

***Board of County Commissioners***

**Solid Waste Management Facility  
Permit Modification Application**

**SW-24-05-001**

**WM Orlando Transfer Station**

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

**January 7, 2025**

***(Continued from December 17, 2024)***

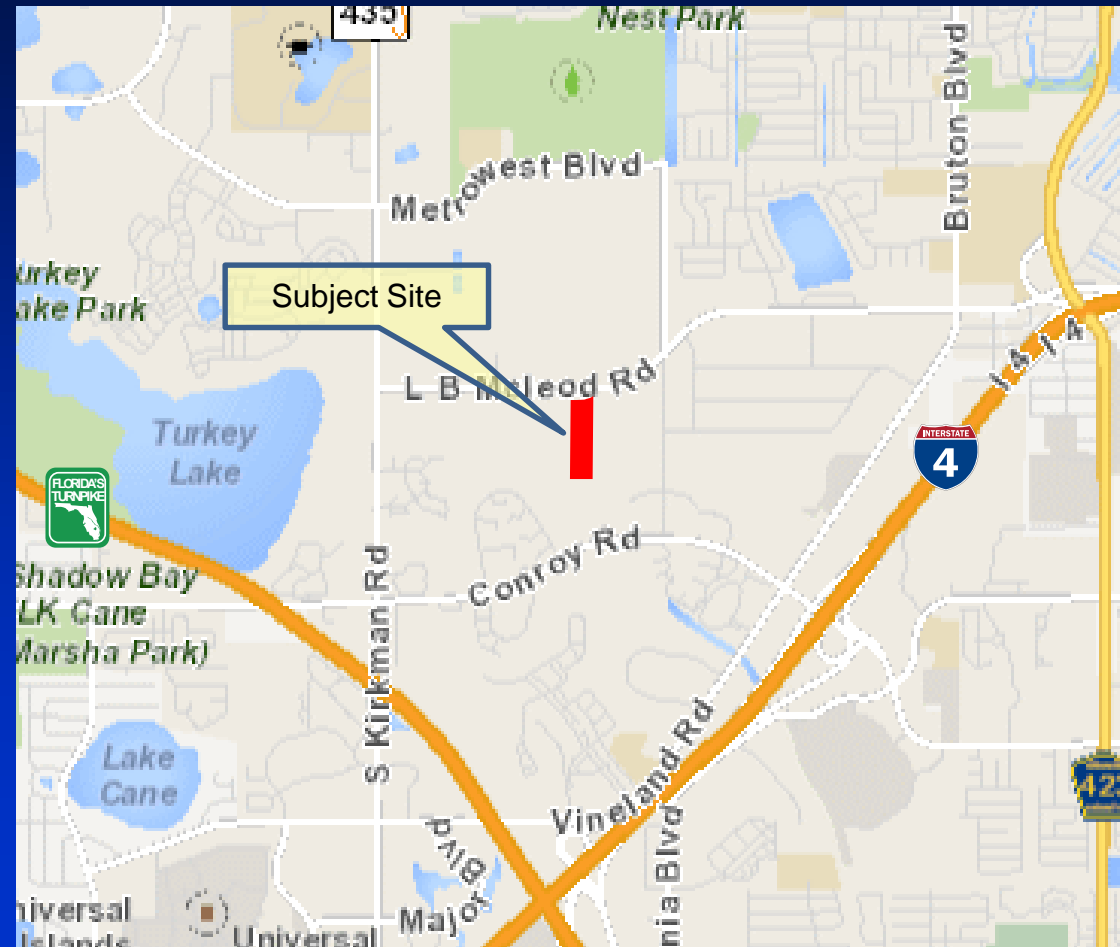
- **Existing facility in City of Orlando**
  - Transfer Station
  - Class I, Class III, and construction and demolition (C&D) debris waste
  - Permitted by County since 2017
  - Current 5-year permit cycle expires Aug 7, 2028
  
- **Proposed modification**
  - Add C&D debris recycling area (Materials Recovery Facility) with sorting line under canopy with leachate collection



# Location Map

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4978 L.B. McLeod Road, City of Orlando



