



Interoffice Memorandum

Received on November 6, 2024
Deadline: November 26, 2024
Publish: December 1, 2024

November 4, 2024

To: Jennifer Lara-Klimetz, Assistant Manager
Comptroller Clerk’s Office

Through: Cheryl Gillespie, Agenda Development Supervisor
Agenda Development

From: Renée H. Parker, LEP, Manager *Renée H. Parker*
Environmental Protection Division
(407) 836-1420

**Staff Person: Arnaldo Mercado, Assistant Manager
Environmental Protection Division
(407) 836-1410**

Subject: Request for Public Hearing on December 17, 2024, at 2:00 p.m., for a Solid Waste Management Facility Permit Application (SW-24-05-001) for Modification of WM Orlando Transfer Station at 4978 LB McLeod Road, Orlando, Florida, Parcel ID No. 07-23-29-8630-00-010; District 6

Applicants: Waste Management Inc. of Florida

Type of Hearing: Solid Waste Management Facility Permit Application

Hearing required by Florida Statute # or Code: Chapter 32, Article V, Solid Waste Management Ordinance

Advertising requirements: Publish once in a newspaper of general circulation in Orange County at least (7) seven days prior to public hearing.

Advertising timeframes: At least (7) seven days prior to public hearing.

Abutters to be notified: None.

Estimated time required For public hearing: 2 minutes

Lake Advisory Board To be notified: None

Request for Public Hearing – Solid Waste Management Facility Permit Application for Modification of WM Orlando Transfer Station (SW-24-05-001)

Municipality or other
Public Agency to be
notified: City of Orlando

Hearing Controversial: No

District #: 6

Materials being submitted as backup for public hearing request:

1. Location Map
2. Site Plan
3. Application Form

Special Instructions to Clerk:

1. Once the Board of County Commissioners makes a decision on the Solid Waste Management Facility Permit Application, please submit the decision letter to Jennifer Thomson with EPD. EPD will issue the decision to the applicant.

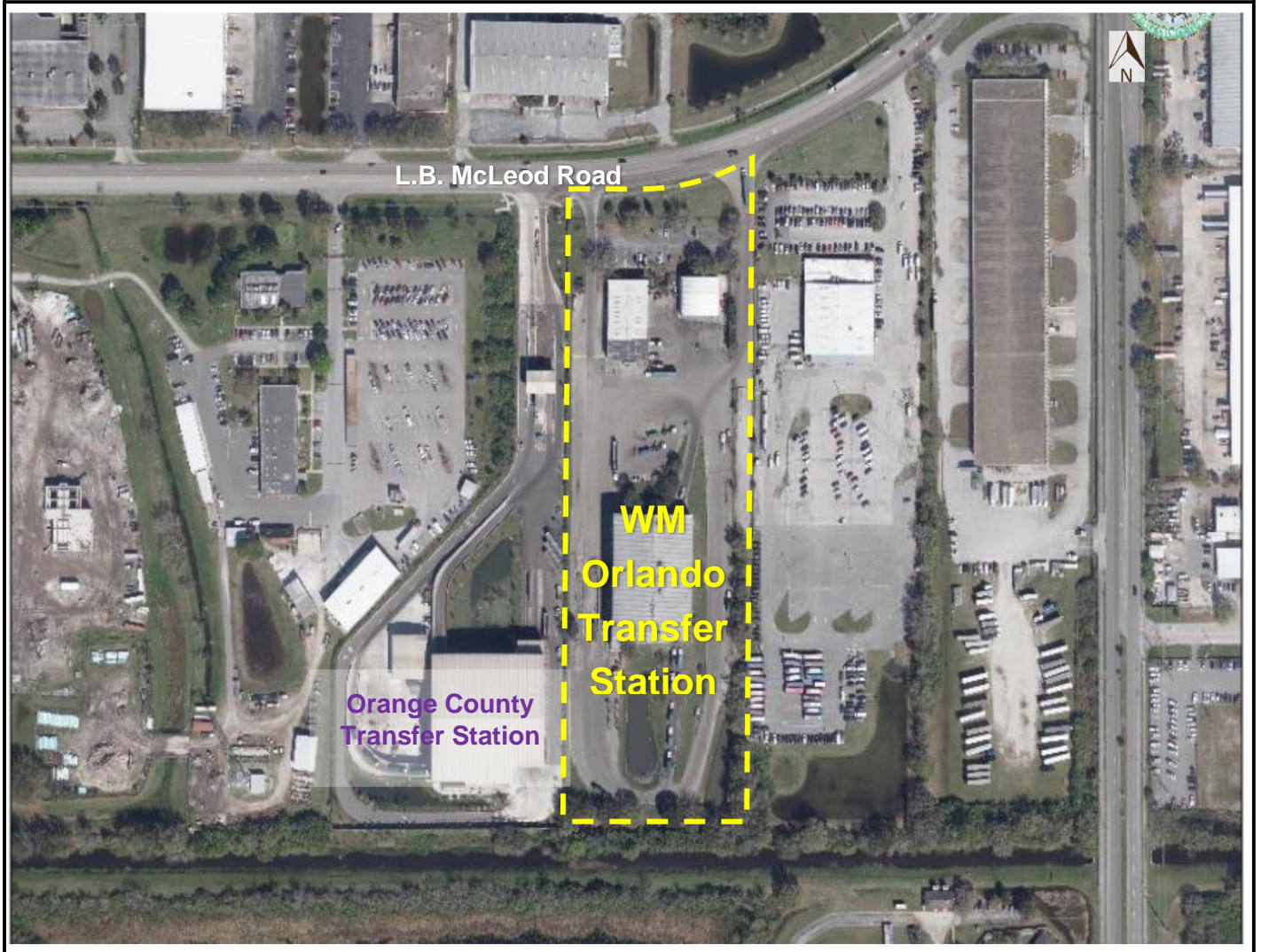
Advertising Language:

1. Applicant, Waste Management Inc. of Florida, is requesting approval of a Solid Waste Management Facility Permit Application (SW-24-05-001) to authorize the modification of an existing Transfer Station at 4978 LB McLeod Road, Orlando, Florida, pursuant to Chapter 32, Article V, Solid Waste Management Ordinance; Parcel ID No. 07-23-29-8630-00-010; District 6 (property legal description on file at EPD).

DB/JET/AM/RHP:ae

Attachments

Attachment 1 – Aerial and Location Map

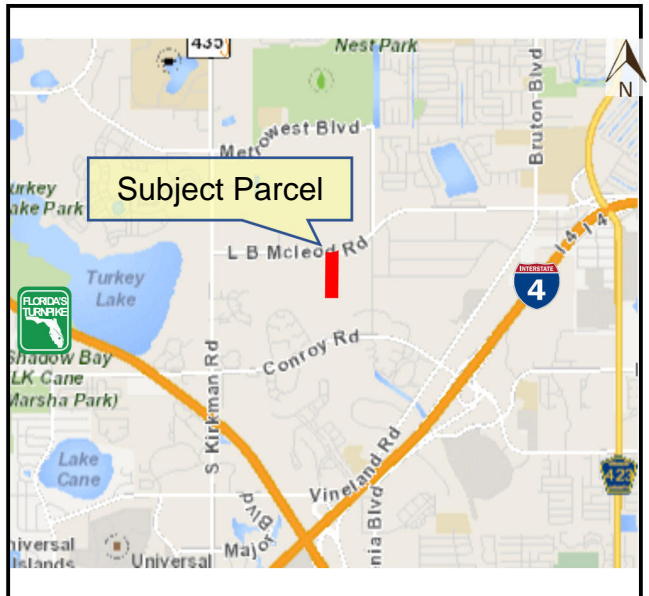


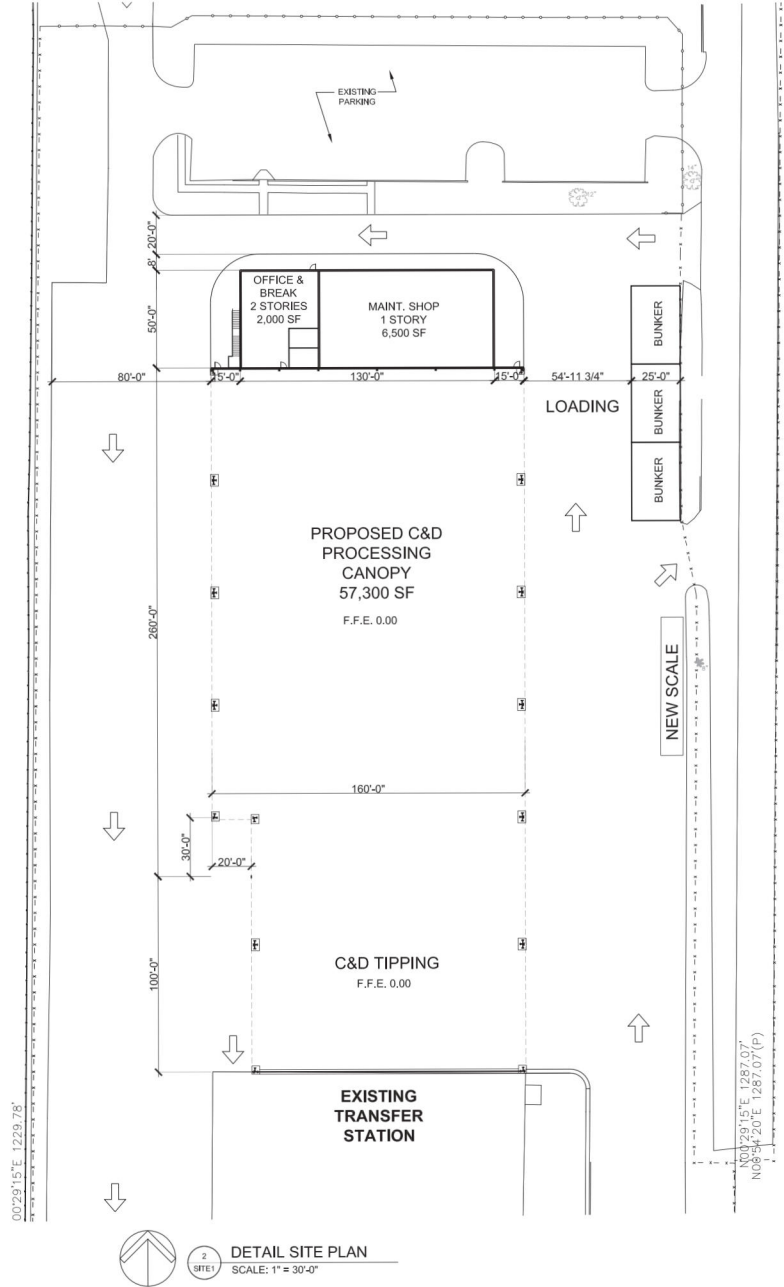
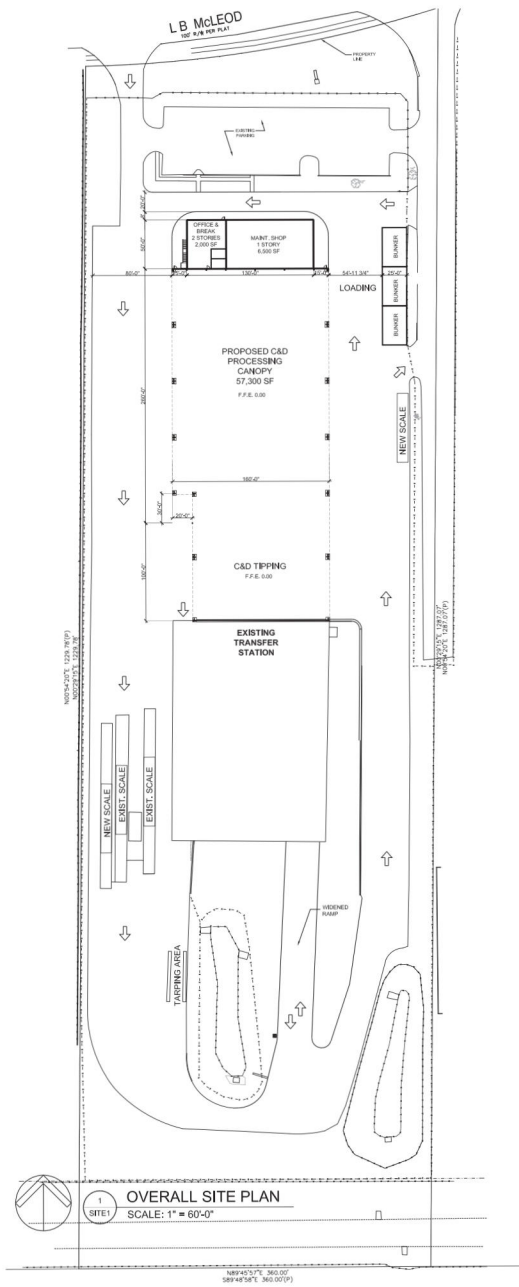
**Solid Waste Management Facility
Permit Modification Application
SW-24-05-001
District 6**

