment Board (ZAB) tabled this application until the February 7, 2011, ZAB hearing due to the fact they did not believe they had enough information to make an informed decision.. Therefore, the Board of County Commissioners (BOCC) is requested to table the request to the February 22, 2011, meeting.

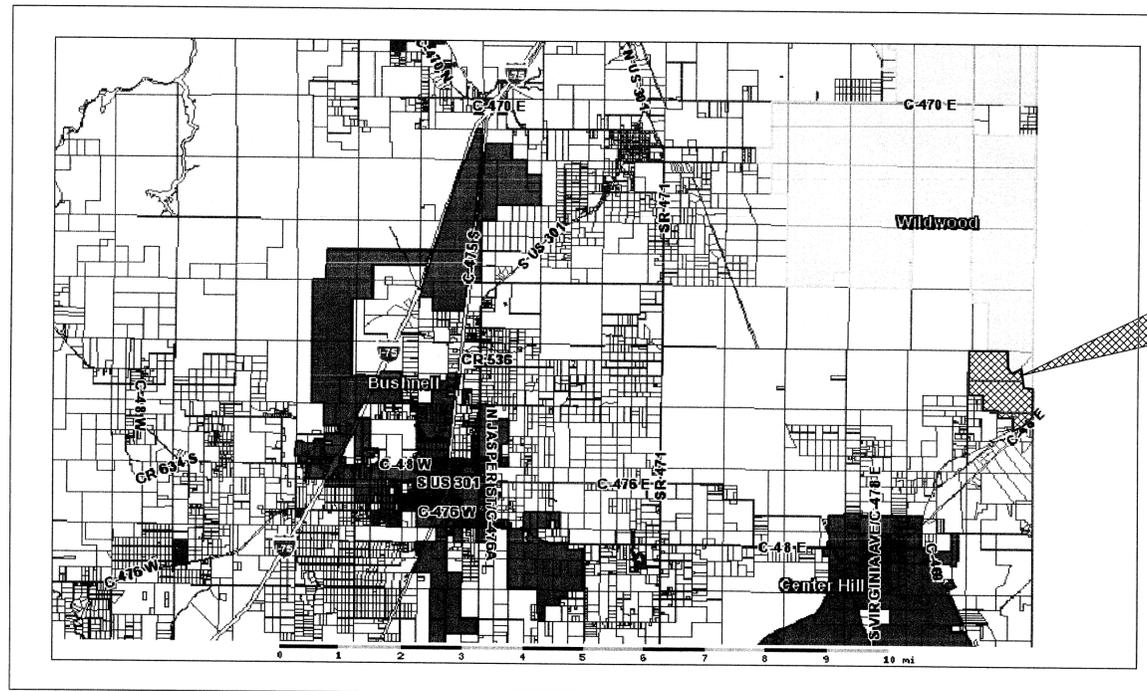
ZAB cases:

- 1) Shelly Carter - R2010-0015
  - 2) James David & Barbara Shelley/Compost USA - C2010-0001\*\*\*\*\*
-

# CONCEPT PLANS FOR CONDITIONAL USE PERMIT

## COMPOST USA

SECTION 7, TOWNSHIP 21 SOUTH, RANGE 24 EAST AND  
 SECTIONS 1 & 12, TOWNSHIP 21 SOUTH, RANGE 23 EAST  
 SUMTER COUNTY, FLORIDA



VICINITY MAP  
 NOT TO SCALE

PROJECT LOCATION

### DEVELOPMENT INFORMATION

PARCEL NO. Q01=002, Q01=009, AND Q12=001  
 PROPERTY OWNER : DAVID AND BARBARA SHELLEY, JR.  
 ZONING : A-1 WITH SPECIAL USE PERMIT  
 ACREAGE = 596.47 ACRES  
 DEVELOPER : COMPOST USA  
 STREET ADDRESS : 8916 E C-48, CENTER HILL, FL. 33514

### LEGEND & ABBREVIATIONS

- Utility Easements are shown by dashed lines on the attached plot. All utility companies serving the public and governmental agencies are granted the right to install and maintain utilities and drainage facilities in the easements.
- N = NORTH S = South E = East W = West
- SEC = Section T = Township R = Range
- Indicates Existing 4" X 4" Concrete Monument
- DRA Indicates Drainage Retention Area
- DE Indicates Drainage Easement
- PUE Indicates Public Utility Easement
- LB LICENSE BUSINESS
- No. Number PC = Point of Curvature
- L Arc Length PT = Point of Tangency
- OCT Octagon CONC Concrete
- CHB Chord Bearing CHD = Chord Distance
- POB Point of Beginning MON = MONUMENT
- SET PERMANENT REFERENCE MONUMENT CONCRETE NO. 4353
- SET LOT CORNER REBAR IRON ROD AND CAP 4353
- SET PERMANENT CONTROL POINT
- R/W RIGHT-OF-WAY
- S/W SIDEWALK

### SHEET INDEX

TITLE SHEET .....	1
SOILS MAP .....	2
WETLAND MAP .....	3
FLOOD MAP .....	4
DEVELOPMENT AREA MAP .....	5
BOUNDARY SURVEYS - 2 SHEETS	

NO. DATE REVISION

PLANS PREPARED BY:  
**PLANNING & ENGINEERING RESOURCES, INC.**

1515 E. SILVER SPRINGS BLVD., SUITE 122 - P.O. BOX 2019  
 Ocala, Florida - 34478-2019 - PHONE 352-629-0211

SHEET TITLE

PROJECT TITLE

SHEET NO.

TITLE SHEET  
**COMPOST U.S.A.**

**1**

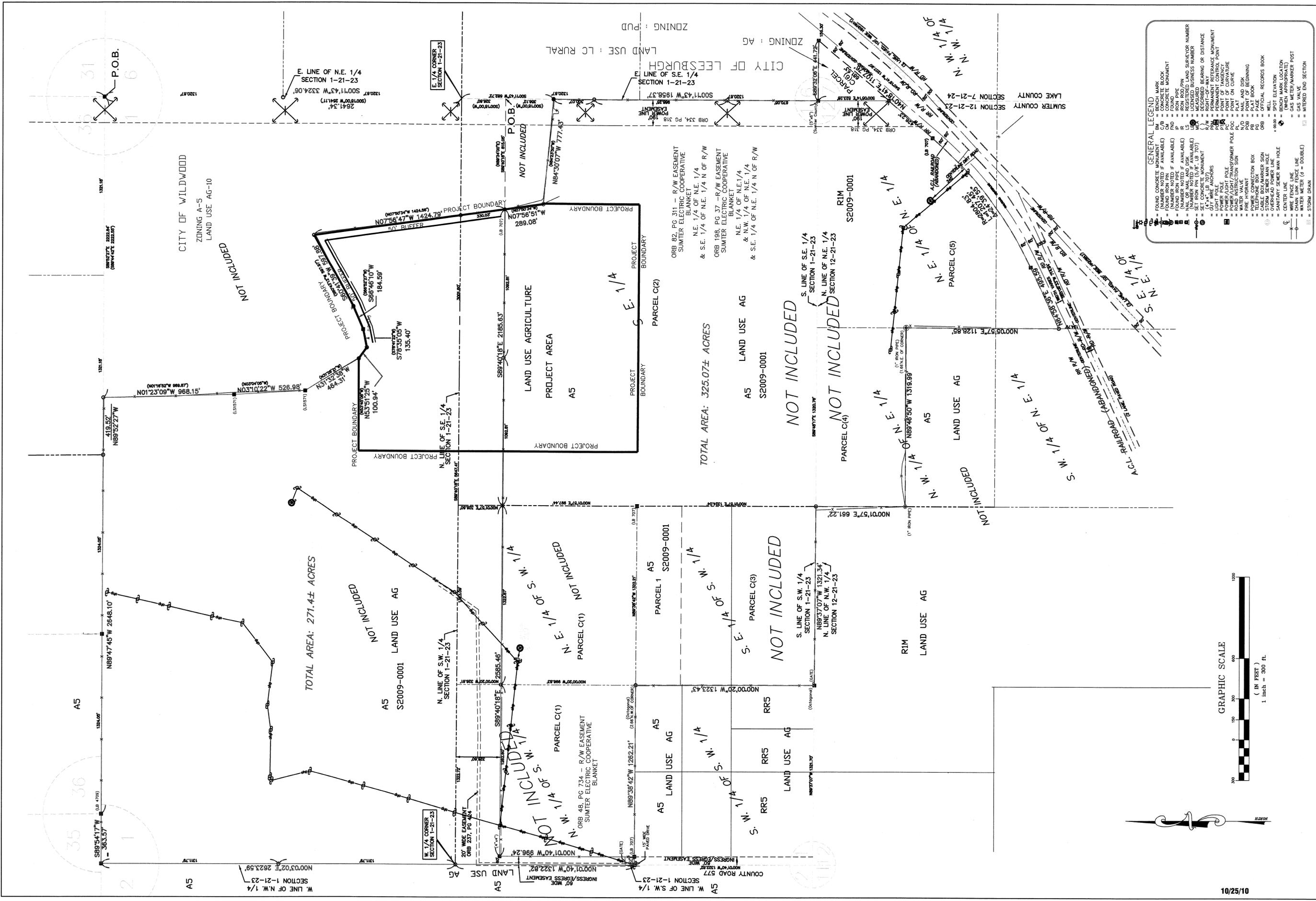






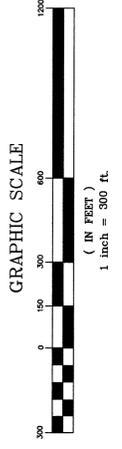






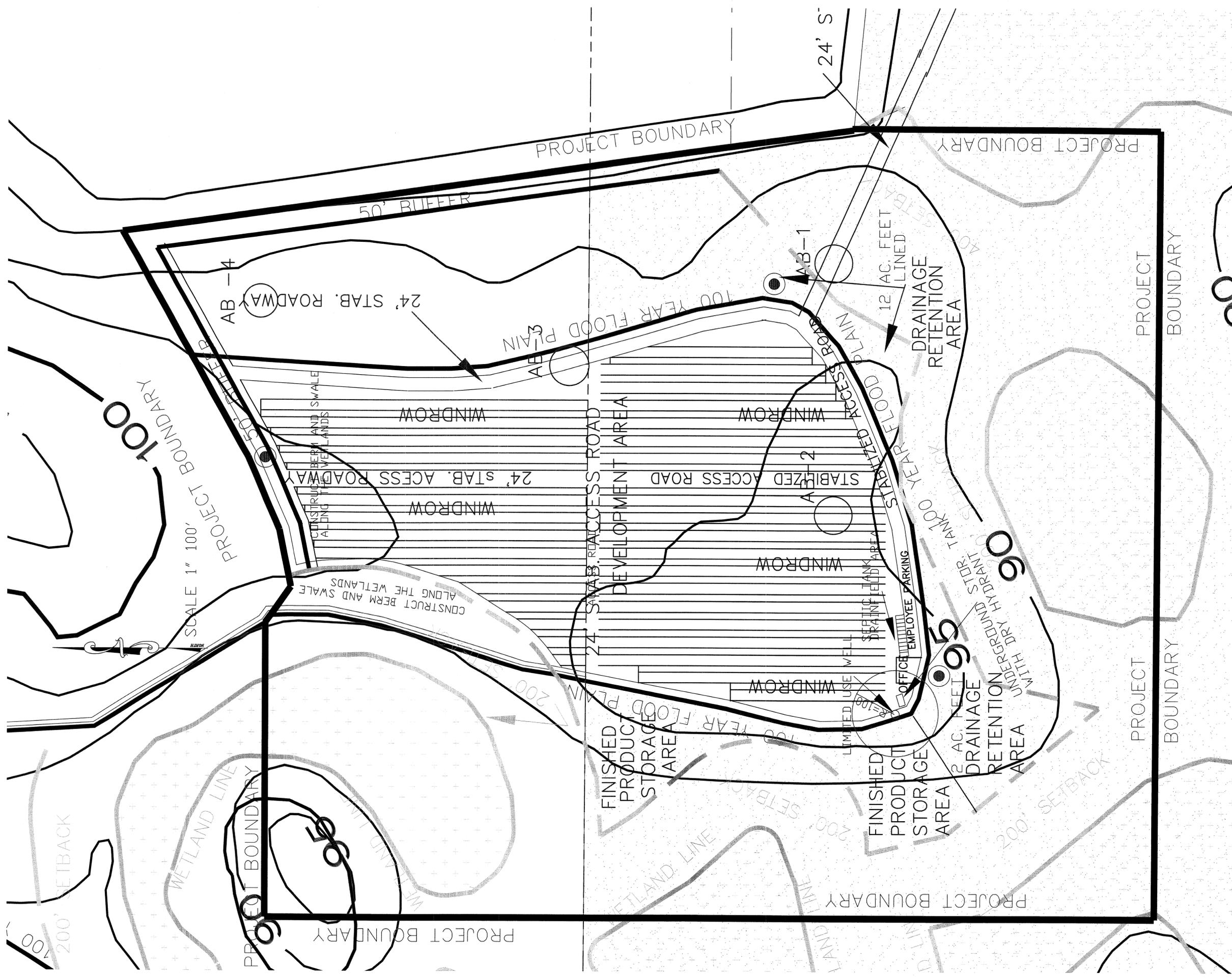
**GENERAL LEGEND**

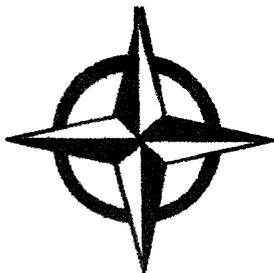
- FOUND CONCRETE (NUMBER NOTED IF AVAILABLE) = CONCRETE MONUMENT
- FOUND IRON PIN (NUMBER NOTED IF AVAILABLE) = IRON PIN
- FOUND IRON PIPE (NUMBER NOTED IF AVAILABLE) = IRON PIPE
- FOUND IRON ROD/PIN (NUMBER NOTED IF AVAILABLE) = IRON ROD/PIN
- MEASURED BEARING OR DISTANCE (NUMBER NOTED IF AVAILABLE) = MEASURED BEARING OR DISTANCE
- SET IRON PIN (S/P, LB 707) (S/P, LB 707) = SET IRON PIN (S/P, LB 707)
- USDA ANCHORS (S/P, LB 707) = USDA ANCHORS
- POWER POLE (S/P, LB 707) = POWER POLE
- POWER/LIGHT/TRANSFORMER POLE (S/P, LB 707) = POWER/LIGHT/TRANSFORMER POLE
- ROAD INSTRUCTION SIGN (S/P, LB 707) = ROAD INSTRUCTION SIGN
- FIRE HYDRANT (S/P, LB 707) = FIRE HYDRANT
- POWER CONNECTION BOX (S/P, LB 707) = POWER CONNECTION BOX
- CABLE BOX/MARKER SIGN (S/P, LB 707) = CABLE BOX/MARKER SIGN
- STORM SEWER MAN HOLE (S/P, LB 707) = STORM SEWER MAN HOLE
- SANITARY SEWER MAN HOLE (S/P, LB 707) = SANITARY SEWER MAN HOLE
- WIRE FENCE LINE (S/P, LB 707) = WIRE FENCE LINE
- WALL WITH METAL (G = GLOBE) (S/P, LB 707) = WALL WITH METAL (G = GLOBE)
- STORM DRAIN (S/P, LB 707) = STORM DRAIN
- SPOT ELEVATION (S/P, LB 707) = SPOT ELEVATION
- BENCH MARK (S/P, LB 707) = BENCH MARK
- GAS METER/MARKER POST (S/P, LB 707) = GAS METER/MARKER POST
- METERED END SECTION (S/P, LB 707) = METERED END SECTION



SHEET TITLE	LAND USE MAP	
	PROJECT TITLE	
SHEET NO.	7	
	COMPOST U.S.A.	
PLANS PREPARED BY:	<b>PLANNING &amp; ENGINEERING RESOURCES, INC.</b>	
	1515 E. SILVER SPRINGS BLVD., SUITE 122 - P.O. BOX 2019 OCALA, FLORIDA - 34478-2019 - PHONE 352-629-0211	
NO. DATE	REVISION	

10/25/10





## *Planning & Engineering Resources, Inc.*

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Ocala, Florida 34470  
(352) 629-0211

E-Mail: PEROCALA@AOL.COM

P.O. Box 2019  
Ocala, Florida 34478-2019  
Fax (352) 629-9740

November 1, 2010

Aimee Webb  
Development Review Coordinator  
Board of County Commissioners  
Sumter County  
Division of Planning & Development  
7375 Powell Road, Suite 115  
Wildwood, Florida 34785

**RE: Compost USA (C2010-0001)**

Dear Ms. Webb,

We have revised our Plans for Special Use Permit. These revisions are described as follows:

1. Revisions based on your letter of October 22, 2010
  - a. Vicinity Map on Cover Sheet of Plans is at a scale of 1" equals 1 mile.
  - b. Zoning for the property has been corrected from A1 to A5 on the Cover Sheet of Plans.
  - c. Property owners and the surveyor's address are now shown on the Cover Sheet of Plans.
  - d. Legal Description of the Property as well as area to be utilized is on the Cover Sheet of Plans.
  - e. Future Land Use is now shown on Sheet 7 of the Plans.
2. Comments from Sumter County Health Department
  - a. Well and Septic Tank - Drainfield System location for the proposed office is shown on the Development Plan Sheet 6 of the Plans.
3. Comments from Fire Safety
  - a. An underground storage tank with dry hydrant will be installed for fire protection. The location of the tank is shown on the Development Plan Sheet 6 of the Plans.