Parcel ID No.: 07-23-29-8630-00-010



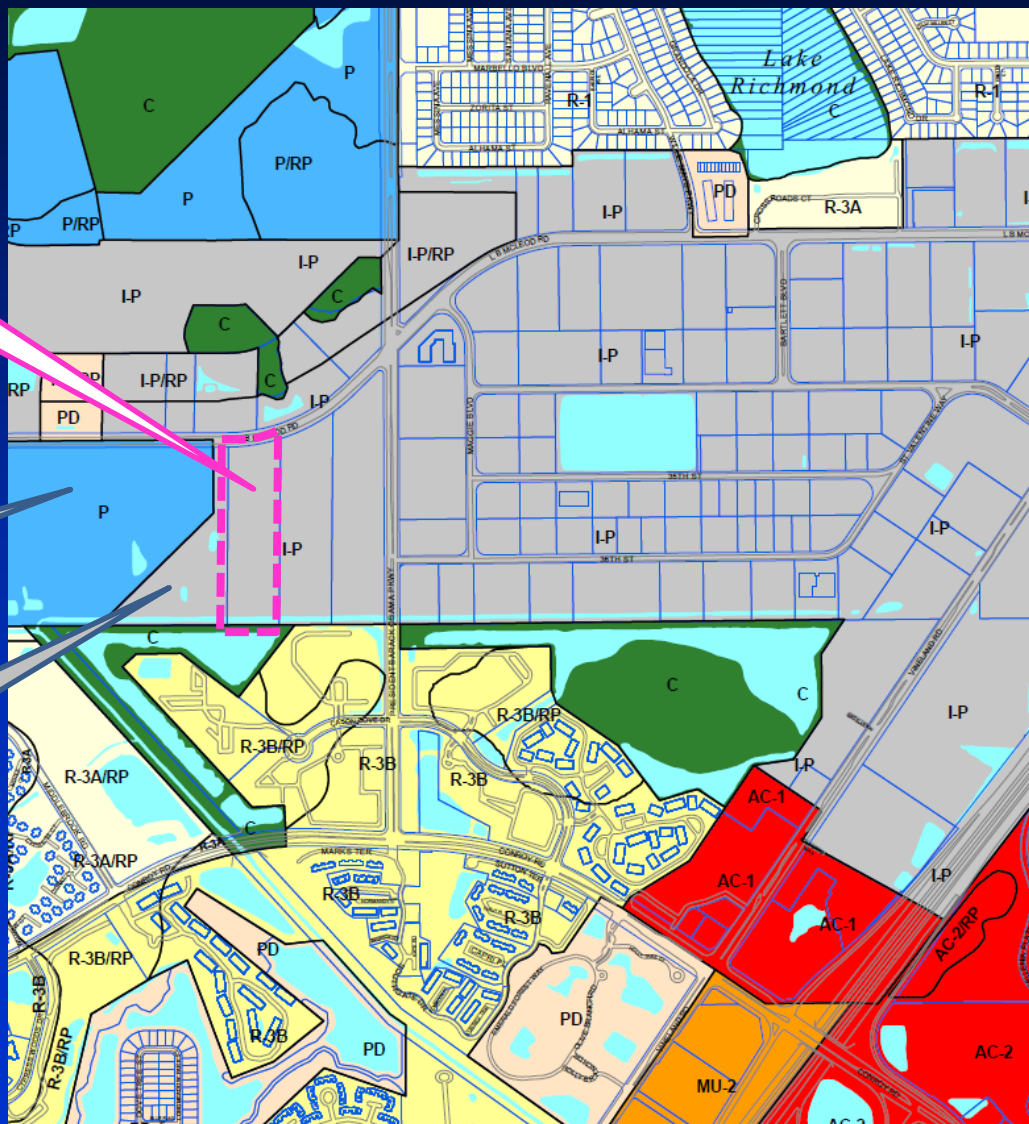
# Zoning (City of Orlando)

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Subject Site

City of Orlando  
Wastewater Treatment

Orange County  
Transfer Station



## City of Orlando

Industrial

Residential

Activity Center

Public Use

Conservation / Water

Planned Development





# Aerial Photo

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4978 L.B. McLeod Road, City of Orlando



