

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

December 17, 2024



Background

2

- **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

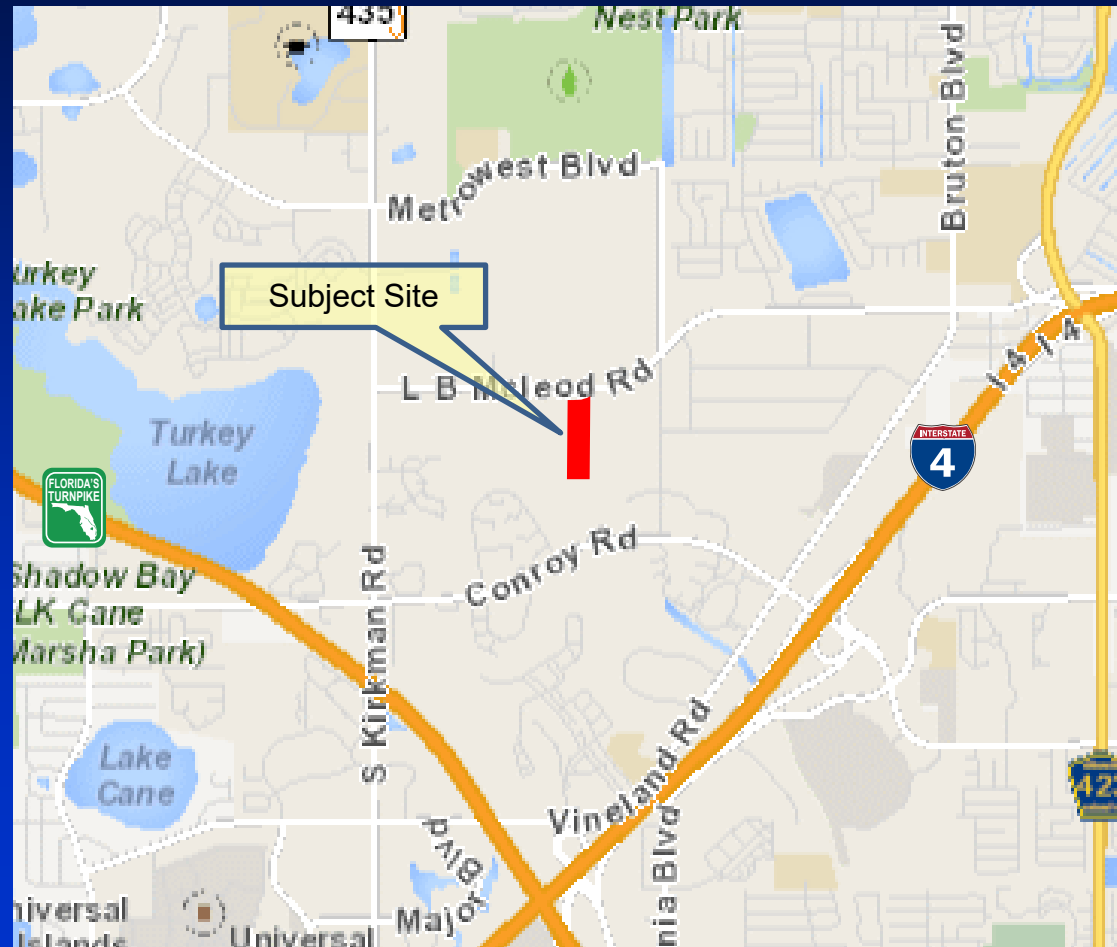
- **Proposed modification**
 - Add C&D debris recycling area (Materials Recovery Facility) with sorting line under canopy with leachate collection