Applicant: **Waste Management Inc. of Florida**

Address: 4978 L.B. McLeod Road
Parcel ID: 07-23-29-8630-00-010

Project Site 
Property Location 





marcos
ibarguen

Digitally signed by
marcos ibarguen
Date: 2024.05.03
15:04:36 -04'00'



CMK Design Studio, Inc.
Planning & Design of the Built Environment
740 4th St., N., #108
St. Petersburg, Florida 33701
Ph: 813.562.6181
FL LIC. NO.: AA000000
marcos@cmkdesignstudio.com



MARCO IBARGUEN
2011.11.17
Creating the Value Linkage Between
Product & Design by Holistic Professional

PROPOSED C&D MRF
WASTE MANAGEMENT INC. OF FLORIDA
4986 LB McLeod Road, Orlando, Florida

NO.	REVISIONS	DATE

JOB NO.
2342

ISSUE DATE:
11/2/2023

DRAWN BY:
MI

SHEET TITLE
SITE SKETCH

SHEET NO.
SITE-1

SCHEMATIC 11/2/2023

Attachment 3 - Application Form

**APPLICATION FORM FOR A
SOLID WASTE MANAGEMENT FACILITY PERMIT
WASTE PROCESSING FACILITY
TRANSFER STATION • MATERIALS RECOVERY FACILITY**

Environmental Protection Division
3165 McCrory Place, Suite 200
Orlando, Florida 32803-3727
407.836.1400 • Fax 407.836.1499
www.ocfl.net



NOTE: THIS FORM DOES NOT SUPERSEDE THE REQUIREMENTS OF ORANGE COUNTY CODE.

A. GENERAL INFORMATION

1. Type of facility (check all that apply):

Transfer Station:

C&D Debris Class III Class I

Other Describe: _____

Materials Recovery Facility:

C&D Recycling Class III MRF Class I MRF

Other Describe: _____

Other Facility That Processes But Does Not Dispose Of Solid Waste On-Site:

Storage, Processing or Disposal for Combustion Facilities (not addressed in another permit)

Other Describe: _____

2. Type of application:

Construction / Operation

Operation without additional construction Closure

3. Classification of application:

New Minor Modification

Renewal Major Modification (substantial deviation)

4. Facility name: WM Orlando Transfer Station

5. Facility ID:

EPD Permit #: SW-22-05-001 Expiration Date: 08/07/2028

FDEP Permit #: 0176908-008-SO-34 Expiration Date: 01/12/2036

6. Facility location (main entrance):

Address: 4978 L.B. McLeod Road, Orlando, FL 32811

Municipality: Orlando Orange County Commission District #: 6

7. Location coordinates:

Parcel IDs: 07-23-29-8630-00-010
Latitude: 28° 30' 09.89" Longitude: 81° 26' 44.26"
Datum: NGVD 29 Coordinate Method: Topographic Survey
Collected by: Steven Blankenship Company/Affiliation: Atlantic Surveying, Inc.

8. Applicant name (operating authority): Waste Management Inc. of Florida

Mailing Address: 1800 N. Military Trail, Suite 201 Boca Raton, FL 33431
Contact person: James Lambros Phone: (954) 648-8626
Title: Vice President E-mail: jlambros@wm.com

9. Authorized agent / Consultant: S2L, Incorporated

Mailing Address: 531 Versailles Drive, Suite 202 Maitland, FL 32751-7301
Contact person: Robert E. Mackey, P.E. Phone: (407) 475-9163
Title: Vice President E-mail: bmackey@s2li.com

10. Landowner (if different than applicant): N/A

Mailing Address: _____
Contact person: _____ Phone: _____
E-mail: _____

11. Cities, towns, and areas to be served (source of waste):

Orange County and surrounding communities.