4. Comments from Tetra Tech Letter dated October 25, 2010

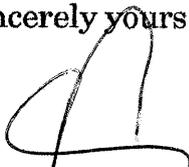
- a. Land Use Map (Sheet 7) of the Plans has been updated. Our field visit indicates an existing residence to the east about 4,000 feet from the project boundary.
- b. Compost USA will implement practices that will minimize any adverse impacts on the residential properties in the vicinity of the project site. In addition a 100' wide vegetative buffer with a 7' high berm will be constructed to shield these properties. The construction details and operating practices will be included in the Operating Permit. It is also pointed out that the nearest windrows will be at least 500' from any future residences in the vicinity of this project. We have requested City of Leesburg to provide you a letter regarding the status of the Comprehensive Plan on the adjacent property located to the east of this property.
- c. O.K.
- d. O.K. In addition the Plan Sheet 6 shows the construction of the proposed stabilized road with C-48 E. to allow for truck traffic to make proper turns
- e. O.K.
- f. O.K.
- g. O.K.
- h. O.K.
- i. O.K.

5. We are also including a letter from Barbara and David Shelley regarding the termination of the current Special Use Permit on the subject property.

Two sets of revised Plans with PDF file are submitted herewith for your review and approval.

If you have any questions please feel free to call us.

Sincerely yours,



Sheikh M. Hasan  
SMH/slk

**SUMTER COUNTY ZONING AND ADJUSTMENT BOARD**  
**December 20, 2010**

**BOARD OF SUMTER COUNTY COMMISSIONERS**  
**January 11, 2011**

**CASE NO.** C2010-0001

**OWNER:** David & Barbara Shelley

**APPLICANT:** Compost USA, Inc.

**REQUESTED ACTION:** Conditional Use Permit for a composting facility

**EXISTING ZONING:** A5

**PARCEL SIZE:** Parent Parcel 630 acres MOL; 86 acres MOL utilized for composting operation. (see attached Exhibit A)

**EXISTING USE:** Pasture and land application of wastewater/septage residuals pursuant to Special Use (S2009-0001)

**FUTURE LAND USE:** Agricultural

**SURROUNDING LAND USE:**

**NORTH:** Agricultural/City of Wildwood

**SOUTH:** Agricultural

**EAST:** Cities of Wildwood & Leesburg

**WEST:** Agricultural

**SURROUNDING ZONING:**

**NORTH:** A5

**SOUTH:** A5, RR5, R1M

**EAST:** Cities of Wildwood & Leesburg

**WEST:** A5, RR1, RR5, R1M

**CASE SUMMARY:**

Compost USA, Inc. is proposing to establish a composting operation on property located on the north side of C-48E adjacent to the eastern county boundary (see Exhibit 1). The area proposed for the composting operation encompasses approximately 86 acres of a 630 acre parcel. The composting operation is based on the Modified Static Aerobic Pile (MSAP) composting method. According to information provided by the applicant (letter from Dr. Sheikh Hasan dated November 16, 2010), the MSAP method is a combination of static pile and windrow composting methods and results in a reduction in the need for mechanical turning, which provides for the following:

1. Less material moisture loss;
2. Higher temperatures for longer periods;
3. Less odor production;
4. Less particulate discharge;
5. Less nitrogen loss through ammonia volatilization;
6. Less composting time.

The composting will utilize biosolids mixed with bulking agents such as yard waste, wood waste, horse bedding, etc.

Composting is not specifically identified within the County's Table of Permitted Uses in Section 13-362, Sumter County Land Development Code (LDC). However, uses that are not specifically identified within the LDC shall be considered as the most similar use. Consequently, staff determined the use is most similar to landfilling or recycling operation, which is permitted within the Agricultural future land use and zoning districts with the approval of a Conditional Use and Operating Permit. In addition, the existing composting operation in the County (Black Gold) was also permitted as a Conditional Use with an Operating Permit. This use is not a matter of right.

This application is only for Conditional Use approval. The Conditional Use provides for the review of the proposed use to consider general suitability and general conditions to minimize and mitigate potential adverse impacts. If the Conditional Use is approved, then the applicant is required to obtain an Operating Permit through a second public hearing process. The Operating Permit will provide the specific engineering details and appropriate conditions to provide for the actual construction and operation of the proposed use. Typically, the Conditional Use conditions provide the foundation for the development of more specific conditions through the Operating Permit process.

### **CASE ANALYSIS:**

The following is a definition of a Conditional Use from the LDC (Section 13-362):

This use is hereby established to conditionally allow specified uses that, because of their unique characteristics, are not permitted as a matter of right, special use or otherwise allowed by this Code. Such conditional uses, unless properly controlled, pose potentially serious health, safety or welfare concerns for the community. Therefore, it is the intent of the commission to ensure, through available and reasonable methods, that the location, construction, operation, and maintenance of a conditional use produces minimal adverse effect on the environment and public health, safety, and welfare, and to fully balance the need for such conditional use with the broad interests of the public. A conditional use permit is not a permit of right and there is no presumption that such a permit will be granted.

In order to assess the proposed composting operation and its compliance with the intent of the Conditional Use process to minimize adverse effects on the environment and public health, safety, and welfare, staff provides the following information:

### Parcel Size and Location

The proposed composting use is located within an 86 acre portion of a larger 630 acre parcel. The location of the composting use is placed on the east side of the property to maximize its distance from the most developed residential area to the west along CR 577. This developed residential area is approximately 1,700 feet from the proposed composting use.

The adjacent property to the east is located within the City of Leesburg. Currently, this property is undeveloped and has a zoning that would allow for future residential development. However, this property was part of previously proposed Development of Regional Impact (DRI) called Renaissance Trails. The DRI did not move forward and was abandoned.

The adjacent property to the north is located within the City of Wildwood. Currently, this property is undeveloped and has an Agriculture land use. As with the City of Leesburg property, this property was also part of the abandoned DRI.

The closest property to the south, developed with a home site and not under the ownership of the Shelleys, is approximately 2,000 feet away from the proposed composting use.

### Environmental Conditions

The project area for the composting operation does include wetland and 100-year floodplain areas, as shown on the plans submitted by the applicant. However, the area actually used for the windrows maintains a minimum separation of 200 feet from the wetland areas and does not encroach within the 100-year floodplain.

The County's hydro-geological consultant Tetra-Tech completed a review of the proposed composting operation. Tetra-Tech's final comments regarding the proposed composting use were:

1. Need for composting operation to minimize potential impacts, particularly odor, to surrounding residential properties;
2. The following items must be provided as part of the Operating Permit application:
  - a. Stormwater design including permit application to the Southwest Florida Water Management District;
  - b. Retention/leachate pond liner design and construction quality assurance plan;
  - c. Groundwater monitoring well design details;
  - d. Detailed operating plans including the percent composition of biosolids, manure, yard waste, other bulking agents, and catalyst; material mixing procedures; methods for increasing moisture content of the windrows; description of how temperatures and moisture content are measured;

- method of record keeping; maximum storage quantities; method of handling excess material and unsold product; procedures to be followed in the event temperature decreases below acceptable levels; detailed explanation of the chemical and biological processes of the proposed compost technology; and emergency and contingency operations;
- e. Odor monitoring and management plan;
  - f. Copy of permit application submitted to the Florida Department of Environmental Protection; and
  - g. Detailed site plan with construction level detail of mixing areas, raw product storage, proposed grading, total project area, impervious area, and any other pertinent data.

### Transportation

Access to the composting operation is limited to the existing driveway connection to C-48E at the eastern end of the property, as shown on the site plan. In addition, the applicant provided a traffic study by Kimley-Horn & Associates. The traffic study projects 20 trucks per day and 10 employee vehicles per day, which equate to a total of 60 trips  $((20 \times 2) + (10 \times 2))$  per day. The addition of these trips does not exceed the capacity of C-48E. However, due to the volume of truck traffic, Sumter County Public Works is requiring the applicant to provide turn lanes and improvements at the connection to C-48E.

### Other Agency Permitting

The proposed composting use requires permits from the Florida Department of Environmental Protection (FDEP) and from the Southwest Florida Water Management District (SWFWMD). Other permits from State or Federal agencies may be required. Due to the complexity of this type of project, the County relies heavily on the permitting and enforcement abilities of these agencies.

### Historic Resources

There are no known historic resources within the proposed project area.

### Status of Existing Special Use Permit S2009-0001

The proposed project area, as well as the remainder of the parent parcel, was approved for a Special Use to allow the land application of liquid residuals (S2009-0001). The property owners, David & Barbara Shelley, submitted a letter as part of the application for this Conditional Use that they will abandon and terminate S2009-0001 once all required permits from the County and state agencies are obtained. This will terminate the land application of the liquid residuals allowed under S2009-0001.

Staff is aware that the Shelleys are land applying Class A biosolids on their property. The Class A biosolids are allowed without a Special Use permit due to the fact it is treated to a higher standard to remove pathogens and further reduce the vector attraction and is often used as a commercially

available product (fertilizer). The Shelleys have not offered to stop the land application of Class A biosolids. It is Staff's opinion given the relative intensive nature of the proposed composting operation; all land application of biosolids and liquid residuals should cease. The only use of biosolids should be limited to what is utilized within the composting process.

**DIVISION OF PLANNING & DEVELOPMENT STAFF CONCLUSION:**

On December 6, 2010, the Sumter County Development Review Committee (DRC) reviewed the application and recommended approval subject to the conditions provided by Tetra-Tech and additional conditions that may be developed through the hearing process.

Staff deems the application sufficient and the request is in compliance with the minimum requirements of the Sumter County Land Development Code and Comprehensive Plan subject to the following conditions:

1. GENERAL

- a. This conditional use shall expire one (1) year from the date of its issuance if the operating permit has not been obtained. However, the one (1) year time limit may be extended for one (1) year, for good cause, upon application to the Board of County Commissioners no later than 60 days prior to expiration.
- b. The operation of the conditional use shall be in accord with relevant provisions of the Sumter County Land Development Code and consistent with plans and representations provided by the applicant and approved as part of the Conditional Use.
- c. Detailed operating plans including the percent composition of biosolids, manure, yard waste, other bulking agents, and catalyst; material mixing procedures; methods for increasing moisture content of the windrows; description of how temperatures and moisture content are measured; method of record keeping; maximum storage quantities; method of handling excess material and unsold product; procedures to be followed in the event temperature decreases below acceptable levels; detailed explanation of the chemical and biological processes of the proposed compost technology; and emergency and contingency operations shall be provided and approved as part of the Operating Permit.
- d. Detailed site plan with construction level detail of mixing areas, raw product storage, proposed grading, total project area, impervious area, and any other pertinent data shall be provided and approved as part of the Operating Permit.
- e. All applications and permits to other State or other regulatory agencies for the proposed composting use shall be provided.

2. SURFACE AND GROUND WATER
  - a. Wetlands and 100-year flood plain shall be protected or mitigated as required by State law.
  - b. The following items must be provided and approved as part of the Operating Permit application:
    - o Stormwater design including permit application to the Southwest Florida Water Management District;
    - o Retention/leachate pond liner design and construction quality assurance plan;
    - o Groundwater monitoring well design details.
  
3. TRAFFIC CIRCULATION
  - a. Access shall be limited to only the existing driveway connection to C-48E, as shown on the site plan.
  - b. No other points of access shall be utilized for the composting operation without express approval of Sumter County.
  - c. The applicant shall install appropriate site access turn lanes and a driveway connection to C-48E that meets the requirements of Sumter County Public Works.
  - d. Truck traffic to deliver the materials used in the composting process and take the final product off-site shall be limited to 20 trucks per day, as analyzed by Kimley-Horn in the traffic study submitted as part of the application.
  
4. SETBACKS/BUFFERS

Setbacks, buffers, and berms shall be in compliance with the site plan submitted and approved with the application for conditional use. The berm shall be constructed to fully block the view of the composting area from outside of the project area.
  
6. THREATENED AND ENDANGERED SPECIES

If any threatened or endangered species are encountered, then appropriate rules of the Florida Fish and Wildlife Conservation Commission shall be observed.
  
7. HISTORIC RESOURCES

Historic or archeological resources on the subject property, if any, shall be protected pursuant to federal and state laws.
  
8. DAYS/HOURS OF OPERATION

Days and hours of operation shall be established in the Operating Permit.
  
9. SECURITY

Composting areas shall be secured from the public on all sides by adequate fencing or other acceptable means.
  
10. HAZARDOUS MATERIALS

Upon application for the Operating Permit, the applicant shall submit a plan for the containment/clean-up of any on-site spills. Applicant shall also submit documentation indicating the volume and type of fuels that will be

used on site.

11. AIR POLLUTION

An odor monitoring and management plan shall be submitted and approved as part of the Operating Permit.

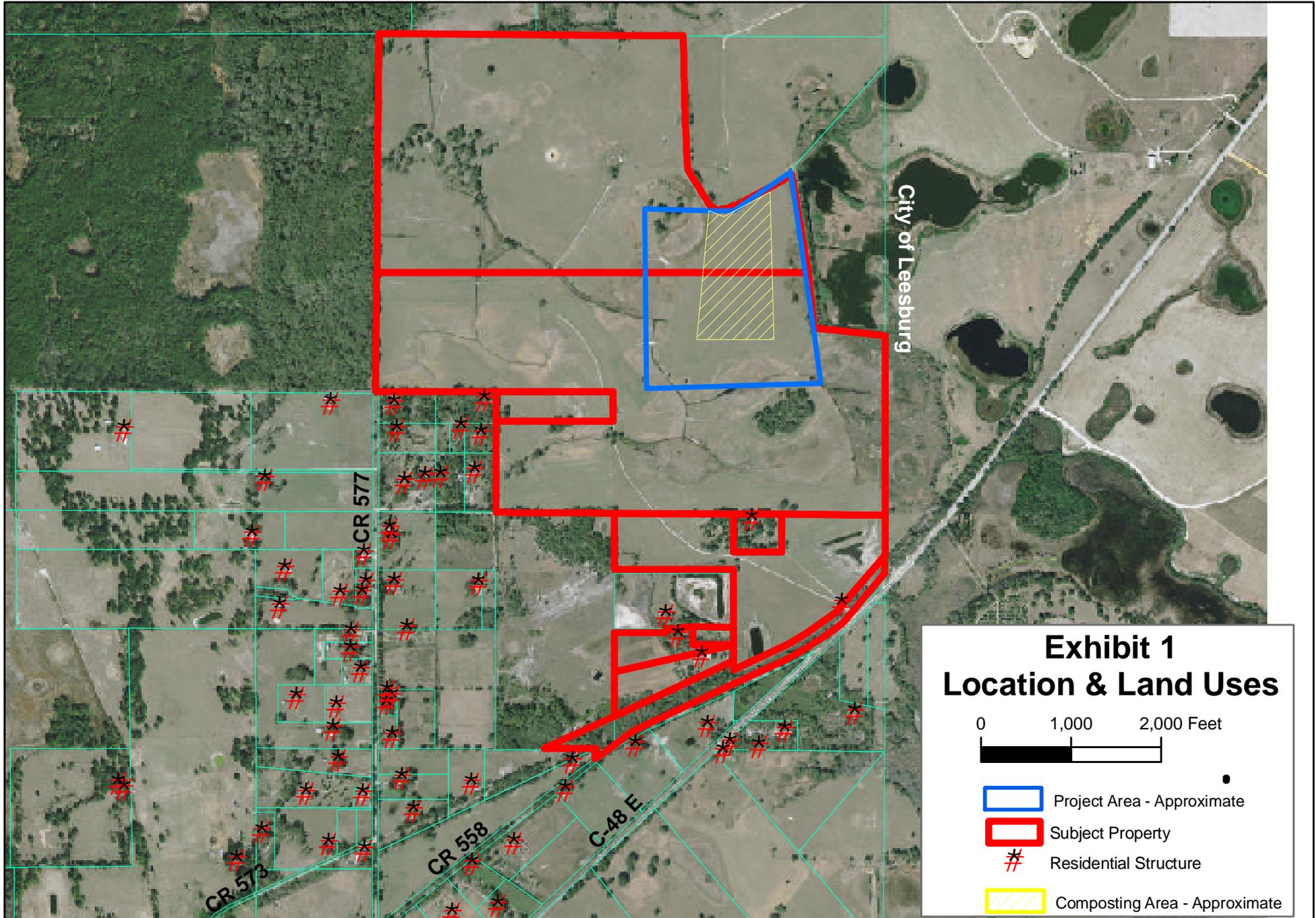
12. PROHIBITIONS

- a. Upon approval of the Operating Permit and issuance of all other required State or other agency permits, the existing Special Use for the land application of liquid residuals (S2009-0001) shall be null and void.
  
- b. Upon approval of the Operating Permit and issuance of all other required State or other agency permits, all land application of biosolids, wastewater residuals, or septage, regardless of Class, shall be prohibited on the subject property (project area and parent parcel). The only permitted use of these materials is what is used as part of the composting process.

**Notices Sent: 19      In Objection: 2                      In Favor: 1**  
\_\_\_\_\_

**Zoning & Adjustment Board Recommendation:**  
\_\_\_\_\_

**Board of County Commissioners Action:**  
\_\_\_\_\_



**Note: Please see actual plans for the exact location of project area and composting area.**

Map Prepared By: Sumter County Planning 12/16/10

received at DRC 12-6-10

## PLANNING & ENGINEERING RESOURCES, INC.

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Mail To:  
Post Office Box 2019  
Ocala, Florida 34478-2019  
(352) 629-0211

Office Location  
1515 E. Silver Springs boulevard  
Suite 122  
Fax (352) 629-9740

December 6, 2010

Aimee Webb, Development Coordinator  
Board of Sumter County Commission  
910 N. Main Street Suite 301  
Bushnell, Florida 33513

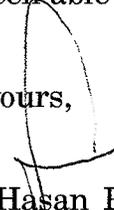
**RE: David & Barbara Shelley's Property**  
**Conditional Use Permit for a Compost Facility**

Dear Ms. Webb,

Kindly be advised that Mr. Glen Stewart and I drove by the property adjacent to our site and lying within the City of Leesburg after the conclusion of our last DRC meeting. We did not find any residence within 1/4 mile of the site as indicated in the Tetra Tech Report. The closest residence we found was as indicated on the City of Leesburg aerial submitted previously and estimated to be about 4,000 ft from our property.