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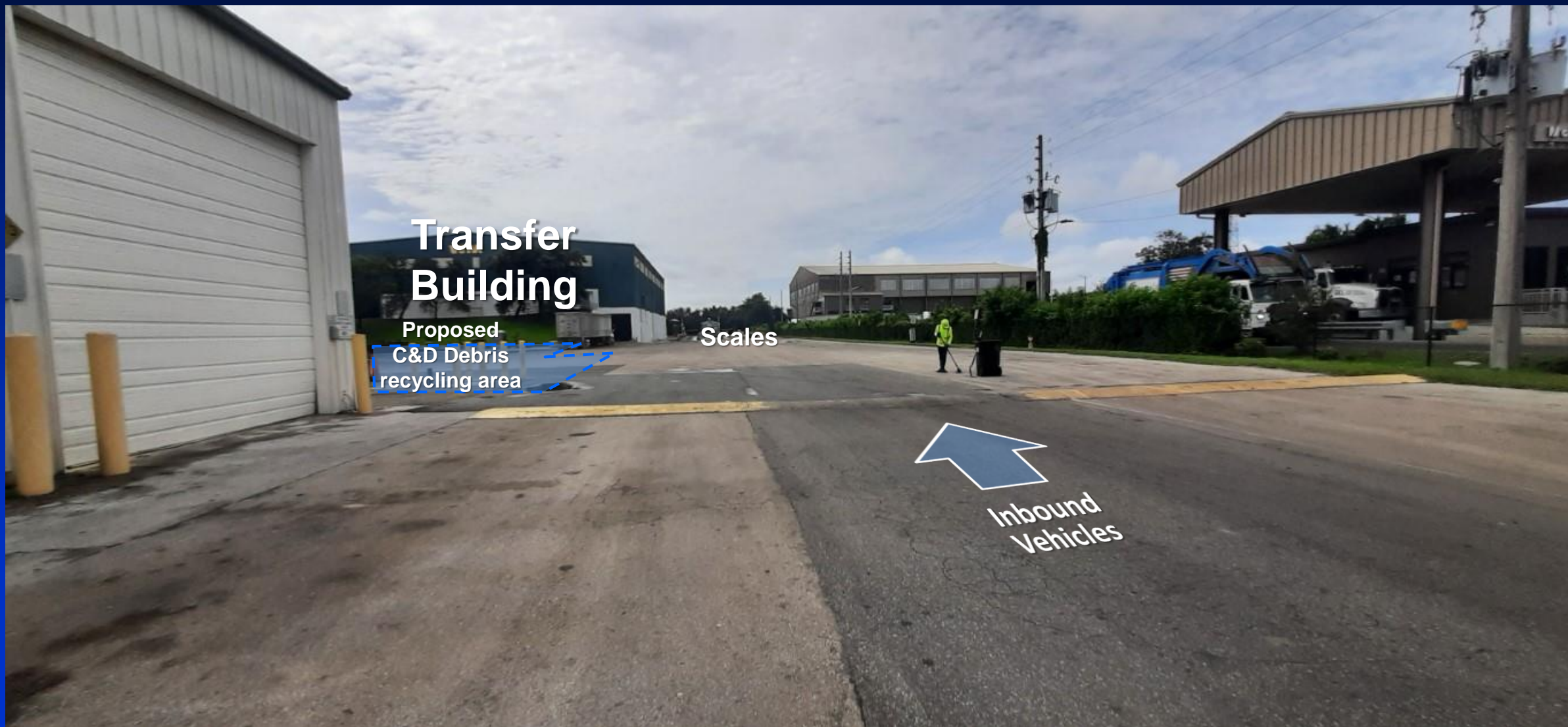






