




Interoffice Memorandum

July 14, 2023

TO: Mayor Jerry L. Demings
-AND-
County Commissioners

FROM: Andres Salcedo, P.E., Acting Director 
Planning, Environmental, and Development
Services Department

**CONTACT PERSON: David D. Jones, P.E., CEP, Manager
Environmental Protection Division
(407) 836-1406**

SUBJECT: August 8, 2023 – Consent Item
Request for Approval of Solid Waste Management Facility
Permit Renewal Application SW-22-05-001 for a Transfer
Station by Waste Management Inc. of Florida

The applicant, Waste Management Inc. of Florida, requests approval of permit application SW-22-05-001 for renewal of Solid Waste Management Facility permit SW-12-04-001. The permit is for a transfer station for construction and demolition (C&D) debris, Class III, and Class I solid waste, known as The Orlando Transfer Station. The property is approximately 10.3 acres in size and located at 4978 L.B. McLeod Road, between South Kirkman Road and President Barack Obama Parkway. The Parcel ID number for the site is 07-23-29-8630-00-010. The subject property is within the City of Orlando limits and in District 6.

On August 22, 2017, the Board approved the initial solid waste permit for this facility. The existing 32,000 sq. ft. building (with tipping floor under roof) is used for managing the solid waste.

At a transfer station, incoming solid waste is temporarily stored and usually combined into larger loads prior to transport to an approved processing or disposal facility.

Class I waste includes solid waste which is not hazardous waste, and which is not prohibited from disposal in a lined landfill under the rules of the Florida Department of

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Solid Waste Management Facility Permit Renewal Application SW-22-05-001

Orlando Transfer Station by Waste Management Inc. of Florida

Environmental Protection (FDEP). This generally includes household and other putrescible solid waste.

Class III waste includes combinations of yard trash and C&D debris along with other debris such as paper, cardboard, asbestos, cloth, processed tires, glass, plastic, furniture other than appliances, and other materials approved by FDEP that are not expected to produce leachate which poses a threat to public health or the environment.

There are currently no outstanding Notices of Violation for the facility. Over the past permit period, the facility operators have worked with the Environmental Protection Division (EPD) staff to resolve any issues that have arisen. These have generally been minor, including periodic cleaning and maintenance of leachate collection drains.

On May 19, 2022, EPD received permit renewal application SW-22-05-001. The current permit had an expiration date of August 21, 2022. In accordance with Code Section 32-214(g), the facility has operated under an extension during the renewal application review period. The review of submittals, which included updates to their operations plan, is now complete. The complete application forms are available on file at EPD.

The permit includes previously approved waivers regarding landscaping and extended hours of operation, as the facility is located within the City of Orlando, and detailed random load inspections as screening will be done at destination permitted facilities. No changes are proposed to the previously approved waivers. Conditions have been updated to reflect the latest submittals.

EPD staff determined that the renewal application satisfactorily addresses current code requirements in conjunction with the attached permit conditions. Upon approval by the Board, this permit shall be renewed for five years with an expiration date of August 7, 2028.

ACTION REQUESTED: Approval of Solid Waste Management Facility permit renewal application No. SW-22-05-001 for Waste Management Inc. of Florida, for the facility known as The Orlando Transfer Station, subject to waivers and conditions of approval. District 6

AS/DDJ:jk

Attachments

Attachment 1 - Permit Conditions of Approval

1. In the case of any conflict among these conditions, or between these conditions and applicable laws, the more extensive and restrictive requirements shall apply.
2. All plans, reports and other supporting documents submitted with the permit application, as approved, are incorporated as part of this permit, and operation shall proceed in accordance with these documents and the permit conditions. This permit includes, at a minimum, the following documents:
 - a. Application for a Solid Waste Management Facility permit application dated April 12, 2012, submitted by Sandeep D. Saraf, P.E., of S2L, Inc.
 - b. Completeness Review I response dated November 2, 2012, submitted by Sandeep D. Saraf, P.E., of S2L, Inc.
 - c. EPD's Completeness Review 2 and Technical Review I dated August 8, 2016.
 - d. Technical Review 1 response dated October 5, 2016, submitted by Sandeep D. Saraf, P.E., of S2L, Inc.
 - e. Email correspondence dated June 12, 2017, submitted by Sandeep D. Saraf, P.E., of S2L, Inc.
 - f. Revised Application Form, page 2 revised July 20, 2017, and page 3 revised July 27, 2017, submitted by Sandeep D. Saraf, P.E. of S2L, Inc.
 - g. Permit Renewal Application, dated May 19, 2022, submitted by James Golden P.G., and David Beben, P.E., Grove Scientific and Engineering.
 - h. Response to Completeness Review (CR) 1 and Technical Review (TR) 1, dated March 21, 2023, submitted by James Golden P.G., and David Beben, P.E., Grove Scientific and Engineering.
3. Facility construction and operations based upon this approval shall comply with all applicable federal, state and county laws, ordinances and regulations, which are incorporated herein by reference, except to the extent any applicable county laws, ordinances and regulations are expressly waived or modified by these conditions, or by action approved by the BCC, or by action of the Board of County Commissioners.
4. 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, Florida Statutes, the applicant shall obtain all other applicable state or federal permits before commencement of development.
5. Facility construction and operations shall comply with, adhere to, and not deviate from or otherwise conflict with any verbal or written promise or representation made by the applicant (or his or her authorized agent) to the BCC at the public hearing where this permit was approved, where such promise or representation,