We personally met with Mr. Bill Wiley of the City of Leesburg regarding a copy of the letter from the State DCA regarding the State's denial of the Comp. Plan Amendment on the adjacent property located in the City of Leesburg. To date, we have not been able to obtain this letter.

Sincerely yours,

  
Sheikh M. Hasan Ph.D., P.E.



December 6, 2010

Mr Brad Cornelius  
Planning Manager  
Sumter County  
910 North Main Street, Suite 301  
Bushnell, FL 33513

**Subject: Conditional Use Permit Review #4  
Compost USA Site (Former D & B Ranch)**

**Tt #: 200-08476-09002**

Dear Mr. Cornelius:

We reviewed the above referenced proposed Conditional Use Permit submittal. Our review was conducted on the package received December 3, 2010 and other publically available information.

Tetra Tech provides the following comments. The items below will need to be adequately addressed in order to proceed with further review of the conditional use permit request.

1. **Repeat Comment.** The Land Use Map indicates residential zoning just over one-quarter mile to the southwest of the proposed project boundary. In addition, a residence is located within approximately one-quarter mile to the east of the project boundary in Lake County. The Land Use Map should be updated to indicate zoning/land use for all adjacent properties, including those in neighboring municipalities. The applicant may present this information on a recent aerial photograph if preferred.

*The applicant does not address the apparent residential structure located approximately one-quarter mile to the east of the project boundary in Lake County*

*The applicant again refers to a residence located approximately 4,000-feet from the eastern property boundary, however, does not address the structure located approximately one-quarter mile to the east. During the previous DRC meeting, the applicant indicated they would drive by this structure, shown on an aerial photograph during the meeting, and verify the nature of the structure.*

2. **Repeat Comment.** A conditional use requires that the proposed use not infringe on the rights of property owners in the vicinity of the use. The applicant should demonstrate how owners of the residentially zoned properties located within the vicinity of the proposed project site will not be negatively impacted. Given the nature of the proposed operation and potential for nuisance odor, information such as prevailing wind direction, distance to homes, and potential off-gas chemical composition should be evaluated.

*Property located east of the proposed project boundary to the east located in the City of Leesburg is currently zoned PUD. Proposed use of the project property may not be compatible with this zoning. Tetra Tech recommends correspondence be obtained from the City of Leesburg indicating their agreement that no homes would be constructed within at least 4,000 feet from the project boundary, or that the property will be rezoned back to an agricultural use.*

*Tetra Tech reviewed the "initial draft comments" provided by Bill Wiley of the City of Leesburg. It was our understanding during the previous DRC meeting that the applicant would provide a letter from the City of Leesburg indicating a change in land use designation for the adjacent property to the east, or, at a minimum, a letter indicating that no housing would be constructed within at least 4,000-feet from the subject property. The comments reviewed do not indicate this, but rather, express concern over infringement from odors, traffic, and leachate control due to the proximity of the subject site and proposed operations to the Renaissance Trails property.*

- 3 **Comment Resolved.**
- 4-7. **Comments Conditionally Resolved.**
- 8 **Comment Omitted.**
9. **Informational Comment.** – As a reminder, additional information will be required for review of the Operating Permit application including, but not limited to, the following:
  - Stormwater design, including a copy of the permit application submitted to the water management district;
  - Retention/leachate pond liner design and construction quality assurance plan (Note: If the lined pond is expected to maintain a liquid level, periodic leachate sampling may be required),
  - Groundwater monitoring well design details;
  - Detailed operations plan including the percent composition of biosolids, manure, yard waste, other bulking agents, and catalyst; material mixing procedures; methods for increasing moisture content of the windrows; description of how temperatures and moisture content are measured; method of record keeping; maximum storage quantities; method of handling excess material and unsold product; procedures to be followed in the event temperature decreases below acceptable levels, detailed explanation of the chemical and biological processes of the proposed compost technology; and emergency and contingency operations.
  - Odor monitoring and management plan;
  - Copy of permit application submitted to the Florida Department of Environmental Protection; and
  - Detailed Site Plan (Development Plan) to illustrate mixing areas, raw product storage, proposed grading, total project area, impervious area, and any other information necessary for construction level detail.

Please contact me at (407) 480-3910 if you have any questions regarding our review

Very truly yours,

**Tetra Tech, Inc.**



Jennifer Deal, P.E.  
Project Engineer

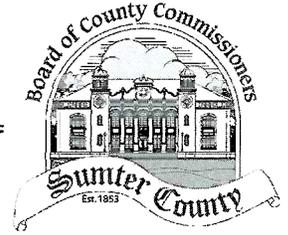
Attachments

- C: Aimee Webb, Sumter County  
Charles Drake, PG, Tetra Tech  
Miguel Garcia, PG, Tetra Tech

# SUMTER COUNTY PUBLIC WORKS

*SUMTER COUNTY, FLORIDA*

319 E. Anderson Avenue • Bushnell, FL 33513 • Phone (352) 793-0240 • Fax (352) 793-0247 • SunCom 665-0240 •  
Website <http://sumtercountyfl.gov>



November 19, 2010

Ms. Aimee Webb  
Development Coordinator  
Sumter County Division of Planning and Development  
910 North Main Street  
Bushnell, Florida 33513

Re. Compost USA  
DRC

Dear Ms. Webb:

After careful review of the plans received, we have the following comments and concerns:

- Roadway Improvements- provide Turn Lanes at connection with County Road 48 and/or method to reduce edge of pavement failure from trucks.
- Provide Paved Driveway at C-48

We look forward to receiving the requested information listed above. Additional review comments based on revised information will be forwarded to the file of record.

Sincerely,

Chris Wert, PE  
Staff Engineer

cc. Scott Cottrell, PE – Sumter County Public Works Director

## PLANNING & ENGINEERING RESOURCES, INC.

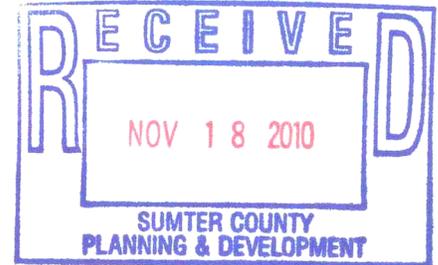
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Mail To:  
Post Office Box 2019  
Ocala, Florida 34478-2019  
(352) 629-0211

Office Location.  
1515 E. Silver Springs boulevard  
Suite .  
Fax (352) 629-9740

November 16, 2010

Mr. Brad Cornelius  
Planning Manager  
Sumter County  
910 North Main Street, Suite 301  
Bushnell, Florida 33513



**RE:** Conditional Use Permit Review Compost USA Site ( David Shelley's Property)

Dear Mr Cornelius,

Enclosed herewith is our response to comments from the City of Leesburg.

If you have any questions, please feel free to call us.

Sincerely yours,

Sheikh M. Hasan, PhD, PE, PLS  
SMH/slk

This is in response to the comments from Mr Ray Sharp, Environmental Manager , City of Leesburg.

Compost USA has not submitted a permit application for this project to FDEP as they will not entertain such application until Conditional Use Permit has been approved by the Sumter County.

No windrows will be placed closer than 500 feet from the City of Leesburg jurisdiction line.

It is evident that the reviewer is not familiar with our operating procedures. We utilize the Modified Static Aerobic Pile (MSAP) Composting Method. This method is recognized by EPA Region IV as a method modification to existing 503 regulations. The MSAP is a combination of both static pile and windrow composting methods and provides both environmental and economic benefits. The major benefit of this method is the ability to significantly reduce the need for mechanical turning while still maintaining aerobic conditions and excellent pathogen destruction. Less windrow turning equates to less material moisture loss, higher temperatures for longer time periods, less odor production, less particulate discharge, less nitrogen losses through ammonia volatilization, and less overall composting timeframe.

Operating procedures involve thoroughly mixing the incoming biosolids with suitable bulking agents (yard waste, wood waste, horse bedding, etc) on a mixing pad and then transporting the mixture to the windrow location and immediately covering it with a 6" to 12" capping layer of clean yard waste. Therefore, rainwater has very limited exposure potential to direct contact with the biosolids. In addition, no windrow turning occurs until after 30 days of high-temperature composting has been undertaken. A second and final turning is carried out approximately two weeks after the first (around 45 days). The process is assisted by a proprietary "microbiological enzyme catalyst" which reverses the physics of conventional composting, allowing the piles to breakdown from the outside in. The EPA has traditionally viewed Static Aerobic Piles as engineered piles with man-made conveyances providing air (oxygen) movement. The MSAP method has demonstrated to EPA staff and to the compost industry that the use of the organic catalyst working the piles from the outside-in is just as effective in drawing oxygen into the piles as is piping attached to a fan. The microbes within the catalyst multiply and move rapidly, initially populating the outer edges of the windrows. This microbial activity generates temperatures well in excess of temperature profiles required by EPA for Vector Attraction Reduction, Class AA biosolids. The process shows an increase in temperature to a plateau then a gradual decline. Using the catalyst and the MSAP method the rows expected temperature increase is observed, but not the gradual decrease from the plateau. Instead, a steady state temperature is maintained until turning or screening is carried out. Odor production potential is far less than standard compost processing.

The moisture content of the incoming biosolids is about 85%, with the liquid portion being held with polymers. The biosolids is mixed with yard waste or other suitable bulking agents that generally have a moisture content of 20 to 25%. The mixing ratio of bulking agents to biosolids is 3:1. During the composting process the polymers gradually breakdown releasing the moisture. The dry bulking agents have an excellent absorption capacity. Working in tandem with the high temperatures generated within the windrows, which drive off excess moisture as water vapor, leachate or runoff from the piles is generally avoided. The capping layer placed over newly constructed windrows, not only provides a barrier to vectors and prevents odors, but it also protects the windrows from external influences, such as heavy rainfall. The capping layer in effect, creates a barrier similar to a thatched roof. The windrows are laid out on a graded surface and runoff is conveyed to a lined leachate retention pond. Therefore, the liquid collected in the retention pond is mostly rainwater. In most situations, this collected liquid evaporates quite readily and can also be utilized for watering windrows that become too dry. The only concern with the retention pond will be the possibility of overflow during an extreme rainfall situation.

The leachate pond will be designed to contain the runoff from a 25 year 24 hour storm event or approximately 8" rainfall. This pond will have a 1' of free board. In addition, the water level in the pond will be monitored daily by a FDEP approved Class A operator. If the water level in the pond approaches 75% of its design capacity, the leachate will be used for wetting the windrows. The hauling of the leachate to an offsite treatment plant will occur if the level in the leachate pond approaches its design capacity. There will still be a 1' free board as a safety margin.

For wetland protection and preservation, a berm will be constructed around the perimeter of the site to prevent any site drainage from entering the wetlands. All site drainage will be routed into a stormwater retention facility.

Existing wells are not for potable water. Current FDEP regulations restrict any potable wells within 200 feet of a pollution source. These wells, though not potable, are well in excess of 200 feet from the Compost Property.

The traffic impact analysis submitted previously included all estimated truck traffic.

## Webb, Aimee

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**From:** Bill Wiley <Bill.Wiley@leesburgflorida.gov>  
**Sent:** Thursday, November 04, 2010 4:29 PM  
**To:** Webb, Aimee  
**Cc:** Ray Sharp; 'Taylor, Darrin', 'Fred Morrison'. Jay Evans; Yvette Brandt  
**Subject:** FW: Compost USA Conditional Use Permit

Aimee, enclosed are initial draft comments that don't include review of the additional information we have requested but not received as yet. Once the additional information is received and reviewed, we will complete a final official City response. Please contact Ray Sharp, Environmental Services Director, and copy me with any questions. Thanks

*Bill Wiley, AICP*

Director Community Development

City of Leesburg

204 N. 5th Street

Leesburg, Florida 34748

Phone (352) 728-9760, Fax (352) 728-9763

E-mail: Bill.Wiley@leesburgflorida.gov

Please note: Florida has a very broad public records law. Most written communications to or from City Officials regarding City business are public records available to the public and media upon request. Your e-mail communications may be subject to public disclosure.

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**From:** Ray Sharp  
**Sent:** Thursday, October 28, 2010 12:01 PM  
**To:** Bill Wiley; Fred Morrison; Yvette Brandt  
**Cc:** Jay Evans  
**Subject:** Compost USA Conditional Use Permit

At first glance, these are my comments – some may be resolved when we receive additional information. For convenience, I'll use the existing numbering system

1. Doug Franklin has prepared a plot of the proposed site, adjacent City Limits, and 4,000 foot radii from windrows. At minimum, this encroaches on Renaissance Trails property within our city limits, and possibly Secret Promise
2. Bill has addressed the 4,000' letter request separately.
  - The applicant's discussion of infringement focuses on odors. It notes that no receiving, mixing or windrowing operations will occur within 500' – 600' of the property line. Sheet 6 shows all three operations occurring within 450' of the property line along most of the eastern boundary. Applicant's statement is inaccurate. Worse yet, that's the side that's closest to us.
  - Applicant notes that prevailing wind direction is to the northeast – directly into Secret Promise. While berms and vegetation will help to disperse odors under certain conditions, they do not eliminate them. "... should be highly effective odor mitigation .." is more of an exercise of hope than a valid engineering judgement, in the absence of supporting documentation. My experience suggests otherwise
  - The applicant's discussion of odors is reasonably accurate. Based upon my observations of two different co-composting facilities, the mitigation procedures, if followed, should help to control odors during the co-composting process but will not eliminate them. The initial mixing operation is likely to generate considerable odors – these are unavoidable, largely for the reasons noted by the applicant – this is a source of concern. Windrow turning is not necessarily

limited to the end of the treatment process, as suggested by the applicant. In fact, the process may require windrows to be turned on a daily basis, according to the rule, as I recall it. Depending upon weather and moisture conditions, windrow turning may occur throughout the process – as the applicant notes, this may be another source of odors, which is unavoidable. However, the applicant’s note relating to aerobic conditions and water vapor and carbon dioxide during the process is accurate. Short form – odors are unavoidable.

- Applicant fails to note another potentially significant odor source – since the windrows are not covered, they may become waterlogged under periods of rainfall that extend over several weeks (such as the typical “afternoon and evening thunderstorms” that occur in the summer months). Under such conditions, the biological processes of composting may be interrupted and may result in periods of intense odors until the biological composting processes are reestablished. The windrow work areas should be graded and maintained to facilitate rapid runoff of rainfall to minimize this possibility
  - Another potential infringement is the quantity, size and timing of truck traffic to and from this site. In addition to sludge trucks, there will be trucks delivering yard waste (this operation proposes to co-compost yard waste and wastewater sludge), and trucks hauling the finished product away. That is a source of concern relating to SR 48, Okahumpka, and SR 33, CR 470, and CR 48. Even SR 19 through Tavares could be affected. If not previously addressed, this certainly begs discussion, perhaps through the MPO review process.
3. Existing wells – are these to be properly abandoned? They represent a potential direct access to the aquifer for pollution. I would be more comfortable with formal well abandonment of any on-site wells that are no longer being used.
  4. No comment
  5. The reviewer notes that the applicant has conditionally resolved their comment, and notes requirements for further action and review. I have not seen the drawings submitted for FDEP permitting, which may resolve the following concerns, but they should be noted here
    - i. As noted previously, the site proposes open windrows, which will produce leachate. It appears that the applicant proposes to collect the leachate in ponds which also serve as stormwater ponds. The applicant’s comments notes that the ponds are sized for 8” of rainfall, but notes that “a volume of 2” rainfall well (sic) always be available in the retention pond to accommodate rainfall events.” This leads to several concerns: The applicant should further describe the proposed method of always maintain a volume of 2” available for rainfall. The traditional stormwater management technique of providing for overflow structures and bleed-down piping would not seem applicable in this case, given that the site is surrounded by wetlands and water, and the apparent proposed use of the pond for both leachate collection and stormwater. As a practical matter, there’s not any real way to separate the two on this site, based on information provided.
  6. The email does not indicate approval, as the applicant suggests, merely the conditions under which FDEP permitting will proceed. It appears from the email that the applicant has begun the FDEP permitting process. However, communication with FDEP’s Central District and South West District offices indicate that permitting will be through the South West District. They advise that no permit application has been submitted for this site. The email relates to a site in Marion County, apparently unrelated to this one.
  7. No comment
  8. No comment
  9. I concur with the reviewer’s comments.

Two additional comments.

- The monitoring wells shown on Sheet 6 seem too few and too close. FDEP will certainly address that matter through their permitting process, but I would look for additional monitoring wells located outside the work and retention areas.

- In the information available to me at this time, the applicant has not addressed disposal of excess leachate. This will be a significant issue, also certain to be addressed by FDEP through their permitting process, but we should look for that, as well.

Well, that's the overview of what I have available to me at this time. As additional information becomes available, I'll comment as appropriate.

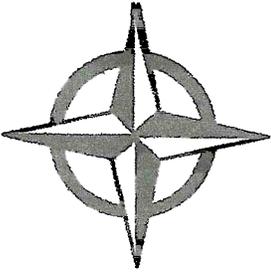
I should note to everyone that I am not opposed to co-composting, given proper location, permitting and operation. In another city, I initiated a five year co-composting contract for our yard waste and wastewater residuals; here, we have co-located, with my full support, a co-composting operation (C&C Peat) on our own Turnpike site. I think co-composting is a sustainable solution to the problems of yard waste disposal and residuals processing and disposal. It can be cost-effective, it is environmentally sound, given proper location, permitting and operation, and it creates a beneficial end product. My problem with this application is the location – I think. I also have concerns with leachate management and stormwater management.

