



Planning Solutions

April 30, 2025

All County Paving (1180 SW 10th Street)
Conditional Use
Revised Narrative Letter

This revised narrative letter associated with the Conditional Use applications for All County Paving are respectfully submitted on behalf of GCG Real Estate Holdings, LLC for the properties located at 1180 SW 10th Street, Delray Beach, FL 33444 (PCNs: 12-43-46-01-021-0040 & 12-43-46-20-01-021-0032).

BACKGROUND:

The subject properties are located on the south side of SW 10th Street, approximately 635 feet west of SW 10th Avenue. The combined properties total 4.881 acres have an underlying Land Use Map designation of IND (Industrial) and are zoned I (Industrial).

The 2.881 property located at 1180 SW 10th Street contains the All County Paving corporate headquarters within a 44,004 office/warehouse industrial building constructed in 1980 with modifications constructed in 2012 associated with the All County Paving. The adjacent 2.0 acre parcel to the west of 1180 SW 10th Street contains parking for company vehicles, storage areas for raw materials and a fueling station for company vehicles.

Pursuant to LDR Section 4.4.20(B)(5), contractor and trade services are a permitted principal use within the Industrial zoning district. Pursuant to LDR Section 4.4.20 (D)(2), Bulk storage, gas and oil for the company vehicles and equipment is allowed as conditional use in the I zone district. Pursuant to LDR Section 4.4.20 (C)(1) Parking lots; (2) Refuse and service areas; and (3) Outside storage are allowed as accessory uses to the Principal Use. In addition, per LDR Section 4.6.6 (C) *Restrictions on outside usage. (2) Outside storage. Materials and equipment stored outside must be screened from view from adjacent public rights-of-way in a manner approved by the Site Plan Review and Appearance Board. Outside storage may not be located within a required setback area.*

DEVELOPMENT PROPOSAL:

The Conditional Use request is to allow *bulk storage, gas and oil* within the I zone district, per LDR Section 4.4.20(D)(2). An associated Level 4 Site Plan application is being processed concurrently for the proposed development.

The development proposal consists of the following:

- The proposal includes expansion of the 2.881 acre site onto the abutting 2.0 acre property to the west (4.881 acres total) to accommodate additional parking areas for company trucks and equipment, storage bins for aggregate, a silo for dry cement, storage/lockers containers, and a private bulk fueling station.
- Installation of associated paving, drainage, landscaping and lighting, as necessary.
- **Right-of-way dedication for Royal Palm Drive (25' x 34.75') and 10' General Utility Easement dedication along the north side of the property, a 2' sewer easement will be provided along the west side of the property and a 6' sewer easement will be provided along the south side of the property, west of Lime Lane.**



Hours of Operation:

Corporate Offices:	Monday – Friday	8:00 AM – 5:00 PM
Contractor Yard (West Parking Area):		
Normal Operating Hours:	Monday – Saturday	6:00 AM – 10:00 PM
Peak Hour Operations:	Monday – Saturday	6:30 AM – 7:30 AM 2:30 PM – 3:30 PM 8:30 PM – 9:30 PM

REQUIRED FINDINGS – LDR SECTION 3.1.1

Pursuant to LDR Section 3.1.1, Required Findings, *prior to the approval of development applications, certain findings must be made in a form which is a part of the official record. This may be achieved through information on the application, written materials submitted by the applicant, the staff report, or minutes. Findings shall be made by the body which has the authority to approve or deny the development application. As indicated below, positive findings can be made with respect to LDR Sections 3.1.1 (A) – (D).*

(A) Land Use Map. The resulting use of land or structures must be allowed in the zoning district within which the land is situated and said zoning must be consistent with the applicable land use designation as shown on the Land Use Map.

Pursuant to LDR Section 4.4.20(B)(5), contractor and trade services are a permitted principal use within the Industrial zoning district. Pursuant to LDR Section 4.4.20 (D)(2), Bulk storage, gas and oil for the company vehicles and equipment is allowed as conditional use in the I zone district. Pursuant to LDR Section 4.4.20 (C)(1) Parking lots; (2) Refuse and service areas; and (3) Outside storage are allowed as accessory uses to the Principal Use. Per Neighborhoods, Districts, and Corridors Element Table NDC – 1 of the Comprehensive Plan, the IND land use designation allows a maximum floor area ratio (FAR) of 0.60 and 0.21 exists.

(B) Concurrency. Concurrency as defined by Objective NDC [3.1](#) of the Neighborhoods, Districts, and Corridors Element of the adopted Comprehensive Plan must be met and a determination made that the public facility needs, including public schools, of the requested land use and/or development application will not exceed the ability of the City and The School District of Palm Beach County to fund and provide, or to require the provision of, needed capital improvements in order to maintain the Levels of Service Standards established in Table CIE-2, Level of Service Standards, of the Capital Improvements Element of the adopted Comprehensive Plan of the City of Delray Beach.

Per Objective 3.1 of the NDC Element, allow new development within the Planning Area provided the necessary public facilities and services that are provided by, or through, the City are available concurrently.

Water and Sewer. Municipal water and sewer service exists via service lateral connections to the existing water and sewer mains located within SW 10th Street. There are no modifications or extensions to the existing water or sewer services. Pursuant **to the City's Comprehensive Plan, adequate water and sewer treatment capacity exists to meet the adopted LOS at the City's build-out population, based on the current Land Use Map designation.**

Drainage. Drainage will be accommodated on-site via exfiltration and retention areas. The proposed system will meet storm water requirements in accordance with the South Florida Water Management District regulations per LDR Section 2.4.3(D)(8) as well as requirements in LDR Section 6.1.9 for the surface water management system. A signed and sealed drainage report has been submitted for review. No problems are anticipated obtaining a South Florida Water Management District permit.

