

Mission:

To protect, promote & improve the health of all people in Florida through integrated state, county & community efforts.



Rick Scott
Governor

Dr. Celeste Philip, MD, MPH
State Surgeon General & Secretary

Vision: To be the Healthiest State in the Nation

September 7, 2018

Aaron L. Bowman, President
Jacksonville City Council
117 West Duval Street, Suite 425
Jacksonville, FL 32202

**RE: Application for Certificate of Public Convenience and Necessity (CON)
GEL recycling Inc.
4031 Liberty St., Jacksonville, FL 32206**

Dear Councilman Bowman and Members of the City Council:

In accordance with Chapter 380.105, City Ordinance Code, the Florida Department of Health in Duval County, Environmental Health and Safety Division, hereby forwards its comments regarding the above referenced application. According to the above-mentioned CON application for property located at 4031 Liberty St., Jacksonville, FL 32206, the facility is connected to city water and sewer.

Based on the above information, the Florida Department of Health in Duval County offers no objection to this Application for Certificate of Public Convenience and Necessity.

If you have any questions concerning this letter, please contact me at (904) 253-2023.

Sincerely,

A handwritten signature in black ink, appearing to read "Zhan Bennett".

Zhan Bennett
Environmental Manager

PLANNING AND DEVELOPMENT DEPARTMENT



November 16, 2016

Eric B. Fuller
Landfill Environmental Scientist
Solid Waste Division
1031 Superior Street
Jacksonville, Florida 32254

**RE: Initial Application - Certificate of Public Convenience and Necessity (CON);
GEL Corporation
4031 Liberty Street North
Jacksonville FL, 32206**

Dear Mr. Fuller:

In accordance with the provisions of Section 380.105(c) of the Ordinance Code the Planning and Development Department hereby forwards its comments and recommendations regarding the above referenced application:

(1) Compliance with the Zoning Code.

The subject property is located on approximately 4.78 acres at 4031 Liberty Street North between Winona Drive and 27th Street East. Vehicles gain access to the site at the west side of the property via Liberty Street by way of 27th Street to the south. 403 feet of frontage exists facing Liberty Street. The subject property is located within the Urban Core Planning District and is currently zoned Industrial Light (IL). The underlying functional land use category is Light Industrial (LI).

The applicant seeks a Certificate of Necessity (CON) for a recycling facility accepting paper, cardboard, plastics, concrete material, aggregate, wood, ferrous and non-ferrous metals, glass, fiber, mattresses, asphalt and yard trash/clean wood materials from offsite operations, with a maximum capacity of 1200 tons of materials per day. The proposed use is allowed in the IL Zoning District as a permissible use by exception pursuant to Sec. 656.322(A)(II)(c)(2) "Recycling facilities and yards meeting the performance standards and development criteria set forth in part 4." An exception for this use was granted in May 2016 (E-16-29), subject to the following special conditions:

- Undeveloped areas identified as "will remain undeveloped" and "natural vegetative buffers" on the site plan (*attached to the application for zoning exception*) shall remain wooded and unaffected by the project.
- The hours of operation shall be limited from 9:00 AM to 5:00 PM Monday through Friday, and 9:00 AM to 12:00 PM on Saturday.
- All sag lenses, drop lenses and convex lenses shall be prohibited. Illumination levels at all property lines shall not exceed one-half (0.5) foot candles (f.c.) when the building or parking areas are located adjacent to residential areas, and shall not exceed one (1.0) f.c. when abutting other non-residential properties. All

OFFICE OF THE DIRECTOR

lighting lamp sources within parking and pedestrian areas shall be metal halide or compact fluorescent. The maximum light pole height in all parking areas should not exceed thirty feet (30'- 0"). An exterior lighting design plan for each project, including a photometrics plan and pole and fixtures schedules shall be submitted at the time of Verification of Substantial Compliance for review and approval by the Planning and Development Department.

Under the conditions set forth above, the requested use can reasonably be anticipated to be conducted in compliance with the Zoning Code.