Regards,  
Ray

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Please Note: Florida has a very broad public records law. Most written communications to or from government officials regarding government business are public records available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure.

Think before you print.



*Planning & Engineering Resources, Inc.*

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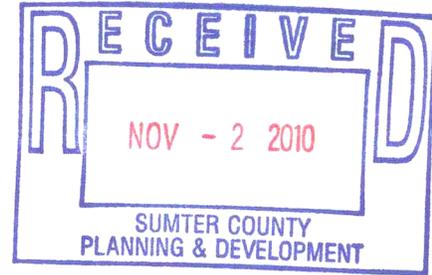
1515 E. Silver Springs Blvd. Suite 122  
Ocala, Florida 34470  
(352) 629-0211

E-Mail: PEROCALA@AOL.COM

P.O. Box 2019  
Ocala, Florida 34478-2019  
Fax (352) 629-9740

November 1, 2010

Aimee Webb  
Development Review Coordinator  
Board of County Commissioners  
Sumter County  
Division of Planning & Development  
7375 Powell Road, Suite 115  
Wildwood, Florida 34785



**RE:** Compost USA (C2010-0001)

Dear Ms. Webb,

We have revised our Plans for Special Use Permit. These revisions are described as follows:

1. Revisions based on your letter of October 22, 2010
  - a. Vicinity Map on Cover Sheet of Plans is at a scale of 1" equals 1 mile.
  - b. Zoning for the property has been corrected from A1 to A5 on the Cover Sheet of Plans.
  - c. Property owners and the surveyor's address are now shown on the Cover Sheet of Plans.
  - d. Legal Description of the Property as well as area to be utilized is on the Cover Sheet of Plans.
  - e. Future Land Use is now shown on Sheet 7 of the Plans.
2. Comments from Sumter County Health Department
  - a. Well and Septic Tank - Drainfield System location for the proposed office is shown on the Development Plan Sheet 6 of the Plans.
3. Comments from Fire Safety
  - a. An underground storage tank with dry hydrant will be installed for fire protection. The location of the tank is shown on the Development Plan Sheet 6 of the Plans.

4. Comments from Tetra Tech Letter dated October 25, 2010

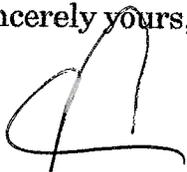
- a. Land Use Map (Sheet 7) of the Plans has been updated. Our field visit indicates an existing residence to the east about 4,000 feet from the project boundary.
- b. Compost USA will implement practices that will minimize any adverse impacts on the residential properties in the vicinity of the project site. In addition a 100' wide vegetative buffer with a 7' high berm will be constructed to shield these properties. The construction details and operating practices will be included in the Operating Permit. It is also pointed out that the nearest windrows will be at least 500' from any future residences in the vicinity of this project. We have requested City of Leesburg to provide you a letter regarding the status of the Comprehensive Plan on the adjacent property located to the east of this property.
- c. O.K.
- d. O.K. In addition the Plan Sheet 6 shows the construction of the proposed stabilized road with C-48 E. to allow for truck traffic to make proper turns
- e. O.K.
- f. O.K.
- g. O.K.
- h. O.K.
- i. O.K.

5. We are also including a letter from Barbara and David Shelley regarding the termination of the current Special Use Permit on the subject property.

Two sets of revised Plans with PDF file are submitted herewith for your review and approval.

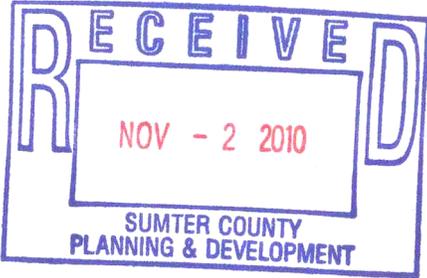
If you have any questions please feel free to call us.

Sincerely yours,



Sheikh M. Hasan  
SMH/slk

# Shelley's Environmental Systems



P. O. Box 249 Zellwood, Florida 32798-0249

Orange County (407) 889-8042

Lake County (352) 383-5775

Fax (407) 889-4408

**11/2/2010**

Attention. Board of Sumter County Commissioners  
Division of Planning and Development

Subject. Abandonment of SUP 2009-0001

Dear Brad:

Compost USA has applied for a Special Use Permit to allow the construction and operation of a Compost Facility. The subject property is owned by Barbara and David Shelley. A portion of this property already has a Special Use Permit for the land application of septage. If Compost USA is successful in obtaining this Special Use Permit as well as the Operating Permit from Sumter County, we will still need additional permitting from the Florida Department of Environmental Protection as well as the Southwest Florida Water Management District. Once all these permits for the construction and operation of the facility are in hand, there will be no need for the continuation of the current Special Use Permit.

Sincerely yours,

A handwritten signature in black ink that reads 'Barbara E. Shelley'.

Barbara E. Shelley, Property Owner

A handwritten signature in blue ink that reads 'James D. Shelley'.

James D. Shelley, Property Owner

cc: SES File



October 25, 2010

Brad Cornelius  
Planning Manager  
Sumter County  
910 North Main Street, Suite 301  
Bushnell, FL 33513

**Subject: Conditional Use Permit Review #3  
Compost USA Site (Former D & B Ranch)**

**Tt #: 200-08476-09002**

Mr. Cornelius:

We reviewed the above referenced proposed Conditional Use Permit submittal. Our review was conducted on the package received September 9, 2010 and other publically available information.

Tetra Tech provides the following comments. The items below will need to be adequately addressed in order to proceed with further review of the conditional use permit request.

1. **Repeat Comment.** The Land Use Map indicates residential zoning just over one-quarter mile to the southwest of the proposed project boundary. In addition, a residence is located within approximately one-quarter mile to the east of the project boundary in Lake County. The Land Use Map should be updated to indicate zoning/land use for all adjacent properties, including those in neighboring municipalities. The applicant may present this information on a recent aerial photograph if preferred.

*The applicant does not address the apparent residential structure located approximately one-quarter mile to the east of the project boundary in Lake County*

2. **Repeat Comment.** A conditional use requires that the proposed use not infringe on the rights of property owners in the vicinity of the use. The applicant should demonstrate how owners of the residentially zoned properties located within the vicinity of the proposed project site will not be negatively impacted. Given the nature of the proposed operation and potential for nuisance odor, information such as prevailing wind direction, distance to homes, and potential off-gas chemical composition should be evaluated.

*Property located east of the proposed project boundary to the east located in the City of Leesburg is currently zoned PUD. Proposed use of the project property may not be compatible with this zoning. Tetra Tech recommends correspondence be obtained from the City of Leesburg indicating their agreement that no homes would be constructed within at least 4,000 feet from the project boundary, or that the property will be rezoned back to an agricultural use.*

3. **Comment Resolved.**
4. **Comment Conditionally Resolved.** Proposed access road does not provide access to the full site, but this can be further addressed at the Operating Permit review level.
5. **Comment Conditionally Resolved.** The applicant proposes the use of leachate for wetting the windrows, but does not propose a liner beneath the windrows. Further review of this request will

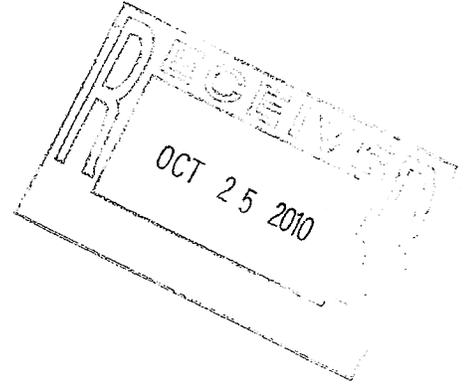




## TETRA TECH

October 20, 2010

Mr Brad Cornelius  
Director of Planning and Development  
Sumter County  
7375 Powell Road, Suite 115  
Wildwood, FL 34785



**Subject: Scope of Services and Cost Estimate for  
Continuing Engineering and Hydrogeological Services  
Sumter County**

**Tt # BP Proposals/Sumter County**

Dear Mr Cornelius:

Tetra Tech is pleased to provide you with this scope of services and cost estimate summary for continuing engineering and hydrogeological services. We include our scope and cost estimate summary for our review of the Compost USA Conditional Use Permit submittal for composting of Class AA material in Sumter County

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Sumter County provided a copy of the Compost USA Conditional Use Permit application RAI response submittal (summary letter and conceptual plans for the subject site) to Tetra Tech on October 19, 2010. Tetra Tech engineers and scientists will confirm that the submittal conforms to Sumter County rules for this type of facility, including setback requirements and soil chemistry requirements. A letter summarizing the results of our permit review will be provided to Sumter County on or before Friday, October 22, 2010. In addition, we have included estimated fees for a Tetra Tech professional engineer and professional geologist to attend the DRC meeting at the Sumter County offices on October 25, 2010. We estimated that our fee for this portion of the Conditional Use Permit review and submittal of comments to the County and attendance at the DRC meeting will be no more than \$1,970. The estimated costs associated with this work are summarized in the attached table. The work conducted on the Conditional Use Permit Review will be charged using the billing rates provided in Tetra Tech's continuing services contract.

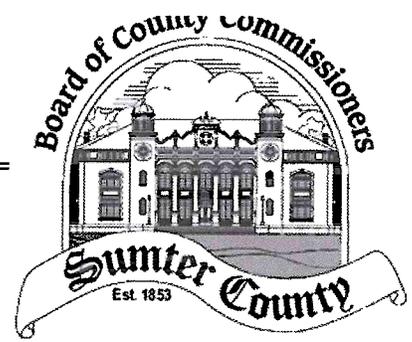
Review of subsequent submittals (if necessary) for this project will be conducted at the County's request and additional cost estimates will be provided prior to conducting additional work.

# Board of County Commissioners

## Division of Planning & Development

### Development Review

7375 Powell Road, Ste. 115 • Wildwood, FL 34785 • Phone: (352) 689-4460 • Fax: (352) 689-4461  
Website: <http://sumtercountyfl.gov/DevelopmentReview>



October 22, 2010

Dr. Hasan, P.E.  
Planning & Engineering Resources, Inc.  
1515 Silver Springs Blvd., Ste. 122  
Ocala, FL 34470

RE. Compost USA (C2010-0001)

Dear Dr. Hasan.

I've completed my review of the conceptual site plan for the referenced project and have the following questions, comments or request for additional information.

1. The vicinity map shall be at a scale of no less than 1" = 1 mile.
2. Correct the zoning from A1 to A5
3. Provide the surveyor and property owner address on the cover sheet.
4. Provide the legal description of the property and of the area to be utilized.
5. Provide the Future Land Use on sheet 7. The only information provided at this time is the zoning.

Prior to final engineering approval, all regulatory agency permits must be submitted.

The Development Review Committee (DRC) will review the subject project on Monday, October 25, 2010, at 2:00 p.m., 910 N Main St., Suite 142, Bushnell. Failure to notify staff or appear at the meeting could result in the project being tabled.

**Site plan approval by the County Engineer or DRC does not constitute Building Department Approval.**

Aimee Webb  
Development Review Coordinator  
(352) 689-4460  
7375 Powell Road  
Wildwood, FL 34785

Bradley S. Arnold, County Administrator  
(352) 689-4400  
7375 Powell Road  
Wildwood, FL 34785

Richard "Dick" Hoffman, Dist 1  
(352) 689-4400  
7375 Powell Road  
Wildwood, FL 34785

Doug Gilpin, Dist 2  
Chairman  
(352) 689-4400  
7375 Powell Road  
Wildwood, FL 34785

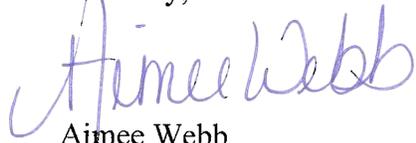
Don Burgess, Dist 3  
Vice Chairman  
(352) 689-4400  
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Wildwood, FL 34785

Garry Breeden, Dist 4  
(352) 689-4400  
7375 Powell Road  
Wildwood, FL 34785

Randy Mask, Dist 5  
2<sup>nd</sup> Vice Chairman  
Office: (352) 689-4400  
Home: (352) 793-3930  
7375 Powell Road  
Wildwood, FL 34785

If there are any questions regarding this matter, please contact me at (352) 689-4460, ext. 4466 or email me at [aimee.webb@sumtercountyfl.gov](mailto:aimee.webb@sumtercountyfl.gov).

Sincerely,

A handwritten signature in blue ink that reads "Aimee Webb". The signature is written in a cursive, flowing style.

Aimee Webb  
Development Coordinator

## Webb, Aimee

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**From:** Webb, Aimee  
**Sent:** Friday, October 22, 2010 10:57 AM  
**To:** perocala@aol.com; Jim Fisher <jfisher@shelleyseptic.com>  
(jfisher@shelleyseptic.com)  
**Subject:** FW: October 25th DRC agenda

**From:** Rolland\_Shrewsbury@doh.state.fl.us [mailto:Rolland\_Shrewsbury@doh.state.fl.us]  
**Sent:** Friday, October 22, 2010 10:53 AM  
**To:** Webb, Aimee; Cornelius, Brad  
**Cc:** Keith\_Hunter@doh.state.fl.us; Martin\_Steele@doh.state.fl.us  
**Subject:** RE: October 25th DRC agenda

Aimee,

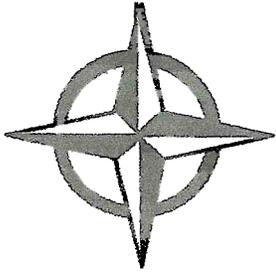
Environmental Health Comments for the Oct 25 meeting are as follows:

#1-#4 No Comment

#5 Compost USA- Operating a compost facility as indicated requires onsite workers. There is no mention or plans for sewage treatment or potable water. Locations where people or workers congregate require approved wastewater treatment and disposal per 64E-6 Florida Administrative Code. Piped potable water would also be required and thus either a limited use public water system regulated by the Department of Health or a public water supply system regulated by the Department of Environmental Protection is required.

Rolland D. Shrewsbury, RS  
Environmental Manager  
Sumter County Health Department  
PO Box 98  
415 East Noble Ave.  
Bushnell, Florida 33513  
(352)793-7133 Fax (352)793-6045

Please note: Florida has a very broad public records law. Most written communications to or from state officials regarding state business are public records available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure.



## *Planning & Engineering Resources, Inc.*

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(352) 629-0211

E-Mail: [PEROCALA@AOL.COM](mailto:PEROCALA@AOL.COM)

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Ocala, Florida 34478-2019  
Fax (352) 629-9740

September 30, 2010

Mr. Brad Cornelius  
Planning Manager  
7375 Powell Road  
Wildwood, Florida 34785

**RE: Conditional Use Permit Review # 2 Compost USA (former D & B Ranch)**  
Tt#: 200-08476-09002

Dear Mr. Cornelius,

The following additional information is submitted in response to Tetra Tech comments dated September 21st, 2010.

1. Land Use Map (Sheet 7) has been updated to show the Zoning on the adjacent properties located east and northeast of the site. Copies of the Zoning Map and Land Use provided by the City of Leesburg for the property located east of the subject site are also attached. Although, the Zoning on the property located east of the project site is PUD, the City of Leesburg has informed us that a Comp Plan Amendment to change the City's Comp Plan for the property was denied by the Florida Department of Community Affairs.
2. During the design and operation phase every effort will be made to not infringe on the rights of adjacent property owners. No receiving, mixing or windrowing operations will occur within 500 to 600 feet of the property line. Information derived from City of Leesburg Zoning and Land Use Maps as well as from the site visit indicates the nearest existing dwelling on the adjoining property to the east will not be any closer than about 4,000 feet from any proposed windrows. A 10' high berm with dense vegetation will be created along all sides of the composting area. Although, the prevailing wind direction is to the northeast, the berm and vegetation should be highly effective in odor mitigation.

Wastewater treatment facilities often treat biosolids through the use of anaerobic digesters, which reduces pathogen concentrations and decreases volume. As a result of the use of anaerobic processes, the incoming biosolids can contain varying concentrations of odorous sulfur compounds as well as ammonia. Over half of the total sulfur generally consists of different organic forms bonded to different carbon configurations. The remainder of the

sulfur is generally bonded to hydrogen. These sulfur compounds include dimethyl disulfide, dimethyl sulfide, hydrogen sulfide and carbon disulfide. None of these compounds smell good, with descriptions of their odors ranging from rotten cabbage (dimethyl disulfide) to rotten eggs (hydrogen sulfide). In order to mitigate odors at the compost facility, incoming biosolids will be immediately blended/mixed with yardwaste and placed into windrows. Adequate cover materials, consisting of additional yardwaste or other suitable bulking agents, will also be placed over the windrows to encapsulate them. Incoming loads will be staggered throughout the work day to enable adequate processing of each load before the next truck arrives. In the event that multiple trucks do arrive at the same time, drivers will be requested to wait with their loads covered until equipment and staff are available to process the loads. Processing loads immediately and individually, keeps odors at minimal levels and prevents any nuisance odors extending beyond the property boundary. The timing of any windrow turning usually carried out towards the latter stages of the composting process, will take weather conditions, (particularly prevailing winds) into consideration. The composting process is carried out under aerobic conditions and off gas composition from active windrows is predominately water vapor and carbon dioxide.

3. The existing wells on the property are old wells and for livestock use and were installed long before the property was purchased.
4. The Development Plan, Sheet 6, has been revised to show parking and stabilized roadway.
5. Retention pond will be sized for at least 8" of rainfall. The leachate will be used for wetting of the windrows. A volume of 2" rainfall well always be available in the retention pond to accommodate rainfall events. This will reduce or eliminate the need for hauling the leachate.
6. A copy of the FDEP / EPA region 4 approval is included.
7. Additional soil borings will be provided during the design phase.
8. O.K.
9. O.K.

We hope this additional information meets your approval. If you have any questions, please call us.

