



**GROWTH AND RESOURCE MANAGEMENT DEPARTMENT  
PLANNING AND DEVELOPMENT SERVICES DIVISION**  
123 W. Indiana Avenue, DeLand, FL 32720  
(386) 736-5959

**PUBLIC HEARING:** October 18, 2018 - Planning and Land Development Regulation Commission (PLDRC)

**CASE NO:** S-18-090

**SUBJECT:** Special exception for a Materials recovery facility on Light Industrial (I-1) zoned property

**LOCATION:** 2932 West Park Avenue, Edgewater

**APPLICANT:** James Golden, agent for owner

**OWNER:** NSB Recycling, LLC.

**STAFF:** Scott Ashley, AICP, Senior Zoning Manager

---

**I. SUMMARY OF REQUEST**

The applicant is requesting a special exception to establish a materials recovery facility (MRF) operation on property located on the south side of West Park Avenue, near Massey Ranch Airpark, Edgewater. The proposed MRF operates on approximately 12.4 acres of a total 20.6 acres under common ownership.

This applicant has filed two companion zoning cases (S-18-072 and V-18-108) associated with this requested special exception use.

***Staff Recommendation:***

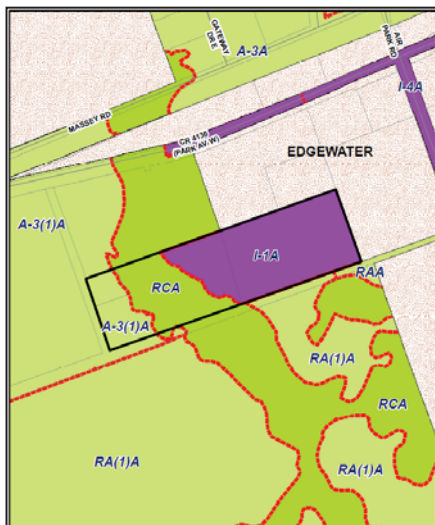
Forward the special exception, case number S-18-090 to the county council for final action with a recommendation of approval, subject to staff conditions.

**II. SITE INFORMATION**

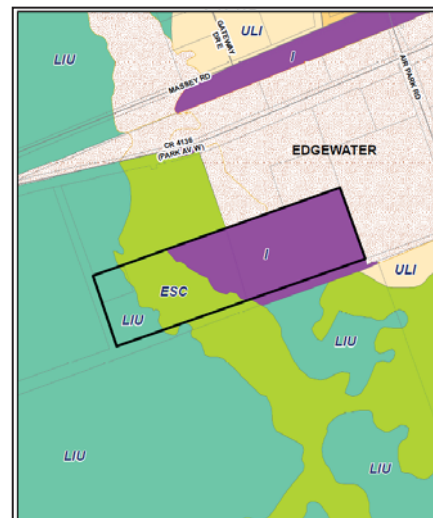
1. Location: Approximately 560 feet south of West Park Avenue, and approximately 700 feet east of the intersection of West Park Avenue and Air Park Road, adjacent to Edgewater.
2. Parcel No(s): 7344-08-00-0141 and 7344-08-00-0143
3. Property Size: 20.6 acres total; ±12.37 acres zoned I-1, ±5.10 acres zoned RC and ±3.13 acres zoned A-3.
4. Council District: 3
5. Zoning: Light Industrial (I-1), Resource Corridor (RC) and Transitional Agriculture (A-3)
6. Future Land Use: Industrial, Environmental System Corridor and Low Impact Urban
7. ECO Overlay: No
8. NRMA Overlay: Partially
9. Adjacent Zoning and Land Use:

DIRECTION	ZONING	FUTURE LAND USE	CURRENT USE
<b>North:</b>	A-3, RC and Edgewater - I-1 Light Industrial	Environmental System Corridor, Low Impact and Edgewater - Industrial	Woodlands
<b>East:</b>	Edgewater - I-1 Light Industrial	Edgewater-Industrial	Boat manufacturer
<b>South:</b>	RA, RC and A-3	Urban Low Intensity, Environmental System Corridor, and Low Impact	Woodlands
<b>West:</b>	A-3	Low Impact Urban	Woodlands

10. Maps:



**ZONING MAP**



**FUTURE LAND USE MAP**

### III. BACKGROUND AND PREVIOUS ACTIONS

The applicant's property abuts the City of Edgewater, and is situated west of the Massey Ranch Airpark, which is a publicly-licensed airport. The zoning pattern within the area is dominated by rural and agricultural zoning classifications (RA and A-3), as well as Resource Corridor (RC) in unincorporated Volusia County. Existing developed land uses in the vicinity consists of a boat manufacturer and a privately owned publicly-licensed airport that are zoned Light Industrial within the City of Edgewater.



The property has been used as an automobile salvage yard and/or recycling site since the early 1970s. According to the website of the previous owner, a recycling and auto salvage business operated on the subject property for over 30 years under the name of Park Avenue Recycling and Auto. This property had an agriculture zoning classification until it was administratively zoned to the I-1 Light Industrial Classification in 1992.

The applicant is requesting this special exception for a material recovery facility (MRF) to legitimize the present yard trash and recycling operation, and to permit a special exception for an air curtain incinerator (ACI) that will operate in conjunction with the MRF use. Yard trash material consists of vegetative matter from land clearing operations or landscaping maintenance, including tree and shrub trimmings, trees, stumps, and associated rocks and soils. The specific special exception requires a minimum parcel size of 20 acres and the use may only operate on the I-1 zoned property area. However, at only  $\pm 12.4$  acres, the I-1 area does not meet this requirement. Therefore, the applicant has also filed variance case V-18-108 to address the parcel size deficiency. In total, the property owner has 20 plus acres in two adjoining parcels.

During this review, staff has learned that the owner's abutting A-3 zoned parcel is nonconforming in size as it is less than the one-acre required. Parcel 7344-08-00-0141 and adjoining 7344-08-00-0143 must be combined into a unified parcel, pursuant to the nonconforming provisions of Section 72-206, of the zoning code.

The subject property is located within the airport protection overlay zone around the Massey Ranch Airpark. The zone extends over unincorporated lands underneath the protected airspace surrounding public-use airports in Volusia County. As the property is near a publicly-licensed airport, the zoning map depicts a suffix "A" attached to the current zoning classifications to represent the county Airport Protection Overlay Zone. The purpose of this new zoning overlay is to prevent structures and land uses from building around airports that could pose a hazard to aircraft in the air or to people on the ground. Any potential proposed airport hazards will be required to obtain a permit from Volusia County to ensure the continued safety of aircraft and airport operations.

#### IV. REVIEW CRITERIA AND ANALYSIS

MATERIALS RECOVERY FACILITY (MRF) USE AND CODE REQUIREMENTS: Section 72-293(16)b, of the zoning code, contains a list of conditions that an applicant must meet to find this special exception in compliance with the ordinance. These requirements address such items as setbacks, landscape buffers, hours of operation, and other agencies compliance.

b. The following requirements and conditions shall be met for landfills or other facilities as provided herein, subject to Florida Department of Environmental Protection permit approval:

1. Each application for a special exception shall be accompanied by plans, drawings, and information prepared by a Florida registered engineer depicting, at a minimum:
  - i. *Existing and proposed topography at one-foot contour intervals. Such topography shall extend a minimum of 150 feet beyond the toe of slope of the landfill or facility.*
  - ii. *Wet and dry season water elevations and the existing surface drainage pattern.*

These two provisions do not apply to this MRF use as the yard trash material will be ground down into mulch or incinerated. Under the applicable State of Florida permit, any yard trash received at the facility must be processed or removed within 6 months. So there will be limited stockpiling of material, and none of the yard trash shall be buried on-site.