Private use Public use

12. Estimated costs:

Total Construction: \$ 6,600,000 Closing Costs: \$ 165,042

13. Expected quantity (volume or weight) of waste to be received:

_____ yd³/day -or- 3000 tons/day

14. Provide a brief description of the operations planned for this facility:

Class I waste and Class III waste are accepted, weighed, unloaded, screened for non-complying materials, loaded, and transferred for disposal. C&D debris is also accepted at the facility and processed to recover materials from the waste stream for the purpose of recycling or is processed for disposal. Source-separated recovered materials will be accepted for the purpose of recycling as well.

15. Operational and storage areas:

Total parcel size: 10.33 acres

Existing outdoor area: .01 acres

Proposed outdoor area: 0.3 acres

Existing building: 32,000 sq ft

Proposed building: 56,628 sq ft

16. Haul route (from/to nearest arterial roads or collector highways):

Street segments: Interstate I-4 to John Young Parkway to L.B. McLeod Road

Residential roads: yes / no

Paved access: yes / no

17. Hours of Operation:

Mon - Fri: _____ - _____

Sun: _____ - _____

Sat: _____ - _____

Other: 24 hours per day, 7 days per week

B. ADDITIONAL INFORMATION

Please attach the following reports or documentation as required. References are to Orange County Code (O.C.C.) and Florida Administrative Code (F.A.C.) unless noted otherwise. (Application format see O.C.C. 32-214(d) and Rule 62-701.320(7) F.A.C.)

1. Provide a description of the operation of the facility that shall include (Rule 62-701.710(2)(a), F.A.C.):
 - (a) The types of materials, i.e., wastes, recyclable materials or recovered materials, to be managed or processed;
 - (b) The expected daily average and maximum weights or volumes of materials to be managed or processed;
 - (c) How the materials will be managed or processed;
 - (d) How the materials will flow through the facility including locations of the loading, unloading, sorting, processing and storage areas;
 - (e) The types of equipment that will be used;
 - (f) The maximum time materials will be stored at the facility;
 - (g) The maximum amounts of wastes, recyclable materials, and recovered materials that will be stored at the facility at any one time; and
 - (h) The expected disposition of materials after leaving the facility.
 - (i) *Provide a plan documenting maximum capacity and site plan showing location and maximum dimensions of temporary storage piles. [O.C.C. 32-215(f)(3)]*
2. Attach a site plan, signed and sealed by a professional engineer registered under Chapter 471, F.S., with a scale not greater than 200 feet to the inch, which shows the facility location, total acreage of the site, and any other relevant features such as water bodies or wetlands on or within 200 feet of the site, potable water wells on or within 500 feet of the site (Rule 62-701.710(2)(b), F.A.C.).
 - a) *Provide a plan showing the zoning of site and adjacent properties; [O.C.C. 32-215(a)(5)g.]*
 - b) *Provide a Landscape Buffer Plan that meets the requirements of O.C.C. 32-216(b)(3). [O.C.C. 32-215(a)(5)h.]*
 - c) *Delineate any environmentally sensitive areas such as any conservation areas, the Wekiva Study Area, and areas protected by the Wevika River Protection Area Ordinance or the Econolockhatchee River Protection Ordinance. [O.C.C. 32-215(a)(5)i., 32-216(c)]*
3. Provide a boundary survey and legal description of the property (Rule 62-701.710(2)(c), F.A.C.).
4. Provide a construction plan, including engineering calculations, that describes how the applicant will comply with the design requirements of subsection 62-701.710(3), F.A.C. (Rule 62-701.710(2)(d), F.A.C.).
 - a) *Provide a Litter Control Plan for the facility. [O.C.C. 32-215(a)(15)]*
5. Provide an operation plan that describes how the applicant will comply with subsections 62-701.710(4), F.A.C. and the recordkeeping requirements of subsection 62-701.710(8), F.A.C. (Rule 62-701.710(2)(e), F.A.C.).
 - a) *Access to the site shall be controlled via installation of a security chain link fence. [O.C.C. 32-216 (a)(13)]*
 - b) *Provide a Fire Fighting Agreement that has been approved by the local Fire Rescue service provider. [O.C.C. 32-215(a)(21)]*

6. Provide a closure plan that describes how the applicant will comply with subsections 62-701.710(6), F.A.C. (Rule 62-701.710(2)(f), F.A.C.).
7. Provide a contingency plan that describes how the applicant will comply with subsection 62-701.320(16), F.A.C. (Rule 62-701.710(2)(g), F.A.C.).
8. Unless exempted by subparagraph 62-701.710(1)(d)1., F.A.C., provide the financial assurance documentation required by subsection 62-701.710(7), F.A.C. (Rule 62-701.710(2)(h), F.A.C.).

