

Board of County Commissioners

Public Hearings
Angelo's Aggregate Materials Ltd.

SW-19-06-001

SE-19-07-068

September 22, 2020

(continued from August 11, 2020)



Order of Presentations

- **Solid Waste Management Facility Permit
SW-19-06-001**
 - Solid waste management facility permit to allow construction, operation, and closure of a Materials Recovery Facility / Transfer Station for construction and demolition debris

- **Zoning Special Exception
SE-19-07-068**
 - Special Exception in the IND-2/IND-3 zoning district to allow a construction and debris recycling facility
 - BZA recommendation appealed by Parker’s Landing, LLC



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Environmental Protection Division

**Solid Waste Management Facility
Permit Application**

Angelo's Aggregate Materials Ltd.

September 22, 2020



Solid Waste Management Facility Permit Background

APPLICATION: SW-19-06-001

FACILITY NAME: Angelo's Recycling

APPLICANT: Angelo's Aggregate Materials Ltd.

LOCATION: Southwest corner of the intersection of W. Landstreet Road and Parkers Landing;
500 W. Landstreet Road

SIZE: 44.7 acres; 3 parcels
< 1 acre project area

DISTRICT: 4

REQUEST: Solid waste management facility permit to allow construction, operation, and closure of a Materials Recovery Facility / Transfer Station for construction and demolition debris

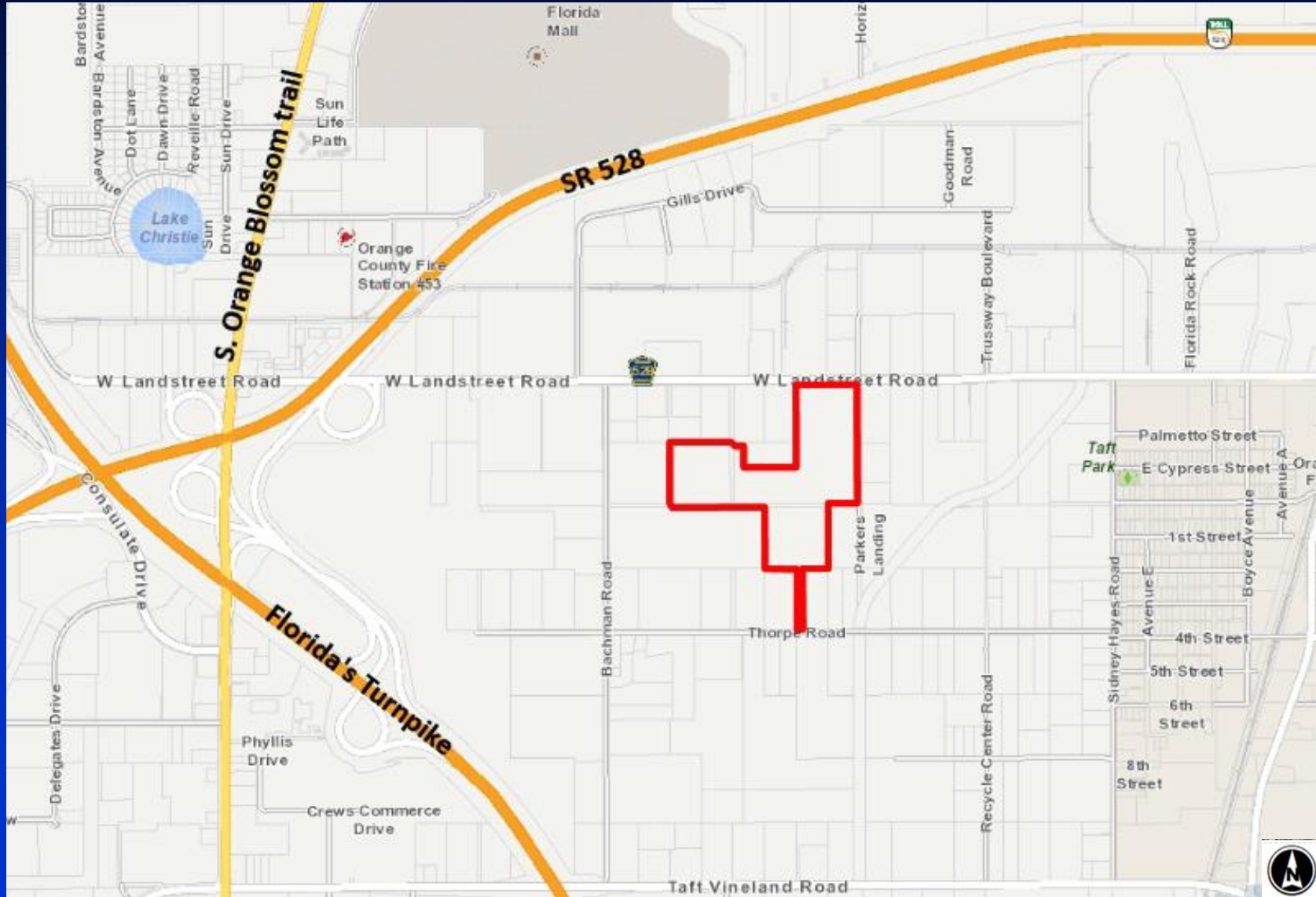


Solid Waste Management Facility Permit Background

- **Previously approved concrete crushing facility at the site**
- **Proposed Materials Recovery Facility / Transfer Station**
 - Construction and demolition (C&D) debris waste
 - 200 ft. x 100 ft. area outdoors
 - No burial of waste onsite

