



City of Jacksonville, Florida

Lenny Curry, Mayor

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

ONE CITY. ONE JACKSONVILLE.

April 19, 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
Custom Concrete, Inc. – Clean Debris Recycling Facility
1777 McDuff Avenue North
Jacksonville, Florida 32254

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 construction and demolition debris (C&DD) currently generated in Duval County is estimated at 1,097,447 tons per year. In addition, the amount of asphalt debris currently generated in Duval County is estimated at 378,506 tons per year.

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

The Custom Concrete, Inc. facility proposes to accept up to 910 tons of clean debris per day. Listed below are the facilities that hold a Certificate of Public Convenience and Necessity within Duval County to recycle and/or landfill clean debris:

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Facility Capacity	Operation
AAction Recycling 1,200 tons per day	Clean Debris Recycling Facility
ACET Recycling, LLC 1,000 tons per day	Clean Debris Recycling Facility
Bayard One, LLC 1,875 tons per day	Clean Debris Recycling Facility
Coastal Recycling Services, LLC 1,000 tons per day	C&DD Recycling Facility
Duval Asphalt Products, Inc. 12 th Street Location 825 tons per day (550 of which is clean debris)	C&DD Recycling Facility (clean debris & asphalt shingles)
Duval Asphalt Products, Inc. Philips Highway Location 825 tons per day (550 of which is clean debris)	C&DD Recycling Facility (clean debris & asphalt shingles)
Hrustic Brothers, Inc. 1,200 tons per day	Clean Debris Recycling Facility
J.B. Coxwell, Inc. 2,000 tons per day	C&DD Recycling Facility
Jones Road C&DD Disposal Facility 3,000 tons per day	C&DD Disposal/Recycling Facility
Masters Road, LLC 1,500 tons per day	Clean Debris Recycling Facility
Mulliniks Recycling, Inc. 1,500 tons per day	Clean Debris Recycling Facility
Old Kings Road C&DD Disposal Facility 3,000 tons per day	C&DD Disposal/Recycling Facility
Otis Road Disaster Recovery Debris Management and Recycling Facility 2,000 tons per day	Class III Landfill/Recycling Facility

Realco Recycling Co., Inc. C&DD Recycling Facility
1,400 tons per day (1,000 of which is reserved for clean debris)

Trail Ridge Landfill Class I Landfill
5,000 tons per day

United Brothers, Inc. Clean Debris Recycling Facility
250 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. Depending on the type of clean debris, this material is typically disposed or processed in one of the following manners: landfilled, processed into mid-size pieces for use as rip rap, processed into small pieces for use in roadways or parking areas or utilized on construction projects for various structural and drainage considerations. This waste stream can also be disposed of at any of the four landfills/disposal facilities located within the county.

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

The Custom Concrete, Inc. facility is located west of Interstate 95 and north of Beaver Street West on McDuff Avenue North in the west central portion of the City of Jacksonville. The location of this Facility is well suited to serve the central 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. Three other facilities, one owned by Aetna Recycling, Inc. and located at 8050 Old Kings Road; one owned by Independence Recycling and located at 1600 Talleyrand Avenue; and one owned by GEL Jacksonville, and located at 4031 North Liberty Street, have submitted initial or modification applications to the Solid Waste Division for the processing of construction and demolition debris or clean debris. No other facilities proposing to process these types of waste streams 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 in the central portion of 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 Construction and Demolition Debris waste stream over the past 5 years has been estimated at 1,000,000 tons. As listed in an earlier section of this report, it is estimated that 1,097,447 tons of this waste stream is currently generated annually in Duval County. In addition, the amount of asphalt debris currently generated in Duval County is estimated at 378,506 tons per year.

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

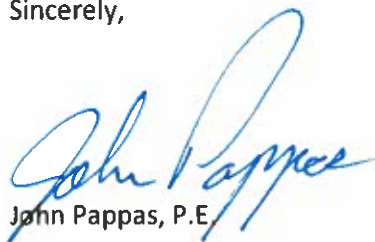
Section 380.105 (d)(8) – *Other considerations:*

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 Custom Concrete, Inc. 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, Engineering and Construction Management Division
Cletus Kuhn, Solid Waste Division



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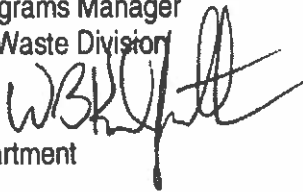
City of Jacksonville, Florida

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)
Custom Concrete, Inc.
1777 McDuff Avenue North
Jacksonville, FL 32254

DATE: September 13, 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.

Applicant is proposing a concrete crushing and recycling facility and yard for the property located at 1777 McDuff Avenue North. The 6.32 acre property is currently zoned Industrial Heavy (IH) and facility operator is seeking a Certificate of Necessity (CON) for the proposed facility. The property is located in the designated Industrial Sanctuary as enacted per Ordinance 2007-398-E. The proposed use is allowed in the IH Zoning District, in the Industrial Sanctuary, as a permitted use "by right", according to Section 656.323(A)(III)(c)(9) of the Zoning Code. The proposed use complies with City's Zoning Code if the facility is permitted and operated in compliance with city, state or federal permits, laws, ordinances, and rules and regulations. 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 to the north and east sides by a CSX railyard facility, to the south by vacant industrial and light manufacturing, and to the west by a warehouse and truck/transit terminal; all zoned IH. Previously "Meridian Waste" which advertised the facility as "Residential and Commercial Construction and Demolition" operated

from the property. The site is within the designated Industrial Sanctuary and is located in the designated Urban Priority Area. The property is within a developed industrial area and is surrounded by compatible industrial uses, albeit with compromised access due to neighboring railyard activity and limited railroad crossings on area streets. The constrained access and limited railroad crossings specifically limit access from McDuff Avenue North directly. Access to the facility should only be from McDuff Avenue North via 3rd Street West to Division Street, and then from Division Street north to 6th Street West, then to the final segment of McDuff Avenue North which serves the facility. With controlled access limiting truck traffic to these streets and with no truck traffic routed through residential neighborhoods adjacent to Division Street from either Commonwealth Avenue from the south, or via 3rd Street from the north, the proposed concrete crushing and recycling 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 facility 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 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 a Certificate of Use (COU) on file under the name Custom Concrete, Inc. for a concrete crushing and recycling facility at 1777 McDuff Avenue North.

(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 Custom Concrete, Inc. be **APPROVED**.

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

15513.1
Certificate of Use ID #

049698-0000
Real Estate #

Certificate of Use
Jacksonville, Florida

CUSTOM CONCRETE DBA PLUNK'S CONCRETE
PUMPING, RECYCLING, DEMO & CAN RENTAL

This document certifies that _____, located

At 1777 McDUFF AVE. N., _____, is registered as a
Street address Unit #

CLEAN CONCRETE DEBRIS RECYCLING FACILITY
Type of Business/Use

This Certificate of Use confirms that the subject business/use is in compliance with

The City's Zoning Code, Building Code and Fire Code, Pursuant to

Ordinance 2005-1355-E

Date SEPTEMBER 10, 2021


Authorized Signature



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City of Jacksonville, Florida

Lenny Curry, Mayor

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

March 9, 2022

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
Custom Concrete, Inc. Concrete Crushing Facility
1777 North McDuff Avenue (RE# 049698-0000)

The Environmental Quality Division (EQD) has reviewed the additional information submitted for a certificate of public convenience and necessity application received on December 29, 2021, for the Custom Concrete, Inc. Concrete Crushing Facility (located at 1777 North McDuff). This additional information was submitted in response to the December 9, 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.




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 Department of Public Works
FROM: Will Williams, Chief of Solid Waste Division 
DATE: February 14, 2022
SUBJECT: Certificate of Public Convenience and Necessity Initial Application
Custom Concrete, Inc. – Clean Debris Recycling Facility
1777 McDuff Avenue North
Jacksonville, Florida 32254

The Custom Concrete, Inc. 1777 McDuff Avenue North facility is located west of Interstate 95 and north of Beaver Street West on McDuff Avenue North in the west central portion of the City of Jacksonville. The facility lies within a Heavy Industrial land use category and is currently zoned Industrial Heavy. Custom Concrete, Inc. proposes to accept and process at the facility clean debris only.

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 Custom Concrete, Inc. 1777 McDuff Avenue North facility operation as described in the initial application for a Certificate of Public Convenience and Necessity, as submitted by Custom Concrete, Inc., 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 Custom Concrete, Inc. 1777 McDuff Avenue North 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 1,000,000 tons per year (not including asphalt). It is estimated that 1,097,447 tons of this waste stream is currently generated annually in Duval County (not including asphalt).

The projected generation rate of this waste stream 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 Custom Concrete, Inc. 1777 McDuff Avenue North facility proposes to accept clean debris for processing and subsequent recycling. Clean debris is typically generated by construction and demolition projects. There currently exists no reasonable available means to reduce or eliminate these waste streams apart from recycling it as proposed by the facility operation.

Based upon review of the above listed solid waste related items, it is the recommendation of the Solid Waste Division that the initial application for a Certificate of Public Convenience and Necessity regarding the Custom Concrete, Inc. 1777 McDuff Avenue North facility be **approved**.

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

November 15, 2021

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

**RE: Custom Concrete, Inc.
1777 N McDuff Avenue
Jacksonville, FL 32254
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 **1777 N McDuff Avenue, Jacksonville, FL 32254**, the facility utilizes the JEA Municipal Water Main System as potable water and utilizes the JEA Municipal Sanitary Sewer System 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: Michael Plunk

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

The logo for the Accredited Health Department Public Health Accreditation Board (PHAB), consisting of the letters "PHAB" in a bold, sans-serif font.
Accredited Health Department
Public Health Accreditation Board