Note: O.C.C. 32-216 (a)(27) requires financial assurance regardless of first-in first-out waste management. In the cost estimate include funds for up to 180 days of miscellaneous site maintenance (e.g. landscape and site access control).

9. Provide a history and description of any enforcement actions by the applicant described in subsection 62-701.320(3), F.A.C. relating to solid waste management facilities in Florida. (62-701.710(2) F.A.C. and 62-701.320(7)(i), F.A.C.).
10. Provide documentation that the applicant either owns the property or has legal authorization from the property owner to use the site for a waste processing facility (62-701.710(2), F.A.C. and 62-701.320(7)(g), F.A.C.)

Note: O.C.C. 32-215(a)(4) requires, "Proof of ownership of property. At minimum, applicants shall provide an opinion of title based upon a title search."

11. *Provide a description of any ancillary operations. [O.C.C. 32- 215(a)(5)e., 32-216(a)(15)]*
12. *Provide documentation of the stormwater management system design and that the requirements of O.C.C. 32-216(b)(6) will be met.*
 - a) *For existing facilities, provide documentation that at least once every five (5) years maintenance activities shall including the removal of accumulated sediments from ponds, catch basins, and other control structures, and the restoration of control structures to design specifications, has been performed.*

13. *For facilities proposing outdoor storage and/or processing:*
 - a) *The facility accepts only construction and demolition debris and all areas where waste is stored are covered by a ground water monitoring system which meets the requirements of subsection 62-701.730(8), F.A.C. [F.A.C. 62-701.710(1)(d)2.]; or*
 - b) *The facility accepts only Class III wastes, the areas where waste is received is under roof and on an impervious surface, and all areas where waste is stored or processed are covered by a ground water monitoring system which meets the requirements of subsection 62-701.730(8), F.A.C. [F.A.C. 62-701.710(1)(d)3.]*

14. *Provide the proposed fee schedule. [O.C.C. 32- 215(a)(9)]*
15. *Provide a proposal for any additional controls, if applicable within the Wekiva Study Area. [O.C.C. 32-215(f)(4)]*
16. *Provide a description of any Waiver Requests and responses to the criteria used to evaluate such waivers. Identify the Code requirement for which the waiver is sought. [O.C.C. 32- 214(k)]*
17. *Demonstration of Need [O.C.C. 32-215(a)(18)] is not a required submittal, but need for the service may be a factor considered by the Board. [O.C.C. 32-214(j)(3)]*

C. SUBMITTAL LOCATION INDEX IN APPLICATION PACKAGE

(S = Submitted; N/A = Not Applicable ; NSC = No Substantial Change)

Status	Location of submittal	Item	FAC 62-701	O.C.C. 32-	Summary
S	Appendix C	B.1	.710(2)(a)	215(a)(16) 215(a)(19) 215(f)	Description of the operation of the facility
S	Appendix A	B.2	.710(2)(b)	215(a)(5) g.,h.*,i., j.* 215(f)(1)	Site plan; area map; zoning; wetlands; protected areas; setbacks; landscaping buffer
S	Appendix F	B.3	.710(2)(c)	215(a)(3) 215(f)(1)	Boundary survey and legal description
S	Appendix C	B.4	.710(2)(d)	215(a)(5) 215(a)(11) 215(a)(15) 215(a)(19) 215(f)(1)	Tipping, processing, sorting, storage and compaction areas; Litter control; Leachate control; Waste quantification
S	Appendix C	B.5	.710(2)(e)	215(a)(5)j.* 215(a)(19) 215(a)(21)* 215(f)(1)	Operational requirements; Operator and spotter training; Odor control; Fire protection; Access control; Hazardous waste; Record keeping;
S	Appendix C	B.6	.710(2)(f)	215(a)(5)k. 215(f)(1)	Closure plan
S	Appendix C	B.7	.710(2)(g)	215(f)(1)	Contingency plan
S	Appendix G	B.8	.710(7)	215(a)(14)	Financial assurance
S	Appendix E	B.9	.710(2) .320(7)(i)	214(j)(3) 215(f)(1)	Enforcement action history
S	Appendix F	B.10	.320(7)(g)	215(a)(4)	Proof of ownership; Opinion of Title; Authorization
N/A		B.11		215(a)(5)e.* 215(a)(19)	Ancillary operations (if needed)
NSC		B.12		215(a)(5)f.*	Stormwater management
N/A		B.13	.710(1)(d)2	215(a)(8)	Ground water monitoring plan (if needed)
N/A		B.14		215(a)(9)	Fee schedule
N/A		B.15		215(f)(4)	Wekiva Study Area controls
S	Appendix H	B.16	.710(9)	214(k)	Waiver Requests (if needed)
N/A				O.C.C. Sec. 2-354, 2-454;	Specific Project Expenditure Report; Relationship Disclosure Form; Agent Authorization
N/A				Florida Statute 163.3163	Acknowledgement of Contiguous Sustainable Agriculture Land

* These items are often addressed by the local municipality.

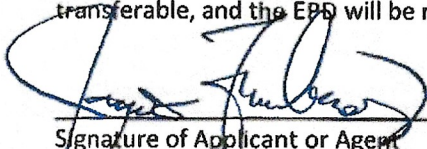
D. CERTIFICATION BY APPLICANT AND ENGINEER

1. Applicant:

The undersigned applicant or authorized representative of

Waste Management Inc. of Florida

is aware that statements made in this form and attached information are an application for a **Solid Waste Management Facility** Permit from the Orange County Environmental Protection Division (EPD) and certifies that the information in this application is true, correct and complete to the best of his/her knowledge and belief. Further, the undersigned agrees to comply with the provisions of Orange County Code, including any provisions of Chapter 403, Florida Statutes, and rules and regulations of the Florida Department of Environmental Protection adopted by reference. It is understood that the Permit is not transferable, and the EPD will be notified prior to the sale or legal transfer of the permitted facility.



 Signature of Applicant or Agent
James Lambros, VP

 Name and Title
jlambros@wm.com

 E-mail address

1800 N. Military Trail, Suite 201

 Mailing Address
Boca Raton, FL 33431

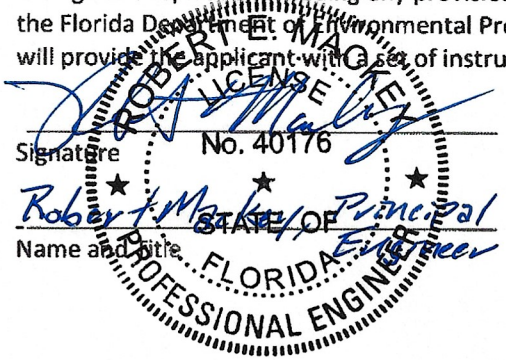
 City, State, Zip Code
(954) 648-8626

 Telephone Number
5/13/2024

 Date

2. Professional Engineer Registered in Florida:

This is to certify that the engineering features of this solid waste management facility have been designed / examined by me and found to conform to engineering principals applicable to such facilities. In my professional judgment, this facility, when properly maintained and operated, will comply with provisions of Orange County Code, including any provisions of Chapter 403, Florida Statutes, and rules and regulations of the Florida Department of Environmental Protection adopted by reference. It is agreed that the undersigned will provide the applicant with a set of instructions for proper maintenance and operation of the facility.



 Signature
 No. 40176
Robert E. Mackey, Principal Engineer

 Name and Title
40176

 Florida Registration Number
 (please affix seal)

531 Versailles Drive, Suite 202

 Mailing Address
Maitland, FL, 32751-7301

 City, State, Zip Code
bmackey@s2li.com

 E-mail address
(407) 475-9163

 Telephone Number
8/28/24

 Date

Attachment 4 - Waiver Requests

REQUEST FOR WAIVERS

Pursuant to the provisions of § 32-214(k), Orange County Code of Ordinances (Code), Waste Management (WM) requests a waiver from the requirements of the following sections of the Code:

- Section 32-216(a)(11)(a) of the Code provides several setbacks for solid waste disposal areas. Among these are 200 feet to a major highway, 150 feet to a property line or public road, and 250 feet to an existing structure that is the subject of a Certificate of Occupancy. WM's Orlando Transfer Station (WMOTS) currently processes waste within 150 feet of its property boundaries to the east and west of the facility. The proposed C&D canopy expansion area does not extend closer to the property boundaries on the east or west side of the facility. Because the facility has already been constructed, satisfying this setback requirement is not feasible. The WMOTS satisfies all other setback requirements of the Code. WM respectfully requests that operations be allowed to continue with the existing setbacks.
- Section 32-216(a)(14) of the Code requires random load inspections to be performed at the site as part of the waste stream quality control plan. The residue generated from the facility is sent to FDEP permitted facilities for disposal. These facilities are subject to at least three (3) random load inspections. Additionally, the WMOTS has space restrictions within the tipping floor area that inhibits the random inspection of loads. The facility is currently operating under a Florida Department of Environmental Protection (FDEP) Waste Processing Facility Permit, which does not require the facility to perform random load inspections. The proposed C&D canopy expansion area will provide additional detection of unauthorized waste since each load is screened for recycling. WM respectfully requests that operations be allowed to continue without performing random load inspections.
- Section 32-216(a)(19) of the Code limits hours of operation for solid waste management facilities. Specifically, the Code states that hours of operation must be set by the board and should be no earlier than 7:00 a.m. and no later than

7:00 p.m., unless properly waived by the board. WMOTS currently processes waste 24 hours per day, seven days per week as there is an existing wavier approval for these hours. WM respectfully requests that operations be allowed to continue within these operating hours.

- Section 32-216(b)(3) of the Code requires that setback areas shall be landscaped to provide a visual buffer from adjacent properties. The landscaping plan has been reviewed by the city and can be found in Appendix I of this application. The facility lies within an industrial zone to the north, east, and west and is located between a transfer station and transportation company. WM has an existing waver approval for this Section of the code and respectfully requests that operations be allowed to continue with the landscaping plan found in Appendix I.
- Section 32-216(b)(6) of the Code requires the design of a stormwater management system. WMOTS has a permitted stormwater collection system serving the existing solid waste processing facility. A copy of the current Environmental Resource Permit was provided in the Application for a Solid Waste Management Facility Permit dated April 16, 2012 and is not being submitted in this application. An updated stormwater management system design for this expansion has been reviewed by the city. The expansion proposed in this permit application will not result in a significant net increase in impervious area on site. WM respectfully requests that a new stormwater management system design be exempt from this application.

(1) Location of Real Property – The WMOTS, located at 4978 L.B. McLeod Road in Orlando, Florida has been an active waste processing facility for approximately 22 years. The industrially zoned property is located within a larger industrially zoned area to the north, east, and west.

(2) Distance From Improvements on Adjoining Property – The Orange County Solid Waste Management Ordinance, Chapter 32 of the Orange County Code of Ordinances, provides several setbacks for solid waste disposal areas. Among these are 200 feet to a major highway, 150 feet to a property line or public road, and 250 feet to an existing

structure that is the subject of a Certificate of Occupancy. The WMOTS processes waste within 150 feet of its property lines to the east and west, however it satisfies all other setback requirements of the Code.

(3) Effect of Waiver on Adjoining Property – The request for waiver addresses the operating hours of the WMOTS. The adjacent properties to the north, east, and west are zoned for industrial use. The properties to the south are zoned for conservation and residential uses. Because the facility has been operating for approximately 22 years with minimal impact on the surrounding properties, WM respectfully submits that continued operations will have a minimal effect on said properties.

(4) Current Physical Conditions – As previously indicated, the WMOTS is an existing waste processing facility. WM respectfully submits that the current physical conditions on the real property whereon the solid waste management facility is located are adequate for continued use of the facility during the requested hours of operation.

(5) Maintaining Public Health, Safety, and Welfare, and Adherence to the Code – WM respectfully submits that approval of this waiver poses no threat to public health, safety, or welfare. WM will continue to operate the WMOTS in compliance with all adopted plans, policies, and ordinances of Orange County.

(6) Special Conditions – Not addressed.

(7) Nullification – The intent and purpose of Chapter 32 of the Orange County Code of Ordinances is to minimize the threat to public health and the environment, and to protect the natural resources of Orange County through establishing standards of solid waste management facility construction, operation, and closure. WM respectfully submits that continuing waste processing operations at the WMOTS during the requested hours of operation will not nullify this intent.

* * * *