Sincerely yours,



Sheikh M. Hasan  
SMH/slk

From: Judy, Dennise <Dennise.Judy@dep.state.fl.us>

To: Glenscusa@aol.com

Cc: kris\_creeden@candwtrucking.com, mattb@sungro.com,  
rfletcher@earthlink.com, dmidlane@harvest-quest.com,  
Kane, Phil <Phil.Kane@dep.state.fl.us>, LeGros, Charles <Charles.LeGros@dep.state.fl.us>,  
Brown, Wilcott <Wilcott.Brown@dep.state.fl.us>

Date: Thursday, March 19, 2009 10:55 am

Subject: RE: Biosolids Composting Study

Hi, Glen, Kris, and everyone else, I wanted to let you know that I've been having some conversations with Maurice Barker regarding the process and if an equivalency determination for EPA was required. Based on what he has learned from EPA, the process meets all of the regular requirements for the composting method described in the regs, so that is how we will permit it - PFRP, method 1. I wanted to let you all know this so it will assist in replying to our RAI. Thanks, Dennise

Dennise Judy  
Program Manager  
Domestic Waste Permitting  
407-893-3989

*The Department of Environmental Protection values your feedback as a customer. DEP Secretary Michael W. Sole is committed to continuously assessing and improving the level and quality of services provided to you. Please take a few minutes to comment on the quality of service you received. Simply click on this link to the DEP Customer Survey. Thank you in advance for completing the survey.*

Attachments:



Ordinance  
06-87

SE 36TH BV9501 to 9999

PUD

RESIDENCE

SE 36TH BV9251 to 9499

CEMETERY

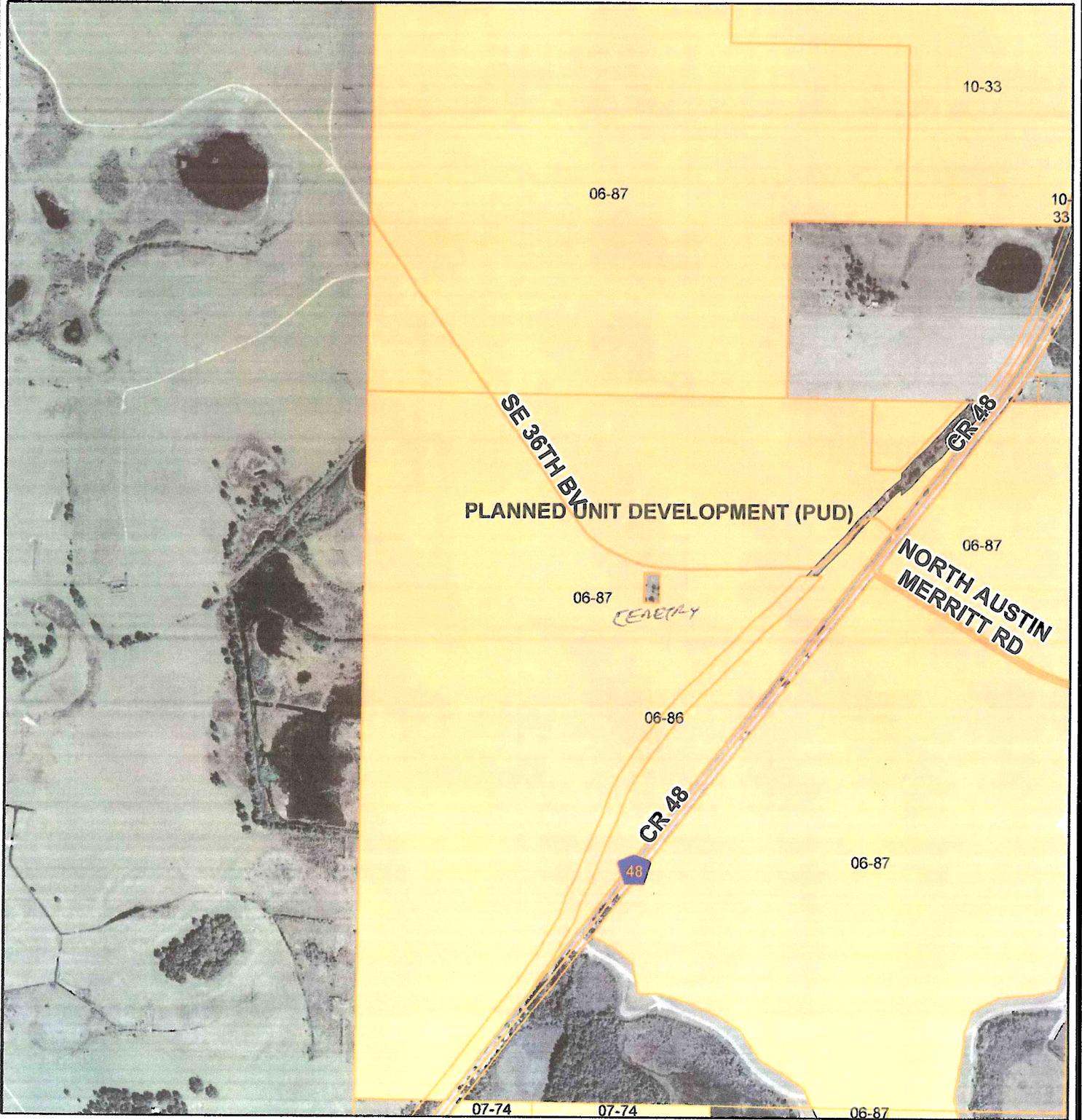
4000 ±

CR 48101 to 535

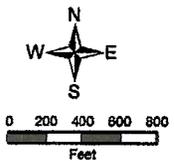
CR 48811 to 1700

AG

# ZONING



Planning  
& Zoning  
Division





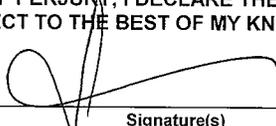
**SUMTER COUNTY  
ZONING AND ADJUSTMENT BOARD**

910 N Main Street, Suite 301, Bushnell, FL 33513  
Tel (352) 793-0270 Fax (352) 793-0274

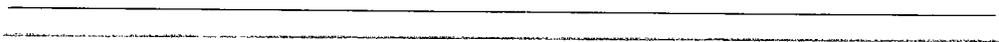
Project No: **C2010-0001**

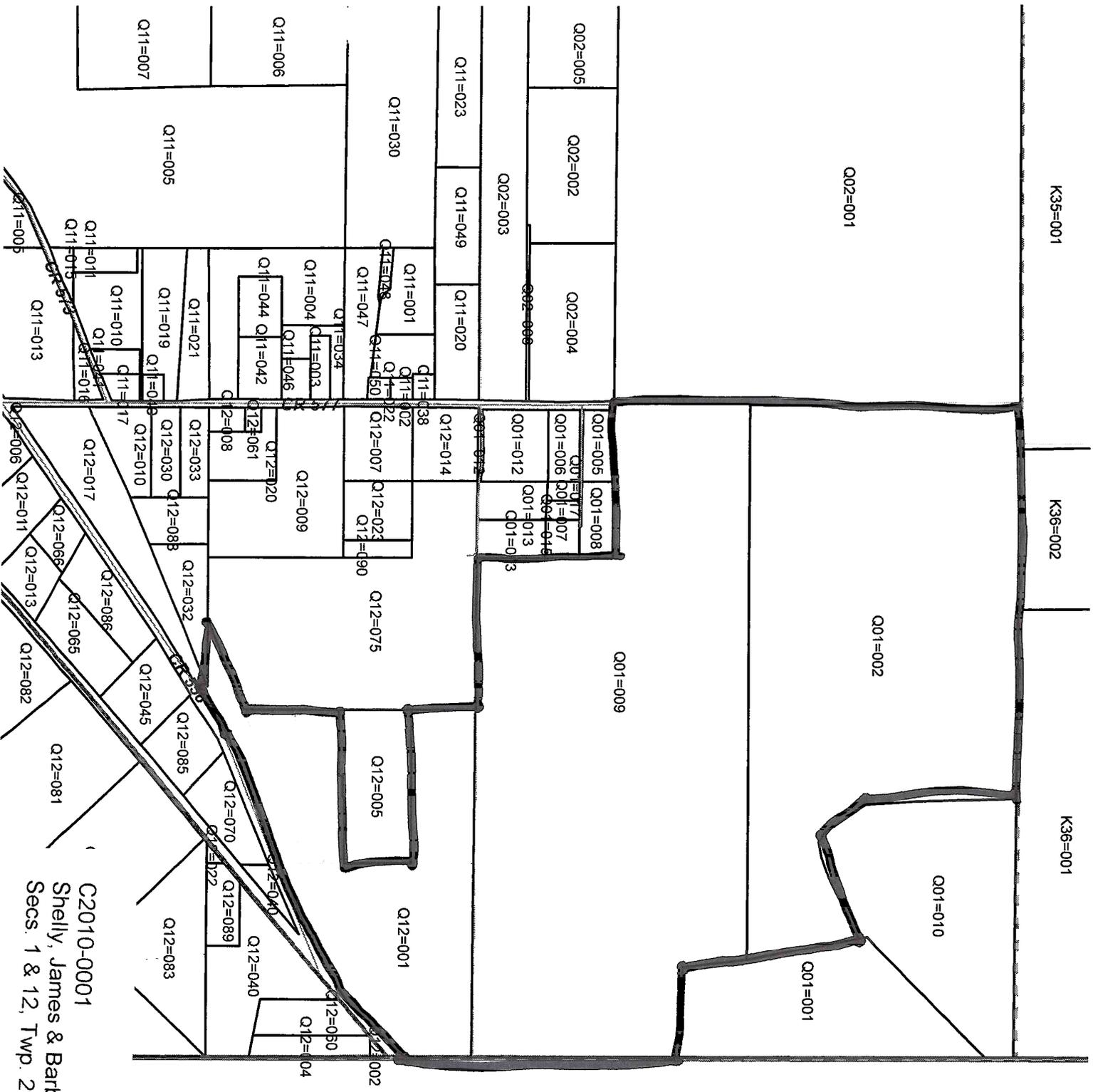
Application: 6/17/2010 SG

**CUP**

PROJECT TYPE CUP		PROJECT SUBTYPE <NONE>		PROJECT DESCRIPTION CUP TO ALLOW A COMPOST COMPANY	
OWNER SHELLEY, JAMES D JR & BARBARA		ADDRESS 104 E PONKAN RD APOPKA FL 32712		PHONE	
AGENT/APPLICANT COMPOSTUSA, INC./GLEN STEWART		ADDRESS PO BOX 493 SILVER SPRINGS, FL 34489		PHONE (352) 427-8665	
PARCEL # Q01-002	SECT/TWP/RNG 012123	GENERAL Center Hill		DIRECTIONS TO PROPERTY E ON C-48. THE ENTRANCE TO THE PROPERTY IS LOCATED APPROX 1/10 MILE W OF THE SUMTER/LAKE COUNTY LINE ON THE N SIDE OF THE RD.	
Property Address					
PARCEL SIZE 630.20 ACRES MOL		F.L.U. AGR		LEGAL DESCRIPTION N1/2 OF SEC & N 326.6 FT OF S1/2 OF SEC LESS BEG AT NE COR OF SEC RUN S 2641.11 FT TO E1/4 COR CONT S 326.6 FT W 815.05 FT N 07 DEG 50 MIN 34 SEC W 1424.56 FT S 60 DEG 43 MIN 12 SEC W 597.97 FT S 66 DEG 52 MIN 27 SEC W 184.59 FT S 78 DEG 41 MIN 22 SEC W 135.4 FT N 53 DEG 45 MIN 08 SEC W 100.94 FT N 31 DEG 26 MIN 21 SEC W 464.31 FT N 03 DEG 04 MIN 05 SEC W 526.98 FT N 01 DEG 16 MIN 52 SEC W 969.87 FT TO N LINE OF SEC E 2222.55 FT TO POB AND W 60 FT OF N1/2 OF SW1/4 LESS N 326.6 FT THEREOF Q01=009 (2) S1/2 LESS N 326.6 FT THEREOF & LESS SW1/4 OF SW1/4 & LESS BEG AT NE COR OF SE1/4 RUN S 326.6 FT TO POB CON S356.12 FT N 84 DEG 23 MIN 50 SEC W 777.43 FT N 07 DEG 50 MIN 34 SEC W 289.08 FT E 815.05 FT TO POB Q12=001 (3) THE NE1/4 LYING N & W OF RR RW AND BEG AT INTERSECTION OF N LINE OF ABANDONED RR & E LINE OF SW1/4 OF NE1/4 RUN N110.33 FT SW/LY 100 FT FROM & PARALLEL TO SAID RR TO S LINE OF N 1/2 OF SEC RUNE TO NW/LY LINE OF OLD SR 48 NE/LY ALONGSAID N LINE TO A PT S OF POB N TO POB AND ALL THAT PORTION OF ABANDONED RR LYING IN E 1/2 OF NE1/4 LESS THE S 1/2 OF THENW1/4 OF THE NE1/4; TOGETHER W/ THE S 20FT OF THE E 570 FT THEREOF AND TOGETHER WITH THE W 570 FT OF THE N 40 FT OF THESW1/4 OF THE NE1/4 THEREOF	
PRESENT ZONING A5		PRESENT USE PASTURE & DISPOSAL OF			
REQUESTED USE CONDITIONAL USE PERMIT TO ALLOW A COMPOSTING FACILITY		ACREAGE TO BE UTILIZED 630.20 ACRES MOL		LEGAL DESCRIPTION TO BE UTILIZED SAME AS ABOVE	
ABUTTING PROPERTY	NORTH	EAST	SOUTH	WEST	
ZONING/USE F.L.U.	A5 & CITY OF WILDWOOD AGRICULTURAL & CITY	CITY OF WILDWOOD & L/ CITY OF WILDWOOD & L/	A5, RR5, R1M & NON-VESTI AGRICULTURAL	A5, RR1, RR5 & R1M - PAS AGRICULTURAL	
As owner/agent, I agree to post the hearing plaques within 24 hours on the property's road frontage at the corners and at 300' intervals between. I understand any action on my application will be governed by Sumter County's Comprehensive Plan and Development Code, and my payment of the non-refundable application fee will not influence the decision made on this application.					
UNDER PENALTIES OF PERJURY, I DECLARE THE ABOVE INFORMATION THAT I HAVE GIVEN TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF					
 Signature(s)				June 17, 2010 Date	
A Public Hearing before the Zoning and Adjustment Board will be held on the date indicated below in the Sumter County Courthouse, Bushnell, FL. This application will be heard at the time indicated below. Your appearance or representation at this hearing is required, and lack of same will cause your application to be disposed of according to the policy adopted by the Board of County Commissioners. The recommendation of the Zoning and Adjustment Board on this request will be presented to the Board of County Commissioners at a Public Hearing to be held at the date/time indicated below in the Sumter County Courthouse, Bushnell, FL, room number indicated below.					
NOTICES SENT		RECEIVED IN FAVOR		RECEIVED OBJECTING	

**Please Note** In preparation of the application, county zoning staff will visit the site to take photographs. This will be done in county-marked vehicles. General staff will take photographs from the roadway or easement, and will not come on site unless access requires it.





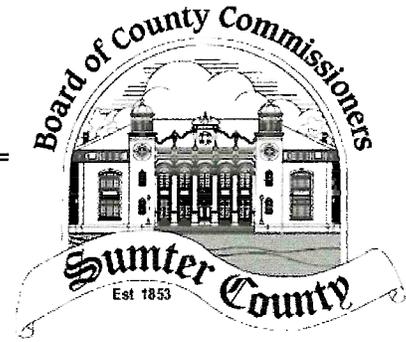
C2010-0001  
 Shelly, James & Barbara  
 Secs. 1 & 12, Twp. 21S, Rng. 23E

# Board of County Commissioners

## Division of Planning & Development

### Planning Services

910 N. Main Street, Suite 301 • Bushnell, FL 33513 • Phone (352) 793-0270 • FAX: (352) 793-0274  
Website: <http://sumtercountyfl.gov/plandevlop>



### Authorization Form for Individuals

State of Florida  
County of Sumter

I/we, the undersigned as the ( ) Applicant (X) Owner hereby authorize CompostUSA, Inc. and Dr. Sheikh M. Hasan to act as my/our agent in connection with the ( ) Rezoning ( ) Comprehensive Plan Amendment ( ) Special Use Permit ( ) Temporary Use Permit (X) Conditional Use Permit (X) Operating Permit ( ) Other: \_\_\_\_\_

on the following described property located in Sumter County, Florida.

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N1/2 OF SEC & N 326.6 FT OF S1/2 OF SEC LESS BEG AT NE COR OF SEC RUN S 2641 11.FT TO E1/4 COR CONT S 326.6 FT W 815.05FT N 07 DEG 50 MIN 34 SEC W 1424.56 FT S 60 DEG 43 MIN 12 SEC W 597.97 FT S 66 DEG 52 MIN 27 SEC W 184.59 FT S 78 DEG 41 MIN 22 SEC W 135.4 FT N 53 DEG 45 MIN 08 SEC W 100.94 FT N 31 DEG 26 MIN 21 SEC W 464.31 FT N 03 DEG 04 MIN 05 SEC W 526.98 FT N 01 DEG 16 MIN 52 SEC W 969.87 FT TO N LINE OF SEC E 2222 55 FT TO POB AND W 60 FT OF N1/2 OF SW1/4 LESS N 326.6 FT THEREOF

#### Q01=009

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#### Q12=001

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Dated this 17<sup>th</sup> day of June, 2010

James D. Shelley, Jr.  
Signature

Barbara E. Shelley  
Signature

James D. Shelley, Jr.  
Printed Name

Barbara E. Shelley  
Printed Name

SWORN TO and subscribed before me this 17<sup>th</sup> day of June, 2010, by James D. Shelley, Jr. & Barbara Shelley, personally known to me to the person(s) named above or who produced the following identification:

valid drivers license

Melissa Spurlock  
Notary Public, State of Florida  
My Commission expires: 4-15-2013

(Seal)

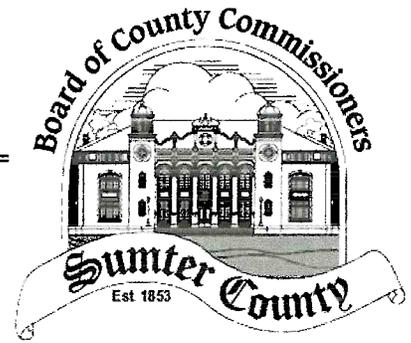


# Board of County Commissioners

## Division of Planning & Development

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Dated this 17<sup>th</sup> day of June, 2010.