Traffic. A traffic study was prepared and transmitted to Palm Beach County Traffic Division for review. The project will generate 63 additional average daily trips, 4 a.m. peak hour trips, and 7 p.m. peak hour trips. A Traffic Performance Standards (TPS) approval letter from Palm Beach County Traffic Division was provided on January 29, 2025.



Solid Waste: The Solid Waste Authority of Palm Beach County reports that the landfill servicing this property has sufficient capacity to meet the City's needs until 2054.

Parks, Recreation, and Open Space: No new residential units are proposed. Thus, there will be no impact on parks and recreation level of service standards.

Schools: The proposal does not include the addition of new residential units. As such, school concurrency review is not applicable.

(C) Consistency. A finding of overall consistency may be made even though the action will be in conflict with some individual performance standards contained within [Article 3.2](#), provided that the approving body specifically finds that the beneficial aspects of the proposed project (hence compliance with some standards) outweighs the negative impacts of identified points of conflict.

As discussed below, a finding of overall consistency can be made that the development proposal is consistent with the Goals, Objectives and Policies of the Always Delray Comprehensive Plan.

Neighborhoods, Districts, and Corridors Element

Policy NDC 1.1.14 *Continue to require that property be developed or redeveloped or accommodated, in a manner so that the use, intensity and density are appropriate in terms of soil, topographic, and other applicable physical considerations; encourage affordable goods and services; are complementary to and compatible with adjacent land uses; and fulfill remaining land use needs.*

Objective NDC 1.4 *Industrial Land Use Designations Apply the industrial land use designations of Industrial and Commerce to those areas where industrial type uses, such as fabrication and assembly of goods, warehousing, and vehicle repair, are the primary economic strategy for the district, to ensure that those industries, which are essential to the local economy, are appropriately accommodated in the city.*

Policy NDC 1.4.3 *Use the Industrial land use designation to accommodate manufacturing, fabrication, assembly, and warehousing uses on properties where such uses currently exist and in areas identified as appropriate to continue or expand industrial-based uses.*

Policy NDC 1.4.4 *Prohibit residential and general commercial uses on properties with an Industrial land use designation.*

Policy NDC 1.4.5 *Recognize the importance of maintaining the Industrial land use designation for long term economic prosperity by prohibiting amendments to the Land Use Map that diminish the quantity of property with Industrial land use designation.*

Objective NDC 2.6 Improve City Corridors *Improve the appearance and function of visually prominent or distressed corridors in Delray Beach.*

Economic Prosperity Element

Policy ECP 3.3.6 *Promote development or redevelopment of vacant, underutilized or surplus properties, particularly those with the potential to serve as a catalyst for economic development.*

Policy ECP 3.3.7 *Strictly limit activities and comprehensive plan amendments which convert industrial land that would diminish Delray Beach's economic competitiveness.*

Conservation, Sustainability and Resiliency

Policy CSR 2.2.4 *Continue to evaluate all new development and business tax receipt applications for compliance with the County Wellfield Protection Ordinance, as implemented by the Land Development Regulations.*



Policy PFE 2.1.8 *Continue to evaluate all new development and business tax receipt applications for compliance with the County Wellfield Protection Ordinance, as implemented by the Land Development Regulations.*

The 2 acre expansion of All County Paving accommodates required accessory uses and aspects that are critical to the successful efficient operation of the All County Paving headquarters in Delray Beach. The proposal is consistent with the applicable Goals, Objectives and Policies of the adopted Comprehensive Plan. The expansion includes improvements, including extensive landscaping along SW 10th Street, which will improve the appearance of the SW 10th Street corridor while screening **the parking and storage areas. The headquarters' expansion supports the City's economic development goals and initiatives, especially as it relates to the industrial land uses, diversifying the City's economy and employment opportunities in Delray Beach.**

(D) Compliance with LDRs. Whenever an item is identified elsewhere in these Land Development Regulations (LDRs), it shall specifically be addressed by the body taking final action on a land development application/request. Such items are found in [Section 2.4.5](#) and in special regulation portions of individual zoning district regulations.

In conjunction with the Conditional Use Request, a Level 4 Site Plan application has been submitted and review/consideration by the Planning and Zoning Board will occur concurrent with the Conditional Use request.

The development proposal is in compliance with the Land Development Regulations as they relate to building and landscape setbacks, parking, site lighting, open space, etc. In addition, the proposal includes the right-of-way dedication for Royal Palm Drive (25' x 34.75') and 10' General Utility Easement dedication along the north side of the property as well as a 2' sewer easement along the west side of the property and a 6' sewer easement along the south side of the property, west of Lime Lane.

As previously stated, pursuant to LDR Section 4.4.20(B)(5), contractor and trade services are a permitted principal use within the Industrial zoning district. Pursuant to LDR Section 4.4.20 (D)(2), Bulk storage, gas and oil for the company vehicles and equipment is allowed as conditional use in the I zone district. Pursuant to LDR Section 4.4.20 (C)(1) Parking lots; (2) Refuse and service areas; and (3) Outside storage are allowed as accessory uses to the Principal Use. In addition, per LDR Section 4.6.6 (C) *Restrictions on outside usage. (2) Outside storage. Materials and equipment stored outside must be screened from view from adjacent public rights-of-way in a manner approved by the Site Plan Review and Appearance Board. Outside storage may not be located within a required setback area.*

In conjunction with the Conditional Use and Site Plan applications, additional information and details regarding the All County Paving operation are included in the attached narratives: Aggregate/Gravel materials and related operations; Private use above ground fuel storage; Truck Parking, Truck Utilization; Waste disposal and recycling. The Aggregate/Gravel materials are stored in bins with the sand watered to prevent it from being airborne. Fuel storage is for private use and was permitted by the Palm Beach County Department of Environmental Resources Management and is inspected annually. Waste disposal and recycling is properly management and coordinated with the appropriate waste management service providers. Details have been included regarding the All County Paving fleet that are parked at this site. There is no storage of vehicles.