- iii. *Notwithstanding any other minimum yard size requirements of this article, the sides of a landfill or facility shall be set back the following minimum distances:*
  - A. *One hundred twenty-five feet from the right-of-way of any public street, road or highway.*
  - B. *One hundred twenty-five from abutting residential or mobile home classified property.*
  - C. *One hundred twenty-five from any other abutting property.*
  - D. *One hundred twenty-five from any natural surface water body,*

*watercourse or wetlands.*

- iv. Perimeter landscape buffers shall be established prior to initiation of the activity and shall meet the requirements of subsection 72-284(2)a., "Landscape Buffer Table".*

The proposed facility layout shown on the conceptual plan must set back 125 feet from any property line and wetland. There are no dimensions labeled on the conceptual plan to indicate any yard setbacks, except for the 200-foot air curtain incinerator setback. Based on the stated dimension, the yard trash recycling cells and wood mulch stockpiles layout appear to be encroaching within the required 125-foot setback, and they shall have to be relocated to comply. Additionally, under the above referenced code provisions, a perimeter landscape buffer of 50 feet is required for both the MRF and ACI special exception uses. No buffer is shown on the applicable plan, but it must be addressed during the site plan development review process. The buffer can consist of preserved existing vegetation, or new landscaping plantings must be installed.

- v. A description of the area and volume of material to be filled.*

This requirement is not applicable as no landfill activity shall occur.

- vi. A description of the time, duration, planning and proposed work schedule of the project.*

The property owner intends to run the facility as a regular business with no duration limit on the operation. According to the applicant's information, the proposed air curtain incinerator operating hours will be from 7:30 a.m. to 3:30 p.m., Monday through Friday. Staff would recommend establishing a similar work schedule for the MRF.

- vii. A detailed reclamation plan, and program to be performed upon completion of the project. As a minimum, the plan of reclamation shall include:*
- A. Time, duration, phasing and proposed work schedule.*
  - B. Depiction of finished, stabilized sides.*
  - C. Landscape plan for portion of property disturbed by landfill and associated activities, including an inventory of plant/tree species.*
- The reclamation plan must be approved by the development review committee.*

As part of the final site plan review process, a reclamation plan addressing the above standard shall be submitted for staff review and approval. This plan must outline the steps the owner will take to remediate the property if the MRF use is closed.

- viii. The proposed location of access roads to the sites and proposed haul routes for material to be deposited. Vehicular access to and from the landfill or*

*facility shall be designated by the county council at the time of approval of the special exception.*

Property access is from a private access easement connection to West Park Avenue.

- ix. Proposed plans for fencing and signs. All proposed signs shall be consistent with section 72-298 et seq. of this article. Notwithstanding the provision of section 72-282 of this article, landfill or facility shall be fenced in a manner approved by the county engineer.*

The property perimeter is currently fenced. Any allowed signage is limited to the property's entry on the private access easement.

- x. A report prepared by a qualified engineer of the proposed landfill or facility site. Such a report shall at a minimum provide a detailed discussion of the environmental impacts of the proposed landfill or facility and a recommendation of the necessity to install monitoring wells.*

No yard waste materials are permanently stored on the property; this provision is not applicable.

- xi. Evidence that the applicant has contacted the Florida Department of Environmental Protection [FDEP], by certified mail with a copy of the return receipt to the growth management services group, and all other appropriate state and substate agencies, for the requisite permit. Such a landfill or other facility, as a condition of approval of the special exception, shall obtain a permit from the Florida Department of Environmental Protection.*

The site is a FDEP registered MRF (yard trash recycling facility).

2. Whenever the public works department determines that the use of any county right-of-way designated by the applicant for ingress and egress to and from the site will be subject to excessive deterioration resulting in the breakdown of the subsurface and base of such right-of-way, the applicant may be required to agree to provide the county with funds in the amount necessary to mitigate the adverse impact upon the right-of-way which is caused by the operation and to ensure that said roadway is maintained in a satisfactory condition. In furtherance of this agreement, the operator may be required by the county council to post an acceptable performance bond, irrevocable letter of credit, or funds in escrow, in the amount up to 100 percent of the estimated reconditioning costs, as estimated by the public works department.
3. If upon completion of the public hearings, the special exception is approved, final site plan approval, as specified by division 3 of the Land Development Code [article III], is required.



conditions, upon the granting of a lot size variance. This request is to establish the use in conjunction with an existing industrial use on the subject property.

***(b) It is inconsistent with any element of the comprehensive plan.***

The Special Exception is consistent with the Comprehensive Plan, including the following Comprehensive Plan goal, objective, and policies:

GOAL

8.1 Volusia County shall reduce its reliance on landfills.

OBJECTIVE:

8.1.1 Maintain the rate of reduction in the amount of Volusia County's solid waste stream by 30% and meet additional State waste reduction goals as they are enacted.

POLICIES:

8.1.1.1 No more than one-half (15%) of the objective shall be met with the recycling of yard trash, white goods, construction/demolition and tires.

8.1.1.5 Maintain alternate disposal means for yard trash.

8.2.3.1 Landfills and resource recovery facilities shall not be located in residential neighborhoods.

This application is consistent with the Comprehensive Plan as the proposed use involves recycling and reducing materials that would otherwise occupy the county landfill.

***(c) It will adversely affect the public interest.***

The MRF use should not have a negative impact on the surrounding neighborhoods and environment given the modern equipment and processes to dispose of the metal and yard trash materials. The proposed operating hours should be similar to the hours of operation of the ACI proposed under S-18-072, which will be 7:30 a.m. to 3:30 p.m., Monday through Friday. Staff recommends a schedule of 7:30 a.m. to 5:00 p.m., Monday through Friday for all associated site work.

***(d) It does not meet the expressed requirements of the applicable special exception.***

Section 72-293(16)b governs the requirements for a special exception for landfills, construction and demolition debris disposal facilities, materials recovery facilities, recovered materials facilities or off-site disposal of land clearing debris facilities. The

special exception requirements include detailed plans, drawings and information that focuses on specific issues typically evaluated during the engineering review of the site plan for permitting purposes. For purposes of this special exception, the conceptual site plan prepared by Grove Scientific and Engineering, dated June 27, 2018, as well as the project description submitted by the applicant, meet these requirements. Plan modifications will be necessary.

***(e) The applicant will not be able to meet all requirements imposed by federal, state or local governments, or by the county council.***

The applicant is obligated to meet the requirements of the special exception, as well as the permitting requirements by any applicable federal, state, and local agencies.

***(f) Notwithstanding the provisions of division 14 of the Land Development Code [article III], it will generate undue traffic congestion.***

The property access is from a county-maintained collector roadway that is able to accommodate a high volume of trips. This special exception use is a destination trip and will not generate by-pass trips like a retail business. Therefore, it will not create traffic capacity or safety issues on the roadway system.

***(g) It will create a hazard or a public nuisance, or be dangerous to individuals or to the public.***

The 20 plus acre project site is fenced along the property boundaries and all delivery activities are confined to the single access drive connecting to Park Avenue. A natural vegetation buffer exists over the western A-3 and RC zoned portion of the property that can serve to screen potential nuisances to residential lands to the west.

***(h) It will materially alter the character of surrounding neighborhoods or adversely affect the value of surrounding land, structures or buildings.***

This industrial related use has been in operation on this property for four decades, and there has been no formal complaints about the use. The property is adjacent to an industrially zoned and developed area within the City of Edgewater. The nearest residential use is more than 1,000 feet from the property. The requested use will not adversely impact the value of surrounding land, structures or buildings.

***(i) It will adversely affect the natural environment, natural resources or scenic beauty, or cause excessive pollution.***

The requested land use is limited to the I-1 zoned portion of the property, which is already cleared and in use. Through code requirements, the approximate five acres of Resource Corridor zoned property area must be protected to maintain open space and habitat that can continue to exist within the undisturbed project area.