(2) The impact of the proposed facility on surrounding and nearby land uses including those impacts caused by the anticipated traffic patterns associated therewith.

It is the opinion of the Department that the facility will not have a detrimental impact on surrounding and nearby development.

The subject property is located at 4031 Liberty Street North between Winona Drive and 27th Street East. Truck traffic is operationally directed to access the property at the west side of the site via Liberty Street via 27th Street.

Adjacent properties are zoned IL to the west, PBF-1 to the north, RLD-60 to the east, and IL to the south; utilized as vehicle repair/parking/office, vacant governmental, single family residential, and a church, respectively. Access to the site is on the opposite side of the subject property from neighboring residential, and per the conditions of the zoning exception as identified above, the undeveloped portion of the subject site immediately adjacent to the residential uses must remain wooded and unaffected by operations on-site.

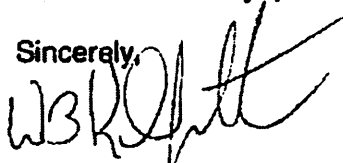
(3) The Consistency of the Proposed Facility with Any Duly Adopted Comprehensive Plan and All Land Use Regulations Related Thereto.

The subject property is located in the Light Industrial (LI) land use category. A facility located in this functional land use category is consistent with the Future Land Use Element (FLUE) of the City's 2030 Comprehensive Plan.

Based on the preceding, it is the recommendation of the Planning and Development Department that the application for Certificate of Public Convenience and Necessity regarding GEL Corporation, Liberty Street site be approved.

If there are any questions regarding this matter, please contact me at your convenience.

Sincerely,



William B. Killingsworth
Director of Planning and Development

FH/jmr/sjs

cc: Jeffrey Foster, P.G., Chief of Solid Waste Division

OFFICE OF THE DIRECTOR

BEFORE THE PLANNING COMMISSION
OF THE CITY OF JACKSONVILLE

APPLICATION NO: E-16-29

IN RE: The Zoning Exception Application of
GEL RECYCLING, INC.

**ORDER APPROVING APPLICATION FOR ZONING EXCEPTION E-16-29
WITH CONDITIONS**

This matter came to be heard upon the Application for Zoning Exception filed by GEL Corporation, the owner of certain real property located at 4031 Liberty Street North, RE #084379-0000 and 084036-0100, on behalf of GEL Recycling, Inc., seeking to allow a recycling facility in the IL and PUD Zoning Districts.

Having duly considered both the testimonial and documentary evidence presented at the public hearing on July 21, 2016, including the Report of the Planning and Development Department on Application for Zoning Exception E-16-29 and all attachments thereto ("Staff Report"), a copy of which is attached hereto as Exhibit "A", the Planning Commission of the City of Jacksonville hereby adopts and incorporates herein the recommendations of the Staff Report, and,

FINDS AND DETERMINES:

1. That the applicant has complied with all application requirements set forth in Section 656.131 of the Zoning Code;
2. That substantial competent evidence demonstrates that application E-16-29 meets, to the extent applicable, the standards and criteria set forth in Section 656.131(c) of the Zoning Code; and
3. That the land which is the subject of this exception application E-16-29 is owned by GEL Corporation. A copy of the legal description of the subject property is attached as part of Exhibit "A" and incorporated herein by reference.

NOW THEREFORE, it is ORDERED by the Planning Commission:

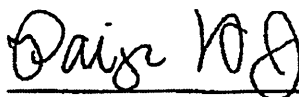
1. Application E-16-29 is hereby **APPROVED** and a zoning exception is hereby granted allowing a recycling facility on the subject property as shown on the Site Plan dated July 21, 2016, and provided in the application.
2. The exception herein granted is subject to the following conditions:
 - a. Undeveloped areas identified as "will remain undeveloped" and "natural vegetative buffers" on the site plan shall remain wooded and unaffected by the project.
 - b. The hours of operation shall be limited from 9:00 a.m. to 5:00 p.m. Monday through Friday, and 9:00 a.m. to 12:00 p.m. on Saturday.
 - c. All sag lenses, drop lenses and convex lenses shall be prohibited. Illumination levels at all property lines shall not exceed one-half (0.5) foot candles (f.c.) when the building or parking areas are located adjacent to residential areas, and shall not