LDR Section 4.6.6 (Allowable Outside Usage). The parking lot, materials and equipment are subject to and comply with the provisions of LDR Section 4.6.6. Per LDR Section 4.6.6(B)(8), Outside storage where specifically permitted within a zoning district is allowed. Per LDR Section 4.4.20(C)(Accessory uses and structures permitted, (3) Outside storage is allowed when part of, or accessory to the principal use. In addition, per LDR Section 4.6.6.(B)(9) Activities associated with outside conditional uses, pursuant to Section 4.6.6(A)(2), which states ***"Certain conditional uses that are allowed within commercial, industrial, and mixed use districts can be characterized as outside uses. Such operations may be conducted outside when it is specifically determined through the conditional use process that the outside aspects of the use are appropriate. Conditions may be applied to mitigate visual and other impacts."***

The outside storage, parking area, material and equipment will be screened from view from adjacent properties and rights-of-way by landscaping consisting of trees and hedges along the north, west and south sides of the expansion area. Vertical elements consisting of Palm trees will also be provided adjacent to the storage silo. Adjacent to the west side of the building

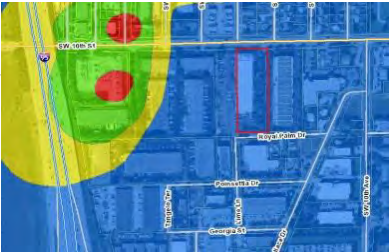


exists containers that are utilized for storage of equipment and materials and include employee lockers. There are also propane storage lockers that are consistent with the propane storage lockers that are located at local retail establishments (commercially zoned) such as Walgreens and Home Depot. There will not be any outside storage located within the required setback areas. The Fire Department has reviewed the locations of the propane storage lockers and has no concerns regarding the proposal. The conditional use analysis is provided below.



LDR Section 3.2.4. Standards for specific areas or purposes- (A) Wellfield protection zones.

“The City shall continue to assure compliance with the County Wellfield Protection Ordinance by including compliance as a performance standard for which a specific finding must be made upon approval of any site plan or conditional use action, for any development or site improvements within a designated wellfield protection zone as designated on Map AD-20, in accordance with Goal 2, Water Resources, Conservation, and Protection, of the Conservation, Sustainability, and Resiliency Element.”



The property is located with Wellfield Zone #4. The regulated substances on-site received an operating permit from Palm Beach County Environmental Resources Management (PERMIT TO OPERATE IN A WELLFIELD ZONE). The site is inspected annually and there have been no issues reported.

Conditional Use Required Findings:

Pursuant to LDR Section 2.4.6(A)(5) (Findings), in addition to provisions of [Chapter 3](#), the City Commission must make findings that establishing the conditional use will not:

- (a) Have a significantly detrimental effect upon the stability of the neighborhood within which it will be located;
- (b) Hinder development or redevelopment of nearby properties.

The existing uses and zoning surrounding the proposed development are as follows:

	Land Use Map Designation	Zoning District	Use
North	TRN & LD	RM & R-1-A	New Multi-family Development & Single Family
South	IND	I	Industrial development
East	IND	I	Industrial development
West	IND	I	Industrial development

The west parcel containing the truck and equipment parking, material/aggregate storage and fuel storage have coexisted with the adjacent properties for over 10 years. Since 2012 when All County Paving headquarters occupied the site, there has been additional investment and new construction accommodating new industrial development as well as new multi-family residential development (Island Cove) across the street from this site on the north side of SW 10th Street. The various uses (permitted,

accessory, conditional) and operational components included with the conditional use requests are critical components to the overall function and success of this Delray Beach based business and employer. The parking area, material and equipment will be screened from view from adjacent properties and rights-of-way by landscaping consisting of trees and hedges along the north, west and south sides of the expansion area. **The proposed parking and storage area will be set back ~60' from SW 10th Street** and there will not be any outside storage located within the required setback areas. The aggregate bins along the south side of the site, west of Lime Lane, will not be located within the setback areas and will be extensively screened. Material/Aggregate Storage, Fuel Storage and Truck & Equipment Parking are described in more detail below with narratives containing additional information attached as well.

Material/Aggregate Storage

All County Paving stores component materials purchased in bulk from local vendors for use off site. The aggregate bins along the south side of the site. All materials are used exclusively for work contracted directly through All County Paving with no onsite pick-up or material sales.