## V. STAFF RECOMMENDATION

Forward the special exception, case number S-18-090, to the county council for final action with a recommendation of approval, subject to the following staff recommended conditions:

1. Approval of special exception case S-18-090 for a materials recovery facility (MRF) special exception is subject to approval of variance case V-18-108. If companion variance case V-18-108 is not approved by the PLDRC, then this special exception request is moot.
2. The special exception shall operate from 7:30 a.m. to 5:00 p.m., Monday through Friday only.
3. The special exception use shall only locate and operate on the I-1 Light Industrial zoned portion of the property, subject to the requirements of Section 72-293(16)b, of the zoning code.
4. Placement and use of the material recovery facility shall be in substantial compliance with the submitted conceptual site plan prepared by Grove Scientific and Engineering, dated June 27, 2018, and other submitted documents, and as may be modified by the DRC during site development review. The applicant shall comply with the requirements of Section 72-293(17) of the zoning code.
5. Any proposed business signage shall comply with sign regulations provisions of Section 72-303(j), of the zoning code.
6. The applicant shall continue to be registered with the FDEP for a Yard Trash Processing Facility, and comply with the applicable provisions of Rule 62-709 F.A.C.
7. The type of materials delivered to, held, and processed on the site shall be limited to vegetative-type land clearing debris only. No other solid waste shall be brought to the site, and no excavation or landfill operation shall be permitted.
8. A 50-foot wide wetlands protection buffer shall be maintained adjacent to any wetlands on the site.
9. Nothing on the site shall exceed 25 feet in height above the existing property grade.
10. As part of the site plan development review process, the owner, or his assign, shall make application to legally combine Parcel 7344-08-00-0143 with Parcel 7344-08-00-0141 with a Combination of Lots of Record application through the County Land Development office.

## **VI. ATTACHMENTS**

- Written explanation
- Survey
- Special exception site plan and documents
- Staff comments
- Map Exhibits

## **VII. AUTHORITY AND PROCEDURE**

Pursuant to Section 72-415, the county council shall hold a public hearing after due public notice on all recommendations from the commission. It may accept, reject, modify, return, or seek additional information on those recommendations. No approval of a special exception application shall be made unless, upon motion, four members of the county council concur. The county council will thereafter forward its decision to the applicant.

Any new information to be presented at the planning and land development regulation commission for any application will be grounds to continue an application to the next planning and land development regulation commission. Applicants shall inform and provide staff with the new information prior to the planning and land development regulation commission.

Any new information to be presented at the county council meeting that was not previously presented to the planning and land development regulation commission for any application will be grounds to return an application to the planning and land development regulation commission for further review. Applicants shall inform and provide staff with the new information.



## Special Exception Request

### NSB Recycling, LLC.

#### Scope of Project

NSB Recycling, LLC. located at 2932 West Park Avenue, Edgewater, FL, 33132 is proposing to operate a wood waste, yard trash processing and recycling facility.

The applicant requests a Special Exception approval for the operation of a yard trash processing facility (YTPF), or a material recovery facility (MRF), under county code section 72-293(16).

A YTPF accepts only vegetative matter resulting from land clearing operations or landscaping maintenance, including tree and shrub trimmings, trees, stumpss and associated rocks and soils. This facility is not a MFR that accepts solid wastes for recyclable extraction. YTPF will either mulch or incinerate the vegetative and wood wastes,

A separate special exception is sought for an air curtain incinerator. The YTPF has all Florida Department of Environmental Protection (FDEP) approvals to operate, see attached.

#### Consistency with Section 72-415(8): "Reasons for Denial" of the Zoning Code

**a. It is inconsistent with the purpose or intent of this article.**

*The project is consistent with the purpose of this article and Zoning Code Section 72-293(16), provided that all development plans are approved by the County.*

**b. It is inconsistent with any element of the comprehensive plan.**

*The project is consistent with the applicable elements of the Comprehensive Plan. Site possesses a Future Land Use designation of Industrial and a zoning classification of I-1A, which allows this use by Special Exception.*

**c. It will adversely affect the public interest.**

*This project will not adversely affect the public interest. The site is being used to support a permitted metals and wood recycling center by the Florida Department of Environmental Protection (FDEP). The on-site activities that may impact the immediate public are minimized by limiting operating hours. In addition, the approved site plans provide a 200-foot, mature tree landscape buffer, security fence, and gated entries separate adjacent uses from the ACI providing an adequate visual and noise buffer, see attached conceptual plan. Project will comply with Volusia County Zoning Code Section 72-293(16) MRF requirements, as well as all required State of Florida FDEP requirements, or Rule 62-709.*

**d. It does not meet the expressed requirements of the applicable special exception.**

*The subject project meets the expressed requirements of the applicable Special Exception Code (Section 72-923(16)).*

**e. The applicant will not be able to meet all requirements imposed by federal, state or local governments, or by the county council.**

*The applicant does meet all requirements imposed by federal, state, local government, and by the County Council. The facility will adhere to the requirements for air curtain incinerators set forth in Zoning Code Section 72-293 and FDEP rules 62-709 and 62-296. This facility is in compliance with the FDEP permits issued to the property owner.*

**f. Notwithstanding the provisions of division 14 of the Land Development Code [article III], it will generate undue traffic congestion.**

*The MRF activities will not generate any additional traffic due to all operations being maintained internally.*

**g. It will create a hazard or a public nuisance, or be dangerous to individuals or to the public.**

*The project does not create a hazard, public nuisance, and it is not dangerous to the public. MRF activities on the property will comply with Volusia County Zoning Code Section 72-293 and FDEP yard trash recycling and ACI air quality standards criteria to mitigate any hazards, nuisances, or dangerous conditions.*

**h. It will materially alter the character of surrounding neighborhoods or adversely affect the value of the surrounding land, structures or buildings.**

*The proposed MRF will not materially alter the character of the surrounding agricultural, industrial or conservation uses, nor adversely affect the value of surrounding land or buildings. Adequate tree buffers also preserve the character and value of the area properties.*

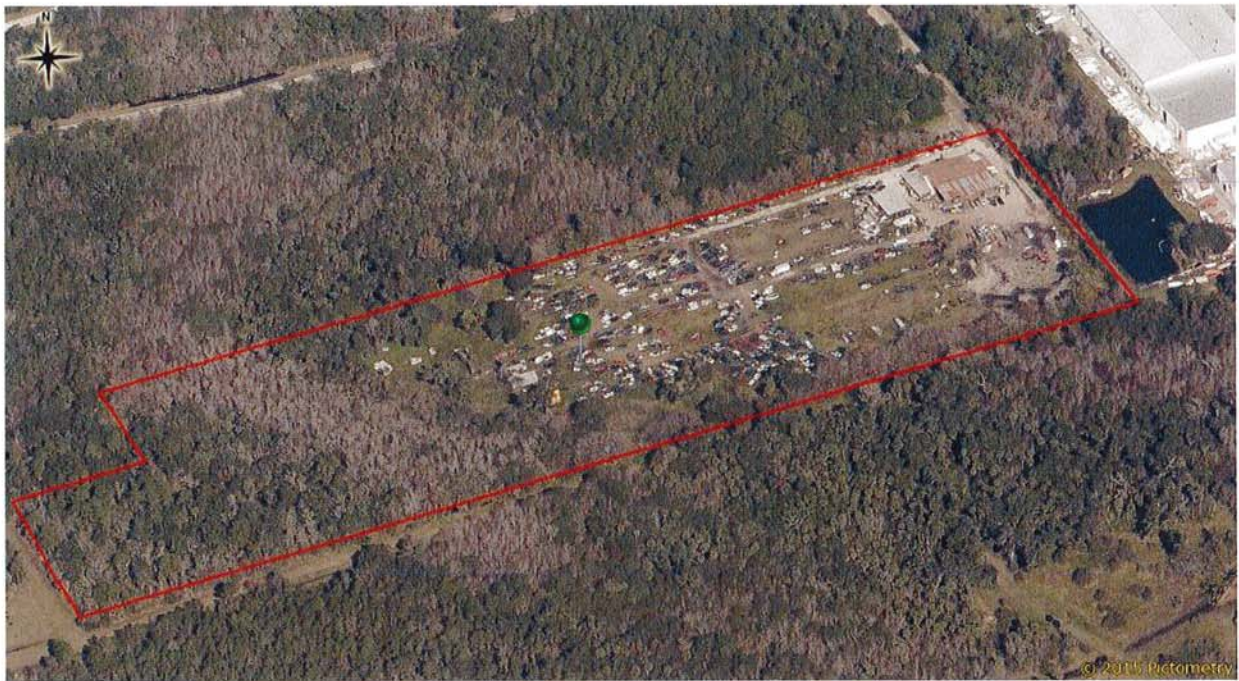
**i. It will adversely affect the natural environment, natural resources or scenic beauty, or cause excessive pollution.**