James D. Shelley, Jr.  
Signature

James D. Shelley, Jr.  
Printed Name

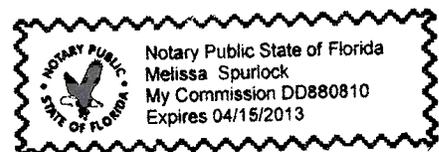
Barbara E. Shelley  
Signature

Barbara E. Shelley  
Printed Name

SWORN TO and subscribed before me this 17<sup>th</sup> day of June, 2010, by James D. Shelley, Jr. + Barbara E. Shelley, personally known to me to the person(s) named above or who produced the following identification: valid drivers license

Meissa Spurlock  
Notary Public, State of Florida  
My Commission expires: 4-15-2013

(Seal)

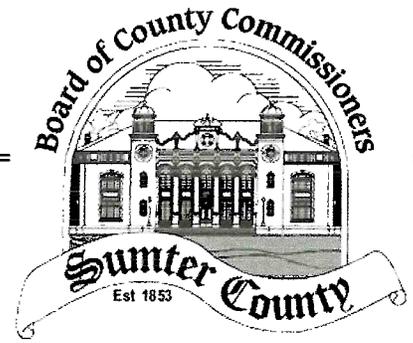


# Board of County Commissioners

## Division of Planning & Development

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Dated this 17<sup>th</sup> day of June, 2010.

James D. Shelley, Jr.  
Signature

Barbara E. Shelley  
Signature

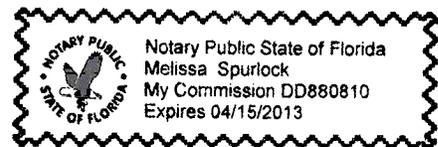
James D. Shelley, Jr.  
Printed Name

Barbara E. Shelley  
Printed Name

SWORN TO and subscribed before me this 17<sup>th</sup> day of June, 2010, by James D. Shelley, Jr. + Barbara Shelley, personally known to me to the person(s) named above or who produced the following identification: valid drivers license.

Melissa Spurlock  
Notary Public, State of Florida  
My Commission expires: 4-15-2013

(Seal)



1,638,000

Prepared by and return to:  
Charles D. Miner, Esq.  
5120 Curry Ford Road  
Orlando, FL 32812  
407-273-1700  
File Number: 10-008

Rec 27.00  
Doc 11,466.00  
11,493.00

SUMTER COUNTY, FLORIDA  
GLORIA HAYNARD, CLERK OF CIRCUIT COURT  
04/15/2010 12:21:11PM

PAGE 1 OF 3  
B-2181 P-538

DEED  
DOC \$11,466.00

2010 9736



[Space Above This Line For Recording Data]

### Warranty Deed

This Warranty Deed made this 9<sup>th</sup> day of April, 2010 between Viro, Inc., a Florida corporation, Lou Sanchez, an unmarried man, and Robert A. Sanchez, a married man, whose post office address is P.O. Box 472, Center Hill, FL 33514-0472, grantors, and James D. Shelley, Jr. and Barbara E. Shelley, husband and wife, whose post office address is 104 E. Ponkan Road, Apopka, FL 32712, grantees:

(Whenever used herein the terms "grantors" and "grantees" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantors, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantors in hand paid by said grantees, the receipt whereof is hereby acknowledged, have granted, bargained, and sold to the said grantees, and grantees' heirs and assigns forever, the following described land, situate, lying and being in Sumter County, Florida to-wit:

SEE ATTACHED EXHIBIT "A"

Parcel Identification Number: Q61-002

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantors hereby covenant with said grantees that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land; that this property does not constitute the homestead property of either of the individual grantors or any member of the individual grantors' families; that the grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2009.

In Witness Whereof, grantors have hereunto set grantors' hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: Helen A. Gerard

Witness Name: Charles D. Miner

Witness Name: Helen A. Gerard

Witness Name: Charles D. Miner

Witness Name: Helen A. Gerard

VIRO, INC., a Florida corporation  
By   
Robert A. Sanchez, Vice President

Lou Sanchez (Seal)

Robert A. Sanchez (Seal)

State of Florida  
County of Orange

The foregoing instrument was acknowledged before me this 9<sup>th</sup> day of April, 2009 by Robert A. Sanchez, both individually and as Vice President of Viro, Inc., who swore before me that he executed the foregoing instrument on his own behalf and on behalf of Viro, Inc. and that he was fully authorized to do so. Robert A. Sanchez [X] is personally known or [ ] has produced a driver's license as identification.

[Notary Seal]

NOTARY PUBLIC STATE OF FLORIDA  
Charles D. Miner  
Commission # DD596261  
Expires: NOV 04, 2010  
BONDED THRU ATLANTIC BONDING CO., INC.



Notary Public, State of Florida

Printed Name: Charles D. Miner

My Commission Expires: November 4, 2010

State of Florida  
County of Orange

The foregoing instrument was acknowledged before me this 9<sup>th</sup> day of April, 2010 by Lou Sanchez, who [ ] is personally known or [ ] has produced a Florida driver's license as identification.

[Notary Seal]

NOTARY PUBLIC STATE OF FLORIDA  
Charles D. Miner  
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Expires: NOV 04, 2010  
BONDED THRU ATLANTIC BONDING CO., INC.



Notary Public, State of Florida

Printed Name: Charles D. Miner

My Commission Expires: November 4, 2010

November 4, 2010

UNOFFICIAL COPY

SUNTER COUNTY, FLORIDA  
GLORIA HAYWARD, CLERK OF CIRCUIT COURT  
04/15/2010 12:21:11PM  
DEED  
DCC \$11,466.00  
PAGE 2 OF 3  
B-2181 P-340  
2010 9736



EXHIBIT A

PARCEL A: The NW 1/4 and the North 326.60 feet of the SW 1/4 and the NE 1/4 and the North 326.60 feet of the SE 1/4 of Section 1, Township 21 South, Range 23 East, Sumter County, Florida, LESS AND EXCEPT the following described property: Beginning at the Northeast corner of said Section 1 run South 00°18'00" West along the East line of the NE 1/4 2641.11 feet to the East 1/4 corner; thence continue South 00°18'00" West along the East line of the SE 1/4 of said Section 1 a distance of 326.60 feet; thence North 89°34'00" West 815.05 feet; thence North 07°50'34" West, 1424.56 feet; thence South 60°43'12" West, 597.97 feet; thence South 66°52'27" West, 184.59 feet; thence South 78°41'22" West, 135.40 feet; thence North 53°45'08" West, 100.94 feet; thence North 31°26'21" West, 464.31 feet; thence North 03°04'05" West, 526.98 feet; thence North 01°16'32" West, 969.87 feet to the North line of the NE 1/4 of said Section 1; thence South 89°44'42" East along said North line 2222.55 feet to the Point of Beginning.

PARCEL B: The West 60.00 feet of the North 1/2 of the SW 1/4 of Section 1, Township 21 South, Range 23 East, Sumter County, Florida, LESS the North 326.60 feet.

PARCEL I.D. #Q01=002

UNOFFICIAL COPY

SUMTER COUNTY, FLORIDA  
GLORIA HAYWARD, CLERK OF CIRCUIT COURT  
04/15/2010 12:21:11PM  
DEED  
DOC #11,466 03  
PAGE 3 OF 3  
B-2181 P-541  
2010 9736



FLORIDA DEPARTMENT OF STATE DIVISION OF CORPORATIONS		www.sunbiz.org			
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<a href="#">Previous on List</a>	<a href="#">Next on List</a>	<a href="#">Return To List</a>		Entity Name Search	
<a href="#">No Events</a>	<a href="#">No Name History</a>			<input type="text" value="Submit"/>	
<b>Detail by Entity Name</b>					
<b><u>Florida Profit Corporation</u></b>					
COMPOSTUSA, INC.					
<b><u>Filing Information</u></b>					
<b>Document Number</b>	P04000083749				
<b>FEI/EIN Number</b>	201284394				
<b>Date Filed</b>	05/26/2004				
<b>State</b>	FL				
<b>Status</b>	ACTIVE				
<b>Effective Date</b>	05/24/2004				
<b><u>Principal Address</u></b>					
703 HENNIS RD WINTER GARDEN FL 34787					
Changed 03/27/2008					
<b><u>Mailing Address</u></b>					
703 HENNIS RD WINTER GARDEN FL 34787					
Changed 03/27/2008					
<b><u>Registered Agent Name &amp; Address</u></b>					
CUDA, MICHAEL 703 HENNIS ROAD WINTER GARDEN FL 34787 US					
Name Changed: 03/27/2008					
Address Changed: 03/27/2008					
<b><u>Officer/Director Detail</u></b>					
<b>Name &amp; Address</b>					
Title D					
FLETCHER, JR, RICHARD L 1200 BELLAIRE CIRCLE ORLANDO FL 32804					
Title VP					
CREEDON, KRIS 703 HENNIS RD WINTER GARDEN FL 34787					
Title VP					

BIEGLER, MATT  
6021 BEGGS RD  
ORLANDO FL 32810

**Annual Reports**

**Report Year Filed Date**

2008	03/27/2008
2009	03/25/2009
2010	03/23/2010

**Document Images**

- 03/23/2010 -- ANNUAL REPORT
- 03/25/2009 -- ANNUAL REPORT
- 03/27/2008 -- ANNUAL REPORT
- 02/05/2007 -- ANNUAL REPORT
- 03/14/2006 -- ANNUAL REPORT
- 03/02/2005 -- ANNUAL REPORT
- 05/26/2004 -- Domestic Profit

**Note:** This is not official record. See documents if question or conflict.

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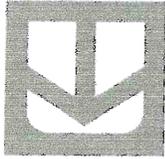
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# UNIVERSAL ENGINEERING SCIENCES

Consultants in: Geotechnical Engineering • Environmental Engineering  
Construction Materials Testing • Threshold Inspection • Private Provider Inspection

May 21, 2010

Compost USA  
PO Box 193  
Silver Springs, Florida 34489

Attention: Mr Glen Stewart  
Project Manager

Reference: Preliminary Geotechnical Exploration  
Proposed Compost USA Site  
Center Hill, Sumter County, Florida  
Section 12, Township 21 South, Range 23 East  
UES Project No: 1830.1000015.0000  
UES Report No: 838860

Dear Mr Stewart.

Universal Engineering Sciences, Inc. (UES) has completed the preliminary geotechnical exploration for the proposed project at the above referenced location. The purpose of this geotechnical exploration was to provide soil classification based on observation of the samples recovered and groundwater levels. The results of our field exploration have been presented on the boring logs attached for your use.

### Project Location and Description

The subject parcel is located on the northwest side of the intersection between State Highway 48 and County Road 558, about 3 miles northeast of Center Hill in Sumter County, Florida. Our office was provided aerials and a development area map showing the parcel boundaries and the approximate locations of the proposed development. Current site development plans include a compost facility, requiring about 110 acres.

### Field Exploration

The field geotechnical testing activities were started on May 17, 2010 and completed on May 18, 2010. Field tests included eleven (11) auger test borings performed at the locations shown on the attached Boring Location Plan. The auger borings were performed by advancing a solid flight auger 10 to 15 feet into the soil and inspecting the recovered soil cuttings. The soil profile was determined by inspecting the cuttings recovered. When encountered, groundwater levels were recorded and are shown on the attached Boring Logs. The soil boring quantities, locations and depths were selected by UES in consideration of the design needs of Compost USA. The test locations shown were located in the field by Shelley's Environmental Systems using global positioning system (GPS) equipment. The boreholes were backfilled to grade upon field work completion.

OFFICES IN  
• Daytona Beach, FL  
• DeBary, FL  
• Fort Myers, FL  
• Gainesville, FL  
• Hollywood, FL  
• Jacksonville, FL  
• Leesburg, FL  
• Norcross, GA  
• Ocala, FL  
• Orlando, FL  
• Palm Coast, FL  
• Pensacola, FL  
• Rockledge, FL  
• Sarasota, FL  
• St. Augustine, FL  
• Tampa, FL  
• West Palm Beach, FL

**Findings**

**General Area Soils Information**

Based on a review of the *Soil Survey of Sumter County, Florida*, prepared by the USDA, the project site is located within Candler, Sparr, Tavares, Apopka, Ona, Myakka, Popmano, Basinger, and Imokalee soil units. Relevant engineering properties have been summarized in Tables 1 through 9

<b>Table 1 – Relevant Engineering Index Properties of Candler Sand Soils</b>						
<b>Depth, Inches</b>	<b>Texture</b>	<b>Classification</b>	<b>% Passing #200 Sieve</b>	<b>Seasonal High Groundwater Table, Feet</b>	<b>Shrink-swell Potential</b>	<b>Permeability</b>
0 – 8	Sand	SP, SP-SM	2 to 8	> 6.0	Low	6.0 to 20.0 in/hr
8 – 50	Sand, fine sand	SP, SP-SM	2 to 8		Low	6.0 to 20.0 in/hr
50-80	Sand, fine sand	SP-SM	5 to 12		Low	6.0 to 20.0 in/hr

<b>Table 2 – Relevant Engineering Index Properties of Sparr Sand Soils</b>						
<b>Depth, Inches</b>	<b>Texture</b>	<b>Classification</b>	<b>% Passing #200 Sieve</b>	<b>Seasonal High Groundwater Table, Feet</b>	<b>Shrink-swell Potential</b>	<b>Permeability</b>
0 – 9	Fine sand	SP-SM, SM	5 to 14	1.5 – 3.5 Apparent	Low	6.0 to 20.0 in/hr
9 – 45	Sand, fine sand	SP-SM, SM	5 to 14		Low	6.0 to 20.0 in/hr
45 – 51	Sandy loam, sandy clay loam, fine sandy loam	SM-SC, SM, SC	25 to 35		Low	0.6 to 2.0 in/hr
51 – 80	Sandy clay, sandy clay loam, sandy loam	SC, SM-SC	28 to 50		Low	0.06 to 0.6 in/hr

<b>Table 3 – Relevant Engineering Index Properties of Tavares Sand Soils</b>						
<b>Depth, Inches</b>	<b>Texture</b>	<b>Classification</b>	<b>% Passing #200 Sieve</b>	<b>Seasonal High Groundwater Table, Feet</b>	<b>Shrink-swell Potential</b>	<b>Permeability</b>
0 – 8	Fine sand	SP, SP-SM	2 to 10	3.5 – 6.0	Low	> 6.0 in/hr
8 – 80	Sand, fine sand	SP, SP-SM	2 to 10	Apparent	Low	> 6.0 in/hr

<b>Table 4 – Relevant Engineering Index Properties of Apopka Sand Soils</b>						
<b>Depth, Inches</b>	<b>Texture</b>	<b>Classification</b>	<b>% Passing #200 Sieve</b>	<b>Seasonal High Groundwater Table, Feet</b>	<b>Shrink-swell Potential</b>	<b>Permeability</b>
0 – 54	Fine sand, sand	SP, SP-SM	3 to 10	> 6.0	Low	6.0 to 20.0 in/hr
54 – 80	Sandy loam, sandy clay loam, sandy clay	SM-SC, SC	20 to 40		Low	0.6 to 2.0 in/hr

<b>Table 5 – Relevant Engineering Index Properties of Ona Sand Soils</b>						
<b>Depth, Inches</b>	<b>Texture</b>	<b>Classification</b>	<b>% Passing #200 Sieve</b>	<b>Seasonal High Groundwater Table, Feet</b>	<b>Shrink-swell Potential</b>	<b>Permeability</b>
0 – 9	Fine sand	SP-SM, SP	3 to 10	0 – 1.0 Apparent	Low	6.0 to 20.0 in/hr
9 – 20	Fine sand, sand	SP-SM, SM	5 to 20		Low	0.6 to 6.0 in/hr
20 – 80	Fine sand, sand	SP-SM, SP	3 to 10		Low	6.0 to 20.0 in/hr

<b>Table 6 – Relevant Engineering Index Properties of Myakka Sand Soils</b>						
<b>Depth, Inches</b>	<b>Texture</b>	<b>Classification</b>	<b>% Passing #200 Sieve</b>	<b>Seasonal High Groundwater Table, Feet</b>	<b>Shrink-swell Potential</b>	<b>Permeability</b>
0 – 25	Sand, fine sand	SP, SP-SM	2 to 10	0 – 1.0 Apparent	Low	6.0 to 20.0 in/hr
25 – 40	Sand, fine sand, loamy fine sand	SM, SP-SM	5 to 20		Low	0.6 to 6.0 in/hr
40 – 80	Sand, fine sand	SP, SP-SM	2 to 8		Low	6.0 to 20.0 in/hr

<b>Table 7 – Relevant Engineering Index Properties of Pompano Sand Soils</b>						
<b>Depth, Inches</b>	<b>Texture</b>	<b>Classification</b>	<b>% Passing #200 Sieve</b>	<b>Seasonal High Groundwater Table*, Feet</b>	<b>Shrink-swell Potential</b>	<b>Permeability</b>
0 – 80	Fine sand, sand	SP, SP-SM	1 to 12	+2 – 1.0 Apparent	Low	6.0 to 20.0 in/hr

<b>Table 8 – Relevant Engineering Index Properties of Basinger Sand Soils</b>						
<b>Depth, Inches</b>	<b>Texture</b>	<b>Classification</b>	<b>% Passing #200 Sieve</b>	<b>Seasonal High Groundwater Table*, Feet</b>	<b>Shrink-swell Potential</b>	<b>Permeability</b>
0 – 6	Fine sand	SP	1 to 4	+2 – 1.0 Apparent	Low	6.0 to 20.0 in/hr
6 – 15	Sand, fine sand	SP, SP-SM	2 to 12		Low	6.0 to 20.0 in/hr
15 – 30	Sand, fine sand	SP, SP-SM	2 to 12		Low	6.0 to 20.0 in/hr
30 – 80	Sand, fine sand	SP, SP-SM	2 to 12		Low	6.0 to 20.0 in/hr

<b>Table 9 – Relevant Engineering Index Properties of Imokalee Sand Soils</b>						
<b>Depth, Inches</b>	<b>Texture</b>	<b>Classification</b>	<b>% Passing #200 Sieve</b>	<b>Seasonal High Groundwater Table, Feet</b>	<b>Shrink-swell Potential</b>	<b>Permeability</b>
0 – 5	Sand	SP, SP-SM	2 to 10	0 – 1.0 Apparent	Low	6.0 to 20.0 in/hr
5 – 34	Fine sand, sand	SP, SP-SM	2 to 10		Low	6.0 to 20.0 in/hr
34 – 46	Fine sand, sand	SP-SM, SM	5 to 21		Low	0.6 to 2.0 in/hr
46 – 80	Fine sand, sand	SP, SP-SM	2 to 10		Low	6.0 to 20.0 in/hr

\*A plus sign preceding the range in depth indicates that the water table is above the surface of the soil.