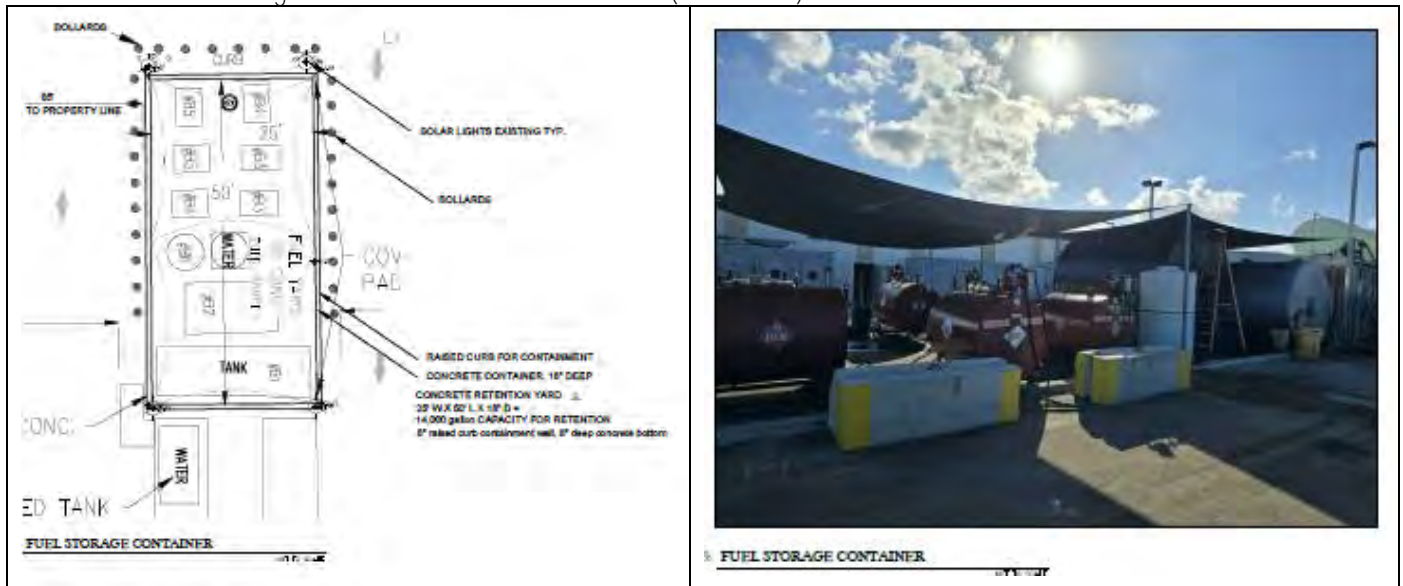
The aggregate materials are stored in bins that are located along the south and southwest sides of the property adjacent to the parking lots of other industrial properties west of Lime Lane (1209 Poinsettia Drive & 1065 SW 15th Avenue), will not be located within the setback areas and will be extensively screened. As illustrated below, the materials range in sizes that could not be airborne, except for the sand, which is watered to prevent it from being airborne. **The 10' setback area south of the bins will contain south Gumbo Limbo trees will be installed along with a 5' cocoplum hedge at the time of planting. Within the landscape areas to the east and west of the bins, Sabal Palm tree groupings will be installed with Cocoplum and Calusia hedges.** The bins will be 8' high (material also stored at a maximum height of 8') and will range from 11'-13' wide and 27' long. The concrete silo is approximately 38' high and is set back 10' from the property line abutting the industrially zoned property and complies with the minimum 10' building setback requirement. The silo is located ~605' from residentially zoned property. Adjacent to the silo is another 8' high bin that is ~20' wide and 34' long. It is noted; the All County Paving facility has submitted to the Florida Department of Environmental Protection the Air General Permit Registration. The material/aggregate storage has not had and will not have a detrimental effect upon the stability of the neighborhood within which it is located. It has not and will not hinder development or redevelopment of nearby properties.



Fuel Storage

The fuel storage is for private use of All County Paving and is located internal to the site, just west of the corporate headquarters building, and complies with setback requirements. The tanks are located **~390' south of** the residentially zoned properties and **51' from the** industrially zoned property to the west. The fuel storage tanks are situated within a 5460-gallon (730 cubic foot) retention barrier for spill protection and containment. The fuel storage area was permitted by the Palm Beach County Department of Environmental Resources Management and is inspected annually. The suppression systems are inspected annually by independent fire safety vendors and the City of Delray Beach Fire Marshal. All County Paving staff perform daily inspections per the spill prevention requirements of County permit WP-2023-005 to operate within a wellfield subject to the 16 conditions specified in the referenced permit, which is included in the attached Fuel Storage narrative. The Fire Department has reviewed the proposal and has no concerns. Provided below is a list of the tanks stored within the fuel storage area,

- B1. Tarconite Sealer – 4500 Gal Double Wall Steel – **21.5'L x 8'W x 8' H** – Stationary
- B2. Polytarpro Sealer – 4500 Gal Double Wall Steel – **13'L x 11'W x 11' H** – Stationary
- B3. High Sulfur Diesel – 500 Gal Double Wall Steel – **6.5'L x 4'W x 4'H** – Stationary
- B4. Off Road Diesel – 500 Gal Double Wall Steel – **6.5'L x 4'W x 4'H Stationary**
- B5. Gasoline – 500 Gal Double Wall Steel – **6.5' x 4'W x 4'H** – Stationary
- B6. Diesel Exhaust Fluid – 55 Gal HDPE – Stationary
- B7. Darcole Concrete Agent – 55 Gal HDPE – Portable Tote (Next to silo)



The fuel storage area incorporates the required safety features including:

- Grounded tanks and pumps.
- Emergency power shut off.
- Fire extinguishers with High-Vis signage.
- Fuel delivery pumps are powered only when in use.