*The project design and operational conditions will minimize the effects on the natural environment, resources, or scenic beauty, and will cause no pollution through strict compliance with Zoning Code Section 72-923(16) and FDEP rules.*









01/10/2015



# Florida Department of Environmental Protection

Rick Scott  
Governor

Carlos Lopez-Cantera  
Lt. Governor

Bob Martinez Center  
2600 Blair Stone Road  
Tallahassee, Florida 32399-2400

Noah Valenstein  
Secretary

October 02, 2018

James E. Golden  
Nsb Recycling Llc  
2932 West Park Ave  
Edgewater, FL 33132

Dear James E. Golden:

Your registration application for Nsb Recycling Center, located at 2932 West Park Ave, Edgewater, in Volusia County has been received. The application indicated this facility is operating as a:

- Yard Trash Transfer Station
- Yard Trash Recycling Facility
- Manure Blending Operation
- Vegetative, Animal Byproducts or Manure Composting Facility

And processing the following:

- Yard trash (including clean wood)
- Manure
- Animal byproducts (composting)
- Vegetative wastes (composting)
- Pre-consumer vegetative (composting)

The registration application is complete, and is valid until August 1, 2019. The WACS identification number for this facility is 00105487. The receipt number for the registration fee you paid is 973498.

You must comply with the requirements specified in Rule 62-709.320, and Rules 62-709.330 or 62-709.350, Florida Administrative Code (F.A.C.), in order to maintain qualification for the registration program. A summary of the operating requirements is enclosed.

October 02, 2018

James E. Golden

Page 2 of 2

If you need further information, please contact the Division of Waste Management, Waste Registration Section at the above address, Mail Station 4550, telephone (850)245-8798, or email [hope.thigpen2@dep.state.fl.us](mailto:hope.thigpen2@dep.state.fl.us).

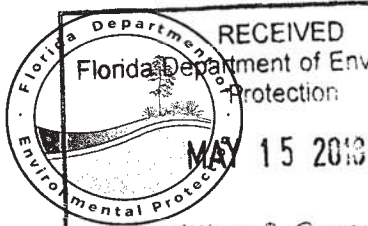
Sincerely,

*Hope Thigpen*

Enclosure

cc: Michael Eckoff, Central District

Brad Whidden, Central District



# Florida Department of Environmental Protection

Solid Waste Section, Mail Station 4565  
2600 Blair Stone Road, Tallahassee, Florida 32399-2400

DEP Form # 62-709.901(3)
Appl for Reg. and Ann Rep for a YT Trans Station or SW Organic Recycling Facility
Effective Date February 15 2010
DEP Facility ID No. <b>105487</b>
DEP WACS ID No. (Filled in by DEP)
This form is adopted by reference in subsection 62-709.901(3), F.A.C.

Permitting & Compliance  
Application for Registration and Annual Report for a Yard Trash Transfer Station or a Solid Waste Organics Recycling Facility

## PART A - GENERAL INFORMATION

- Type of Application: New  Renewal (due July 1)  Annual report only for facility operating under permit:
- Type of Facility: Yard trash recycling  Manure blending   
Yard trash transfer station  Vegetative, animal byproducts or manure composting
- Type of Waste Processed: Yard trash  Manure  Animal byproducts  Pre-consumer Vegetative   
Vegetative (could/did come into contact with animal products or byproducts or end user)
- Facility Name: NSB Recycling Center
- Registrant Name (or Permittee if annual report only): NSB Recycling LLC
- Federal Employer Identification Number: 82-5270366
- Mailing Address: 2932 West Park Ave  
City Edgewater State FL Zip 33132  
Street Mailing Address (if different): \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_
- Facility Location - Street Address or Property Number: 2932 West Park Ave  
City Edgewater County Volusia
- Contact Person: Paul Ames Telephone: 386-847-3205

## PART B - ADDITIONAL INFORMATION REQUIRED FOR REGISTRATION APPLICATION

- Records required by Rule 62-709.320, F.A.C., will be kept at the facility? Yes  No   
If no, please indicate where these records will be kept and made available upon Department request to review the records:  
\_\_\_\_\_
- Does the registrant own the facility site? Yes  No   
If you answered no, please attach evidence that the facility owner or operator has permission from the landowner to operate a yard trash transfer station or a solid waste organics recycling facility at this site.
- Has the organic recycling facility begun operations? Yes  No   
If this facility was operating in the previous calendar year, the annual report in Part C must be completed. 5/22/18  
#25275 \$35.00  
973498
- Include a check or money order for the \$35.00 registration fee made payable to the Florida Department of Environmental Protection.

I affirm that I have read Rules 62-709.320, 62-709.330 and 62-709.350, F.A.C., and shall comply with the requirements specified in those rules. I also affirm that the information provided in the application is true, accurate, and correct to the best of my knowledge. I have attached all documents and/or authorizations that are required.

James E. Golden  
Print Name and Title of Registrant or Authorized Agent  
Signature [Signature] Date 4/24/18  
Email address (if available): JimGolden@GroveScientific.com

**PART C - ANNUAL REPORT**

14. Calendar Year (January 1 through December 31) Covered by this Report: \_\_\_\_\_
15. Values used in this report are in (SELECT ONE):                      Tons       Cubic Yards
16. **For Existing Facilities that have not reported this information in the past,** Amount of
- a. Unprocessed Material On Site at Beginning of Report Year: \_\_\_\_\_
- b. Processed Material On Site at Beginning of Report Year (total): \_\_\_\_\_
17. Total Quantity of Material Received During Report Year: \_\_\_\_\_
18. Total Quantity of Material Lost Due to Processing (e.g. grinding, drying, shrinkage, fires, etc.) During Report Year: \_\_\_\_\_
19. Total Quantity of Material Removed from Site for:
- a. Use (e.g., landfill cover, fuel, mulch, compost, etc.): \_\_\_\_\_
- b. Disposal: \_\_\_\_\_
- c. Other (transfer stations) \_\_\_\_\_
20. Total Quantity On Site at End of Report Year of:
- a. Unprocessed Material: \_\_\_\_\_
- b. Processed Material: \_\_\_\_\_

Note that the total sum of items 16 a and b plus 17 must equal to sum of items 18, plus 19 a, b and c, plus 20 a and b.

Total of items 16 and 17       Total of Items 18, 19 and 20

I affirm that the information provided in the annual report is true, accurate, and correct to the best of my knowledge.

