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# City of Jacksonville, Florida

*Lenny Curry, Mayor*

Department of Public Works  
214 N. Hogan Street, 10<sup>th</sup> Floor  
Jacksonville, FL 32202  
(904) 255-8786  
www.coj.net

May 2, 2022

The Honorable Samuel Newby  
City Council President  
and Members of the City Council  
117 West Duval Street, Suite 425  
Jacksonville, Florida 32202

**RE:** Initial Application for Certificate of Public Convenience and Necessity  
Sunshine Organics & Compost, LLC  
Composting & Yard Trash Recycling Facility  
6478 Buffalo Avenue  
Jacksonville, Florida 32206

Dear Council President Newby and City Council Members:

In accordance with the provisions of Section 380.105 (d) of the City of Jacksonville Ordinance Code, the Public Works Department hereby provides its' comments and recommendations regarding the above-referenced initial application as follows:

**Section 380.105 (d) (1) – Quantity of solid waste in the City requiring management or disposal:**

The quantity of yard trash currently generated in Duval County is estimated at 298,188 tons per year.

The quantity of pre-consumer source separated food waste/organic waste generated in Duval County is currently unknown.

**Section 380.105 (d) (2) – Capacity of the existing facilities and the capacity of the proposed operation:**

The Sunshine Organics & Compost, LLC facility proposes to accept up to 200 tons of yard trash and pre-consumer source separated food waste/organic waste per day. Listed below are the facilities that hold a Certificate of Public Convenience and Necessity within Duval County to recycle and/or landfill yard trash and/or pre-consumer source separated food waste/organic waste:

<b>Facility Capacity</b>	<b>Operation</b>
Coastal Recycling Services, LLC 1,000 tons per day	C&DD Recycling Facility Yard Trash Processing
Whitehouse Recycling 2,000 tons per day	C&DD Recycling Facility Yard Trash Processing
Jones Road C&DD Disposal Facility 3,000 tons per day	C&DD Disposal/Recycling Facility Yard Trash Processing
Old Kings Road C&DD Disposal Facility 3,000 tons per day	C&DD Disposal/Recycling Facility Yard Trash Processing
Otis Road Disaster Recovery Debris Management and Recycling Facility 2,000 tons per day	Class III Landfill/Recycling Facility
Trail Ridge Landfill 5,000 tons per day	Class I Landfill
United Brothers, Inc. 250 tons per day	Clean Debris Recycling Facility Yard Trash Processing
Aetna Recycling, Inc. 275 tons per day	Yard Trash Recycling Facility
Gaston Tree Debris Recycling, LLC Philips Highway 800 tons per day	Yard Trash Recycling Facility
Mulch Manufacturing, Inc. 1,360 tons per day	Yard Trash Recycling Facility
Shaw's Land Clearing, LLC 675 tons per day	Yard Trash Recycling Facility
Greenland Biomass	Yard Trash Recycling Facility

2,000 tons per day

Gaston Tree Debris Recycling, LLC

Yard Trash Recycling Facility

Beaver Street West

300 tons per day

**Section 380.105 (d) (3) – Availability of alternate methods of management or disposal:**

Alternate methods of disposal and/or processing are available within the county for these waste streams. Yard trash is typically processed into mulch for landscaping purposes or utilized as boiler fuel or landfill cover material. This waste stream can also be disposed of at any of the four landfills/disposal facilities located within the county. Pre-consumer source separated food waste/organic waste can be disposed of at Trail Ridge Landfill.

**Section 380.105 (d) (4) – Potential sites best suited to serve the City:**

The Sunshine Organics & Compost, LLC facility is located north of downtown Jacksonville on Buffalo Avenue, north of 50<sup>th</sup> Street East and east of Main Street North in the northern portion of the City. The location of this Facility is well suited to serve the northern portions of the City of Jacksonville.

**Section 380.105 (d) (5) – Availability of regional facilities that are operating, or are projected within five years to be constructed and operating, that do or will accept the type and quantity of waste to be disposed or managed by the proposed facility:**

The facilities that currently have a certificate to landfill or otherwise process this waste stream are listed in a previous section of this letter report. One other facility owned by GEL Jacksonville and located at 4031 North Liberty Street has submitted an initial application to the Solid Waste Division for the processing of construction and demolition debris and yard trash. No other facilities, proposing to process this type of waste stream, are known to be planned for Duval County at this time.