# Existing Conditions

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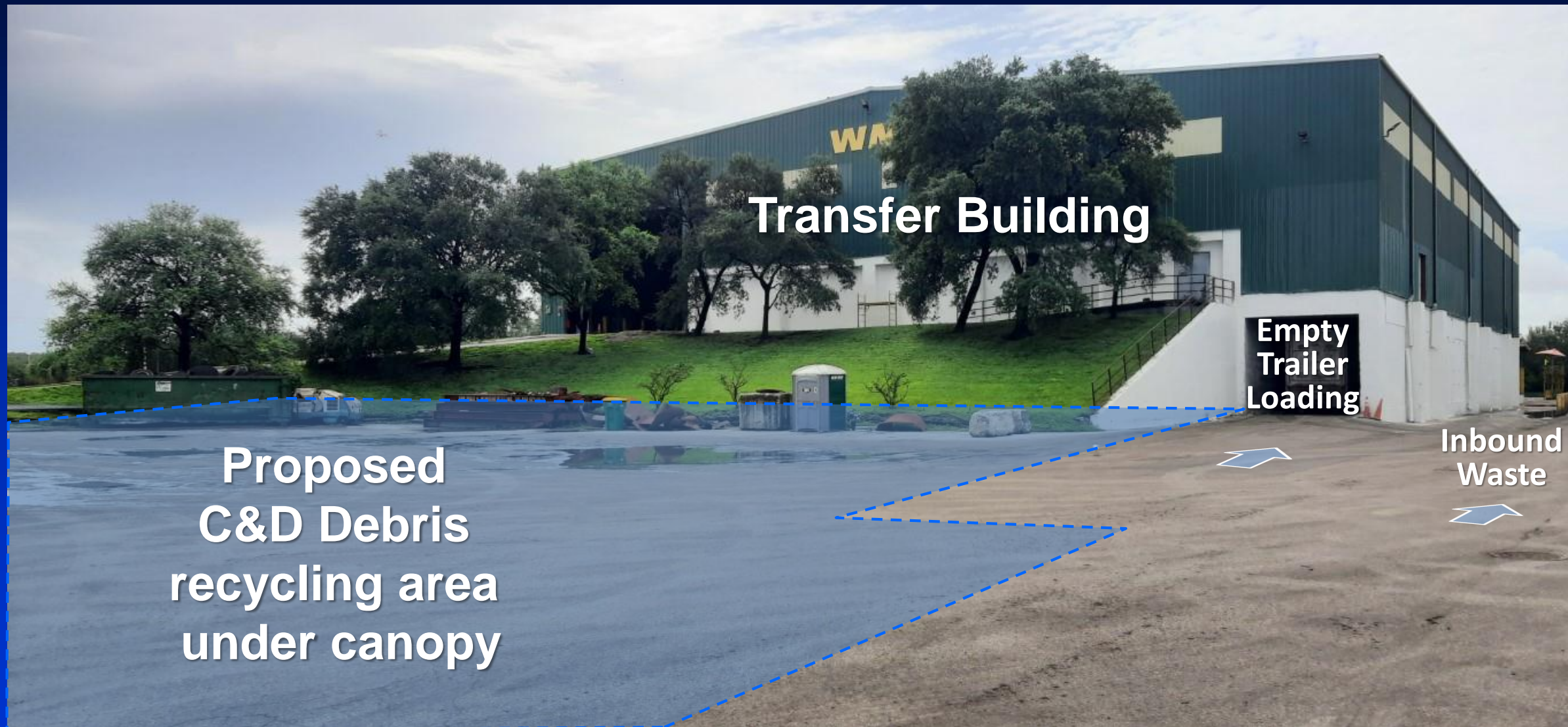






# Existing Conditions

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# Existing Conditions

9







# Existing Conditions

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**Transfer Building  
(inside)**





# Example C&D Area from Another Facility

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# Example C&D Area from Another Facility

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# Waiver Request Criteria

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- Location of real property;
- Distance of the proposed solid waste management facility from improvements on adjoining real property;
- Effect of the proposed waiver on adjoining property;
- Current physical conditions on the real property whereon the solid waste management facility is proposed to be located;
- Whether the waiver would be contrary to the public health, safety and welfare and/or adopted plans, policies or ordinances of the county;
- Any special conditions applicable to the real property whereon the solid waste management facility is proposed to be located; and
- 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.



# Waiver Requests (previously approved)

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## Code requirement

1. Hours of Operation  
7 am - 7 pm
2. Landscaping with perimeter trees, grassed areas, etc.
3. Spotter inspection and detailed inspection of 3 random loads each week

## Waiver request (*previously approved*)

- Continue with  
24 hours per day
- Existing landscaping in accordance with City of Orlando
- Spotter inspection but no detailed inspections as waste is inspected at destination facilities





# Waiver Requests (new)

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## Code requirement

4. Setback 150 feet from property boundary
5. Stormwater runoff treatment per the County

## Waiver request (new)

- *Reduced setback at same amount as existing buildings; 90+/- feet on west, 100+/- feet on east*
- *Existing stormwater management system and modifications per the City of Orlando*



**Pursuant to Orange County Code, Chapter 32, Article V, EPD has evaluated the proposed Solid Waste Management Facility permit application and required documents and has made a finding that the application satisfactorily addresses current code requirements in conjunction with the proposed permit conditions and waivers.**





## Action Requested

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**Approval of Solid Waste Management Facility Permit Application (SW-24-05-001) for modification of the WM Orlando Transfer Station, subject to waivers and conditions of approval.**

**District 6**