exceed one (1.0) f.c. when abutting other non-residential properties. All lighting lamp sources within parking and pedestrian areas shall be metal halide or compact fluorescent. The maximum light pole height in all parking areas should not exceed thirty feet (30'-0"). An exterior lighting design plan for each project, including a photometrics plan and pole and fixtures schedules shall be submitted at the time of Verification of Substantial Compliance for review and approval by the Planning and Development Department.

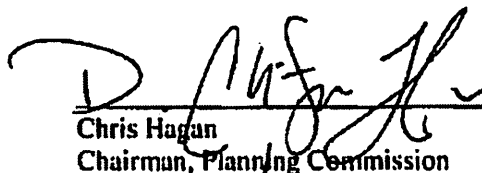
3. Failure to exercise the exception hereby granted by commencement of the use or performance of the action herein approved within one (1) year of the effective date of this Order shall render this exception invalid and all rights arising hereunder shall terminate.
4. The Exception granted herein shall not be construed as an exemption from any other applicable local, state or federal laws, regulations, requirements, permits or approvals. All other applicable local, state or federal permits or approvals shall be obtained before commencement of the development or use and issuance of this Exception is based upon acknowledgement, representation and confirmation made by the applicant(s), owner(s), developer(s) and/or any authorized agent(s) or designee(s) that the subject business, development and/or use will be operated in strict compliance with all laws. Issuance of this Exception does not approve, promote or condone any practice or act that is prohibited or restricted by any federal, state or local laws.
5. The approval granted herein shall not interfere with or abrogate or annul any easement, covenant or other agreement between any parties. In the event that the provisions of this Order impose a greater restriction upon the use, structures or development of the property than are imposed or required by other ordinances, rules, regulations or by easements, covenants or agreements, the provisions of this Order shall control.

Executed this 21st day of July, 2016.

FORM APPROVED:



Paige Hobbs Johnston
Assistant General Counsel



Chris Hagan
Chairman, Planning Commission



Abel Harding
Secretary, Planning Commission

Copies to:

GEL Corporation
c/o Milton E. Evans, Jr.
1200 S. Leavitt Avenue
Orange City, FL 32763
Owner/Applicant

Whitmer Environmental Services, Inc.
c/o George L. Whitmer
11516-3 San Jose Boulevard
Jacksonville, FL 32226
Agent

NOTICE: This Order does not become final until the expiration of the twenty-one (21) day appeal period provided in the Zoning Code. Any work commenced during this appeal period is done at the risk of the applicant, and a building permit will only be issued after an Acknowledgement of the appeal period has been obtained from the Zoning Counter and returned to same executed properly by the applicant(s) or their agent(s).

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Whitmer
 ENVIRONMENTAL SERVICES
 JACKSONVILLE, FLORIDA