Permit Conditions of Approval (continued)

whether oral or written, was relied upon by the BCC in approving the permit, could have reasonably been expected to have been relied upon by the BCC in approving the permit, or could have reasonably induced or otherwise influenced the BCC to approve the permit. For purposes of this condition, a "promise" or "representation" shall be deemed to have been made to the BCC by the applicant (or his or her authorized agent) if it was expressly made to the BCC at a public hearing where the permit was considered or approved.

6. Cost estimates for financial assurance shall be revised at least annually and also whenever changes in operation would cause a revised cost estimate to exceed the amount available through the financial assurance mechanism. Cost estimates shall be based upon the time period in the facility operation when the extent and manner of its operation make closing most expensive, subject to EPD approval.
7. The facility shall be open to the County for the purpose of inspection during normal working hours of the facility and at any other time when work is in progress. During periods of inactivity, upon request, the County shall be provided access to the site within one business day.
8. The Hours of Operation, as approved by the BCC, are:
 - Monday - Friday: 24 hours
 - Saturday and Sunday: 24 hoursReceipt or shipment of waste and waste processing are limited to within the Hours of Operation. Activities such as maintenance and cleaning are not considered operation and may be scheduled at the facility's discretion.
9. This facility may receive, temporarily store or hold, and transfer, but not dispose of onsite, up to a maximum of 3,000 tons per day of construction and demolition debris, Class III, and/or Class I solid waste within the approved tipping floor(s).
10. The permitted haul routes (for vehicular travel to and from the site) are:
 - a. Interstate 4 to John Young Parkway to L.B. McLeod Road
 - b. L.B. McLeod Road to site
11. Any future ancillary operations are subject to review by the EPD.

Reporting and Record Keeping

12. The following items shall be maintained and available for review at the facility:
 - a. A copy of the complete permit including plans, reports, and other supporting documents.
13. The following items shall be maintained and available for review at the facility for a period of at least 3 years:

Permit Conditions of Approval (continued)

- a. Unauthorized waste receipt logs maintained in an unauthorized waste receipt logbook.
 - b. Manifests and/or receipts for leachate tank pump-out.
 - c. Manifests for any hazardous waste, universal waste, or regulated nonhazardous waste shipped offsite.
 - d. Credentials for operators and spotters.
 - e. A list of customers notified about haul routes and restrictions.
 - f. A record of stormwater management system inspections and any repairs.
 - g. A record of site access control (gate and fence) inspections and any repairs.
14. The following items shall be submitted to the EPD on an annual basis:
- a. A report of solid waste type and quantity managed at the facility, including the amount and destination of treated, recycled, or recovered materials leaving the site for reuse, use as raw material, or disposal.
 - b. Cost estimates and proof of financial assurance shall be updated and submitted to EPD for review whenever relevant operations change, or annually at a minimum. This cost estimate should be accompanied by an estimate of the volume of waste and recovered/recycled materials currently stored onsite.
 - c. A report of annual leachate collection system and tank inspections and any repairs. This should also include a log of all leachate tank pump-out events.
15. Orange County shall be copied on all related correspondence with the Florida Department of Environmental Protection (FDEP).

Waivers

16. A waiver has been approved from O.C.C. Sec. 32-216(a)(11)d to allow alternate landscape buffering, provided landscaping remains in compliance with any City of Orlando requirements.
17. A waiver has been approved from O.C.C. Sec. 32-216(a)(19), to allow Hours of Operation outside of 7:00 a.m. – 7:00 p.m., provided they remain in compliance with any City of Orlando requirements.
18. A waiver has been approved to allow the omission of the (3) random load inspections of O.C.C. Sec. 32-216(a)(14), provided all outgoing solid waste is sent to an FDEP permitted solid waste facility that will perform screening of the waste.

