



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 *Andres*

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-23-03-001 for a Transfer
Station by DeRoche Building Supply, Inc. d.b.a. CrossRoads
Building Supply, Inc.

The applicant, DeRoche Building Supply, Inc. d.b.a. CrossRoads Building Supply, Inc., requests approval of permit application SW-23-03-001 for renewal of Solid Waste Management Facility permit SW-15-10-001. The permit is for a transfer station for construction and demolition (C&D) debris, known as CRS Central Rock & Supply, Inc. The property is approximately 7.6 acres in size and located at 1700 North Orange Blossom Trail, on the west side of North Orange Blossom Trail, approximately one mile north of Highway 50. The Parcel ID numbers for the site are: 22-22-29-1847-00-010, -001, and -002. The subject property is within the City of Orlando limits and in District 6.

On April 10, 2018, the Board approved the initial solid waste permit for this facility. The permittee operates a roofing supply business that also includes a transfer station with an existing 1,600 sq. ft. building (with tipping floor under roof) used for managing C&D debris. The tipping floor, offices, and approximately 10,500 square feet of warehouse space are located on parcel number 22-22-29-1847-00-010. The two other parcels serve as the facility entrance and part of the stormwater management system via a usage agreement.

At a transfer station, incoming solid waste is temporarily stored and usually combined into larger load, prior to transport to an approved processing or disposal facility. C&D debris consists of discarded materials generally considered to be not water soluble and nonhazardous in nature, including steel, glass, brick, concrete, asphalt roofing material, pipe, gypsum wallboard, and lumber, from the construction or destruction of a structure.

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August 8, 2023 – Consent Item

Solid Waste Management Facility permit renewal application SW-23-03-001 for DeRoche Building Supply, Inc. d.b.a. CrossRoads Building Supply, Inc.

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 posting required signage for acceptable materials and “No Trespassing.”

On March 20, 2023, EPD received permit renewal application SW-23-03-001. The current permit had an expiration date of April 9, 2023. 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 minor 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 a Fire Fighting Agreement and landscaping as the facility is located within the City of Orlando. No changes are proposed to the previously approved waivers. Conditions have been updated to reflect the latest submittals, and to allow the EPD Manager to authorize expanded hours of operation during a declared State of Emergency.

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-23-03-001 for DeRoche Building Supply, Inc. d.b.a. CrossRoads Building Supply, Inc., for the facility known as CRS Central Rock & Supply, Inc., 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 October 17, 2015, submitted by Jennifer L. Deal, P.E., of Tetra Tech Inc.
 - b. Completeness Review CR #1 Response, dated August 1, 2016, submitted by Jennifer L. Deal, P.E., of Tetra Tech Inc.
 - c. Response to Technical Review TR #1, dated January 2, 2018, submitted by Jennifer L. Deal, P.E., of Cornerstone, A Tetra Tech Company.
 - d. Revised Application Form pages 1 and 2, dated March 1, 2018, submitted by Jennifer L. Deal, P.E., of Cornerstone, A Tetra Tech Company.
 - e. Application for Operation Permit Renewal, dated March 20, 2023, submitted by Jennifer L. Deal, P.E., of Cornerstone Environmental Group, LLC – A Tetra Tech Company.
 - f. Response to Completeness Review 1 -and- Technical Review 1, dated May 5, 2023, submitted by Jennifer L. Deal, P.E., of Cornerstone Environmental Group, LLC – A Tetra Tech Company.
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 Board, or by action of the Board.
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 Board at the public hearing where this permit was approved, where such promise or representation, whether oral or written, was relied upon by the Board in approving the permit, could

Attachment 1 - Permit Conditions of Approval (continued)

have reasonably been expected to have been relied upon by the Board in approving the permit, or could have reasonably induced or otherwise influenced the Board to approve the permit. For purposes of this condition, a "promise" or "representation" shall be deemed to have been made to the Board by the applicant (or his or her authorized agent) if it was expressly made to the Board 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 approved Hours of Operation are:
Monday - Friday: 7:00 a.m. – 5:00 p.m.
Saturday and Sunday: None

(See Emergency Preparedness below.)
9. Receipt 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.
10. This facility may receive, temporarily store or hold, and transfer, but not dispose of onsite, up to a weekly average of 50 cubic yards per day, and a maximum of 200 cubic yards per day, of construction and demolition debris within the approved tipping floor.
11. The permitted haul routes (for vehicular travel to and from the site) are:
 - a. North on Orange Blossom Trail
 - b. South on Orange Blossom Trail
12. Any future ancillary operations are subject to review by EPD.