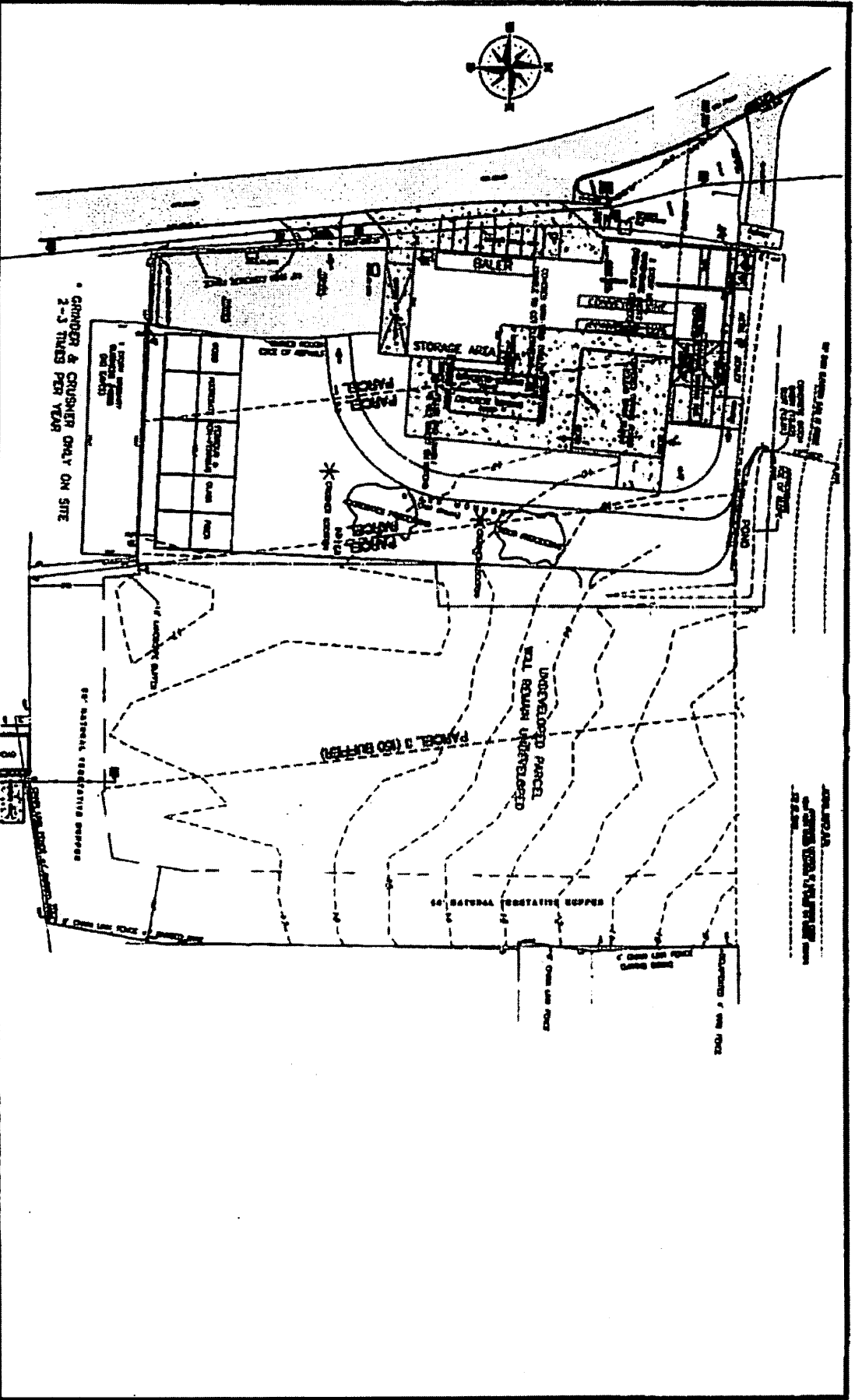
DRWG. NO. 11WES001
 PROJ. No.: 02015

DRAWN BY: RCW
 CHECKED BY: CLW

DATE: 11/30/2015
 SCALE: 1" = 60'

GEL
 4031 LIBERTY STREET
 JACKSONVILLE, FLORIDA 32206

SITE PLAN





City of Jacksonville, Florida

Lenny Curry, Mayor

Environmental Quality Division
Ed Ball Building
214 N. Hogan Street, 5th Floor
Jacksonville, FL 32202

ONE CITY. ONE JACKSONVILLE.

August 21, 2018

RECEIVED

AUG 22 2018

MEMORANDUM

TO: William Joyce, P.E., Operations Director
Department of Public Works

Solid Waste Division

FROM: Melissa M. Long, P.E., Chief
Environmental Quality Division

SUBJECT: Application for Certificate of Public Convenience and Necessity
GEL Corporation Materials Recycling Processing and Diversion Facility
4031 Liberty Street North (Real Estate Property Parcel Number 084379-0000)

The Environmental Quality Division (EQD) has reviewed the additional information received on July 26, 2018, for the subject certificate of public convenience and necessity application. The EQD review was conducted in accordance with the requirements of 380.105(a) and (b), City of Jacksonville Ordinance Code. EQD has determined that the application is now complete and provides reasonable assurance that the proposed project will comply with the state and local environmental regulations that are under its jurisdiction.