Attachment 2 – Aerial and Location Map



**Solid Waste Management Facility
Permit Renewal Application
SW-22-05-001
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 



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: Recovered materials processing facility

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: Orlando Transfer Station

5. Facility ID:

EPD Permit #: SW-12-04-001 Expiration Date: 08/21/2022

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: City of Orlando Orange County Commission District #: 6

7. Location coordinates:

Parcel IDs: 07-23-29-8630-00-010
Latitude: 28.50274722 Longitude: 81.44562778
Datum: NGVD 29 Coordinate Method: Topographic Survey
Collected by: Open Street Map Company/Affiliation: Open Street Map

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

Mailing Address: 4978 L.B. McLeod Road Orlando, FL 32811
Contact person: Anthony Roman Phone: (407) 481-2530
Title: District Manager E-mail: aroman@wm.com

9. Authorized agent / Consultant: Grove Scientific & Engineering Co.

Mailing Address: 6140 Edgewater Dr. Suite F Orlando, FL 32810
Contact person: James Golden, P.G. Phone: (407) 298-2282
Title: Vice President E-mail: jimgolden@grovescientific.com

10. Landowner (if different than applicant): Same as applicant

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

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

City of Orlando and surrounding communities

Private use Public use

12. Estimated costs:

Total Construction: \$ 0 Closing Costs: \$see financial assurance est.

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

_____ yd³/day -or- 3,000 tons/day

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

Waste Management Inc. of Florida (WMIF) operates the OTS for the processing/transfer of municipal solid waste: Class I, Class III, and C&D debris. The waste processing facility occupies 10.33 acres at 4978 L.B. McLeod Road, Orlando, Florida 32811. The facility accepts the following materials as defined by Chapter 62-701.200, FAC: Class I waste (including sewage sludge that passes the paint filter test), Class III waste, construction and demolition (C&D) debris, clean wood, and source-separated recoverable recyclables. See attached operation plan for more details.

15. Operational and storage areas:

Total parcel size:	<u>10.33</u>	<u>acres</u>		
Existing outdoor area:	<u>0.01</u>	<u>acres</u>	Existing building:	<u>32,000</u> <u>sq ft</u>
Proposed outdoor area:	<u>NA</u>	<u>acres</u>	Proposed building:	<u>NA</u> <u>sq ft</u>

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

Street segments: I-4, L.B. McLeod Rd, John Young Pkwy

Residential roads: yes / no

Paved access: yes / no

17. Hours of Operation:

Mon - Fri: _____ - _____

Sun: _____ - _____

Sat: _____ - _____

Other: 24 hours/day, 7 days/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	Section 4	B.1	.710(2)(a)	215(a)(16) 215(a)(19) 215(f)	Description of the operation of the facility
S	Section 3	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	Section 2	B.3	.710(2)(c)	215(a)(3) 215(f)(1)	Boundary survey and legal description
S	Section 4	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	Section 4	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	Section 4	B.6	.710(2)(f)	215(a)(5)k. 215(f)(1)	Closure plan
S	Section 4	B.7	.710(2)(g)	215(f)(1)	Contingency plan
S	Section 5	B.8	.710(7)	215(a)(14)	Financial assurance
S	Section 8	B.9	.710(2) .320(7)(i)	214(j)(3) 215(f)(1)	Enforcement action history
S	Section 2	B.10	.320(7)(g)	215(a)(4)	Proof of ownership; Opinion of Title; Authorization
S	Section 4	B.11		215(a)(5)e.* 215(a)(19)	Ancillary operations (if needed)
S	Section 6	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	Internal WMIF Costs	B.14		215(a)(9)	Fee schedule
N/A		B.15		215(f)(4)	Wekiva Study Area controls
N/A		B.16	.710(9)	214(k)	Waiver Requests (if needed)
S	Section 1			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

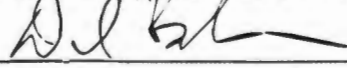
is aware that statements made in this form and attached information are an application for a **Solid Waste Management Facility** Permit from the Orange County Environmental Protection Division (EPD) and certifies that the information in this application is true, correct and complete to the best of his/her 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
Anthony Roman, District Manager
 Name and Title
aroman@wm.com
 E-mail address

4986 LB McLeod Road
 Mailing Address
Orlando, FL 32811
 City, State, Zip Code
(407) 481-2530
 Telephone Number
May 18, 2022
 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
David Beben, P.E., Environmental Engineer
 Name and Title

6140 Edgewater Dr. Suite F
 Mailing Address
Orlando, FL 32810
 City, State, Zip Code
david@grovescientific.com
 E-mail address
(407) 298-2282
 Telephone Number
5-18-2022
 Date

73005
 Florida Registration Number
 (please affix seal)