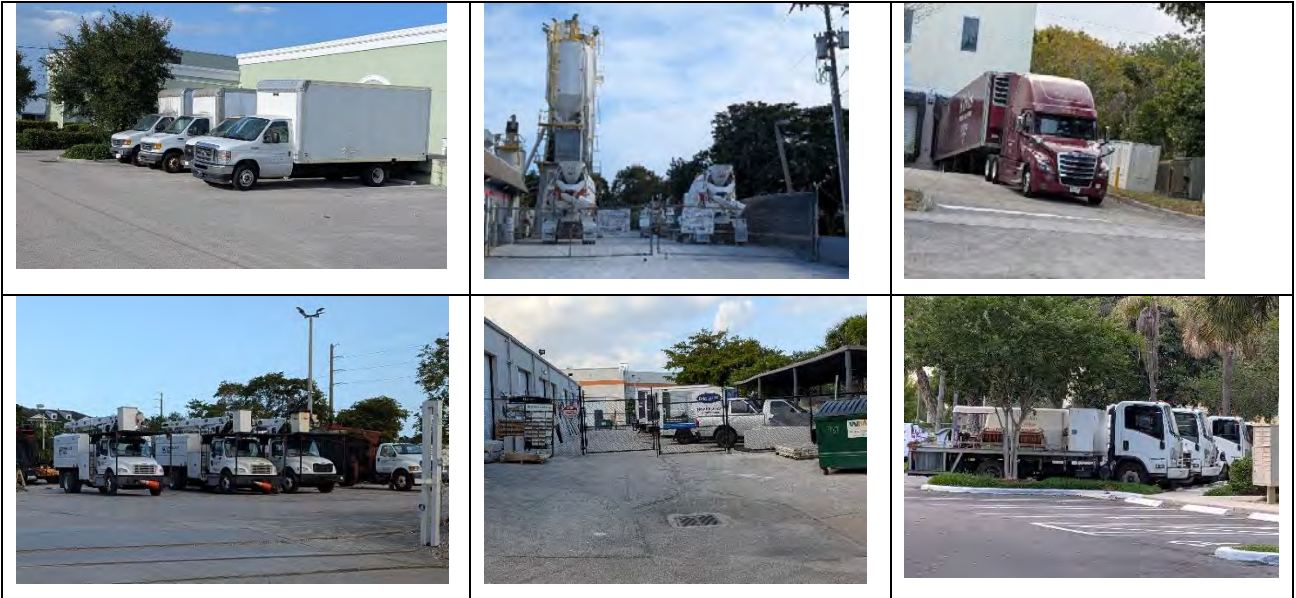
The fuel storage area, which has existed for 10 years, has not had and will not have a detrimental effect upon the stability of the neighborhood within which it is located. It has not and will not hinder development or redevelopment of nearby properties.

Truck & Equipment Parking

In addition to the aggregate/material storage and fuel storage, the truck and equipment parking area is also located on the west parcel, west of the building. The trucks and equipment are an essential aspect of the All County Paving business operation. These vehicles are mobilized to the construction sites during the daytime business operation and occasionally overnight at **specified construction sites. The equipment and vehicles do not meet the definition of "Stored"** as they are not located for an



extended period of time, which is the intent of LDR Section 4.4.20(D)(17) “Storage of light trucks, up to, and including two-ton trucks, and light construction equipment not over 24 feet long, eight feet wide, and ten feet high.” Provided below are examples of other businesses located on industrial-zoned property that have vehicles that are part of the normal essential business operation and do not require conditional use approval.



Consistent with the aggregate/material storage and fuel storage areas, the truck and equipment parking area will be screened from view from adjacent properties and rights-of-way by landscaping consisting of trees and hedges along the north, west and south sides of the west parcel/**expansion area. The proposed parking area will be set back ~60' from SW 10th Street** and there will not be any parking within the required setback areas. The parking area is only accessible from the industrially zoned area south of the property via Royal Palm Drive and Lime Lane. The operating hours and associated activity have not and will not have any negative impacts on the adjacent industrial properties or the residentially zoned properties north of the parking area and north of SW 10th Street. To accommodate the maneuvering of large trucks and equipment, a waiver has been requested to eliminate the interior landscape island within the west parking area and transfer the green space to the perimeter, thereby **providing a 10' landscape area along the west property line. Thus, the proposed use has not and will not have a detrimental effect on the stability of the neighborhood nor will it hinder development or redevelopment of nearby properties.**

Therefore, positive findings can be made with respect to LDR Section 2.4.6(A)(5).

In conclusion, the development proposal is also consistent with Chapter 3 (Performance Standards, LDR Section 3.1.1 (Required Findings), (A) Future Land Use Map, (B) Concurrency, (C) Consistency, including consistency with the Always Delay Comprehensive Plan, and (D) Compliance with LDRs. Based upon the above, approval of the Conditional Use application is respectfully requested.

Thank you for your consideration.

Sincerely,

Jeffrey A. Costello, AICP, FRA-RP, Principal
JC Planning Solutions, LLC



Narrative and response: Aggregate/Gravel materials and related operations

Prepared by : Randall Sly, Director of Construction Compliance, All County Paving

For All County Paving facilities located on GCG Real Estate Holding properties
PCN 12-43-46-20-01-021-0032

All County Paving is a licensed contractor and service provider, with no equipment, machinery, conveyor or drum mixing systems on-site required for the manufacture, loading or distribution of ready mix, wet concrete or asphaltic concrete.

All County Paving stores component materials purchased in bulk from local vendors for use off site.

All materials are used exclusively for work contracted directly through All County Paving with no onsite pick-up or material sales;

- Outdoor storage of aggregates Rock 57 (57 Stone), Rock 89 (pea gravel) and screening sand for use in off-site paving and concrete repairs.
- Outdoor storage of aggregates Lime rock, millings, screenings and sand, for use in off-site paving repairs.
- Storage of Cement I-II, in a portable dry storage unit (silo), which is transported off site as needed. Typically, the dry cement is transported to the construction site and mixed on site. There is no on-site manufacturing, processing, mixing, or alteration of the raw materials, Unlike the concrete batch plants located at 1300 S. Swinton Avenue and (Tarmac) 1700 W. Atlantic Avenue (Cemex).
- Aggregates are transported by truck or compartmentalized volumetric delivery vehicle.

All County Paving and its subsidiary crews utilize the materials delivered to a remote site per job specific designs and quantities.

No manufacturing of products is performed on property or within the facilities.