Based on our review of the soil samples, it appears that the soil units actually encountered in the test borings were the Candler, Tavares, and Apopka soil units.

### Laboratory Testing

The soil samples recovered from the field exploration program were placed in plastic containers and returned to our soils laboratory, where the Geotechnical Engineer visually examined and classified the samples. Laboratory soil tests were performed to aid in the classification of the soils, and to help in the evaluation of engineering characteristics of the soils. Representative soil samples were selected for percent fines determination and moisture content. The test results have been presented on the attached Boring Logs.

### Percent Passing U.S. No. 200 Sieve

Certain recovered soil samples were selected to determine the percentage of fines. In these tests the soil sample was dried and washed over a U.S. No. 200 mesh sieve. The percent of soil by weight passing the sieve was the percentage of fines or portion of the sample in the silt and clay size range. This test was conducted in accordance with ASTM Procedure D-1140, *Standard Test Methods for Amount of Material in Soils Finer than the No. 200 Sieve*.

### **Moisture Content**

Certain recovered soil samples were selected to determine the moisture content. These tests were conducted in accordance with ASTM Procedure D-2216. The soil moisture content was the ratio of the weight of water in the soil mass to the dry weight of the soil mass. Moisture content was measured by drying the moist material to a constant mass in a drying oven controlled at 105 degrees Celsius and to use this value as the mass of water in the test specimen. The moisture content was expressed as a percent of the oven dried soil mass.

### **Surface Conditions**

UES engineering personnel visited the project parcel prior to and during the performance of the field portion of this geotechnical study. Our on-site observations have been summarized as follows. At the time of our exploration, the parcel was being utilized as an active cow pasture with some low-lying wetland areas, and oak trees and field grasses being the dominant vegetation.

### **Subsurface Conditions**

The field exploration performed for this project disclosed subsurface conditions that are similar to the general area soils information described above. The exploration showed that the soil strata were not as diverse as the profiles presented in the *Soil Survey of Sumter County, Florida*. The soil test borings performed beneath the proposed facilities were reviewed to evaluate the subsurface soil strata lateral continuity and composition. Soil classifications and descriptions for this geotechnical study are based both on the results of the laboratory soil testing programs and on visual classifications of soil specimens by the Geotechnical Engineer.

Generally, the soil test borings encountered sand with silt [SP/SP-SM] to depths of 4.5 to 10 feet below existing ground surface, underlain by clayey sand [SC] to the maximum termination depths of the borings of 10 to 15 feet below grade.

### **Groundwater Conditions**

The groundwater level was measured in the soil test borings between four and nine feet below existing ground surface upon boring work completion. It should be noted that the groundwater levels may not have been fully stabilized in all of the boreholes performed when the readings were taken upon work completion.

The groundwater level will fluctuate seasonally depending upon local rainfall. The rainy seasons in North Florida are normally between June and September and December and February. Based upon our review of regional hydrogeology and the Sumter County Soil Survey, we estimate the normal seasonal high groundwater level will occur from 3 feet to 7.5 feet below the ground surface at the boring locations. The estimated seasonal high groundwater level at each location is presented in Boring Logs attached. It should be noted that the estimated groundwater table is an estimate based on current groundwater conditions, a review of published literature, and a review of the soil samples for staining.

It should be noted that the normal estimated seasonal high water levels do not provide any assurance that groundwater levels will not exceed these estimated levels during any given year in the future. Should the impediments to surface water drainage be present, or should rainfall intensity and duration, or total rainfall quantities, exceed the normally anticipated rainfall quantities, groundwater levels might exceed our seasonal high estimates.

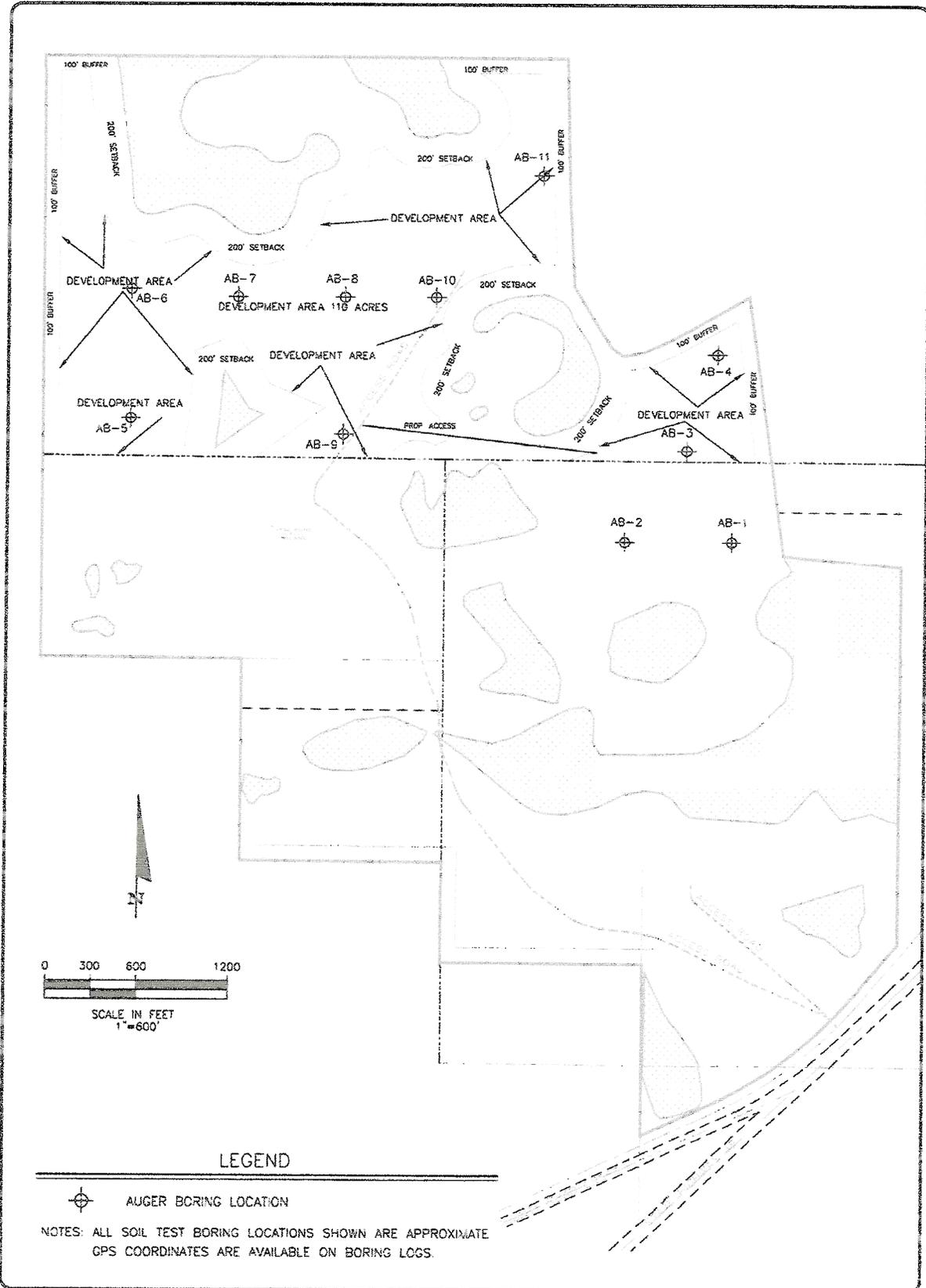
We appreciate this opportunity to provide our services to you on this project. If you have any questions, or if we can be of further assistance, please contact us. We look forward to the opportunity to assist you during the remaining design and construction phases of this project.

Respectfully submitted,  
UNIVERSAL ENGINEERING SCIENCES, INC.  
Certificate of Authorization Number 549

Chris Egan, E.I.  
Project Engineer

Keith L. Butts, P.E.  
Regional Manager  
Florida P.E. No. 53986

Attachments:           Boring Location Plan (1)  
                              Boring Logs (11)



UNIVERSAL  
ENGINEERING SCIENCES



PACKAGE NO.  
A 1

PROPOSED COMPOST USA SITE  
CENTER HILL  
CENTER HILL, SUMTER COUNTY FLORIDA

BORING LOCATION PLAN

CLIENT		COMPOST USA	
DRAWN BY	KD	DATE	05/20/10
CHECKED BY	KLB	DATE	05/20/10
SCALE	1"=600'	ACAD FILE	1830 10000'S-A
PROJECT NO.	1830 1000315.0000	REPORT NO.	839850



# UNIVERSAL ENGINEERING SCIENCES BORING LOG

PROJECT NO.: 1830.1000015.0000

REPORT NO.: 838860

PAGE: A-2

PROJECT: PROPOSED COMPOST USA SITE  
CENTER HILL  
CENTER HILL, SUMTER COUNTY, FLORIDA

BORING NO: **AB-1**

SHEET: 1 of 1

SECTION: 12

TOWNSHIP: 21S RANGE: 23E

CLIENT: COMPOST USA

GS ELEVATION(ft):

DATE STARTED: 5/17/10

LOCATION: SEE BORING LOCATION PLAN

WATER TABLE (ft): 9

DATE FINISHED: 5/17/10

REMARKS: GPS COORDINATES:

DATE OF READING: 5/17/10

DRILLED BY: M. BOATRIGHT

N 28°41'18.0"

EST. WSWT (ft): 4

TYPE OF SAMPLING: ASTM D-1452

W 081°57'28.0"

DEPTH (FT.)	SAMPLING	BLOWS PER 6" INCREMENT	N VALUE	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS		K (FT./DAY)	ORG. CONT. (%)
									LL	PI		
0						Brown SAND, with silt [SP/SP-SM]						
5						Tan and orange clayey SAND [SC]  Light tan to gray	24	13				
10						Light gray-brown silty SAND [SM]	24	14				
15						Boring Terminated at 15'						



**UNIVERSAL ENGINEERING SCIENCES  
BORING LOG**

PROJECT NO.: 1830.1000015.0000

REPORT NO.: 838860

PAGE: A-3

PROJECT: PROPOSED COMPOST USA SITE  
CENTER HILL  
CENTER HILL, SUMTER COUNTY, FLORIDA

BORING NO: **AB-2**

SHEET: 1 of 1

CLIENT: COMPOST USA  
LOCATION: SEE BORING LOCATION PLAN  
REMARKS: GPS COORDINATES:

N 28°41'18.1"  
W 081°57'36.0"

SECTION: 12

TOWNSHIP: 21S RANGE: 23E

GS ELEVATION(ft):

DATE STARTED: 5/17/10

WATER TABLE (ft): 9

DATE FINISHED: 5/17/10

DATE OF READING: 5/17/10

DRILLED BY: M. BOATRIGHT

EST. WSWT (ft): 7.5

TYPE OF SAMPLING: ASTM D-1452

DEPTH (FT.)	SAMPLING	BLOWS PER 6" INCREMENT	N VALUE	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS		K (FT./DAY)	ORG. CONT. (%)
									LL	PI		
0						Brown SAND, with silt (SP-SM)						
1	X											
2	X					Light brown.						
3	X											
4	X											
5												
6	X					Light orange...						
7	X											
8	X											
9	X					Tan...						
10												
11	X											
12	X											
13	X											
14	X					Tan and orange clayey SAND (SC)	26	16				
15						Boring Terminated at 15'						



**UNIVERSAL ENGINEERING SCIENCES  
BORING LOG**

PROJECT NO.	1830.1000015.0000
REPORT NO.	838860
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PROJECT: PROPOSED COMPOST USA SITE  
 CENTER HILL  
 CENTER HILL, SUMTER COUNTY, FLORIDA

BORING NO: **AB-3**

SHEET: 1 of 1

CLIENT: COMPOST USA  
 LOCATION: SEE BORING LOCATION PLAN  
 REMARKS: GPS COORDINATES:

SECTION: 12

TOWNSHIP: 21S RANGE: 23E

N 28°41'23.9"  
 W 081°57'31.1"

GS ELEVATION(ft):

DATE STARTED: 5/17/10

WATER TABLE (ft): 7

DATE FINISHED: 5/17/10

DATE OF READING: 5/17/10

DRILLED BY: M. BOATRIGHT

EST. WSWT (ft): 5

TYPE OF SAMPLING: ASTM D-1452

DEPTH (FT.)	SAMPLER	BLOWS PER 6" INCREMENT	N VALUE	W.T.	SYMBSOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS		K (FT./DAY)	ORG. CONT (%)
									LL	PI		
0						Light brown SAND, with silt [SP-SM]						
5				▽		Light brown and orange.. (Cave in at 6')	5	2				
10				▼		Tan..	8	17				
						Boring Terminated at 10'						



# UNIVERSAL ENGINEERING SCIENCES BORING LOG

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PROJECT: PROPOSED COMPOST USA SITE  
 CENTER HILL  
 CENTER HILL, SUMTER COUNTY, FLORIDA

BORING NO: **AB-4**

SHEET: 1 of 1

CLIENT: COMPOST USA  
 LOCATION: SEE BORING LOCATION PLAN  
 REMARKS: GPS COORDINATES:

N 28°41'30.1"  
 W 081°57'29.3"

SECTION: 12

TOWNSHIP: 21S RANGE: 23E

GS ELEVATION(ft):

DATE STARTED: 5/17/10

WATER TABLE (ft): 6

DATE FINISHED: 5/17/10

DATE OF READING: 5/17/10

DRILLED BY: M. BOATRIGHT

EST WSWT (ft): 5

TYPE OF SAMPLING: ASTM D-1452

DEPTH (FT.)	SAMPLING	BLOWS PER 6" INCREMENT	N VALUE	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS		K (FT./DAY)	ORG. CONT. (%)
									LL	PI		
0					[Symbol: Dotted pattern]	Brown SAND, with silt [SP-SM]						
5				▽	[Symbol: Dotted pattern]	Light brown.						
				▽	[Symbol: Diagonal lines]	Light brown slightly clayey SAND [SC]						
					[Symbol: Diagonal lines]	Orange and tan.	18	13				
10						Boring Terminated at 10'						



**UNIVERSAL ENGINEERING SCIENCES  
BORING LOG**

PROJECT NO.:	1830.1000015.0000
REPORT NO.:	838860
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PROJECT: PROPOSED COMPOST USA SITE  
CENTER HILL  
CENTER HILL, SUMTER COUNTY FLORIDA

BORING NO: **AB-5**

SHEET: 1 of 1

CLIENT: COMPOST USA  
LOCATION: SEE BORING LOCATION PLAN  
REMARKS: GPS COORDINATES:

SECTION: 12

TOWNSHIP: 21S RANGE: 23E

N 28°41'26.2"  
W 081°58'13.7"

GS ELEVATION(ft):  
WATER TABLE (ft): 5  
DATE OF READING: 5/17/10  
EST. WSWT (ft): 4

DATE STARTED: 5/17/10  
DATE FINISHED: 5/17/10  
DRILLED BY: M. BOATRIGHT  
TYPE OF SAMPLING: ASTM D-1452

DEPTH (FT.)	SAMPLING	BLOWS PER 6" INCREMENT	N VALUE	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS		K (FT./DAY)	ORG. CONT. (%)
									LL	PI		
0						Dark brown SAND, with silt [SP-SM]	6	4				
						Brown.						
				▽		Tan						
5				▽								
						Brown.						
10						Boring Terminated at 10'						



**UNIVERSAL ENGINEERING SCIENCES  
BORING LOG**

PROJECT NO.:	1830.1000015.0000
REPORT NO.:	838860
PAGE:	A-7

PROJECT: PROPOSED COMPOST USA SITE  
 CENTER HILL  
 CENTER HILL, SUMTER COUNTY, FLORIDA

CLIENT: COMPOST USA  
 LOCATION: SEE BORING LOCATION PLAN  
 REMARKS: GPS COORDINATES:  
 N 28°41'34.8"  
 W 081°58'13.9"

BORING NO: **AB-6** SHEET: 1 of 1

SECTION: 12 TOWNSHIP: 21S RANGE: 23E

GS ELEVATION(ft): DATE STARTED: 5/17/10  
 WATER TABLE (ft): 7.5 DATE FINISHED: 5/17/10  
 DATE OF READING: 5/17/10 DRILLED BY: M. BOATRIGHT  
 EST. WSWT (ft): 5 TYPE OF SAMPLING: ASTM D-1452