EQD requests that Solid Waste Division send a copy of any draft certificate conditions for its staff to review and provide comments.

If you need additional information, please contact Charles Hubsch of EQD, at telephone number (904) 255-7217.



City of Jacksonville, Florida

Lenny Curry, Mayor

Department of Public Works
Solid Waste Division
1031 Superior Street
Jacksonville, FL 32254
(904) 255-7500
www.coj.net

ONE CITY. ONE JACKSONVILLE.

TO: John Pappas, P.E., Director of Public Works
Department of Public Works

FROM: Will Williams, Chief of Solid Waste Division

DATE: August 24, 2018

SUBJECT: Certificate of Public Convenience and Necessity Initial Application
GEL Corporation
GEL Recycling Jacksonville facility
4031 Liberty Street North
Jacksonville, Florida 32206

The GEL Recycling Jacksonville facility is located east of North Main Street and north of Martin Luther King Jr Parkway on North Liberty Street in the central portion of the City. The facility lies within the Urban Core Planning District and is currently zoned Industrial Light with the required Zoning Exception in effect. GEL Corporation is proposing to accept and process at the facility construction and demolition debris and yard trash.

In accordance with Chapter 380.105(b), City of Jacksonville Ordinance Code, the Solid Waste Division hereby forwards its comments and recommendations regarding the above referenced application:

(1) Whether the proposed method of operation will comply with the requirements of this Part and with the Florida Statutes and Florida Administrative Code.

The GEL Recycling Jacksonville facility operation as described in the initial application for a Certificate of Public Convenience and Necessity, as submitted by GEL Corporation, will comply with current local, state and federal rules and regulations in regards to solid waste handling, storing, processing and disposal.

(2) Whether any hazard or menace to the public health would be created by the proposed use of the land involved or by the proposed method of operation.

The GEL Recycling Jacksonville facility operation, when operated according to the approved operations plan submitted as part of the initial application, will not create any hazard or menace to the public health.

(3) Whether the wastes to be disposed or managed are generated within Duval County.

Based upon the type of waste received by the facility and the location of the facility operations, the majority of the waste delivered to this facility is expected to be generated in Duval County.

(4) The rate at which the wastes to be disposed or managed are being generated in Duval County and the projected generation rate over the next five years.

The average rate of waste generated in Duval County for the Construction and Demolition Debris waste stream over the past 5 years has been estimated at 820,000 tons (including asphalt). It is estimated that 1,371,828 tons of this waste stream (including asphalt) is currently generated annually in Duval County.

The average rate of waste generated in Duval County for the yard trash waste stream over the past 5 years has been estimated at 290,000 tons. It is estimated that 339,296 tons of this waste stream is currently generated annually in Duval County.

The projected generation rates of these waste streams over the next five years is anticipated to remain steady but may change depending on economic conditions or natural disasters in the area over this time period.

(5) The reasonably available means to reduce or eliminate the wastes requiring disposal or management.

The GEL Recycling Jacksonville facility proposes to accept construction and demolition debris and yard trash for processing and subsequent recycling. Construction and demolition debris is typically generated by construction and demolition projects. Yard trash is typically generated by yard maintenance and land clearing projects. There currently exist no reasonable available means to reduce or eliminate this waste stream apart from recycling it as proposed by the facility operation. There currently exist no reasonable available means to reduce or eliminate these waste streams apart from recycling them as proposed by the facility operation.

Based upon the preceding, it is the recommendation of the Solid Waste Division that the initial application for Certificate of Public Convenience and Necessity regarding the GEL Recycling Jacksonville facility be approved.