Print Name and Title of Registrant/Permittee or Authorized Agent	Signature	Date
---	-----------	------

Email address (if available): \_\_\_\_\_

**PART D - MAILING INSTRUCTIONS**

**Remember to include the \$35.00 fee if this is also a registration application.** Mail completed form to:

Department of Environmental Protection  
 Solid Waste Section, MS 4565  
 2600 Blair Stone Road  
 Tallahassee, Florida 32399-2400



[Department of State](#) [Division of Corporations](#) [Search Records](#) [Detail By Document Number](#)

## Detail by FEI/EIN Number

Florida Limited Liability Company  
NSB RECYCLING LLC

### Filing Information

**Document Number** L17000069595  
**FEI/EIN Number** 82-5270366  
**Date Filed** 03/27/2017  
**State** FL  
**Status** ACTIVE

### Principal Address

2932 W PARK AVENUE  
EDGEWATER, FL 32132

### Mailing Address

2932 W PARK AVENUE  
EDGEWATER, FL 32132

### Registered Agent Name & Address

AMES, PAUL  
2932 W PARK AVENUE  
EDGEWATER, FL 32132

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

AMES, PAUL  
2932 W PARK AVENUE  
EDGEWATER, FL 32132

### Annual Reports

<b>Report Year</b>	<b>Filed Date</b>
2018	06/19/2018

### Document Images

[06/19/2018 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[03/27/2017 -- Florida Limited Liability](#)

[View image in PDF format](#)



Google Maps 2932 W Park Ave



Imagery ©2018 Google, Map data ©2018 Google 200 ft

**STAFF REVIEW COMMENTS**

**Meeting Date: September 27, 2018  
NSB Recycling, LLC  
2018-F-TRS-0374, RSN 927307**

**CURRENT PLANNING**

**Scott Ashley, AICP, Senior Zoning Manager**

**NSB Recycling, LLC**

**2018-F-TRS-0374**

Comments were not received at time of printing.

\* \* \* \* \*

**DEVELOPMENT ENGINEERING**

**Joe Spiller, Civil Engineer II**

**September 18, 2018**

**NSB Recycling, LLC**

**2018-F-TRS-0374**

Staff has reviewed the requested application and provides the following comments:

1. FEMA Flood Insurance Rate Maps indicate that portions of the site fall within Zone A designations; areas of 100-year flood, base flood elevations and flood hazard factors not determined.
  - a. The engineer will need to determine the 100-year floodplain elevation and show the limits of the floodplain on the plans.
  - b. Pursuant to Sections 72-741 and 72-611(b), of the Land Development Code (LDC), this office opposes the introduction of fill and development into the floodplain.
2. Pursuant to Section 72-777(a), of the LDC, the proposed development shall require a stormwater management permit.
3. The survey indicates that the proposed development fronts on a 20-foot access road within a 50-foot right-of-way. Neither the 50-foot right-of-way nor the access road is identified in the County GIS system.
  - a. Pursuant to Section 72-612(a), of the LDC, primary access to a subdivision or development shall be from a street paved to the standards of Division 4.

This street, if not already paved, shall be paved by the developer from the entrance of the development to the nearest public paved street. Pursuant to Section 72-612(g)(1), of the LDC, every lot or parcel shall have access from a publicly dedicated street.

- b. Pursuant Section 72-691, of the LDC, a Use Permit is required for any work proposed within a County right-of-way.

\* \* \* \* \*

### ENVIRONMENTAL PERMITTING

**Keith Abrahamson, Environmental Specialist III**

**September 18, 2018**

**NSB Recycling, LLC**

**2018-F-TRS-0374**

Staff has reviewed the requested application and provides the following comments:

1. Pursuant to Section 72-837, of the LDC, fifteen (15) percent of the total site shall be designated for the protection of existing trees. The tree preservation areas must be clearly labeled on the plans.
2. The project must comply with County specimen tree (ST) preservation requirements pursuant to Section 72-843, of the LDC. Please identify all STs on the entire parcel and demonstrate compliance by providing the total number of STs on-site, the number of STs per acre, the number of STs required to be protected per the LDC and the number of STs that will actually be preserved within the development.
3. A tree survey is required for all trees at least six (6) inches in diameter at breast height with specimen and historic trees noted. The tree survey must identify pine and hardwood trees by specific species.
4. Please include a tree removal plan which indicates all trees planned for removal, including those with encroachment into the drip line (approximated as one foot of radius per inch of tree diameter), and label them with an X or similar notation.
5. Tree removal and replacement calculations must be submitted for all trees at least six (6) inches in diameter at breast height removed on-site. Existing trees between two (2) inches and six (6) inches may count toward replacement. Please demonstrate how replacement will be provided for the development.
6. Tree replacement stock shall have a minimum caliper of two (2) inches and a height of at least six (6) feet. Since smaller trees cannot be given replacement credit, please revise the plans to demonstrate compliance with the tree replacement requirement.

- 7. Pursuant to Section 72-838, of the LDC, this site must meet the minimum tree coverage standard of one tree per 2,500 square feet of parcel area (rounded up to the nearest whole tree). Please demonstrate that there are a sufficient number of trees on site to meet this requirement.
- 8. The plans should include a tree protection detail consistent with Section 72-844, of the LDC. The root zone of the tree is approximated by one-foot of radius per inch of tree diameter.
- 9. Tree protection must be installed and inspected by this office around the perimeter of each tree preservation area prior to clearing.
- 10. Wetlands must be delineated and verified by the state. Wetland and buffer boundaries must be located on the plans.
- 11. A 50-foot upland buffer is required from wetlands in the Natural Resource Management Area. Any encroachment into wetlands or buffers will require a Wetland Alteration Permit with a mitigation plan and justification for the encroachment. Staff will be looking for avoidance and minimization of impact with no net loss or change in function. County regulations are more stringent than those of the St. Johns River Water Management District.

\* \* \* \* \*

### FIRE SAFETY

**Chris Weir, Fire Inspector**

**September 18, 2018**

**NSB Recycling, LLC**

**2018-F-TRS-0374**

Staff has reviewed the requested application and provides the following comments:

- 1. No issues from Fire at this time. However a detailed life safety plan requires the following information:
  - a. Fire is required to review water supply plan for firefighting, hazardous mitigation, emergency fire apparatus accesses to all areas of the parcel for Fire Inspections, Haz-Mat Response Mitigation, Structural and Parcel Firefighting, and/or EMS operational responses.
  - b. Plan is approved by Fire-Rescue. However please respond to the latter items of concern in #1 and in full detail.

\* \* \* \* \*

**HEALTH**

**Laura Kramer, Septic Program Coordination  
DOH/Volusia County Public Health Unit**

**NSB Recycling, LLC**

**2018-F-TRS-0374**

Comments were not received at time of printing.

\* \* \* \* \*

**LAND DEVELOPMENT**

**John H. Stockham, ASLA, CFM**

**September 17, 2018**

**NSB Recycling, LLC**

**2018-F-TRS-0374**

1. The subject property (Parcel 734-08-00-0141) is a 19.7-acre parcel created by deed prior to December 18, 2008. The subject parcel complies with the county's subdivision regulations.
2. There is common ownership between the adjacent Parcel 7334-08-00-0143 and the subject property. Parcel 7334-08-00-0143 was not created in accordance with the subdivision regulations and will need to be combined pursuant to Section 72-206(1), of ZC. A Subdivision Exemption application is available in the Land Development office.
3. The physical access to the subject parcel appears to be from a private easement created through Massey Unrecorded #1834. Legal access from this easement should be provided by the applicant and verified by staff.
4. A Final Site Plan is required pursuant to Division 3, of the LDC. The first step is the submission of a Conceptual Site Plan application, as required by Section 72-577, of the LDC.
5. The drive aisles and parking areas depicted on the site plan must be clearly defined and fully dimensioned, in compliance with the standards of Section 72-618, of the LDC (Off-street circulation, parking and loading facilities), including 14-foot width for one-way drive aisle and 24-foot width for two-way drive aisles.
6. Pursuant to Section 72-616(a)(2)f., of the LDC, any required off-street parking areas shall be so arranged and marked as to provide for orderly safe loading, unloading, parking and storage of vehicles with individual parking stalls clearly defined, and with directional arrows and traffic signs provided as necessary for traffic control.