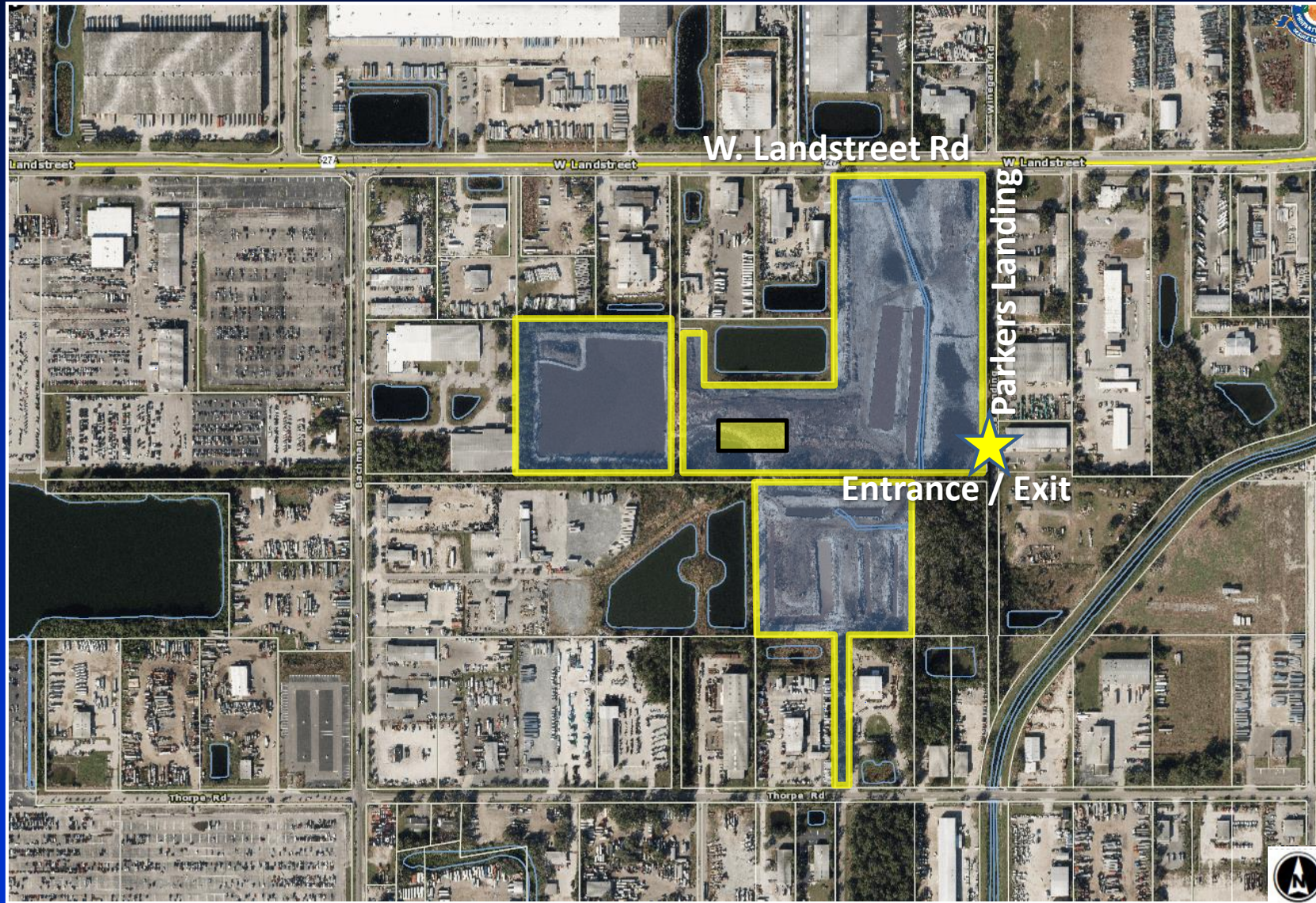


Solid Waste Management Facility Permit Location Map



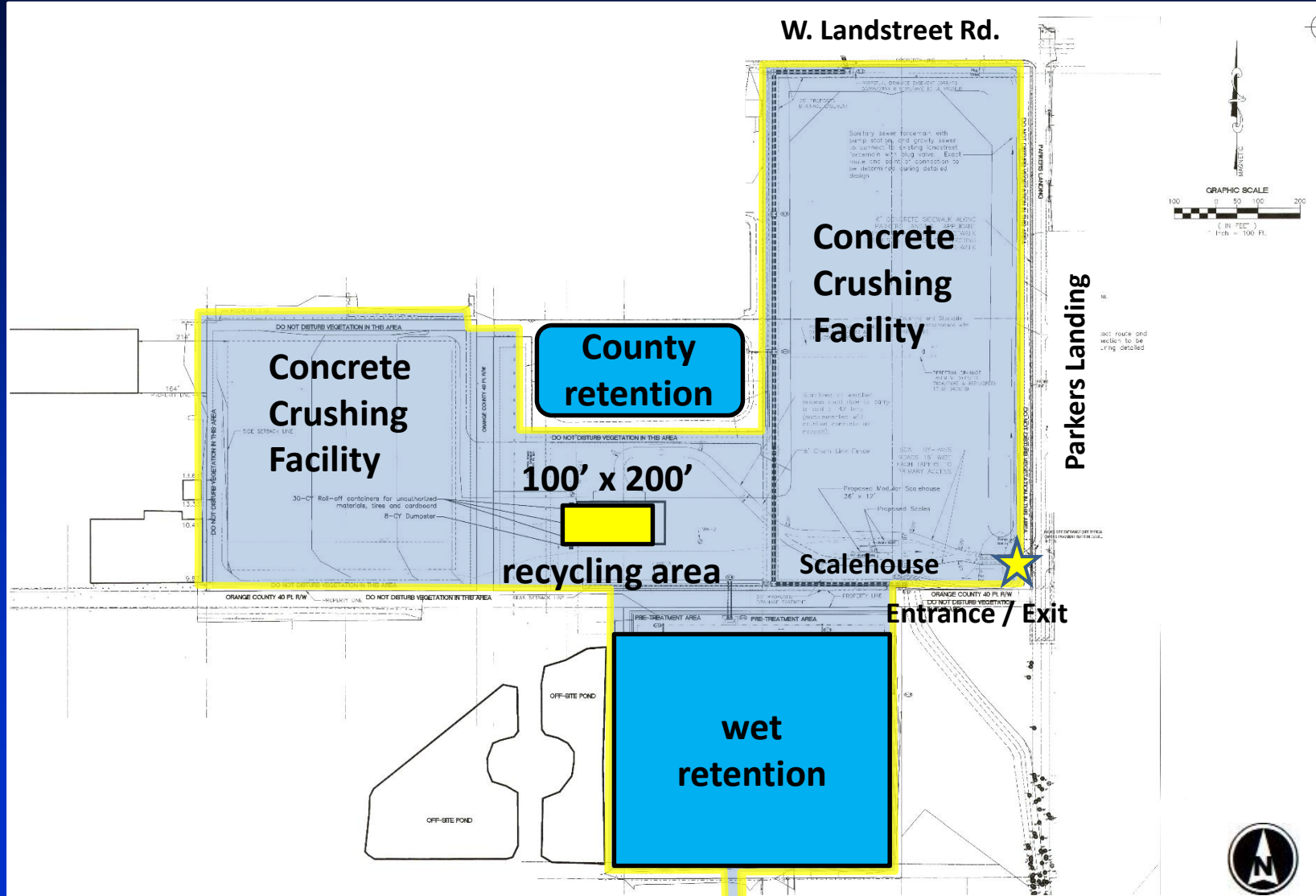


Solid Waste Management Facility Permit Aerial Map



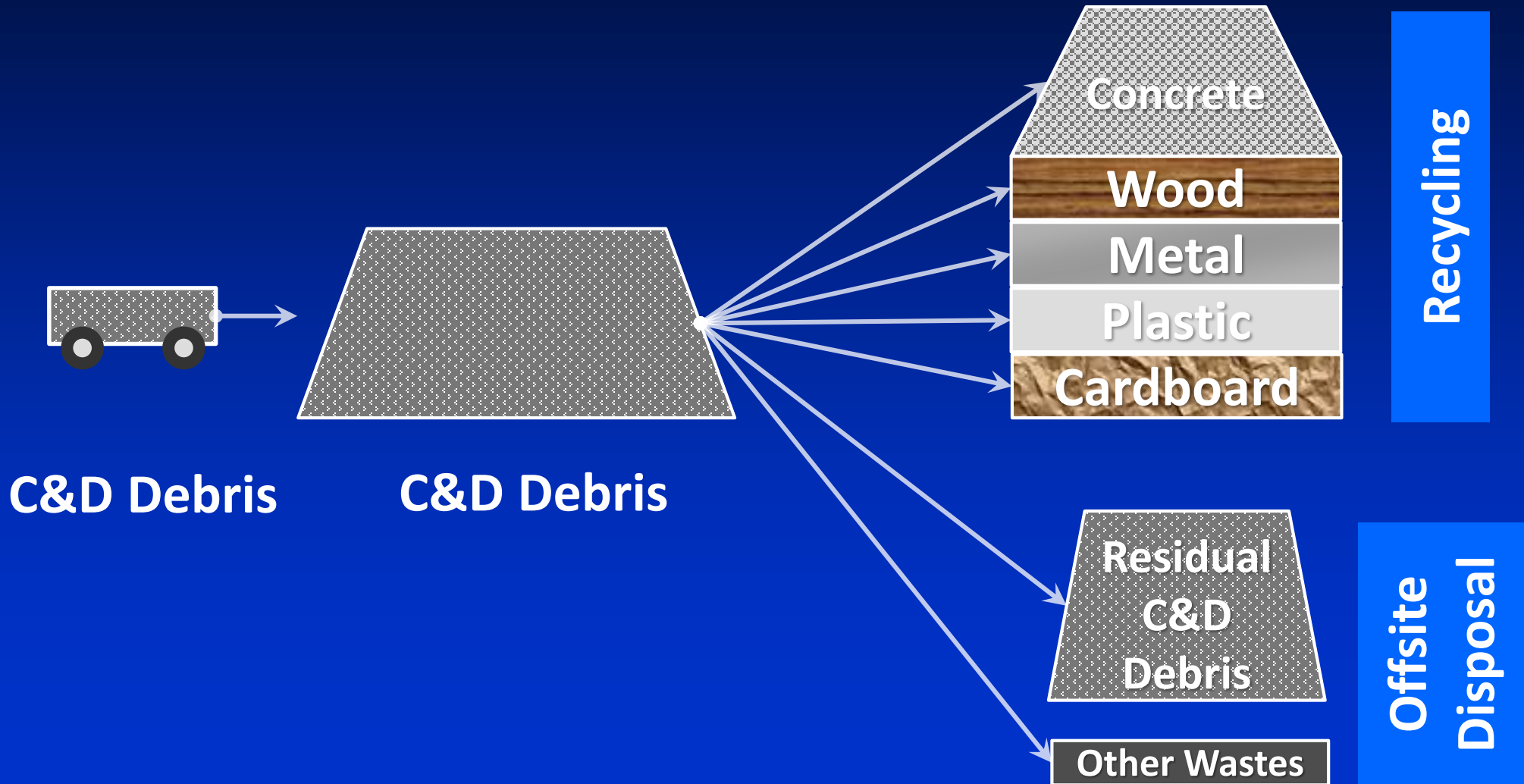


Solid Waste Management Facility Permit Proposed Site Plan





Solid Waste Management Facility Permit Background





Solid Waste Management Facility Permit Existing Conditions

Looking South on Parkers Landing



Nov 2019



Solid Waste Management Facility Permit Existing Conditions

Looking West Near Future Entrance/Exit



Jul 2020



Solid Waste Management Facility Permit Existing Conditions

Near Recycling Area Looking Southwest



Nov 2019



Solid Waste Management Facility Permit Existing Conditions

Looking South to Stormwater Pond



Jul 2020



Solid Waste Management Facility Permit Existing Conditions

Looking West-Southwest to Stormwater Pond





Solid Waste Management Facility Permit Existing Conditions

Looking North on Parkers Landing



Nov 2019



Solid Waste Management Facility Permit Existing Conditions

Looking West Along W. Landstreet Rd From Parkers Landing





Solid Waste Management Facility Permit Existing Conditions

Looking South Across W. Landstreet Rd



Jul 2020



Staff Findings and Analysis

▪ Pursuant to Orange County Code, Chapter 32, Article V, EPD staff has evaluated the permit application and required documentation therein

- Siting restrictions
- General prohibitions
- Site layout and setbacks
- Haul routes
- **Traffic analysis**
- Operations plan
 - Waste quality control
 - **Dust control**
- Site access control
- Stormwater management
- Record keeping & reporting
- Fire and emergency preparedness
- Closure plan
- Financial assurance
- Waiver requests



Solid Waste Management Facility Permit Staff Findings and Analysis

▪ Traffic Analysis

- Ensure safety of all road users and that existing roadway operations are not adversely effected
- Initially submitted October 2019, last revision dated April 2020
- Add right turn lane from eastbound on W. Landstreet Rd south onto Parkers Landing
- Add left / through lane from northbound on Parkers Landing at W. Landstreet Rd





Solid Waste Management Facility Permit Staff Findings and Analysis

▪ Dust control

–C&D Recycling and Transfer

- Central location and pile height limit for C&D debris
- Dirt entrainment/tracking control at exit
- General performance standards