Location Map

3

4978 L.B. McLeod Road, City of Orlando



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



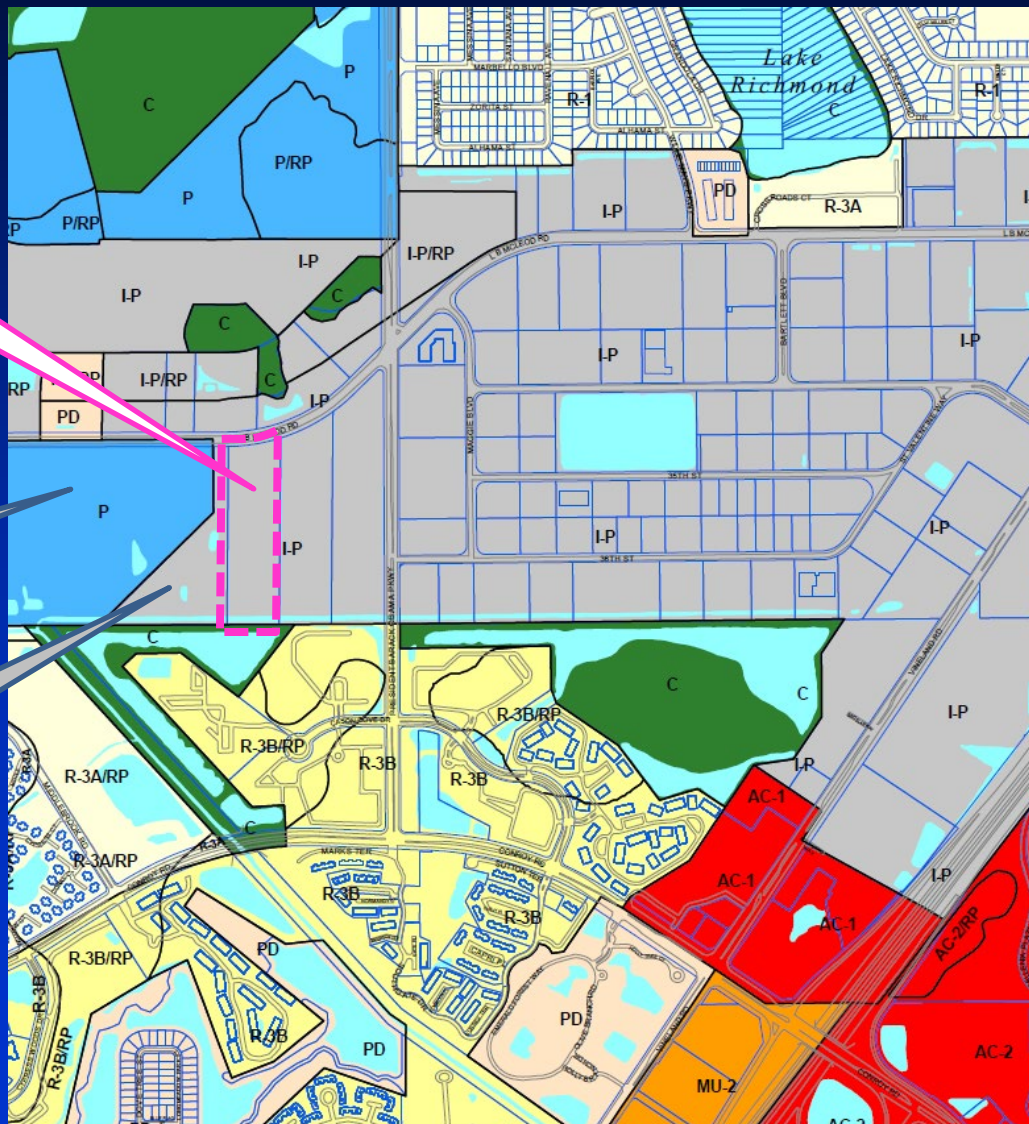
Zoning (City of Orlando)