- 7. The site design will need to demonstrate that adequate space is provided for vehicle maneuvering within the site.
- 8. Pursuant to Section 72-616(a)(2)b., of the LDC, the off-street parking and loading areas must be surfaced with brick, asphalt, bituminous concrete, packed shell, or marl material, and maintained in a smooth, well-graded condition. Stabilized grass or other alternate materials may be approved by the Land Development Manager.

\* \* \* \* \*

**SCHOOL BOARD**

**Eric Kozielski, Planning & GIS Specialist** **September 20, 2018**

**NSB Recycling, LLC** **2018-F-TRS-0374**

Staff has reviewed the requested application and has no comment.

\* \* \* \* \*

**SURVEY**

**Mark E. McClain, Engineering Assistant** **September 17, 2018**

**NSB Recycling, LLC** **2018-F-TRS-0374**

Staff has reviewed the requested application and has no comment.

\* \* \* \* \*

**TRAFFIC**

**Anthony Taylor, Engineering Assistant** **September 20, 2018**

**NSB Recycling, LLC** **2018-F-TRS-0374**

Staff has reviewed the requested application and provides the following comments:

- 1. All proposed lots or developments shall front on a paved street. Primary access to a subdivision or development shall be from a street paved to the standards of section 72-612. If the street is not already paved, it shall be paved by the developer from the entrance of the development to the nearest public paved street.

\* \* \* \* \*

**UTILITIES**

**Scott Mays, Utilities Engineer**

**September 17, 2018**

**NSB Recycling, LLC**

**2018-F-TRS-0374**

Staff has reviewed the requested application and has no comment.

\* \* \* \* \*

# Edgewater Future Land Use & Zoning

City of Edgewater Planning and Zoning Division

Edgewater Zoning      Edgewater Future Land Use

**Zoning for the City of Edgewater.**

To see the zoning code, description and approximate acreage, click on the map.

To search a property, click on the search tool, magnifying glass to the left, and type an address.

LEGEND

Planned Residential Planned Unit Development

I-1 - Light Industrial

RPUD - Residential Planned Unit

County - Retains County Zoning

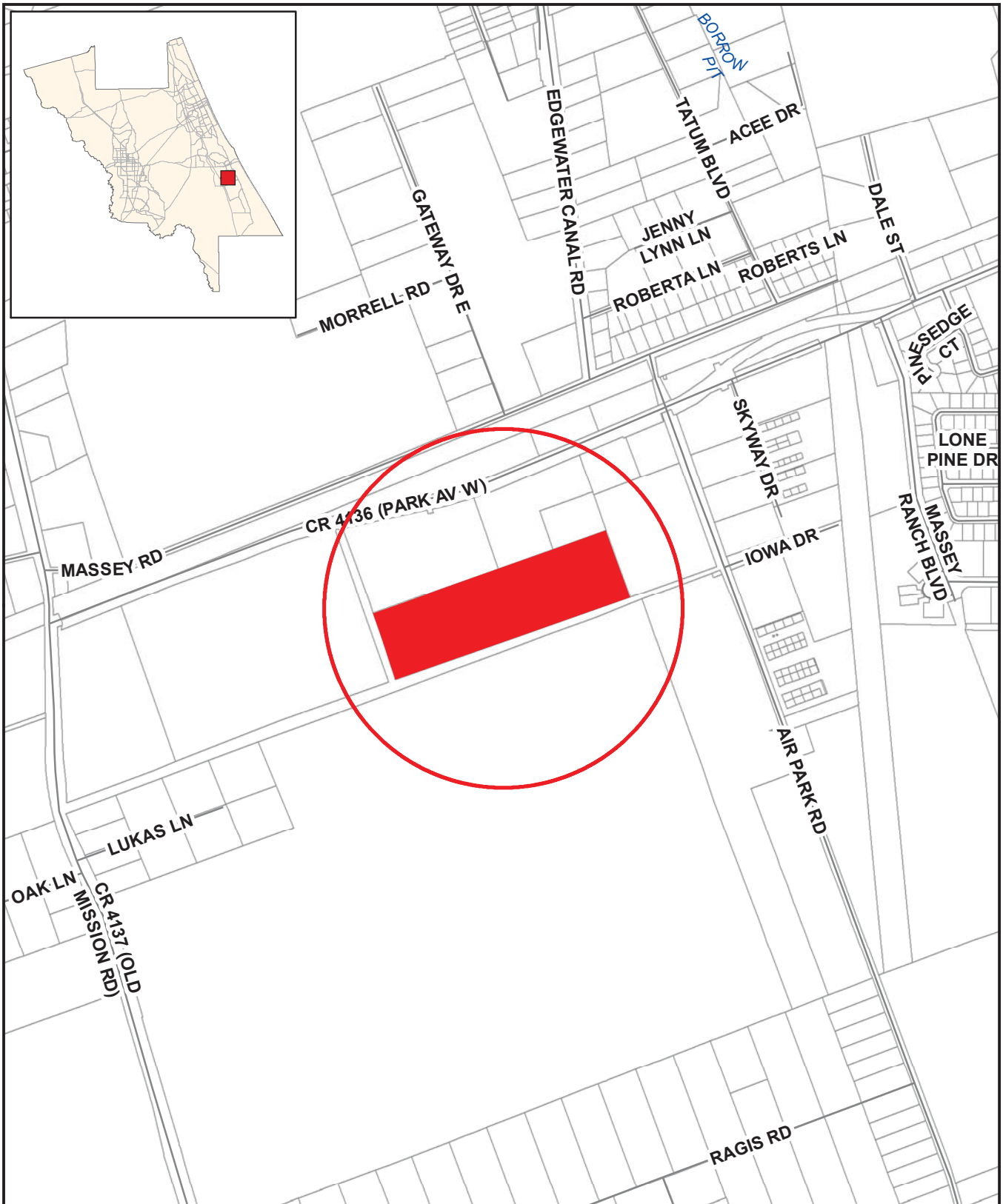
County - Retains County Zoning

County - Retains County Zoning

County - Retains County Zoning

© 2018 Microsoft Corporation, © 2018 DigitalG

# PROPERTY LOCATION S-18-090



 SUBJECT PROPERTY



1" = 1,000'