**Section 380.105 (d) (6) – Whether the waste to be disposed or managed is 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 within Duval County.

**Section 380.105 (d) (7) – The current rate of waste generation and the projected generation rate in Duval County over the next five years:**

The average rate of waste generated in Duval County for the Yard Trash waste stream over the past 5 years has been estimated at 300,000 tons. As listed in an earlier section of this report, it is estimated that 298,188 tons of this waste stream is currently generated annually in Duval County.

The generation rate of pre-consumer source separated food waste/organic waste is unknown.

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

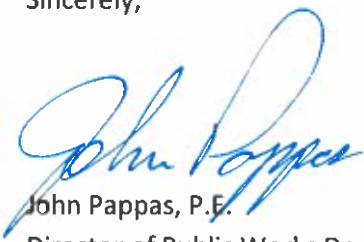
**Section 380.105 (d)(8) – Other considerations:**

Transmitted herewith are agency responses from the Solid Waste Division, the Environmental Quality Division, the Planning and Development Department and the Florida Department of Health in Duval County, which have been incorporated into the conditions, listed in Exhibit I attached hereto.

Based upon the determination of need for this facility by the City Council, the Public Works Department supports the issuance of the Certificate of Public Convenience and Necessity for the Sunshine Organics & Compost, LLC facility provided the applicant agrees to accept the conditions specified in Exhibit I.

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



Sincerely,



John Pappas, P.E.

Director of Public Works Department

**Attachments**

cc: William Joyce, P.E., Public Works Department  
Will Williams, Solid Waste Division   
Eric B. Fuller, Public Works Department   
Cletus Kuhn, Solid Waste Division



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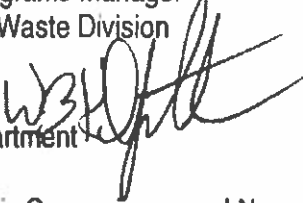
# City of Jacksonville, Florida

*Lenny Curry, Mayor*

Planning and Development Department  
214 North Hogan Street, Suite 300  
Jacksonville, FL 32202  
(904) 630-CITY  
www.coj.net

## MEMORANDUM

**TO:** Eric B. Fuller, Environmental Programs Manager  
Public Works Department, Solid Waste Division

**FROM:** William B. Killingsworth, Director  
Planning and Development Department 

**RE:** Application for Certificate of Public Convenience and Necessity (CON)  
Sunshine Organics & Compost LLC  
6478 Buffalo Avenue  
Jacksonville, FL 32206

**DATE:** June 8, 2021

In accordance with the provisions of Section 380.105, Ordinance Code, the Planning and Development Department hereby forward its comments and recommendations regarding the above referenced application:

*(1) Compliance with the Zoning Code.*

The property at 6478 Buffalo Avenue is applying for a Certificate of Public Convenience and Necessity. The location is currently zoned Planned Unit Development (PUD) per ordinance 2020-0745-E, with a Future Land Use designation of Heavy Industrial (HI). The proposed use is allowed in the written description for the PUD as adopted, with the following conditions:

- (1) Truck delivery of tree and source separated, pre-consumer food waste/organic waste is permitted; post-consumer food waste such as meat, fish, poultry, dairy, or manure is not permitted.
- (2) Mulching of tree waste/debris, limited to the operational hours of 7:00 a.m. to 4:00 p.m., for a week of grinding (5 business 28 days) every two months is permitted.
- (3) Dumping, mixing and outdoor containment of mulch and source separated food waste, with containment "stacks" not to exceed twenty (20) feet in height is permitted.
- (4) Dust resulting from normal operations shall be controlled by on-site water tanks.

(5) Odors shall be controlled by immediately covering the food/organic waste with tree/wood mulch, as well as by turning the 5 compost piles weekly.

(6) No Heavy Industrial uses shall be permitted within the northern 90 feet of the property to serve as a buffer between the permitted uses in the PUD and the existing residential uses.

The proposed use is in compliance with City's Zoning Code if the facility is permitted and operated in compliance with any permits required under city, state or federal permits, laws, ordinances, and rules and regulations; and operated within the conditions set forth in the adopted PUD zoning ordinance. The requested use can therefore be reasonably 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.*

The subject property is bordered along the north side by single family residential and separated from the uses permitted in the PUD by a 90' buffer, a 25' portion of which is to remain undisturbed. The property is also bordered along the east side by undeveloped property zoned IH, and along the south and west sides by a railway. The site is within the designated Industrial Situational Compatibility Area and is located in the designated Suburban Area. With the conditions outlined in the PUD ordinance and the buffer distances maintained, the proposed composting and mulching facility is consistent with the adjacent uses and with the intended use of the area.

*(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 Heavy Industrial (HI) land use category. A composting and mulching facility with outdoor operations located in this functional land use category is consistent with the Future Land Use Element (FLUE) of the City's 2030 Comprehensive Plan. This property is also located within the Industrial Sanctuary Situational Compatibility Zone enacted per Ordinance 2007-398-E.

*(4) Whether the entity submitting an application is currently a registered business in the City and has a current Certificate of Use for the proposed facility operations.*

According to the City of Jacksonville Zoning Administrator, there is no Certificate of Use (COU) on file for a composting facility located at 6478 Buffalo Avenue.

*(5) Such considerations as he/she deems relevant.*

The Planning and Development Director and the Current Planning Division Chief have identified no additional concerns.

Based on the proceeding, it is the recommendation of the Planning and Development Department that of the application for the "Certificate of Public Convenience and Necessity" for Sunshine Organics & Compost LLC, be **APPROVED pending the acquisition of a COU.**

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



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# City of Jacksonville, Florida

*Lenny Curry, Mayor*

Environmental Quality Division  
214 N. Hogan St., 5<sup>th</sup> Floor  
Jacksonville, FL 32202  
(904) 255-7100  
www.coj.net

December 9, 2021

## MEMORANDUM

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

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

**SUBJECT:** Application for Certificate of Public Convenience and Necessity  
Sunshine Organics & Compost, LLC Yard Trash Recycling & Compost Facility  
6478 Buffalo Avenue (RE# 111121-0000)

The Environmental Quality Division (EQD) has reviewed the additional information submitted for a certificate of public convenience and necessity received on September 24, 2021, for the Sunshine Organics & Compost, LLC facility. This additional information was submitted in response to the September 15, 2021 EQD comment memorandum. The EQD review was conducted in accordance with the requirements of 380.105(a) and (e), City of Jacksonville Ordinance Code.

EQD has determined that the applicant has provided all information needed to complete its review, and the application 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 the 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.

**Mission:**

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



**Ron DeSantis**  
Governor

**Joseph A. Ladapo, MD, PhD**  
State Surgeon General

**Vision: To be the Healthiest State in the Nation**

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September 22, 2021

Mr. Cletus Kuhn  
Solid Waste Specialist  
Department of Public Works  
1031 Superior Street  
Jacksonville, FL 32254

**RE: Sunshine Organics & Compost, LLC  
6478 Buffalo Avenue  
Jacksonville, FL 32208  
Renewal Application for Certificate of Public Convenience and Necessity (CON)**

Dear Mr. Kuhn:

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 **6478 Buffalo Avenue, Jacksonville, FL 32208**, the facility utilizes city water and utilizes an onsite sewage treatment and disposal system permitted by FDOH, annual operating permit number 16-QJ-2372139, for use by employees and authorized visitors.

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) 253-2550.

Sincerely,

A handwritten signature in black ink that reads "John Cordy".

John Cordy  
Environmental Manager

Cc: Mike Kelcourse

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**Florida Department of Health**  
**Office of the State Surgeon General**  
4052 Bald Cypress Way, Bin A-00 • Tallahassee, FL 32399-1701  
PHONE: 850/245-4210 • FAX: 850/922-9453  
[FloridaHealth.gov](http://FloridaHealth.gov)

The logo for the Public Health Accreditation Board (PHAB). It features a stylized "PHAB" acronym in a square box, followed by the text "Accredited Health Department" and "Public Health Accreditation Board".

PHAB Accredited Health Department  
Public Health Accreditation Board