4

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

5

4978 L.B. McLeod Road, City of Orlando

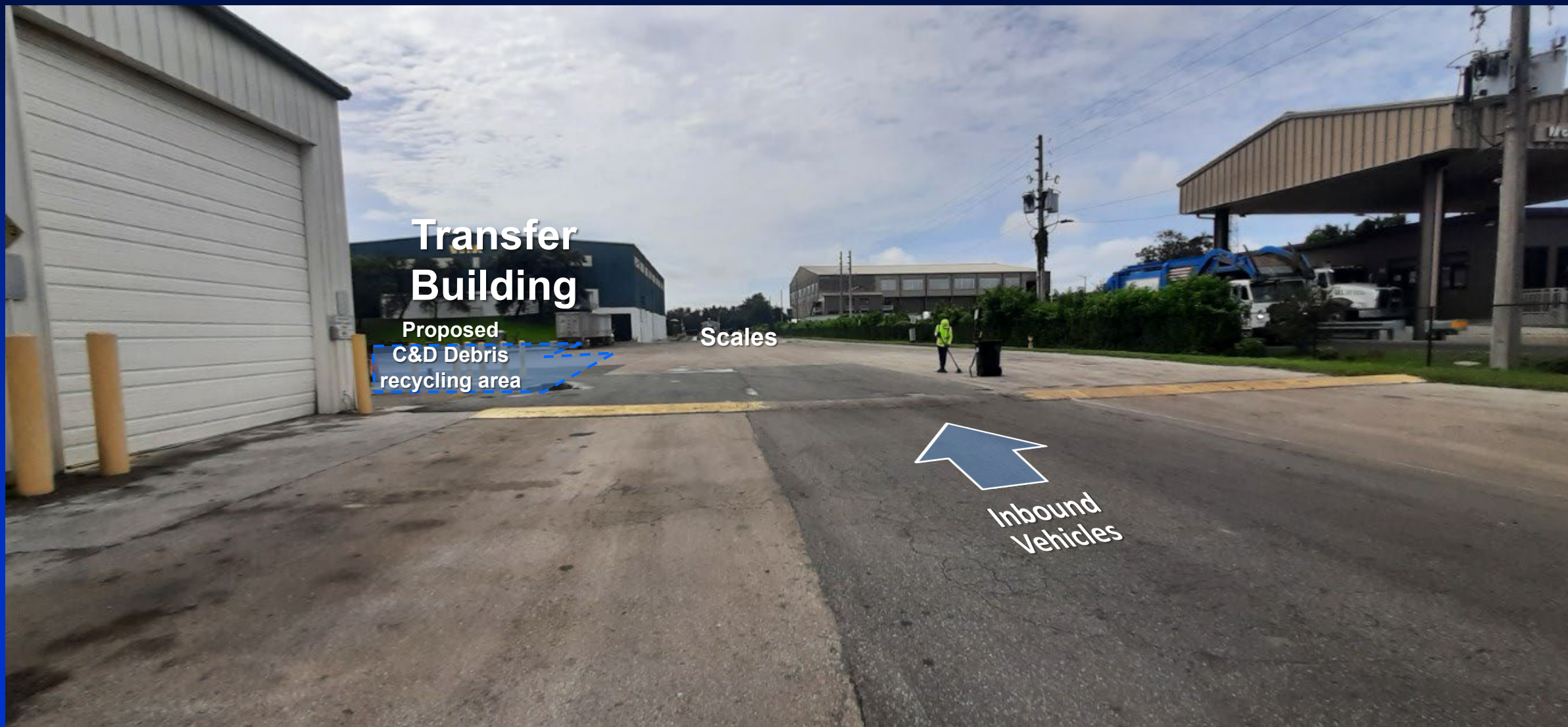