Response - (Planning Comment 24 LDR Sec 2.4.6) Aggregate natural born of earth materials are un-regulated
Response - (Planning Comment 25 LDR Sec 2.4.6) Frequency of delivery added to manifest

Continues;

M&M Asphalt Maintenance Inc., d/b/a All County Paving
Office 561-588-0949 | Fax 561-588-2140 | 1180 SW 10th Street, Delray Beach, FL 33444

LICENSED, BONDED, INSURED, FDOT CERTIFIED

General Contractor: CGC1534510



Material manifest and usage :

Material: Rock 57 (57 stone)
Recyclable: YES – screened
Storage capacity: 60 tons **Storage Used:** 50 Tons - Bi-weekly.
Delivery frequency: 1:15 – 1:30 Days
USES:
Back fill of drainage repairs
Landscape drainage, French drains.
Landscape ground cover.
Exfiltration trench
Subbase applications.
Concrete mix to increase structural strength.



Material: Rock 89 (pea gravel)
Recyclable: YES - screened or as mixed use
Storage capacity: 60 tons **Storage Used:** 40 Tons – Monthly
Delivery frequency: 1:30 – 1:45 Days
USES:
Back fill of drainage repairs.
Landscape ground cover.
Exfiltration trench
Temporary construction driveway surfacing.
Low traffic private drive lanes
Private rural driveways
Concrete mix to increase strength.



Material: Lime rock
Recyclable: YES - mixed use or backfill
Storage capacity: 60 tons **Storage Used:** 50 Tons – Bi-Weekly
Delivery frequency: 1:20 – 1:60 Days
USES:
Structural base coarse for roadway and asphalt repairs
Top coarse of roadway drainage repairs
Structural base coarse for hardscape pavers



Material: Millings
Recyclable: YES
Storage capacity: 80 Tons – recycled daily. **Storage Used:** up to 80 Tons – recycled daily
Delivery frequency: 1:1 – 1:5 Days
USES:
Temporary construction driveway and parking surfacing
Low traffic drive lanes
Private rural driveways
Asphalt component "RAP" recycled aggregate product.
Temporary fill of drainage repair



M&M Asphalt Maintenance Inc., d/b/a All County Paving
Office 561-588-0949 | Fax 561-588-2140 | 1180 SW 10th Street, Delray Beach, FL 33444

LICENSED, BONDED, INSURED, FDOT CERTIFIED

General Contractor: CGC1534510

A handwritten signature in blue ink, consisting of a stylized 'S' and 'P'.

Material: Screening sand

Recyclable: YES - as mixed use or backfill.

Storage capacity: 60 tons **Storage Used:** 50 Tons – Weekly

Delivery frequency: 1:30 – 1:60 Days

USES:

Temporary protection of driveways or pavers during construction

Hardscape paver brick leveling coarse.

Paver brick locking use.

Asphalt paving (SIII SP9.5) final lift smoothing.

Concrete mix to increase volume.



Screening Sand, Screenings, Sand, Mixed Sand consistently watered and moist to ensure on-site containment and that no materials become airborne

Material: Screenings

Recyclable: YES - as mixed use

Storage capacity: 60 tons **Storage Used:** 40 Tons – Every other month.

Delivery frequency: 1:60 – 1:90 Days

USES:

Temporary protection of driveways or pavers during construction

Hardscape paver brick leveling coarse.

Paver brick locking use.

Asphalt paving (SP12.5) final lift smoothing.

Material: Sand

Recyclable: YES - as mixed use

Storage capacity: 8 - 20 Tons not more than 1 day by truck

Delivery frequency: No delivery, no offloading

USES:

Sealcoating applications as a traction enhancement.

Temporary protection of driveways or pavers during construction

Intermediate back fill of drainage repairs.

Hardscape paver brick locking use.

Asphalt paving traction of compaction rolling.

Asphalt paving final lift smoothing.

Sand blasting abrasive.

Material: Mixed sand

Recyclable: YES - as mixed use

Storage capacity: 8 - 20 Tons not more than 1 day by truck

Delivery frequency: No delivery, no offloading

USES:

Paver base applications and leveling

Subbase applications

Back fill of drainage repairs.

Landscape backfill.

Landscape leveling.

M&M Asphalt Maintenance Inc., d/b/a All County Paving
Office 561-588-0949 | Fax 561-588-2140 | 1180 SW 10th Street, Delray Beach, FL 33444

LICENSED, BONDED, INSURED, FDOT CERTIFIED

General Contractor: CGC1534510

Material: Cement I-II (dry)

Recyclable: Yes

Storage capacity: 1400 cubic feet **Storage Used:** 20% – Weekly

Delivery frequency: : 1:45 – 1:60 Days

USES:

Cement Binder

Curbing Repairs

Utility and Drainage Repairs



Randall Sly
Director of Construction Compliance
All County Paving

11/22/2024

Date



FLORIDA DEPARTMENT OF
Environmental Protection

Ron DeSantis
Governor

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

Alexis A. Lambert
Secretary

Electronic Submission

Air General Permit Registration

You have successfully submitted an Air General Permit Registration to operate a **Concrete Batching Plant** Facility under the authority of **Rule 62-210.310, F.A.C.**. Your registration was received on **April 21, 2025**. Unless you are notified by the Department of ineligibility to use the air general permit, you may use the air general permit thirty (30) days after giving notice to the Department.

Below is a copy of the details of your registration for your records.