DEPTH (FT.)	SAMPLING	BLOWS PER 6" INCREMENT	N VALUE	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS		K (FT./DAY)	ORG. CONT. (%)
									LL	PI		
0						Brown SAND, with silt [SP-SM]						
						Tan.	6	7				
5				▽		Brown silty SAND, with clay [SM-SC]						
				—		Tan slightly clayey silty SAND [SC]	26	20				
10						Boring Terminated at 10'						



**UNIVERSAL ENGINEERING SCIENCES  
BORING LOG**

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REPORT NO.: 238860

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PROJECT: PROPOSED COMPOST USA SITE  
CENTER HILL  
CENTER HILL, SUMTER COUNTY FLORIDA

BORING NO: **AB-7**

SHEET: 1 of 1

CLIENT: COMPOST USA  
LOCATION: SEE BORING LOCATION PLAN

SECTION: 12

TOWNSHIP- 21S RANGE: 23E

REMARKS: GPS COORDINATES:  
N 28°41'35.4"  
W 081°58'05.4"

GS ELEVATION(ft):  
WATER TABLE (ft): 7  
DATE OF READING: 5/18/10  
EST. WSWT (ft): 5.5

DATE STARTED: 5/18/10  
DATE FINISHED: 5/18/10  
DRILLED BY: M. BOATRIGHT  
TYPE OF SAMPLING: ASTM D-1452

DEPTH (FT.)	SAMPLING	BLOWS PER 6" INCREMENT	N VALUE	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS		K (FT./DAY)	ORG. CONT. (%)
									LL	PI		
0						Light brown and tan SAND, with silt [SP-SM]						
						Light brown...						
5												
						Light brown silty SAND [SM]	15	14				
10						Boring Terminated at 10'						



# UNIVERSAL ENGINEERING SCIENCES BORING LOG

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PROJECT: PROPOSED COMPOST USA SITE  
 CENTER HILL  
 CENTER HILL, SUMTER COUNTY, FLORIDA

BORING NO: **AB-8**

SHEET: 1 of 1

CLIENT: COMPOST USA  
 LOCATION: SEE BORING LOCATION PLAN

SECTION: 12

TOWNSHIP: 21S RANGE: 23E

REMARKS: GPS COORDINATES:  
 N 28°41'34.2"  
 W 081°57'57.7"

GS ELEVATION(ft):

DATE STARTED: 5/18/10

WATER TABLE (ft): 5.5

DATE FINISHED: 5/18/10

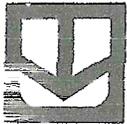
DATE OF READING: 5/18/10

DRILLED BY: M. BOATRIGHT

EST WSWT (ft): 4

TYPE OF SAMPLING: ASTM D-1452

DEPTH (FT.)	SAMPLER	BLOWS PER 8" INCREMENT	N VALUE	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS		K (FT./DAY)	ORG. CONT. (%)
									LL	PI		
0						Light brown SAND, with silt [SP-SM]						
						Tan...	4	4				
5												
						Orange clayey SAND [SC]						
						Dark orange						
10						Boring Terminated at 10'						



**UNIVERSAL ENGINEERING SCIENCES  
BORING LOG**

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REPORT NO.:	838860
PAGE:	A-10

PROJECT: PROPOSED COMPOST USA SITE  
 CENTER HILL  
 CENTER HILL, SUMTER COUNTY FLORIDA

BORING NO: **AB-9**

SHEET: 1 of 1

CLIENT: COMPOST USA  
 LOCATION: SEE BORING LOCATION PLAN

SECTION: 12

TOWNSHIP: 21S RANGE: 23E

REMARKS: GPS COORDINATES:  
 N 28°41'25.3"  
 W 081°57'56.9"

GS ELEVATION(ft):  
 WATER TABLE (ft): 4  
 DATE OF READING: 5/18/10  
 EST. WSWT (ft): 3

DATE STARTED: 5/18/10  
 DATE FINISHED: 5/18/10  
 DRILLED BY: M. BOATRIGHT  
 TYPE OF SAMPLING: ASTM D-1452

DEPTH (FT.)	SAMPLING	BLOWS PER 6" INCREMENT	N VALUE	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS		K (FT./DAY)	ORG. CONT. (%)
									LL	PI		
0						Brown SAND, with silt [SP-SM]						
						Gray...						
						Brown...						
10						Boring Terminated at 10'						



# UNIVERSAL ENGINEERING SCIENCES BORING LOG

PROJECT NO.: 1830.1000015.0000
REPORT NO.: 838860
PAGE: A-11

PROJECT: PROPOSED COMPOST USA SITE  
 CENTER HILL  
 CENTER HILL, SUMTER COUNTY, FLORIDA

BORING NO: **AB-10** SHEET: 1 of 1

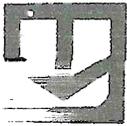
CLIENT: COMPOST USA  
 LOCATION: SEE BORING LOCATION PLAN

SECTION: 12 TOWNSHIP: 21S RANGE: 23E

REMARKS: GPS COORDINATES:  
 N 28°41'34.8"  
 W 081°57'50.2"

GS ELEVATION(ft): DATE STARTED: 5/18/10  
 WATER TABLE (ft): 7.5 DATE FINISHED: 5/18/10  
 DATE OF READING: 5/18/10 DRILLED BY: M. BOATRIGHT  
 EST. WSWT (ft): 6 TYPE OF SAMPLING: ASTM D-1452

DEPTH (FT)	S A M P L E	BLOWS PER 6" INCREMENT	N VALUE	W.T.	S Y M B O L	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS		K (FT./DAY)	ORG. CONT. (%)
									LL	PI		
0					[Symbol: Dotted pattern]	Brown SAND, with silt [SP-SM]						
5	X				[Symbol: Dotted pattern]	Tan						
	X			▽	[Symbol: Dotted pattern]	Tan to white	7	14				
10				▼	[Symbol: Dotted pattern]	Boring Terminated at 10'						



**UNIVERSAL ENGINEERING SCIENCES  
BORING LOG**

PROJECT NO.:	1830.1000015.0000
REPORT NO.:	838860
PAGE:	A-12

PROJECT: PROPOSED COMPOST USA SITE  
CENTER HILL  
CENTER HILL, SUMTER COUNTY, FLORIDA

BORING NO: **AB-11** SHEET: 1 of 1

CLIENT: COMPOST USA  
LOCATION: SEE BORING LOCATION PLAN

SECTION: 12 TOWNSHIP: 21S RANGE: 23E

REMARKS: GPS COORDINATES:  
N 28°41'42.8"  
W 081°57'43.4"

GS ELEVATION(ft): DATE STARTED: 5/18/10  
WATER TABLE (ft): 8 DATE FINISHED: 5/18/10  
DATE OF READING: 5/18/10 DRILLED BY: M. BOATRIGHT  
EST. WSWT (ft): 6 TYPE OF SAMPLING: ASTM D-1452

DEPTH (FT.)	S A M P L E	BLOWS PER 6" INCREMENT	N VALUE	W.T.	S Y M B O L	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS		K (FT./ DAY)	ORG. CONT. (%)
									LL	PI		
0						Brown SAND, with silt [SP/SP-SM]						
4	X						4	2				
5	X					Light brown.						
				▽								
				▼								
10	X					Boring Terminated at 10'						

# Board of County Commissioners

## Division of Planning & Development

### Planning Services

910 N. Main Street, Suite 301 • Bushnell, FL 33513 • Phone (352) 793-0270 • FAX: (352) 793-0274  
Website: <http://sumtercountyfl.gov/planning>



## NOTICE OF PUBLIC HEARING

December 7, 2010

NORTON WILLIAM & DEBBIE  
PO BOX 207  
CENTER HILL, FL 33514

To **property owners** whose property boundaries are within a distance of 500 feet of the outside perimeter of property owned by **James David & Barbara Shelley** whose property is being considered for a Conditional Use Permit to allow a **compost company**.

A **public hearing** before the **Zoning and Adjustment Board** will be held at **Colony Cottage Recreation Center, 510 Colony Blvd, The Villages, Florida 32162** on **Monday, December 20, 2010, at 6:30 p.m.**

The property is generally located as follows: **Center Hill area: C-48 on the north side of the road at the Sumter/Lake County line.**

The recommendations of the Zoning and Adjustment Board will be presented to the **Sumter Board of County Commissioners** at a **public hearing** to be held at 910 N. Main Street, Room 142, Bushnell, Florida 33513 on **Tuesday, January 11, 2011, at 5:30 p.m.**

Persons needing special assistance gaining access to the hearing or needing special assistance to be heard at the meeting should contact the County Administration Office at 352-793-0200 48 hours in advance to make special arrangements.

Written comments submitted will be heard. Hearings may be continued from time to time as found necessary. Please return this form to: SUMTER COUNTY PLANNING DEPARTMENT, 7375 Powell Road, Ste. 115, Wildwood, FL 34785. Questions should be directed to the Planning Department at (352)689-4460.

I approve of the above.  
 I do not approve of the above for the following reason(s): \_\_\_\_\_

Please return no later than **December 16, 2010.**

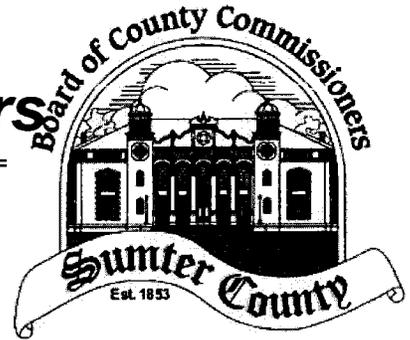
RE: CASE# **C2010-0001.**

# Board of County Commissioners

## Division of Planning & Development

### Planning Services

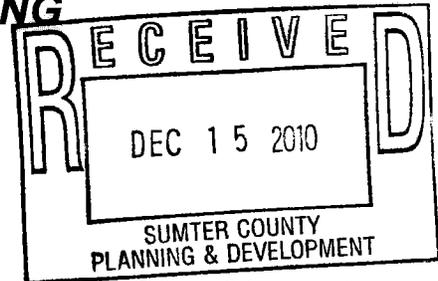
910 N. Main Street, Suite 301 • Bushnell, FL 33513 • Phone (352) 793-0270 • FAX: (352) 793-0274  
Website: <http://sumtercountyfl.gov/planning>



## NOTICE OF PUBLIC HEARING

December 7, 2010

CHEEVER CATHY C/O ABIE J MATHIS JR  
PO BOX 2  
CENTER HILL, FL 33514



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I approve of the above.

I do not approve of the above for the following reason(s): Reasons Attach

Please return no later than **December 16, 2010.**

RE: CASE# **C2010-0001.**

12-13-10

- ① Fire Hazard
- ② Traffic

On David Shellys last Special use permitt has put over 20 to 50 Semi trucks loads a day on to this property. The noise & dust from these trucks at 6:00 AM. off the morning and all day long is already enough.

These trucks or running off the side of Hwy 48 To enter + leave this property.

There or no signs to let Traffic know that these Trucks Entering or Leaving the entrance on this property.

There or no run off lanes, that should be regured by P.O.T.

- ③ I beleve this new use permitt will give David Shelly another way to dispose The Sludge from his commercial Septic business + the other Facilityys he holds contracts with.

Abbie J Mathis

# Board of County Commissioners

## Division of Planning & Development

### Planning Services

910 N. Main Street, Suite 301 • Bushnell, FL 33513 • Phone (352) 793-0270 • FAX: (352) 793-0274  
Website: <http://sumtercountyfl.gov/planning>



## NOTICE OF PUBLIC HEARING

December 7, 2010

MERRITT JERL & WM NORTON  
PO BOX 57  
CENTER HILL, FL 33514

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I approve of the above.

I do not approve of the above for the following reason(s): see attachment

Please return no later than **December 16, 2010.**

RE: CASE# **C2010-0001.**

**Environmental Impact** - This area is mostly a low line area where during the high water the run off crosses under CR 48 into an area that the St. Johns Water Management deemed pristine wet lands. The water aquifer could become contaminated by the compost company. St. John's Water Management would not allow the area east of CR 48, straight across the road to be mined for peat due to the pristine wet lands.

**Property Value** - The installation of a compost company will greatly devalue the surrounding property. The east side of CR 48 in Lake County was recently annexed into the City of Leesburg for development.

**Existing Property** - The property that is being considered for a Conditional Use Permit is currently used as a spray field, which has a bad smell and a fly problem. When the spray field was in the process of being permitted, Mr. Shelley, the owner went around to property owners in the area with a container of liquid that was from his current septic sewage plant in Zellwood, FL. He asked property owners to smell the content. This content had a slight lime odor. He stated that there would be no smell and no flies from the content. This has proved to be incorrect. His creditability in this proposed permitting is questionable.

## PLANNING & ENGINEERING RESOURCES, INC.

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Mail To:  
Post Office Box 2019  
Ocala, Florida 34478-2019  
(352) 629-0211

Office Location:  
1515 E. Silver Springs boulevard  
Suite  
Fax (352) 629-9740

November 16, 2010

Mr. Brad Cornelius  
Planning Manager  
Sumter County  
910 North Main Street, Suite 301  
Bushnell, Florida 33513

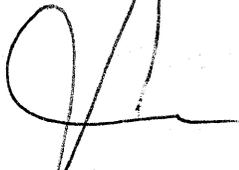
**RE: Conditional Use Permit Review Compost USA Site ( David Shelley's Property)**

Dear Mr. Cornelius,

Enclosed herewith is our response to comments from the City of Leesburg.

If you have any questions, please feel free to call us.

Sincerely yours,



Sheikh M. Hasan, PhD, PE, PLS  
SMH/slk

This is in response to the comments from Mr. Ray Sharp, Environmental Manager , City of Leesburg.

Compost USA has not submitted a permit application for this project to FDEP as they will not entertain such application until Conditional Use Permit has been approved by the Sumter County.

No windrows will be placed closer than 500 feet from the City of Leesburg jurisdiction line.

It is evident that the reviewer is not familiar with our operating procedures. We utilize the Modified Static Aerobic Pile (MSAP) Composting Method. This method is recognized by EPA Region IV as a method modification to existing 503 regulations. The MSAP is a combination of both static pile and windrow composting methods and provides both environmental and economic benefits. The major benefit of this method is the ability to significantly reduce the need for mechanical turning while still maintaining aerobic conditions and excellent pathogen destruction. Less windrow turning equates to less material moisture loss, higher temperatures for longer time periods, less odor production, less particulate discharge, less nitrogen losses through ammonia volatilization, and less overall composting timeframe.

Operating procedures involve thoroughly mixing the incoming biosolids with suitable bulking agents (yard waste, wood waste, horse bedding, etc) on a mixing pad and then transporting the mixture to the windrow location and immediately covering it with a 6" to 12" capping layer of clean yard waste. Therefore, rainwater has very limited exposure potential to direct contact with the biosolids. In addition, no windrow turning occurs until after 30 days of high-temperature composting has been undertaken. A second and final turning is carried out approximately two weeks after the first (around 45 days). The process is assisted by a proprietary "microbiological enzyme catalyst" which reverses the physics of conventional composting, allowing the piles to breakdown from the outside in. The EPA has traditionally viewed Static Aerobic Piles as engineered piles with man-made conveyances providing air (oxygen) movement. The MSAP method has demonstrated to EPA staff and to the compost industry that the use of the organic catalyst working the piles from the outside-in is just as effective in drawing oxygen into the piles as is piping attached to a fan. The microbes within the catalyst multiply and move rapidly, initially populating the outer edges of the windrows. This microbial activity generates temperatures well in excess of temperature profiles required by EPA for Vector Attraction Reduction, Class AA biosolids. The process shows an increase in temperature to a plateau then a gradual decline. Using the catalyst and the MSAP method the rows expected temperature increase is observed, but not the gradual decrease from the plateau. Instead, a steady state temperature is maintained until turning or screening is carried out. Odor production potential is far less than standard compost processing.

The moisture content of the incoming biosolids is about 85%, with the liquid portion being held with polymers. The biosolids is mixed with yard waste or other suitable bulking agents that generally have a moisture content of 20 to 25%. The mixing ratio of bulking agents to biosolids is 3:1. During the composting process the polymers gradually breakdown releasing the moisture. The dry bulking agents have an excellent absorption capacity. Working in tandem with the high temperatures generated within the windrows, which drive off excess moisture as water vapor, leachate or runoff from the piles is generally avoided. The capping layer placed over newly constructed windrows, not only provides a barrier to vectors and prevents odors, but it also protects the windrows from external influences, such as heavy rainfall. The capping layer in effect, creates a barrier similar to a thatched roof. The windrows are laid out on a graded surface and runoff is conveyed to a lined leachate retention pond. Therefore, the liquid collected in the retention pond is mostly rainwater. In most situations, this collected liquid evaporates quite readily and can also be utilized for watering windrows that become too dry. The only concern with the retention pond will be the possibility of overflow during an extreme rainfall situation.

The leachate pond will be designed to contain the runoff from a 25 year 24 hour storm event or approximately 8" rainfall. This pond will have a 1' of free board. In addition, the water level in the pond will be monitored daily by a FDEP approved Class A operator. If the water level in the pond approaches 75% of its design capacity, the leachate will be used for wetting the windrows. The hauling of the leachate to an offsite treatment plant will occur if the level in the leachate pond approaches its design capacity. There will still be a 1' free board as a safety margin.

For wetland protection and preservation, a berm will be constructed around the perimeter of the site to prevent any site drainage from entering the wetlands. All site drainage will be routed into a stormwater retention facility.

Existing wells are not for potable water. Current FDEP regulations restrict any potable wells within 200 feet of a pollution source. These wells, though not potable are well in excess of 200 feet from the Compost Property.

The traffic impact analysis submitted previously included all estimated truck traffic.