Parcel ID No.: 07-23-29-8630-00-010



Existing Conditions

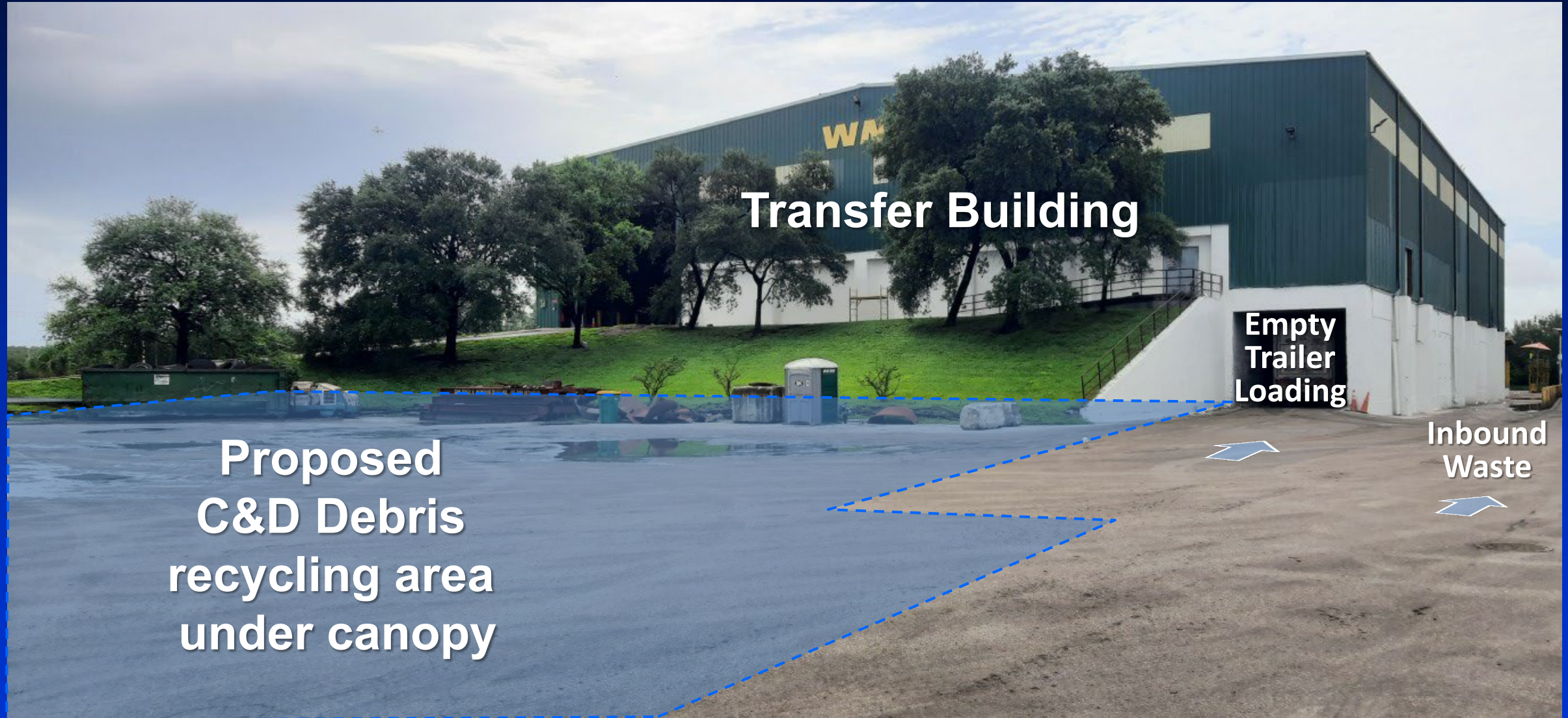
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Existing Conditions

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Existing Conditions

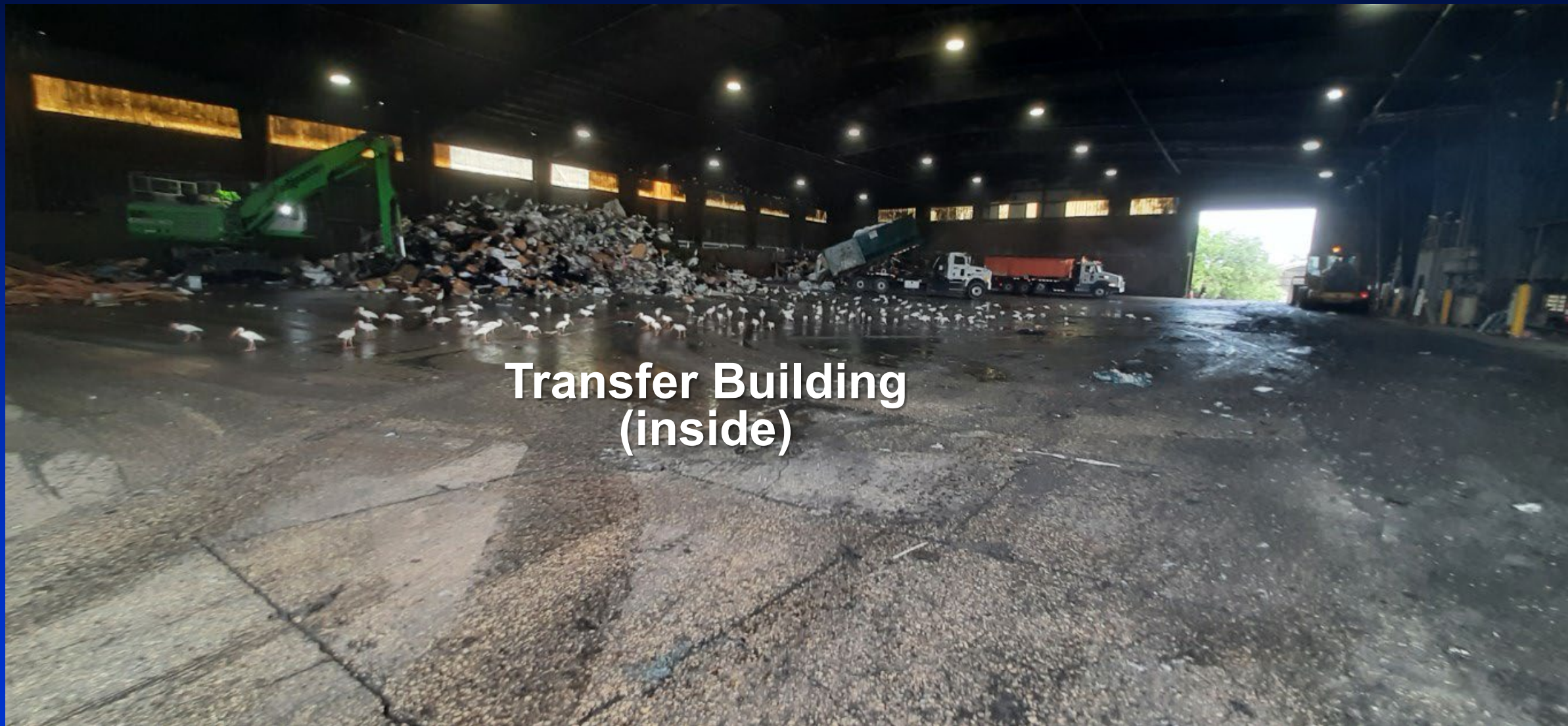
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Existing Conditions

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**Transfer Building
(inside)**



Example C&D Area from Another Facility

11





Example C&D Area from Another Facility

12

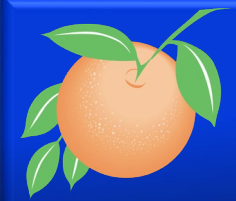




Waiver Request Criteria

13

- 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)

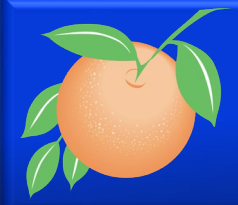
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Code requirement

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)

15

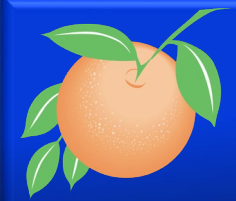
Code requirement

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

18

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