Facility Information

Facility ID: 0990743
Facility or Business Name: M&M ASPHALT MAINTENANCE INC d/b/a ALL CO
Site Name: M&M ASPHALT MAINTENANCE INC d/b/a ALL CO
Address Line 1: 1180 SW 10th St
Address Line 2:
City/State/Zip Code: Delray Beach, FL 33444 1243

Mailing Address

Address Line 1: 1180 SW 10th St
Address Line 2:
City/State/Zip Code: Delray Beach, FL 33444 1243

Owner

Name: GCG REAL ESTATE HOLDINGS LLC
Address Line 1: 1180 SW 10th St
Address Line 2:
City/State/Zip Code: Delray Beach, FL 33444 1243

Facility Contact(s)

Name: RANDALL SLY
Address Line 1: 1180 SW 10th St
Address Line 2: SW
City/State/Zip Code: Delray Beach, FL 33444 1243
Phone Number: (561) 588-0949
Extension:
Cell Number:
Fax Number:
E-mail Address: RSLY@ALLCOUNTYPAVING.COM

Correspondence Contact(s)

Name: MAUREEN NORTON
Address Line 1: 1180 SW 10th St
Address Line 2: SW
City/State/Zip Code: Delray Beach, FL 33444 1243
Phone Number: (561) 588-0949
Extension:
Cell Number:
Fax Number:
E-mail Address: MNORTON@ALLCOUNTYPAVING.COM

Notification Submitted By

Name: MAUREEN NORTON
Phone Number: (561) 588-0949
E-mail Address: PERMITS@ALLCOUNTYPAVING.COM

All information submitted was certified true, accurate, and correct to the best of the knowledge of the person whose name appears above.

If you have any questions or concerns about the information contained in this report, please contact the Small Business Environmental Assistance Program at (800) 722-7457 or by e-mail at Small.Business@floridadep.gov.

Facility Information¹

Estimated Start-up Date: 01/01/2025

Type of Facility:

X	Stationary Facility
	Relocatable Facility

Collocation:

At the time of this registration, this facility is not located with another asphalt concrete plant, concrete batch plant or nonmetallic mineral processing plant that is operating under a different air general permit.

Concrete Batcher Details:

Process Equipment Type	Equipment Identification	Control Device	Control Device Manufacturer	Control Device Model #
Silo	EU-002 CEMENT SILO	Baghouse	CENENTECH	150

Facility Description:

FACILITY IS A VOLUMETRIC CEMENT TRUCK CONSISTING OF CEMENT STORAGE SILO(S), AGGREGATE STORAGE BINS, OFFICE AND PARKING AREAS.

Precautions (Management of roads/parking areas, stock piles, and yards):

	Pave Roads
X	Maintain Roads/Parking/Yards
X	Remove Particulate Matter
X	Pave Parking Areas
X	Use Water Application
X	Reduce Stock Pile Height
X	Pave Yards
	Use Dust Suppressant
X	Install Wind Breaks

Precautions (Drop points to trucks):

	Spray Yard
X	Chute
	Partial Enclosure
	Enclosure
	N/A

¹Items appearing in **RED** indicate a value or response that may cause your Air General Permit to be out of

compliance.

Narrative and response: Private use above ground fuel storage

Prepared By : Randall Sly, Director of Construction Compliance, All County Paving

For All County Paving facilities located on GCG Real Estate Holding properties
PCN 12-43-46-20-01-021-0032

1st TAC Comments 08/02/2024 : Planning Review Comments Response Cited

The All County Paving open storage facilities located on GCG Real Estate Holding property store non-commercial fuel products for the exclusive fueling of equipment and machinery related to offsite daily operations.

Fuel Supplier: Black Oil Inc. 9185 N.W. 96 St. Medley FL. 33178

No outside or retail commercial sale of fuel performed or proposed. **Response - (Planning Comment 45 LDR Sec 4.3.3)**
No commercial metered fuel pumps are installed or proposed on site.
No underground vented tank systems installed or proposed on site. **Response - (Planning Comment 72 LDR Sec 10.3.6)**
No public access to fuel proposed. **Response - (Planning Comment 28 LDR Sec 2.4.6)**

Specifications:

Fuel is stored in 500 Gallon UL142 Listed and Certified (MH12846) Double walled Flammable-Liquid vented tanks.
Fuel tanks are below the ASTs greater than 550-gallon capacity threshold of DEP state regulation and inspection requirements. **Response - (Planning Comment 24 LDR Sec 2.4.6)**
Tanks and fuel yard conform to NFPA 30 requirements for flammable and combustible liquids. **Response - (Planning Comment 24 LDR Sec 2.4.6)**
Fuel yard location is obscured from public view and access
Fuel yard location meets minimum setback requirements **Response - (Planning Comment 27 LDR Sec 2.4.6)**
Fuel tanks are clearly labeled identifying content.
Fuel tanks are contained within a 5460-gallon (730 cubic foot) retention barrier for spill protection.
The fuel storage area incorporates required safety features including
 Grounded tanks and pumps.
 Emergency power shut off.
 Fire extinguishers with High-Vis signage.
 Fuel delivery pumps are powered only when in use.

Tank contents

High sulfur diesel (ULSD) for use exclusively in construction machinery.
Off-road diesel (Dyed ULSD) for use exclusively in construction equipment and machinery.
Gasoline (87) Regular for use exclusively in construction equipment and hand tools.

Safety:


The suppression systems are inspected annually by independent fire safety vendors and the City of Delray Fire Marshal.
All County Paving staff perform daily inspections per the spill prevention requirements of county permit WP-2023-005 to operate within a wellfield.

M&M Asphalt Maintenance Inc., d/b/a All County Paving
Office 561-588-0949 | Fax 561-588-2140 | 1180 SW 10th Street, Delray Beach, FL 33444

LICENSED, BONDED, INSURED, FDOT CERTIFIED

General Contractor: CGC1534510





Randall Sly
Director of Construction Compliance
All County Paving

11/22/2024
Date

attachments:
Tank specification
UL Listing
SDS Valero Diesel Fuel
Wellfield permit WP-2023-005

M&M Asphalt Maintenance Inc., d/b/a All County Paving
Office 561-588-0949 | Fax 561-588-2140 | 1180 SW 10th Street, Delray Beach, FL 33444

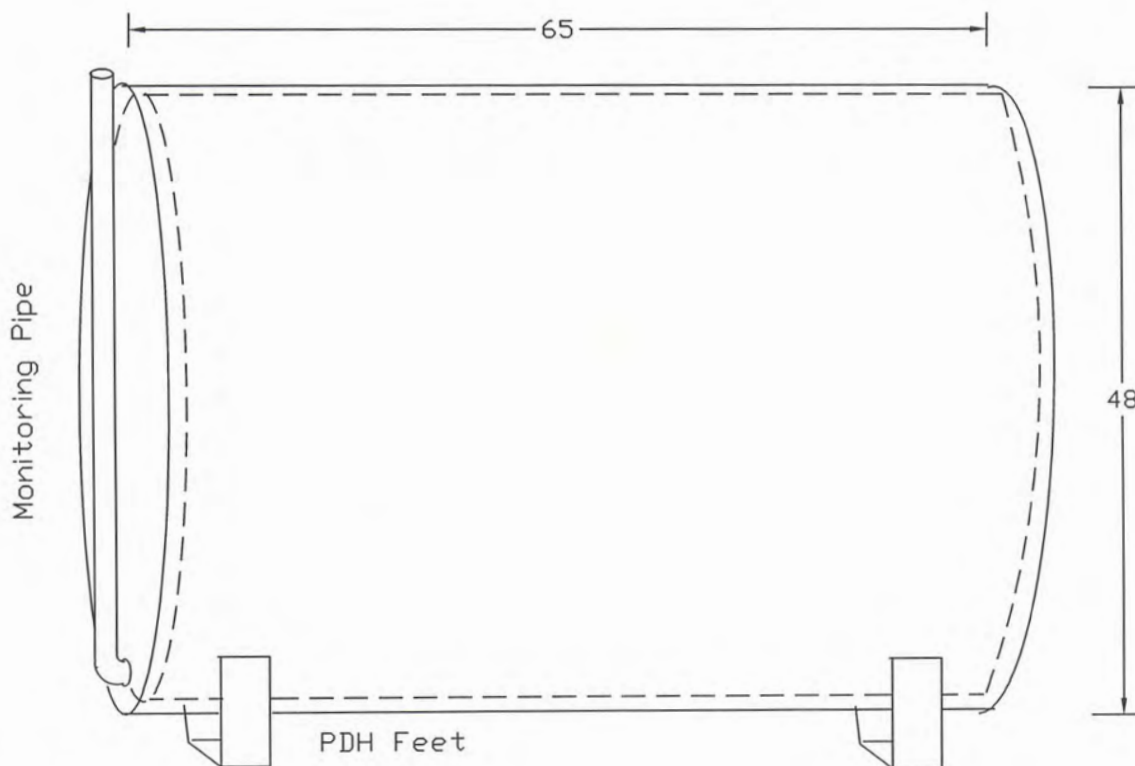
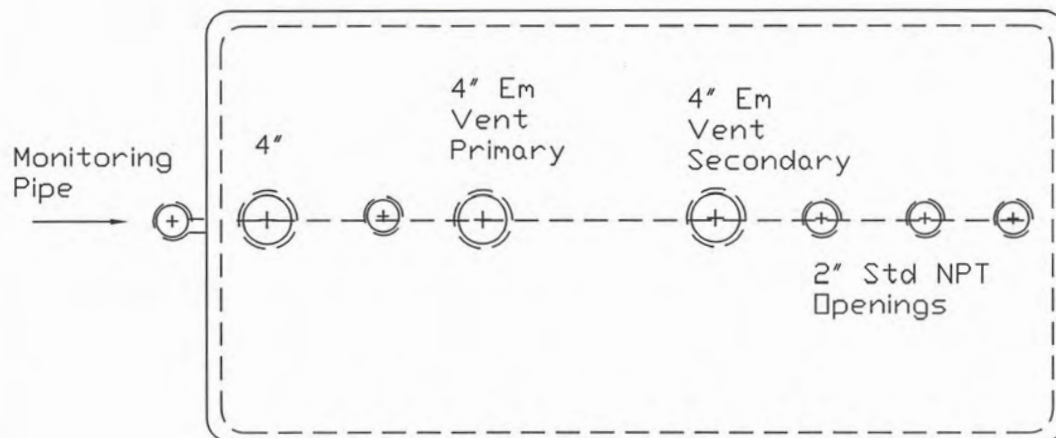
LICENSED, BONDED, INSURED, FDOT CERTIFIED

General Contractor: CGC1534510

Tank Information			
ZONE	REV	DESCRIPTION	DATE

APPROVED

April 2015



FINAL APPROVED DRAWING
BY: _____
DATE: _____



500 PDHDW

509 Gallon Aboveground Double Wall tank with PDH feet, 12 Gauge Carbon Steel Construction, Red Primer Coating

1333 North Douglas St
Florence, SC 29501
Telephone (843) 669-3381
Fax (843) 664-9118

SCALE	UL142 Listed	For Stationery Use Only	REV
	M Moran	SHEET	

< Return to results :: Keyword: "MH12846"

Aboveground Flammable-liquid Tanks

UL Certified

DOCUMENT: EEV.MH12846 · PRODUCT CODE (UL CCN): [EEEV](#) ⓘ



Product Category ⓘ

Aboveground Flammable-liquid Tanks



File Number ⓘ

MH12846



Model Number(s) ⓘ

Tanks, Tanks, