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**QUESTION 20 - SOLID WASTE/HAZARDOUS WASTE/MEDICAL WASTE**

- A. Provide a projection of the average daily volumes of solid waste generated at the completion of each phase of development. Use the format below and identify the assumptions used in the projection.**

Table 20.1, on the following page, provides a projection of the average daily solid waste generation for this project based on the proposed development program. Generation rates are estimated using a per capita daily volume assumption for the proposed mixed-use development. The weight of solid waste was then converted to volume (cubic yards) by using a figure of 1,300 pounds per compacted cubic yard.

**NOTE: QUESTION 20.B HAS BEEN DELETED PURSUANT TO AGREEMENTS MADE AT THE JANUARY 27, 2006 PREAPPLICATION CONFERENCE.**

- C. For all waste disposal planned (on or off site), attach a copy of the letter from the developer describing the types and volumes of waste and waste disposal areas requested, and attach a letter from the agencies or firms providing services outlining:**
- 1. The projected excess capacity of the facilities serving the development at present and for each phase through completion of the project,**
  - 2. Any other commitments that have been made for this excess capacity,**
  - 3. A statement of the agency's ability to provide service at all times during and after development (the agency or firm must be supplied with the solid waste generation table in (A) above.**

Pages 20.3 and 20.4 contain correspondence between the Applicant and the St. Johns County Solid Waste Management Department regarding St. Johns County's ability to provide solid waste disposal service to the Elkton DRI. The St. Johns County Solid Waste Management Department has indicated that they have capacity to serve the Elkton DRI.

**Table 20-1  
Projected Solid Waste Generation**

Land Use	Development	Generation Rate Per Day	Domestic Solid Waste	Industrial, Hazardous, Medical, or Other Special Wastes <sup>(2)</sup>
<b>Phase 1</b>				
Residential <sup>(1)</sup>	1,245 du	5.7 lbs/person	18,238 lb/day	---
Retail	90,000 sf	5.5 lbs/100 sf	4,500 lb/day	---
Office	40,000 sf	1 lbs/100 sf	400 lb/day	---
Light Industrial	28,000 sf	2 lbs/100 sf	560 lb/day	---
Elementary School	95,000 sf	1 lbs/100 sf	950 lb/day	---
Middle School	---	1 lbs/100 sf	---	---
Phase 1 Volume (pounds/day)			24,648 lb/day	---
Phase 1 Volume (cubic yards/day)			18.96 yd <sup>3</sup> /day	---
<b>Phase 2</b>				
Residential <sup>(1)</sup>	2,510 du	5.7 lbs/person	36,769 lb/day	---
Retail	140,000 sf	5.5 lbs/100 sf	7,700 lb/day	---
Office	80,000 sf	1 lbs/100 sf	800 lb/day	---
Light Industrial	70,000 sf	2 lbs/100 sf	1,400 lb/day	---
Elementary School	95,000 sf	1 lbs/100 sf	950 lb/day	---
High School	---	1 lbs/100 sf	---	---
Phase 2 Volume (pounds/day)			47,619 lb/day	---
Phase 2 Volume (cubic yards/day)			36.63 yd <sup>3</sup> /day	---
<b>Phase 3</b>				
Residential <sup>(1)</sup>	3,600 du	5.7 lbs/person	52,736 lb/day	---
Retail	140,000 sf	5.5 lbs/100 sf	7,700 lb/day	---
Office	80,000 sf	1 lbs/100 sf	800 lb/day	---
Light Industrial	70,000 sf	2 lbs/100 sf	1,400 lb/day	---
Elementary School	190,000 sf	1 lbs/100 sf	1,900 lb/day	---
High School	256,000 sf	1 lbs/100 sf	2,560 lb/day	---
Phase 3 Volume (pounds/day)			67,096 lb/day	---
Phase 3 Volume (cubic yards/day)			51.61 yd <sup>3</sup> /day	---

Prepared by Prosser Hallock, Inc., July 2006

(1) 2.57 persons per household

(2) There will be a negligible amount of industrial, hazardous medical, or other special wastes generated.



June 21, 2006

Wendy Manucy  
 St. Johns County Solid Waste Department  
 P. O. Box 349  
 St. Augustine, FL 32085-0349

**RE: Elkton Development of Regional Impact - Notice of Development  
 Prosser Hallock Reference No. 105030.02**

Dear Ms. Manucy:

My firm is preparing the Elkton Development of Regional Impact (DRI) Application for Development Approval. Elkton is a master planned mixed-use community located in northern St. Johns County (please see enclosed map). The development will be completed in three phases over a fifteen-year period, and will ultimately include approximately 3,600 households, 40,000 square feet of office uses, 40,000 square feet of medical office uses, 140,000 square feet of retail commercial/service uses, 70,000 square feet of industrial uses as well as schools, parks and other civic uses. Pending approval, the development will commence in 2008 as depicted in the table below.

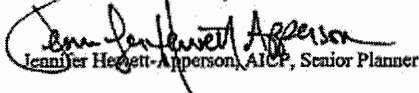
**Preliminary Project Phasing**

Phase	Residential (DU's) (28-24.023 F.A.C.)	Office (SF) (28.24.020 F.A.C.)	Medical Office (SF) (28-24.020 F.A.C.)	Industrial (SF) (28-24.29 F.A.C.)	Retail (SF) (28-24.031 F.A.C.)
I (2008 - 2013)	1,245	20,000	20,000	28,000	90,000
II (2013 - 2018)	1,265	20,000	20,000	42,000	50,000
III (2018 - 2023)	1,090	---	---	---	---
<b>Total</b>	<b>3,600</b>	<b>40,000</b>	<b>40,000</b>	<b>70,000</b>	<b>140,000</b>

I would greatly appreciate correspondence from your office acknowledging notice of this project and whether present facilities are capable of serving Elkton. It would be very helpful if your correspondence included standards your office uses to determine solid waste impacts, and be returned by July 14, 2006. Please let me know if you require additional information to assist you with this request. I can be reached at 739-3655 or [jhewettapperson@prosserhallock.com](mailto:jhewettapperson@prosserhallock.com) if you would like to discuss this further. Again, I thank you for your assistance.

With kind regards,

**PROSSER HALLOCK, INC.**



Jennifer Hewett-Apperson, AICP, Senior Planner

Enclosures

13901 Sutton Park Drive South, Suite 200 Jacksonville, Florida 32224-0229  
 p • 904.739.3655 f • 904.730.3413 e • [info@prosserhallock.com](mailto:info@prosserhallock.com)



ST. JOHNS COUNTY, FLORIDA

Board of County Commissioners

SOLID WASTE MANAGEMENT



P.O. DRAWER 349  
ST. AUGUSTINE, FLORIDA  
32085-0349

PROSSER HALLOCK, INC.

AUG 03 2006

RECEIVED

August 1, 2006

Ms. Jennifer Hewett-Apperson, AICP  
Prosser Hallock  
13901 Sutton Park Drive South, Suite 200  
Jacksonville, Florida 32224-0229

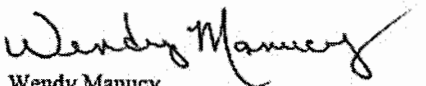
SUBJECT: Elkton DRI-Prosser Hallock Ref No. 105030.02  
St. Johns County Solid Waste Response

Dear Ms. Hewett-Apperson,

This correspondence is in response to your June 21, 2006 letter regarding the proposed additional solid waste from the Elkton Development of Regional Impact (DRI). Based on previously submitted DRIs and current County waste amounts, SJC would be capable of handling the additional waste generated by the proposed Elkton DRI. This conclusion is based on the quantities you provided in your June 21, 2006 letter and will change if any of these quantities change. In addition, this conclusion is predicated on the assumption that the planned construction of an additional transfer station in SJC will be completed in approximately 2007, and the current St. Johns County waste disposal contract at Chesser Island Landfill remains unchanged.

Please let us know if there is additional information that may be needed or if you have any questions.

Sincerely,



Wendy Manucy  
St. Johns County Solid Waste Management