



Marion County Planning & Zoning Commission

Date: 10/13/2020

P&Z: 10/26/2020 BCC: 11/17/2020

Item Number 201107SU

Type of Application Special Use Permit

Request

Applicant requests to establish a limited poultry processing facility on A-1 zoned property.

Owner/ Applicant
King Tut Corp.

Agent
Dr. Fawzy Ebrahim

Parcel #/Acreage
01853-000-00/14.75

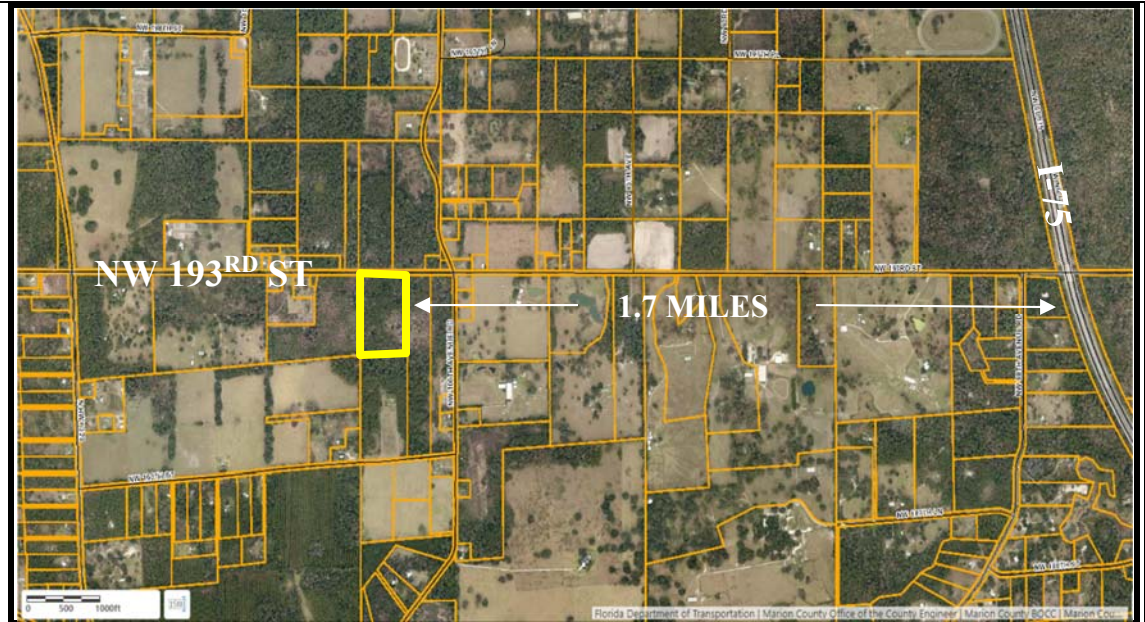
Future Land Use
Rural Land

Existing Zoning
A-1: General
Agriculture

**Staff
Recommendation**
Approval with
Conditions

**P&Z
Recommendation:**
Not Reviewed

Project Planner
Kenneth Odom,
Transportation Planner



Item Summary

Staff is recommending **Approval with Conditions** of the Special Use Permit to allow for the construction and operation of a minor poultry processing/packing facility.

Public Notice

Notice of public hearing was mailed to 9 property owners within 300 feet of the subject property. No written comments have been received in support of or opposed to this zoning change.

Location

The subject parcel is located approximately 1.7 miles west of I-75 on NW 193rd Street, outside of Micanopy, FL.

The following table summarizes adjacent future land use designations, zoning districts and existing uses:

Additional Information

N/A

Comprehensive Plan Amendment:

N/A

Code Case: None**ADJACENT PROPERTY CHARACTERISTICS**

Direction of Adjacency	Future Land Use Designation	Zoning	Existing Use/MCPA Property Class
North	Rural Land	A-1 General Agriculture	(54-59) Timber
South	Rural Land	A-1 General Agriculture	(54-59) Timber
East	Rural Land	A-1 General Agriculture	(54-59) Timber
West	Rural Land	A-1 General Agriculture	(54-59) Timber

Request

King Tut Corp (dba Zeezenia International Market) is an ethnic grocery store, located at 2325 SW 13th St, Gainesville, FL 32608 that offers a wide variety of Turkish, Persian, Middle Eastern, Indian, Russian, Greek, and Kosher groceries. Zeezenia International Market features a meat department that offers fresh chicken, beef, lamb, and goat meat that is raised on Zeezenia Farm in Newberry, Florida. These animals are grass-fed and raised without antibiotics and hormones.

The applicant is requesting to construct a USDA inspected minor poultry processing/packing facility, 3,600 square feet initially, but shall be allowed up to 8,000 square feet under the conditions of this requested Special Use Permit. The intention being to develop the subject parcel in order to expand Zeezenia Farm's poultry farming capacity and establish its own custom poultry slaughter and processing facility that will supply product for retail sale at Zeezenia International Market

King Tut Corp currently contracts with Nettles Sausage, in Lake City, FL, to process all of its farm-raised beef, lamb and goat meat that they raise for retail sale. Currently, King Tut Corp. sells their farm-raised chickens out of our farm in Newberry under a Limited Poultry Certificate from FLDA. Under the Limited Poultry Certificate, they cannot sell these chickens at their Zeezenia International Market location. At the Newberry farm location, all rearing and processing is conducted manually which is time and labor intensive.

The proposed project location will allow for the process to be fully automated using the latest technologies in poultry houses and processing facilities. This will allow for King Tut Corp. to raise and harvest chickens at this location that can be sold at Zeezenia International Market. Additionally, the USDA requirements for a Grade A processing facility must be met, including a separate office for their on-site inspector. The applicant is also seeking a Kosher Certificate which requires additional conditions to be met in raising and processing chickens.

Operations

The property is zoned A-1: General Agriculture, and by right, is allowed to raise chickens on the property. The applicant has stated that the chicken house will initially be approximately 3,500 square feet and between one-thousand and one-thousand and two-hundred chickens (1,000 – 1,200) will be reared for processing per month.

The facility will not be open to the public as it will be only providing processed poultry for Zeezenia International Market. The maximum number of people who will work in this facility will be between 6-7 individuals. Of those individuals, 1-2 of them will work daily to care for the live chickens. 4-5 people will be working in the processing plant 2-3 days a week. This includes the owner, a USDA inspector, and 1-2 helpers.

Consequently, parking space will be limited to seven regular spaces in the front of the facility as well as one handicapped parking spot to meet ADA requirements. If the applicant opts to increase the size of the facilities at a later date, additional parking capacity will be required.

All slaughter and processing of poultry will be conducted indoors during the normal hours of operation of the processing plant which will be from 6:00 AM – 6:00 PM. Automated machinery will be used for processing after manual-slaughtering of the poultry has occurred. In the event that a mechanical failure or other unforeseen circumstance should prevent the completion of processing during the normal hours on a given day, the hours of operations may be extended past 6:00 PM in order to complete the time sensitive processing of poultry that has already been slaughtered.

Solid wastes from processing the poultry will be stored in sealed USDA approved plastic containers. These containers will be kept indoors in an air-conditioned storage area. These waste products will be removed by Griffen Industrial on a weekly basis. Derby Gold Inc. high absorbent wood shavings will be used as bedding in the poultry house. The wood shavings, mixed with poultry waste, will be removed from the premises every three weeks and sold to TNT Nursery in Gainesville, and/or Blue Star Nursery in Hawthorne to be used as fertilizer/compost. Processing liquid wastes will be treated through a DEP approved filtration system where it will be stored in an on-site holding tank for removal.

The USDA Food Safety Inspection Service (FSIS) will on-site weekly during processing and will conduct periodic reviews of the facility in order to ensure that all sanitation regulations are met under the *Code of Federal Regulations (CFR) Title 9 - Animals and Animal Products, Chapter III - Food Safety and Inspection Service, Department of Agriculture, Subchapter E – Regulatory Requirements Under the Federal Meat inspection Act and the Poultry Products Inspection Act*. In addition to the FSIS inspections, the facility will also be subject to all provisions of *FS 500.601 Retail sale of meat; definitions; disclosure, penalties* which addresses custom meat processing regulation in the State of Florida.

Analysis

In reaching its decision, the Board of County Commissioners will find:

a. Granting the proposed Special Use Permit will not adversely affect the public interest.

The subject parcel has historically been an unimproved and heavily wooded lot, as are most other adjacent and surrounding parcels. The applicant only proposes to clear a limited area large enough for the indicated operations. This will allow for natural heavily wooded buffers surrounding the east, west and south sides of the property. The primary entryway to the north side of the property will be fenced, gated and will be buffered by a Legustrum or Viburnum hedgerow. The location of the operations buildings will be sufficiently buffered from all adjacent land uses and any environmental concerns will be mitigated by USDA, Southwest Florida Water Management District and DEP regulations. Granting of the Special Use Permit will not adversely affect the public interest.

b. The proposed Special Use Permit is consistent with the current Comprehensive Plan.

The FLU Map 1: Marion County 2035 Future Land Use Map of the Comprehensive Plan designates this property as Rural Land, consistent with its existing A-1 zoning. Establishment of the proposed poultry processing/packing facility is compatible with the zoning and agricultural land uses of the surrounding area, and is therefore consistent with the Comprehensive Plan.

c. The proposed Special Use Permit is compatible with land uses in the surrounding area.

The surrounding area is exclusively A-1: General Agriculture and is completely rural in nature. There are many working farms in close proximity, to the subject parcel. The proposed facility would be consistent with the historically established agricultural uses in the area.

Utilities

Water will be provided by well. Regular sewer services will be provide by septic. Processing wastewater will be treated through DEP filtration on site and stored for removal. Electrical services will be by provided by Clay Electric Co.

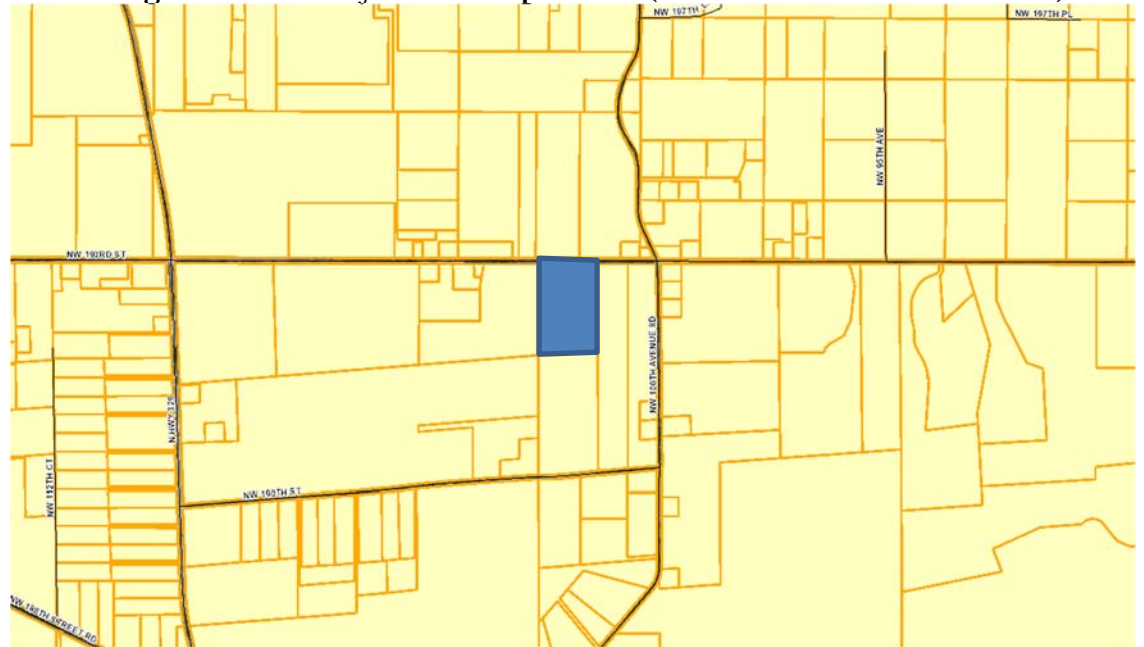
Staff Recommendation: Approval with Conditions

1. The Special Use Permit shall allow the use of the property as a poultry processing facility, referred to in the Marion County Land Development Code as a “meat packing plant.”
2. The site for the meat processing facility shall be developed and operated consistent with the submitted conceptual plan and the conditions set forth herein.
3. The maximum size of the building housing the meat processing facility may not exceed 8,000 square feet as depicted in the conceptual plan.
4. Signage shall be limited to one sign with a maximum size of one-hundred and fifty (150) square feet and a height limitation of fifteen (15) feet.
5. In order to mitigate noise levels, all processing shall be conducted indoors, within the confines of the meat processing/packing facility.

6. If exterior lighting is to be installed, it shall be scaled and located to minimize glare and light diffusion to adjoining properties.
7. Staging facilities for animals in queue shall be designed and operated to minimize off-site odors. All minimum setbacks for poultry rearing buildings in A-1 zoning shall be adhered to.
8. Rendering, or similar processing, of inedible animal by-products on site is prohibited; this shall not prohibit the processing of blood.
9. Solid waste from the harvesting operations shall be stored in disposal containers and regularly removed by a private contractor.
10. The side and rear property lines do not require buffering. The front property line shall be fenced and hedgerow of Viburnum or Ligustrum shall be planted along the fence line. The hedgerow shall be at least three-feet shall within the first year and shall be maintained to adequately provide a visual buffer.
11. No retail sales shall be permitted from this facility.
12. A Traffic Statement shall be required per Marion County Traffic study Guidelines.
13. The driveway apron to NW 193rd Street shall be designed in such a way as to provide safe and durable access suitable for large freight bearing vehicles (Commercial Apron).
14. Any change in the type, or increase in the intensity of use of the processing facility beyond that shown on the conceptual plan or permitted by this Permit is prohibited; however, a new Special Use Permit Application may be submitted for consideration to change the type or increase the intensity.
15. The Special Use Permit shall run with the property.
16. The Special Use Permit shall expire on November 17, 2025; however it may be renewed administratively three times for up to 5 years by a written instrument signed and issued by the Growth Services Director (or position equivalent to the Growth Services Director at that time), unless:
 - There have been unresolved violations of the County Land Development Code, the County Code of Ordinances, and/or the conditions of the Permit,
 - Neighboring property owners within 300' of the subject property have complained to the County Code Enforcement, Zoning, or equivalent/similar Departments/Divisions about the uses of the subject property by this Permit, or
 - The Growth Services Director determines that renewal should be considered directly by the Board of County Commissioners through the Special Use Permit review process (or review process equivalent at that time).

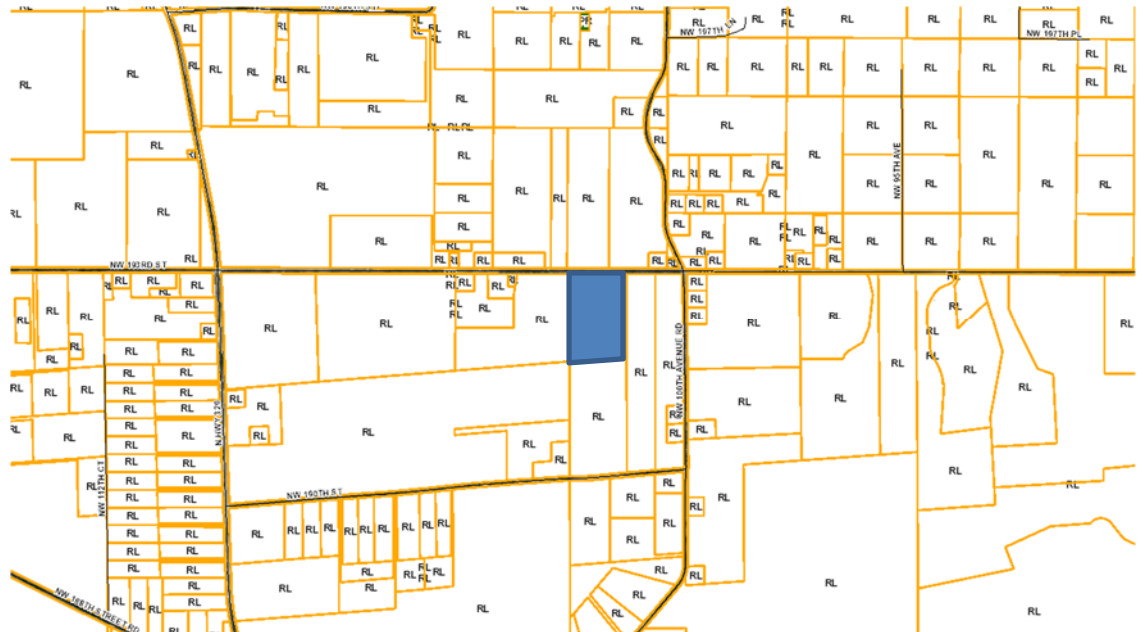
Zoning

A-1 zoning surrounded by other A-1 parcels. (Farmland Preservation Area)

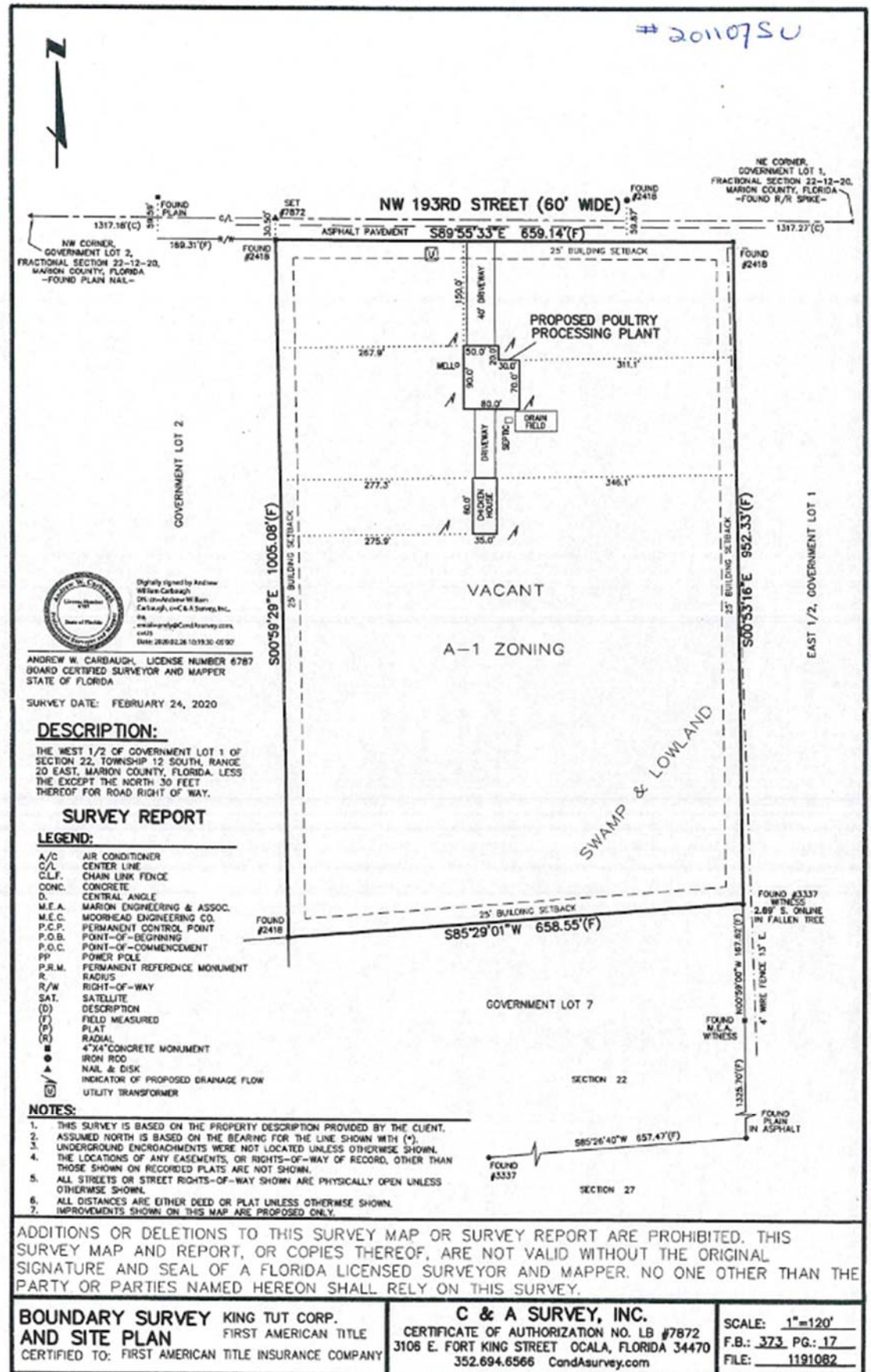


Land Use

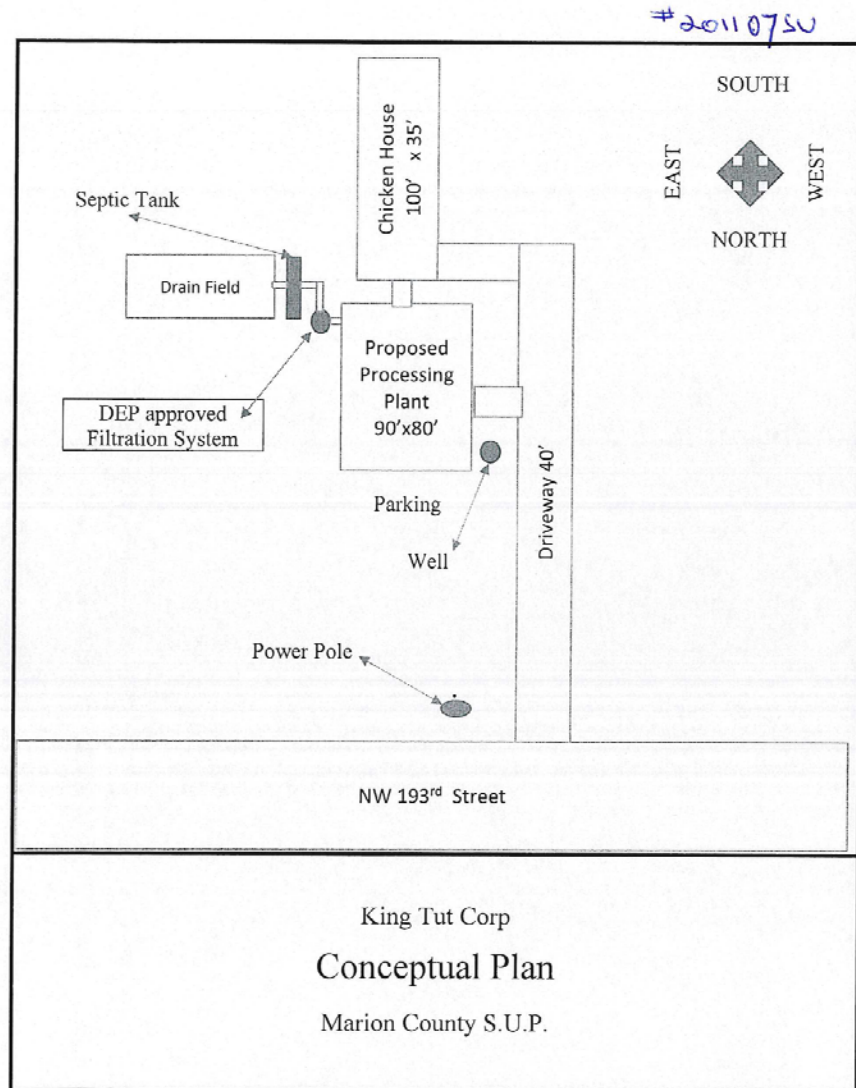
Applicant's parcel is designated as Rural Land. It is surrounded by other Rural Land. (Farmland Preservation Area)



Photos



Survey Report



Conceptual Plan



NW 193rd Street – Facing East



NW 193rd Street – Facing West



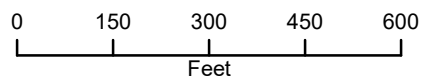
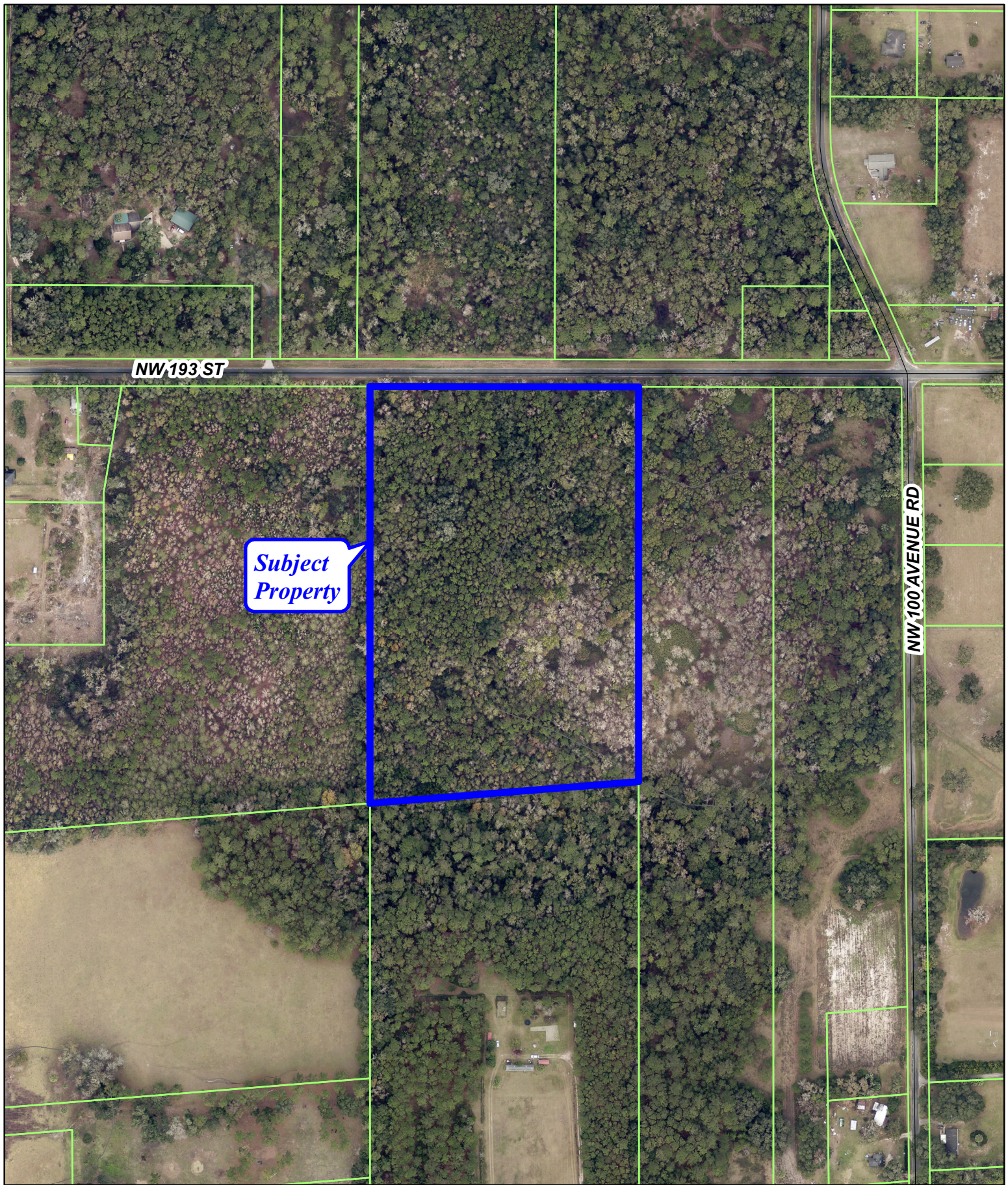
Grubbing & Clearing – West Side of Subject Parcel



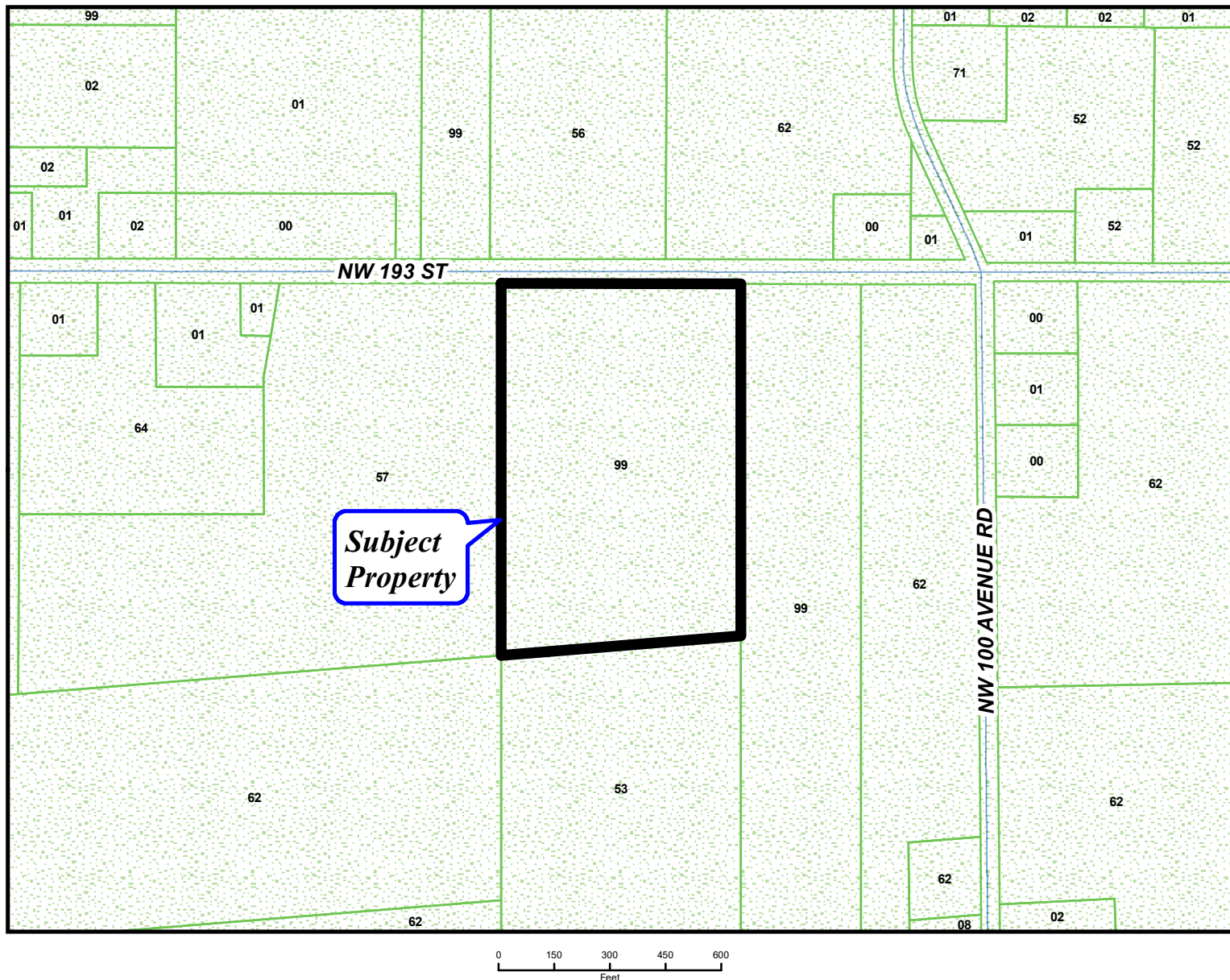
Clearing & Grubbing – East Side of Subject Parcel



Clearing & Grubbing – From NW 193rd Street to South Side of Subject Parcel



Existing Land Use Designation 201107SU



Use per MC Property Appraiser		OWNER: King Tut Corporation, LLC.
01	Single Family Res	
50-69/99	Agricultural	AGENT: Fawzy Ebrahim
00/10/40/70	Vacant	
71	Church	PARCEL(S): 01853-000-00
02	Mobile Home	
06-07/11-39	Commercial	<p>All provided GIS data is to be considered a generalized spatial representation, which is subject to revisions. The feature boundaries are not to be used to establish legal boundaries. For specific visual information, contact the appropriate county department or agency. The information is provided visual representation only and is not intended to be used as legal or official representation of legal boundaries.</p>
41-49	Industrial	
83-98	Public	
82	Recreation	
03-05/08	Multi-Family	
77	Club/Lodge/Union Hall	



Legend

• All Amendments	Rural Land (1 du/10 ac)	Urban Residential (8 - 16 du/ac)	Employment Center (0 - 12 du/ac; FAR 2.0)
★ Policy 1.20	Low Residential (0 - 1 du/ac)	Rural Activity Center (0 - 2 du/ac; FAR 0.35)	Commerce District (N/A; FAR 2.0)
	Medium Residential (1 - 4 du/ac)	Rural Community (0 - 3 du/ac; FAR 0.70)	Public (N/A; FAR 1.0)
	High Residential (4 - 8 du/ac)	Commercial (0 - 6 du/ac; FAR 1.0)	Preservation (N/A; N/A)
	Farmland Preservation Area	Environmentally Sensitive Overlay Zone (ESOU)	Municipality



Marion County
Board of County Commissioners

Growth Services ♦ Planning & Zoning

2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2600
Fax: 352-438-2601

www.marioncountyfl.org

201107 SU
AR#: 25449
PA#: 01853-000-00

SPECIAL USE PERMIT APPLICATION - REGULAR - \$700¹⁰⁰⁰

The undersigned hereby requests a Special Use Permit in accordance with Marion County Land Development Code, Articles 2 and 4, for the purpose of: Small Scale Poultry Processing Facility

Description: (Please attach a copy of the deed and location map.) Parcel Zoning: A1 ✓
Parcel account number(s): 01853-000-00

Property dimensions: 659.1' x 1005.08' Total Acreage: 14.75 ✓

Directions: NW 193rd Street, Micanopy, FL

Each property owner(s) MUST sign this application or provide written authorization naming an applicant or agent to act on his behalf. Please print all information, except for the Owner and Applicant/Agent signature.

King Tut Corp c/o Zaineb K. Ebrahim / Fawzy Ebrahim
Property Owner name (please print) Applicant or agent name (please print)

28143 SW 46 Ave 28143 SW 46 Ave
Mailing Address Mailing Address

Newberry, FL 32669 Newberry, FL 32669
City, State, Zip code City, State, Zip code

954 593 6376 954 593 6376
Phone number (include area code) Phone number (include area code)

Fawzy. ebrahim@gmail.com Fawzy. ebrahim@gmail.com
E-mail address E-mail address

Zaineb Ebrahim Fawzy Ebrahim
Signature Signature

PLEASE NOTE: A representative is strongly encouraged to attend the public hearings when this application will be discussed. If no representative is present, the request may be postponed or denied. Hearing notices will be mailed to the address(es) listed above. All information submitted must be correct and legible to process the Application. Contact Growth Services Planning & Zoning at (352) 438-2675 for more information.

7 2020080086		STAFF/OFFICE USE ONLY	
Project No.: 2020080086	Code Case No.:	Application No.: 25449	
Rcvd by: UB	Rcvd Date: 8/31/20	FLUM: RL	Zoning Map No.: 83
		Rev: 04/20/15	

Sec. 22-12-20

201107 SU

Special Use Permit Application for Small Scale Poultry Processing Facility

King Tut Corp (dba Zeezenia International Market) is an ethnic grocery store, located at 2325 SW 13th St, Gainesville, FL 32608. Zeezenia Market offers a wide variety of Turkish, Persian, Middle Eastern, Indian, Russian, Greek, and Kosher groceries. Zeezenia Market has a meat department that offers fresh chicken, beef, lamb, and goat meat that is raised on Zeezenia Farm in Newberry, Florida. These animals are grass-fed and raised without antibiotics and hormones.

Zeezenia would like to build its own USDA inspected facility to raise and process chickens. The facility will be built on 14.75 acres, parcel **01853-000-00**. This proposed facility will have two separate buildings: Processing building and chicken house. This facility will only be used for Zeezenia Market products. An average of **1000 – 1200** chicken will be raised and processed per month.

The following information is a response to the Planning and Zoning Department questionnaire.

- (1) Access to the facility will be off of NW 193rd Street, Micanopy. There will be a driveway that has a width of 40 feet leading to the proposed facility. In addition to this, there will be a driveway west of the facility that leads to the back. The purpose of this driveway is to provide an access to the chicken house and unload feed to livestock animals. The area where buildings will be constructed is in the flood zone. Consequently, this area will be raised enough to meet FEMA requirements. All setbacks will be maintained.
- (2) This facility will not be open to the public. It will be only serving Zeezenia Market. The maximum number of people who will work in this facility will be between 6-7 individuals. Of those individuals, 1-2 of them will work daily to care for the live chickens. 4-5 people will be working in the processing plant 2-3 days a week. This includes the owner, USDA inspector, and 1-2 helpers. Consequently, parking space will be limited to 7 places in the front of the facility as well as 1 handicapped parking spot to meet ADA requirements. The hours of operation of the processing plant will be from 6:00am – 6:00 pm. In the event of a mechanical failure, precludes the completion of chicken that have already been killed. The hours of operations may be extended past 6:00pm. This parcel is heavily wooded property. The trees on this property will be used

to eliminate noise, if any, to the surrounding properties. All activities in this facility will be indoors. Automated machinery will be used to process the animal after hand-slaughtering the chicken. Solid wastes from processing the poultry will be stored in tight seal USDA approved plastic containers. These containers will be kept indoor in an air-conditioned area. The processing plant and chicken house will be designed and operated to minimize or eliminate odor.

(3)

- a. Waste removal will be through WCA garbage collection. There will be a dumpster with a privacy fence on the east side of the facility. Nothing will be seen from the surrounding properties or from the street. Collection will be done on a weekly basis.
- b. Chickens will be raised from day 1 on premises. Chickens will be raised in-door where certain temperature is required (98 F-105 F) from day 1 to end of week 3. Then, the chicken will have access to feed and water outdoor where they will be exposed to daylight sun. High absorbent wood shavings will be used (provided by Derby Gold in Williston) as bedding throughout the chicken life cycle. Wood shavings mixed with chicken waste will be removed from premise every three weeks and sold to nurseries (TNT Nursery in Gainesville, and Blue Start Nursery in Hawthorne) to be used as fertilizer/composite. Chicken House will be sanitized using approved sanitizer after each removal. Mulberry trees will be planted around the chicken house and screened coop as an additional buffering to eliminate smell (if any).
- c. Griffin Industrial will be responsible for collecting blood and other entrails. Collection will be done on a weekly basis (on Thursdays). Slaughtering will occur on Tuesdays (Kosher) and Wednesdays (Halal) under USDA supervision. Blood and entrails will be collected in plastic sanitized barrels and will be kept in an air-conditioned area until its collection by Griffin Industrial.
- d. If Special Use Permit is granted, the applicant the applicant will obtain any required permits from the Florida Department of Environmental Protection (Jacksonville Office) and Southwest Florida Water Management District

(Brooksville Office) in regard to water consumption and wastewater from the processing plant. If the operation is exempt from permitting because it does not present a possible threat to ground or surface water, the applicant will provide an official letter to the Zoning and Planning department.

- e. Water contaminated with blood from processing the animals will go through a filtration system (approved by DEP) that will be cleaned every 4-6 weeks. The filtration system will have caps that will be closed all the time to eliminate the odor. This filtration system will be installed by a licensed contractor.
- (4) The power company will be Clay Electric. Power pole and any electric work will be installed by a licensed contractor. A new water well will be installed in the property by Hall Pump and Well, Lake City. The processing wastewater will go through a filtration system and fed up to a holding tank. Septic tank will be installed, per code, 50 feet east of the property with drain field to the east of the septic tank.
- (5) The property's current condition is a heavily wooded area. Most trees around the facility will be kept intact to be used as a buffering zone. In addition, based on consultation with UF/IFAS, the applicant will plant mulberry trees around the chicken house as an addition to the buffering zone.
- (6) A business sign will be displayed at the entrance of the property, as per code. It will include owner's contact information. There will be no other signs in the facility. Motion sensor lights will be placed around the facility. The sides of the building will also meet code setbacks.
- (7) All setbacks will be in compliance with local codes and ordinances.
- (8) This property is secluded parcel. This facility will be built in a large parcel of land (14.75 acres). There are no neighbors directly across this property. The property east and south of the facility is vacant land with overgrown trees. The property west of the facility is a heavily wooded parcel. The proposed facility will not have any impact on the

surrounding neighbors. The applicant has discussed the proposed project with several neighbors, and they have no objection. If there are any future concerns from surrounding neighbors, the owner will be able to respond to such concerns.

- (9) Property owner would be willing to meet any special conditions set by the Marion County Planning and Zoning Department and Marion County Board of County Commissioners to get this special use permit.

#20110750