10/3/2018

**AERIAL**  
**S-18-090**



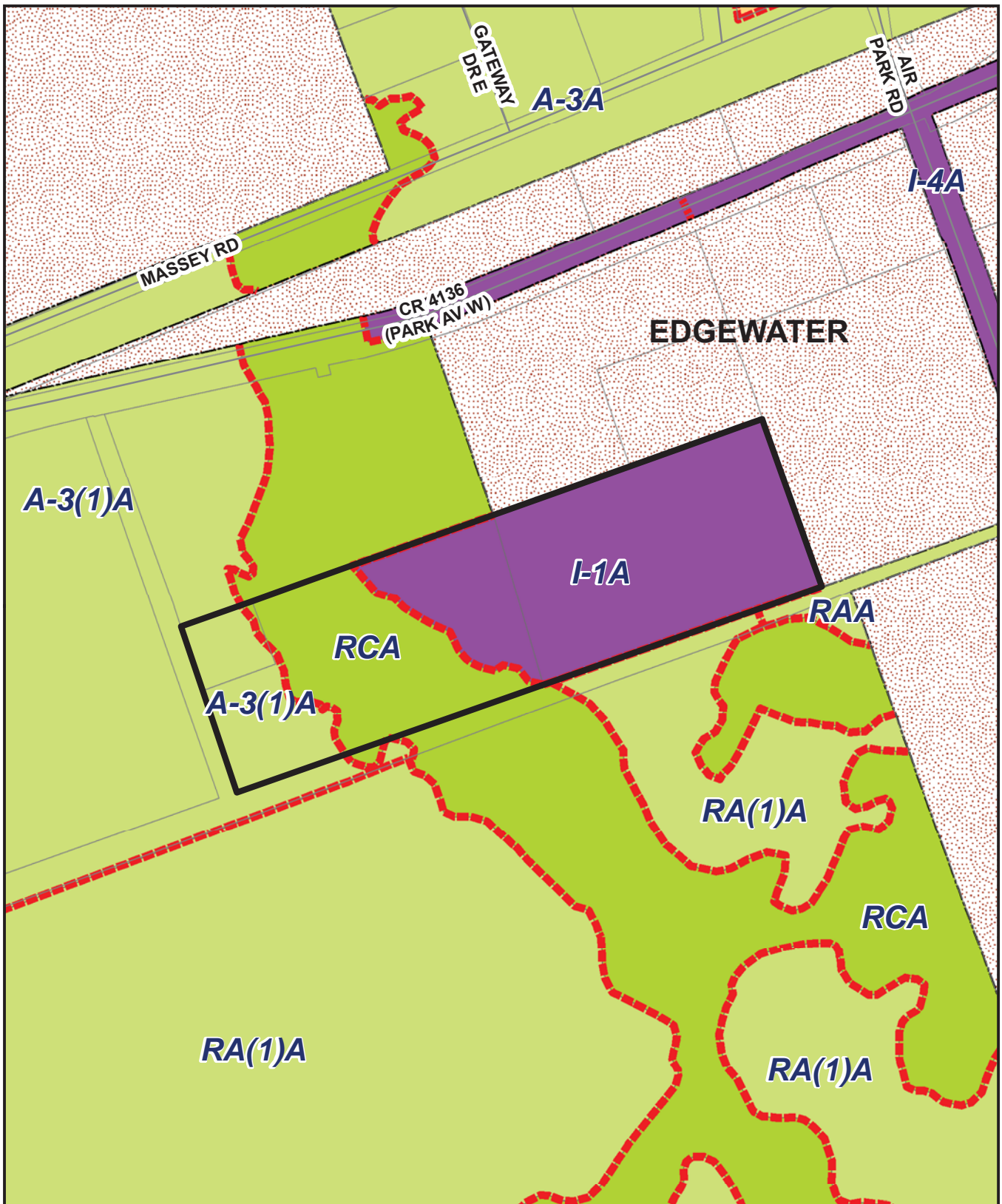
SUBJECT PROPERTY

IMAGE DATE 2015



1" = 400'  
10/3/2018






# ZONING CLASSIFICATION S-18-090



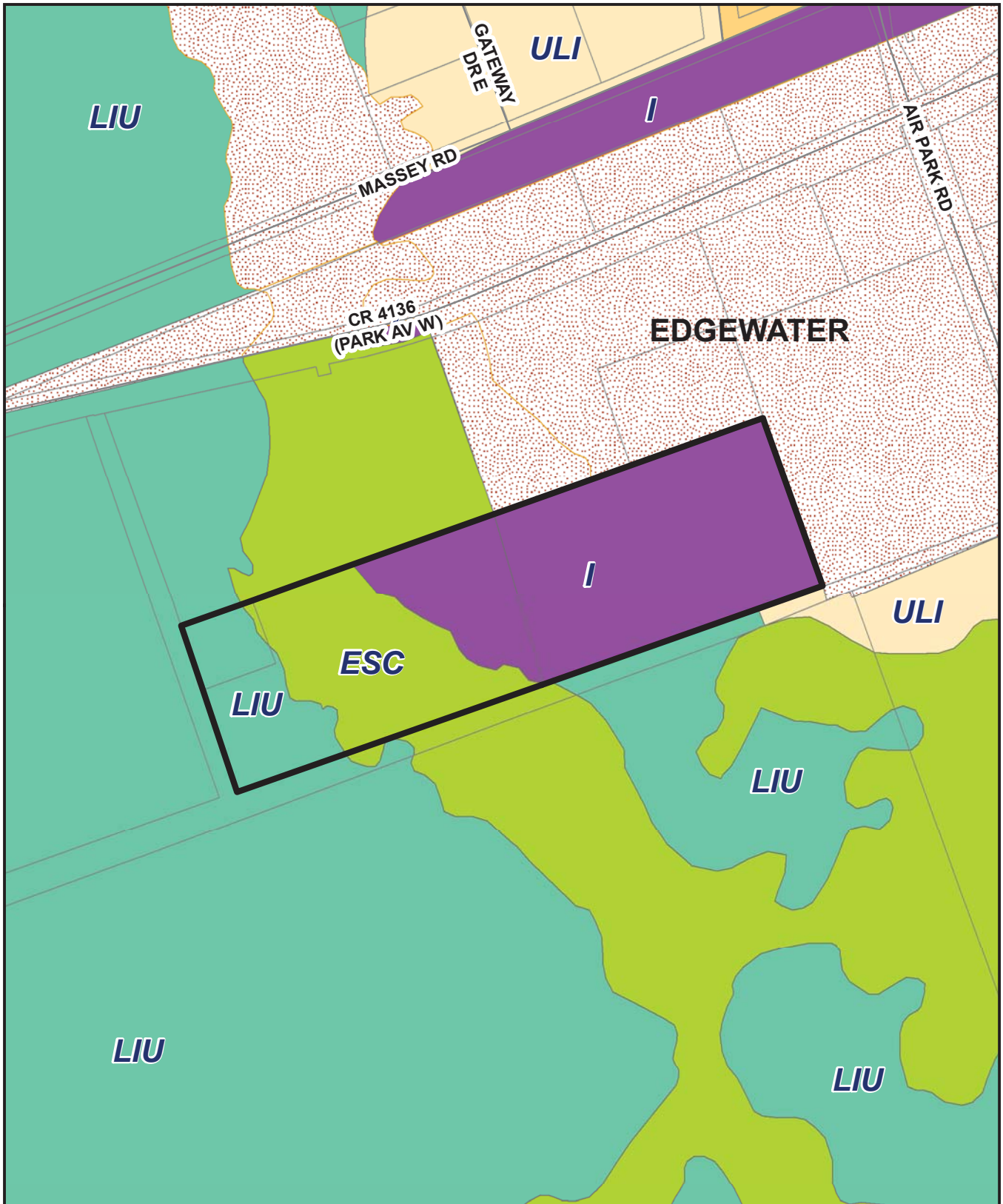
 SUBJECT PROPERTY






1" = 400'  
10/3/2018

- |  |   |   |
|--|---|---|
|  INDUSTRIAL   |  AGRICULTURAL      |  MOBILE HOME |
|  INCORPORATED |  RESOURCE CORRIDOR |   |

# FUTURE LAND USE S-18-090



 SUBJECT PROPERTY

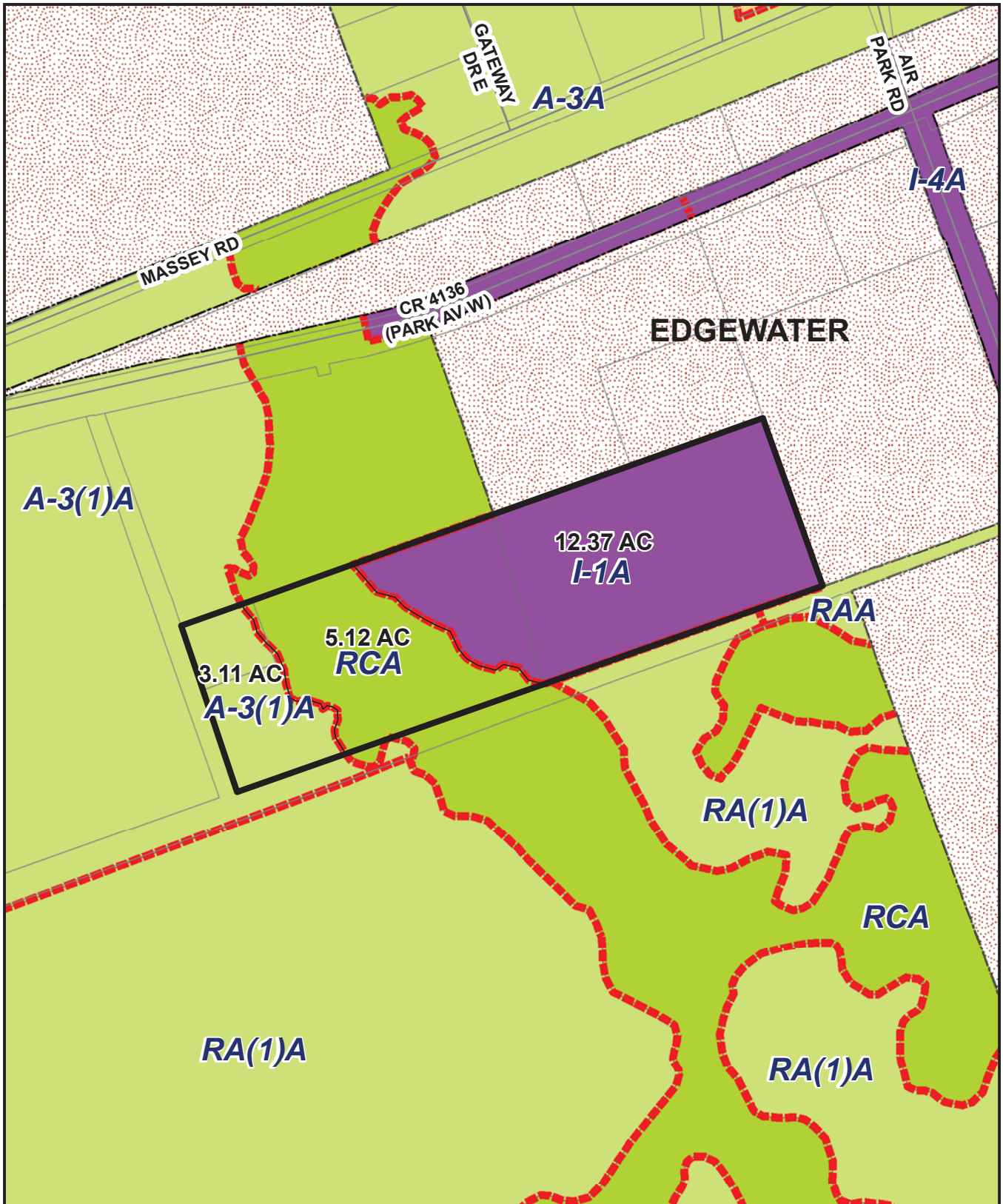
- |  |  |
|--|--|
|  ENVIRONMENTAL SYSTEMS CORRIDOR |  LOW IMPACT URBAN       |
|  INCORPORATED                   |  URBAN LOW INTENSITY    |
|  INDUSTRIAL                     |  URBAN MEDIUM INTENSITY |



1" = 400'  
10/3/2018

# ZONING CLASSIFICATION - ACREAGES






## S-18-090



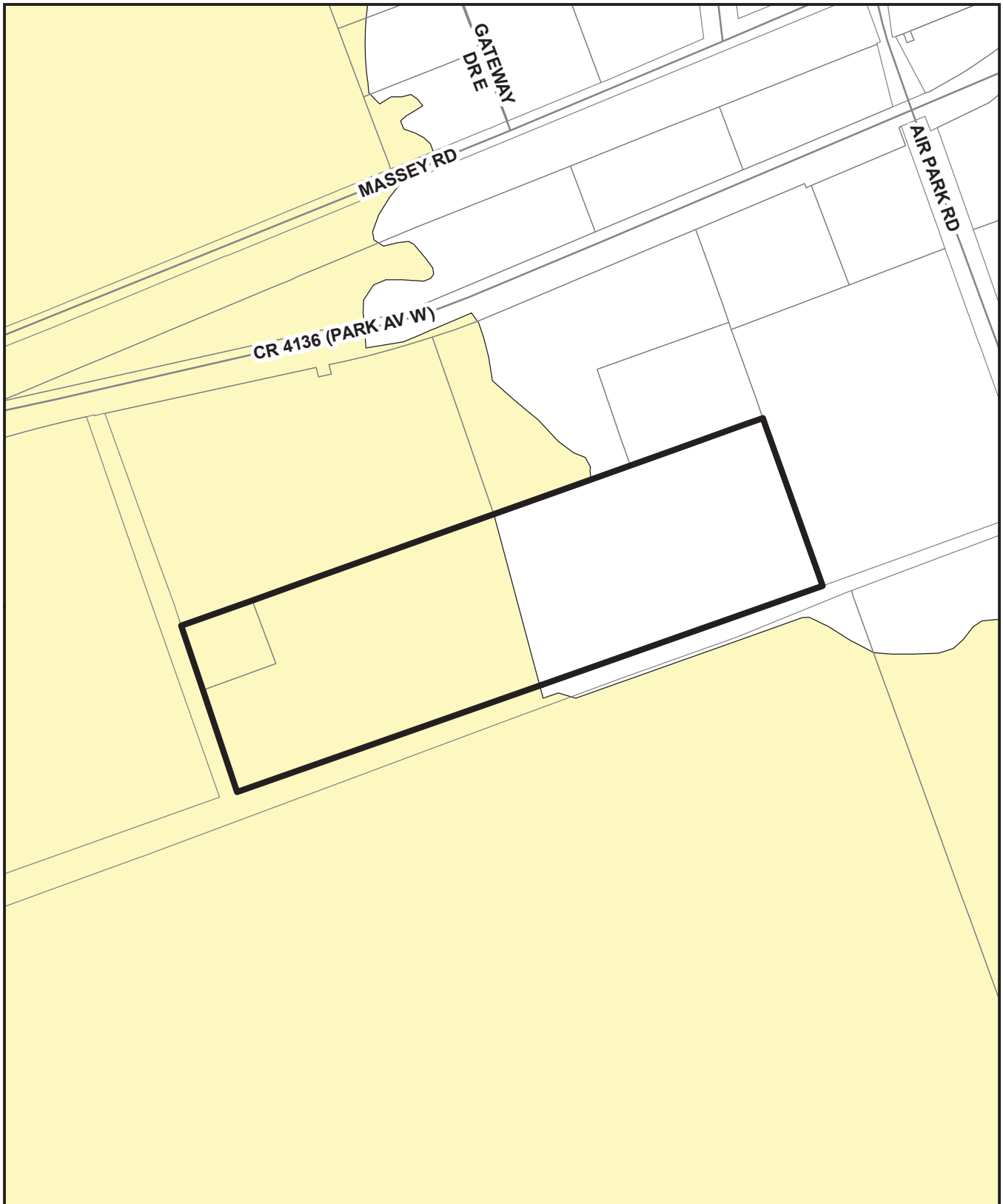
 SUBJECT PROPERTY







1" = 400'  
10/3/2018

- |  |   |   |
|--|---|---|
|  INDUSTRIAL   |  AGRICULTURAL      |  MOBILE HOME |
|  INCORPORATED |  RESOURCE CORRIDOR |   |

# ECO/NRMA OVERLAY S-18-090



-  SUBJECT PROPERTY
-  ECO
-  NRMA

 1" = 400'  
10/3/2018