–Previously approved concrete crushing

- Air general permit for crusher
- General performance standards



Solid Waste Management Facility Permit Waiver Requests

Code requirements

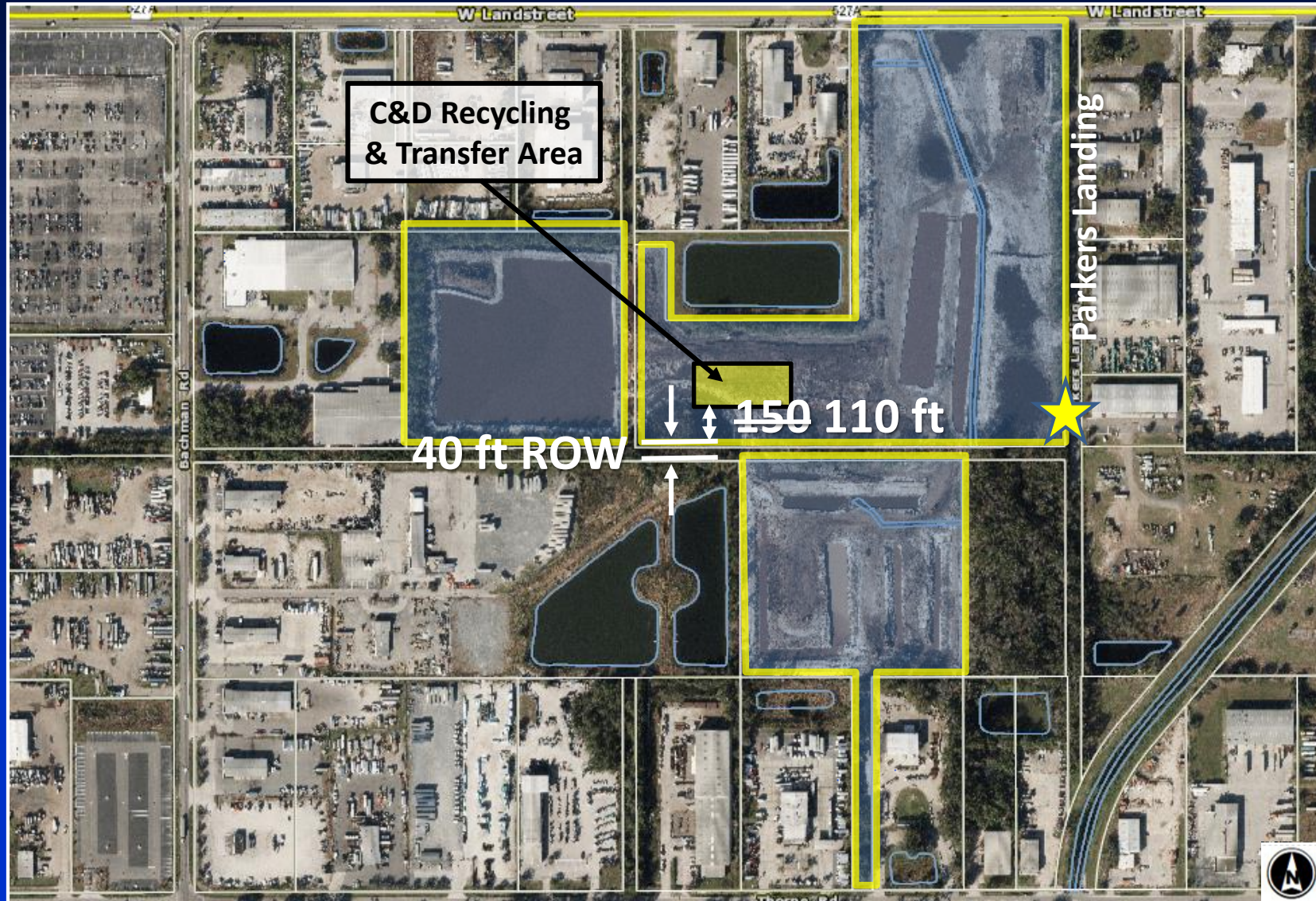
- Landscaping per Chapter 24
- Setback 150 feet from property boundary
- Stormwater treatment using primarily dry pond

Waiver requests

- Existing perimeter natural vegetation, where preserved
- Setback 110 feet from southern boundary
- Existing stormwater system design using primarily wet pond



Solid Waste Management Facility Permit Waiver Requests





Solid Waste Management Facility Permit Waiver Requests

▪ Waiver Request Criteria per Sec. 32-214(k)

1. Location of real property;
2. Distance from improvements on adjoining real property;
3. Effect of the proposed waiver on adjoining property;
4. Current physical conditions on the real property;
5. Would it be contrary to the public health, safety and welfare and/or adopted plans, policies or ordinances of the county;
6. Any special conditions applicable to the real property; and
7. Whether the waiver would diminish the level of environmental protection provided by this article or would otherwise nullify the intent and the purpose of this article.



Solid Waste Management Facility Permit Staff Recommendation

- **Approval for Five Years of Solid Waste Management Facility – Materials Recovery Facility and Transfer Station - Permit Application (SW-19-06-001), submitted by Angelo's Aggregate Materials Ltd., for the facility known as Angelo's Recycling, subject to the three waivers and conditions listed in the staff report.**

District 4



Solid Waste Management Facility Permit Staff Recommendation

- 12. The following road improvements shall be designed and permitted prior to issuance of any permits for the Construction and Debris Recycling project. Construction of these improvements shall be completed prior to issuance of a Certificate of Completion for the C&D Recycling center.**
- a. The applicant shall provide a right turn lane for eastbound traffic at the intersection of West Landstreet Rd and Parkers Landing. The right turn lane shall provide 290 feet of deceleration plus storage length, shall include the conveyance of any right-of-way that may be required to accommodate a 12 foot wide turn lane at the location mentioned above, and shall follow Florida Department of Transportation (FDOT) standards for design and construction.**
 - b. The applicant shall provide a dedicated northbound left/through lane on Parkers Landing. An additional 12 feet of pavement along the eastern property boundary that shall extend 150 feet south of West Landstreet Rd shall be provided for this northbound left/through lane by the applicant, shall include the conveyance of any right-of-way that may be required to accommodate 12 foot wide turn lanes at the locations mentioned above, and shall follow Florida Department of Transportation (FDOT) standards for design and construction. This shall allow for a new lane configuration on Parkers Landing that shall include a southbound lane, a northbound left/through lane and a dedicated right turn lane.**



Solid Waste Management Facility Permit Staff Recommendation

- 13. The pile height for C&D debris (not including concrete) shall not exceed 20 ft.**
- 14. A tracking control device, designed to minimize the tracking of materials onto the adjacent right-of-way of Parkers Landing, and subject to Public Works approval, shall be installed prior to commencing operations.**
- 15. The applicant shall suppress dust along the interior driveway between the entrance and C&D debris tipping area through the use of paving, a stationary water spray system, and/or other method(s) subject to EPD approval.**



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- **Zoning Special Exception
SE-19-07-068**
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 - BZA recommendation appealed by Parker’s Landing, LLC

Orange County Zoning Division

SE-19-07-068

Angelo's Recycling

Applicant: Angelo's Recycling

Appellant: Parker's Landing, LLC.

September 22, 2020

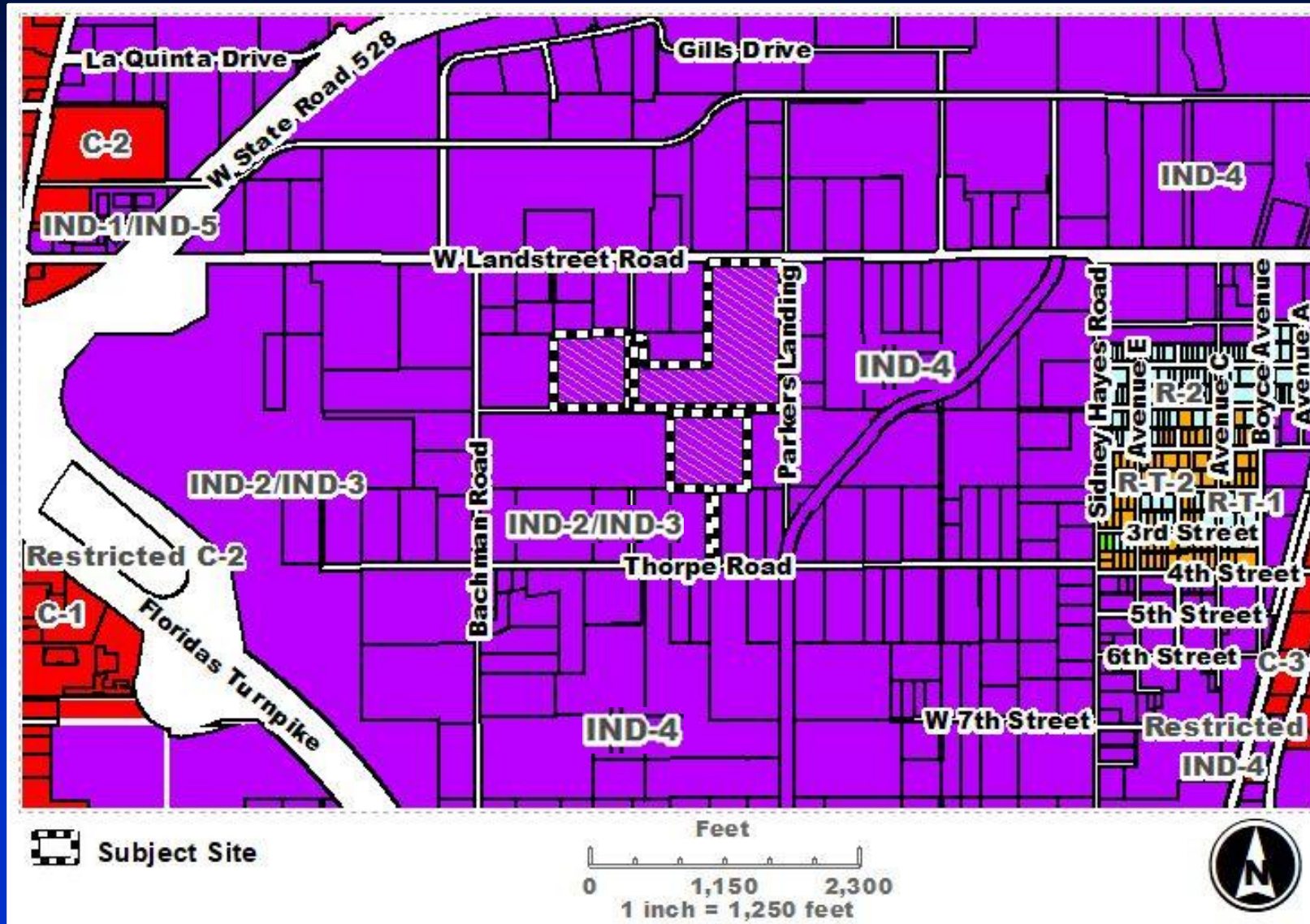


Background

APPLICANT:	ANGELO'S RECYCLING
CASE:	SE-19-06-068
ZONING:	IND-2/ IND-3 (Industrial District)
FUTURE LAND USE:	IND (Industrial)
ADDRESS:	500 W. Landstreet Rd., Orlando, FL 32824
LOCATION:	Southwest corner of W. Landstreet Rd. and Parkers Landing, east of Bachman Rd.
TRACT SIZE:	44.71 acres
DISTRICT:	4
REQUEST	Special Exception in the IND-2/IND-3 zoning district to allow a construction and debris recycling facility.

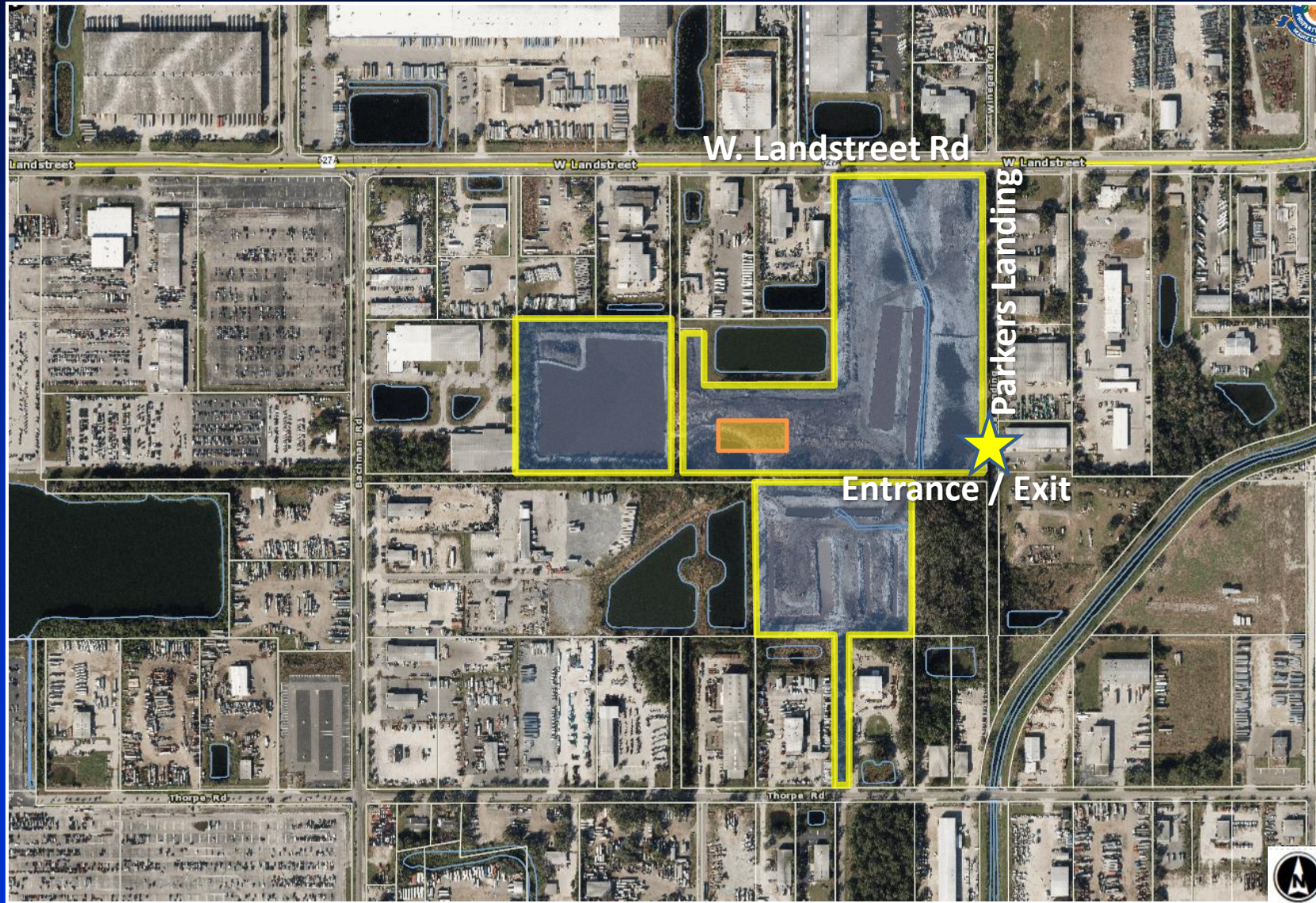


Zoning Special Exception Zoning Map





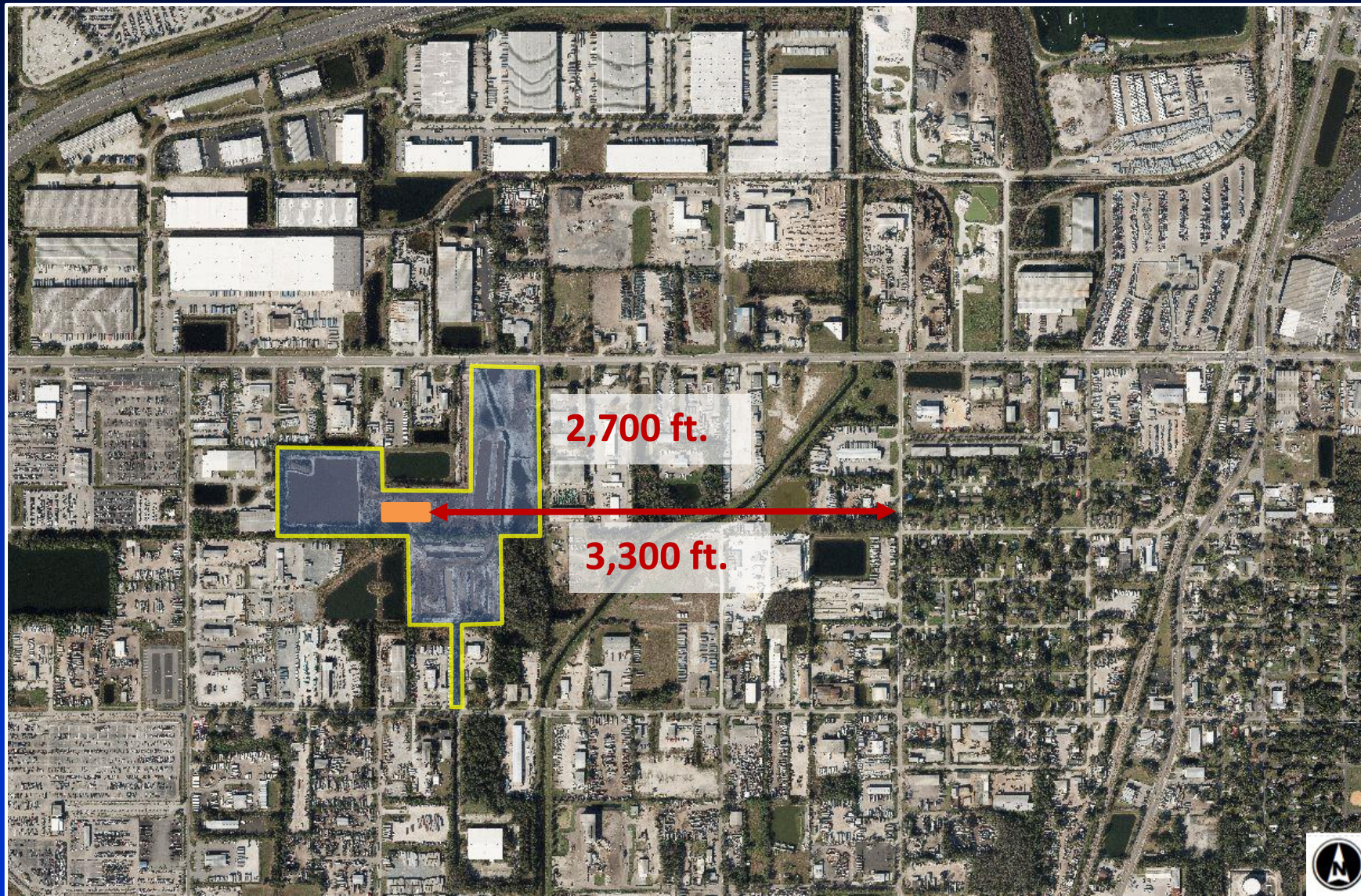
Zoning Special Exception Aerial Map





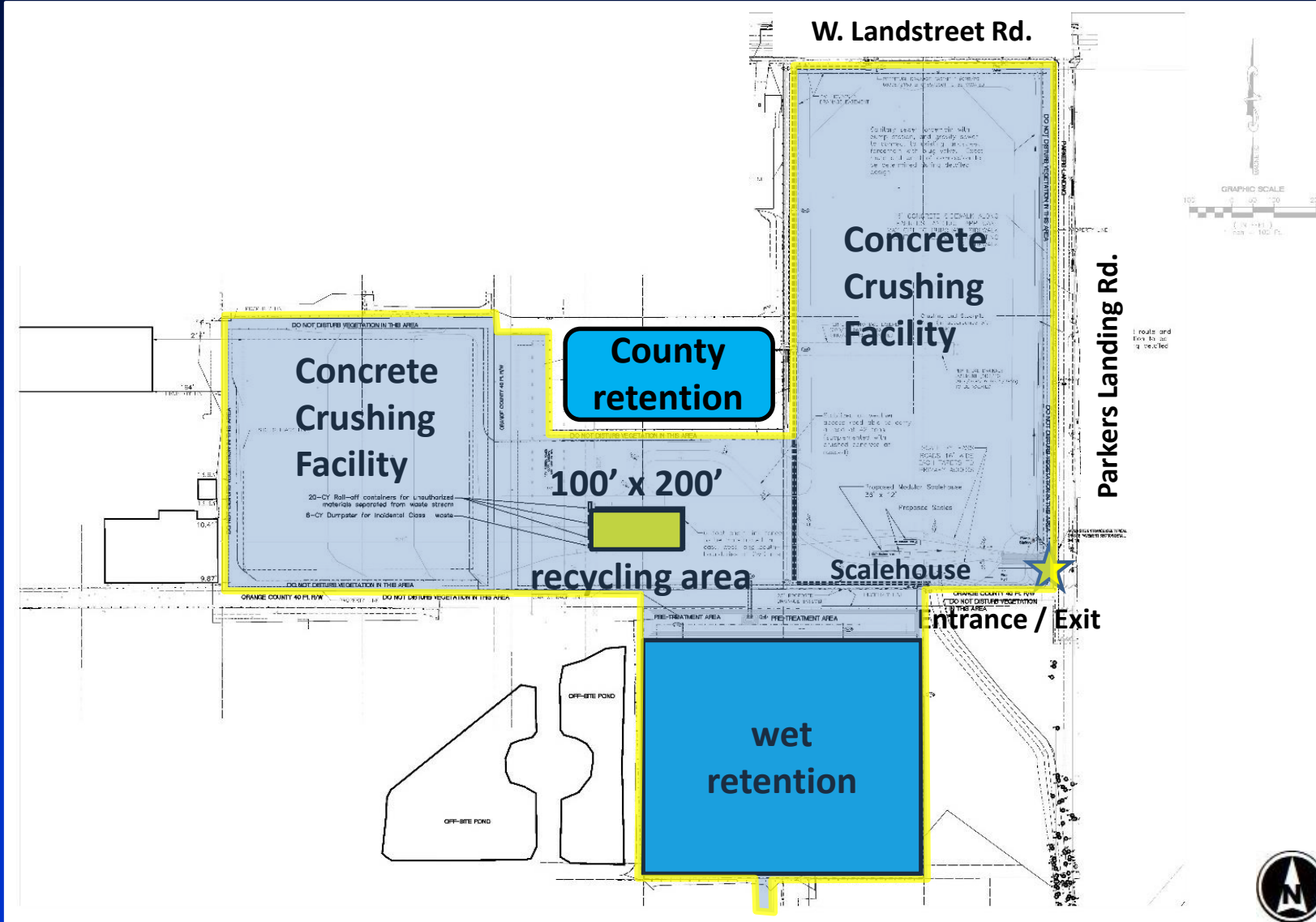
Zoning Special Exception

Aerial Map – closest residential





Zoning Special Exception Site Plan





Zoning Special Exception Existing Conditions

Looking south along Parkers Landing from entrance to concrete crushing facility





Zoning Special Exception Existing Conditions

Facing east from subject site across Parkers Landing





Zoning Special Exception

Existing Conditions

Facing west, proposed entrance to subject site from Parkers Landing





Staff Findings and Analysis

- **Site is adjacent to developed and scattered vacant industrial properties with Industrial zoning and FLU designations.**
- **The closest residence is located approximately 2,700 feet to the east of the site and 3,300 feet to the east of the proposed recycling facility use area.**
- **Concrete crushing facility obtained a site work permit in 2017, as it is allowed by right in this zoning district.**
- **The proposed recycling facility area will occupy approximately 100 ft. by 200 ft. in the south central site portion of property.**
- **The Construction & Debris recycling operation primarily processes cardboard, concrete, metal, and wood. It is not proposed to process organic materials, such as yard waste.**



Staff Findings and Analysis

- **June 25, 2019 - Community Meeting held at Sally Ride Elementary School.**
 - **Approximately 6 residents were in attendance.**
 - **Concerns regarding the project focused on the concrete crushing operation, which is permitted by-right in the IND-2/IND-3 zoning district.**
 - **Some discussion about the recycling operation.**
- **June 26, 2019 the DRC recommended approval subject to 16 conditions, and deemed it compatible with the surrounding land uses, which is required by Chapter 32 prior to being heard by the BZA.**



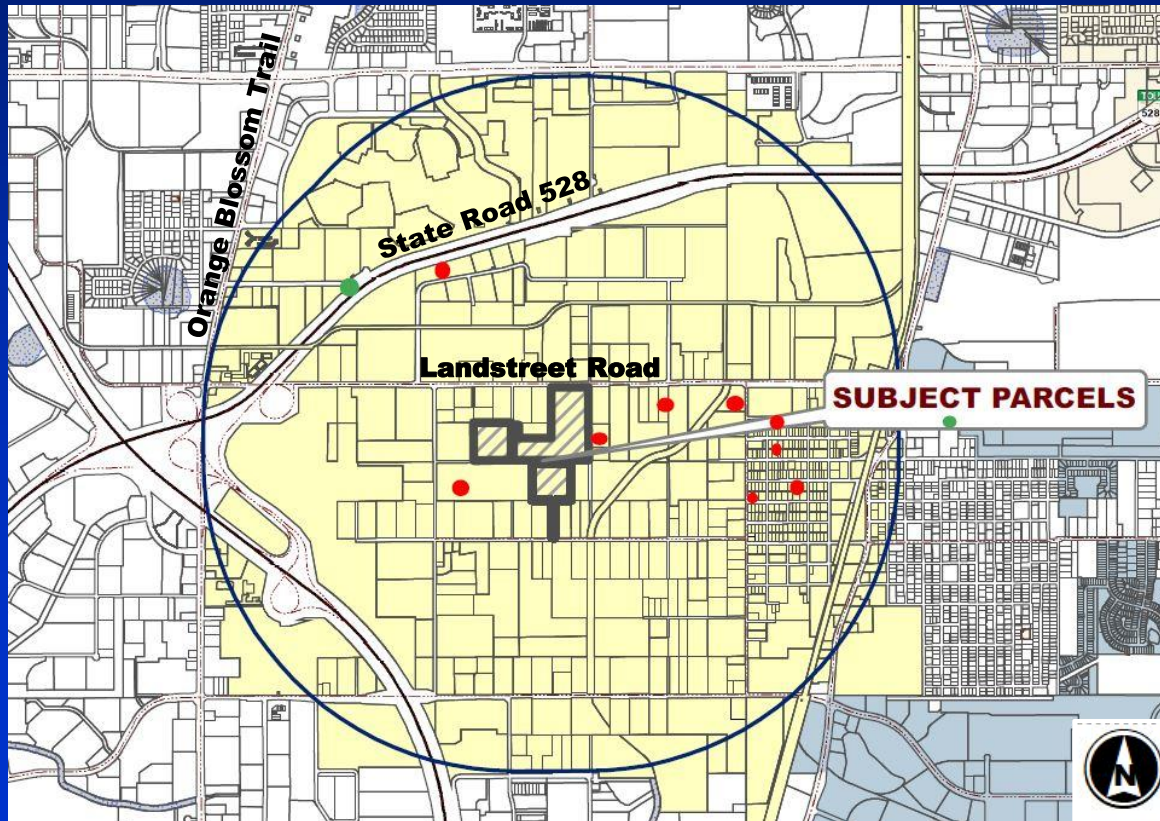
Staff Findings and Analysis

- Staff recommended approval of the special exception, subject to eight (8) conditions, as it was found to be consistent with the Comprehensive Plan, similar and compatible with the development pattern of the surrounding area, and it would not be a detrimental intrusion into the surrounding area.



Zoning Special Exception Public Notices

- Mailed 874 notices to property owners within 1 mile radius of the property:
 - Staff received 2 letters in support of the request.
 - Staff received 11 letters in opposition to the request (3 are not plotted on this map).





Zoning Special Exception

Special Exception Criteria – Section 38-78, Orange County Code

- 1. The use shall be consistent with the Comprehensive Plan.**
- 2. The use shall be similar and compatible with the surrounding area and shall be consistent with the pattern of surrounding development.**
- 3. The use shall not act as a detrimental intrusion into a surrounding area.**
- 4. The use shall meet the performance standards of the district in which the use is permitted.**
- 5. The use shall be similar in noise, vibration, dust, odor, glare, heat producing and other characteristics that are associated with the majority of uses currently permitted in the zoning district.**
- 6. Landscape buffer yards shall be in accordance with Section 24-5, Orange County Code. Buffer yard types shall track the district in which the use is permitted.**



Zoning Special Exception

BZA Findings

- The BZA recommended approval of the special exception with a 4-1 vote subject to eight (8) conditions.



Conditions of Approval

- 1. Development in accordance with the site plan and elevations, dated December 11, 2019, and all other applicable regulations. Any deviations, changes, or modifications to the plan are subject to the Zoning Manager's approval. The Zoning Manager may require the changes be reviewed by the Board of Zoning Adjustment (BZA) for administrative approval or to determine if the applicant's changes require another BZA public hearing.**
- 2. Pursuant to Section 125.022, Florida Statutes, issuance of this development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. Pursuant to Section 125.022, the applicant shall obtain all other applicable state or federal permits before commencement of development.**



Conditions of Approval

- 3. Any deviation from a Code standard not specifically identified and reviewed/addressed by the Board of Zoning Adjustment shall be resubmitted for the Board's review or the plans revised to comply with the standard.**
- 4. The applicant shall design and install a dedicated eastbound right turn/deceleration lane at the intersection of W. Landstreet Rd. and Parkers Landing. The right turn lane shall be 12 feet wide and shall meet the most current FDOT Standard Manual requirements. This improvement shall be designed and permitted prior to issuance of any permits for the Construction and Debris Recycling project. Construction of this improvement shall be completed prior to issuance of a Certificate of Completion for the C&D Recycling center.**

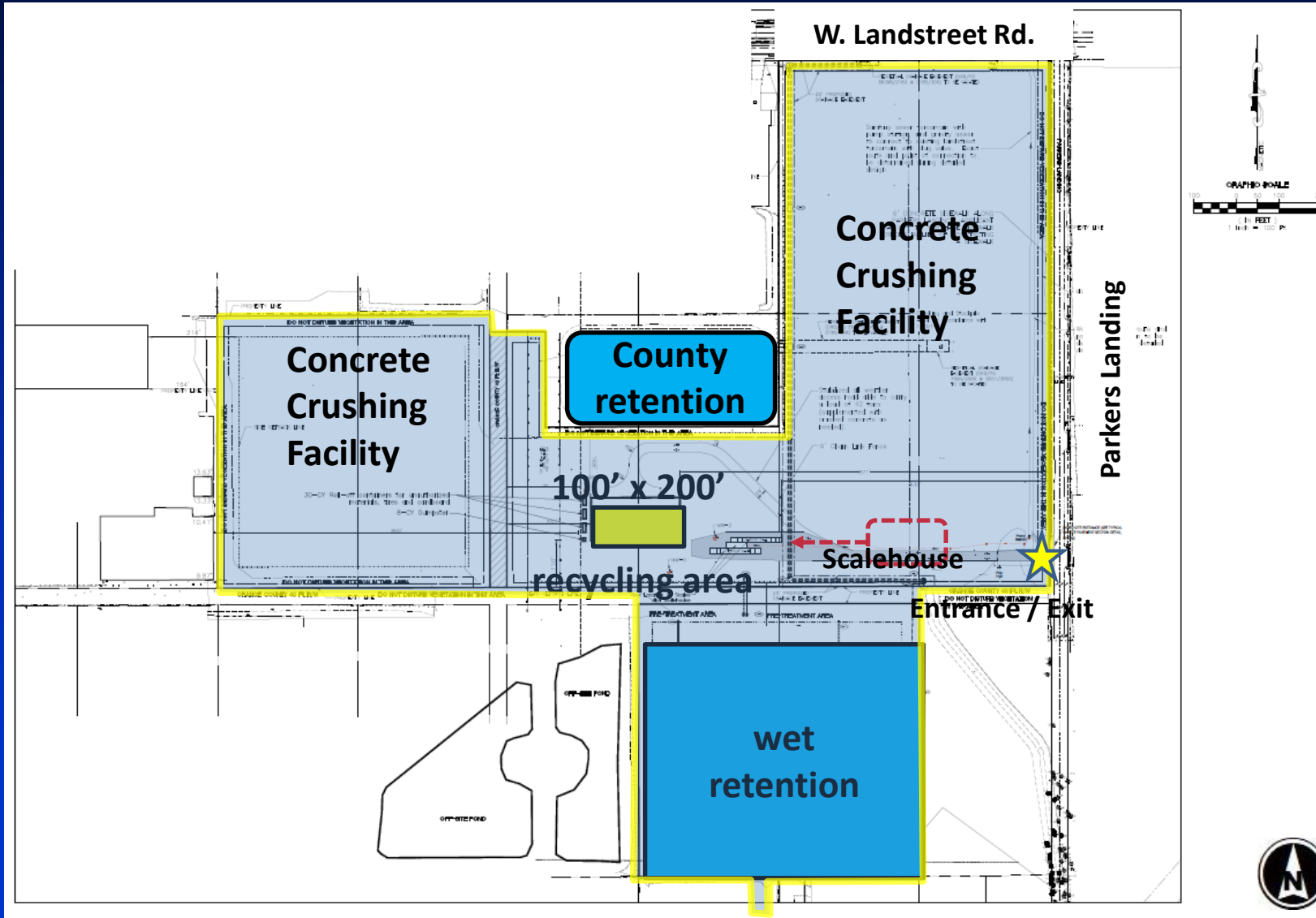


Conditions of Approval

- 5. The project shall comply with Article XVI of Chapter 9, Exterior Lighting Standards, of the Orange County Code. With the exception of security lighting, all lights shall be extinguished at close of business.**
- 6. Hours and days of operation shall be limited to 7 a.m. through 7 p.m., Monday through Saturday.**
- 7. Any expansions of the use shall require BZA approval.**
- 8. All required permits shall be obtained within two (2) years or this approval becomes null and void.**



Revised Site Plan – Dated 9/17/2020





Zoning Special Exception

Proposed Modified Condition #1

- 1. Development in accordance with the site plan and elevations, dated September 17, 2020, and all other applicable regulations. Any deviations, changes, or modifications to the plan are subject to the Zoning Manager's approval. The Zoning Manager may require the changes be reviewed by the Board of Zoning Adjustment (BZA) for administrative approval or to determine if the applicant's changes require another BZA public hearing.**



Proposed Modified Condition #4

- 4. The following road improvements shall be designed and permitted prior to issuance of any permits for the Construction and Debris Recycling project. Construction of these improvements shall be completed prior to issuance of a Certificate of Completion for the C&D Recycling center:**
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Summary of Actions Requested

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- **Approval, modification, or denial of SE-19-07-068 with conditions, including revised condition #1 & 4.**
- **District 4**