Reporting and Record Keeping

13. 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
14. The following items shall be maintained and available for review at the facility for a period of at least 3 years:

Attachment 1 - Permit Conditions of Approval (continued)

- a. Unauthorized waste receipt logs maintained in an unauthorized waste receipt logbook.
 - b. Manifests for any hazardous waste, universal waste, or regulated nonhazardous waste, shipped offsite.
 - c. Credentials for operators and spotters.
 - d. A record of stormwater management system inspections and any repairs.
 - e. A record of site access control (gate and fence) inspections and any repairs.
15. The following items shall be submitted to 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.
16. Orange County shall be copied on all related correspondence with the Florida Department of Environmental Protection.

Emergency Preparedness and Continuity of Operations

17. During a State of Emergency declared by Executive Order by the Governor of the State of Florida, the EPD Manager may authorize temporary Hours of Operation up to between 7:00 a.m. to 7:00 p.m., seven days a week.

Waivers

18. ~~47-~~ A waiver has been approved from County Code Sec. 32-215(a)(21) to not require a signed Fire Fighting Agreement, provided the facility remains in compliance with any related City of Orlando requirements.
19. ~~48-~~ A waiver has been approved from County Code Sec. 32-216(b)(3) to allow alternate landscape buffering, provided landscaping remains in compliance with any related City of Orlando requirements.

Attachment 2 – Aerial and Location Map

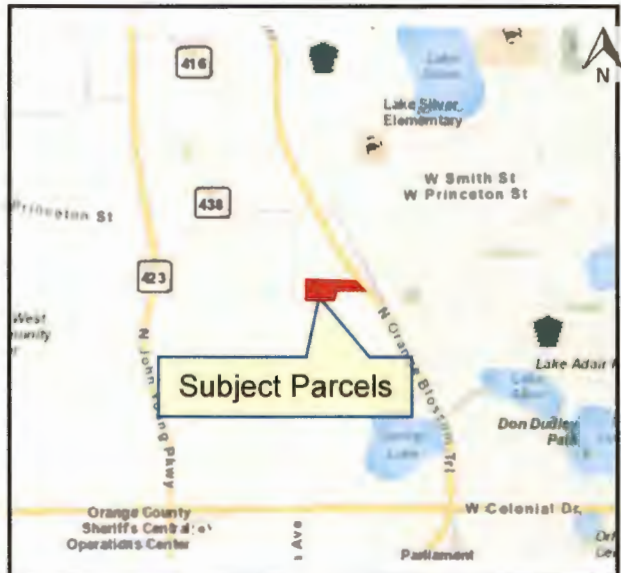


**Solid Waste Management Facility
Permit Renewal Application
SW-23-03-001
District 6**

**Applicant: DeRoche Building Supply, Inc. d.b.a.
CrossRoads Building Supply, Inc.**

**Address: 1700 North Orange Blossom Trail
Parcel IDs: 22-22-29-1847-00-010, -001, -002**

Project Site 
Property Location 



Attachment 3 - Permit Renewal Application

**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: CRS Central Rock and Supply, Inc.

5. Facility ID:

EPD Permit #: SW-15-10-001 Expiration Date: 04/09/2023

FDEP Permit #: 0152519-006-SO-31 Expiration Date: 11/25/2025

6. Facility location (main entrance):

Address: 1700 North Orange Blossom Trail, Orlando, Florida 32804

Municipality: Orlando Orange County Commission District #: 6

APPLICATION FORM FOR A SOLID WASTE MANAGEMENT FACILITY PERMIT -- WASTE PROCESSING FACILITY

7. Location coordinates:

Parcel IDs: 22-22-29-1847-00-010; 22-22-29-1847-00-001; 22-22-29-1847-00-002

Latitude: 28 33 54N Longitude: 81 24 16W

Datum: Coordinate Method:

Collected by: Company/Affiliation: Obtained from FDEP permit

8. Applicant name (operating authority): DeRoche Building Supply, Inc. dba CrossRoads Building Supply, Inc.

Mailing Address: 17W220 22nd Street, Suite 210 Oakbrook Terrace, IL 60181

Contact person: Mark Zajac Phone: (630) 426-1742

Title: Controller E-mail: mark.zajac@crossroadsbuildingsupply.com

9. Authorized agent / Consultant: Tetra Tech, Inc.

Mailing Address: 201 E Pine Street, Suite 1000, Orlando, FL 32801

Contact person: Jennifer Deal Phone: (407) 719-0608

Title: Area Manager E-mail: jennifer.deal@tetratech.com

10. Landowner (if different than applicant): Don Sandargas, John Sandargas

Mailing Address: P.O. Box 540506 Orlando, FL 32854-0506

Contact person: Don Sandargas Phone:

don.sandargas@crossroadsbuildingsupply.com

E-mail:

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

Roofing activities conducted by the business and select customers

Private use Public use

12. Estimated costs:

Total Construction: \$ N/A Closing Costs: \$ 8,954

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

50 yd³/day -or- tons/day

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

The facility uses a 40' x 40' covered area for temporary storage of discarded roofing materials. Material is stored for a maximum of one week before it is hauled off-site for proper disposal.

15. Operational and storage areas:

Total parcel size:	<u>7.579</u> acres	Permitted transfer station area	
Existing outdoor area:	<u>N/A</u> acres	Existing building:	<u>1,600</u> sq ft
Proposed outdoor area:	<u>N/A</u> acres	Proposed building:	<u>N/A</u> sq ft

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

The waste is typically generated within a 30-mile radius of the facility. Orange Blossom Street segments: Trail is the primary access to the facility entrance. Waste is hauled for disposal via Plymouth Sorrento Road, Ponkan Road, and Golden Gem Road.

Residential roads: yes / no

Paved access: yes / no

17. Hours of Operation:

Mon - Fri: 7:00 am - 5:00 pm Sun: _____ - _____

Sat: _____ - _____ Other: _____

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
NSC	Section 2	B.1	.710(2)(a)	215(a)(16) 215(a)(19) 215(f)	Description of the operation of the facility
NSC	Section 2, Figures, Site Plan	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
NSC	Section 2, Boundary and Topog	B.3	.710(2)(c)	215(a)(3) 215(f)(1)	Boundary survey and legal description
NSC	Section 2	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
NSC	Section 2	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;
NSC	Section 2	B.6	.710(2)(f)	215(a)(5)k. 215(f)(1)	Closure plan
NSC	Section 2	B.7	.710(2)(g)	215(f)(1)	Contingency plan
N/A		B.8	.710(7)	215(a)(14)	Financial assurance
S	Section 4	B.9	.710(2) .320(7)(i)	214(j)(3) 215(f)(1)	Enforcement action history
NSC	Section 3	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	Section 2, Appendix A	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
NSC	Cover Letter	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

DeRoche Building Supply, Inc. dba CrossRoads Building Supply, Inc.

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.

X John DeRoche
Signature of Applicant or Agent

John DeRoche, CEO

Name and Title

john@crossroadsbuildingsupply.com

E-mail address

17W220 22nd Street, Suite 210

Mailing Address

Oakbrook Terrace, IL 60181

City, State, Zip Code

(630) 426-1171

Telephone Number

03/15/2023

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

Jennifer L Deal, PE

Name and Title

58592

Florida Registration Number

(please affix seal)

Cornerstone Environmental Group, LLC
A Tetra Tech Company
Engineering Business #29533



201 E Pine Street, Suite 1000

Mailing Address

Orlando, FL 32801

City, State, Zip Code

jennifer.deal@tetrattech.com

E-mail address

(407) 719-0608

Telephone Number

Date This item has been digitally signed and sealed by Jennifer L Deal, PE, on 03/20/2023.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.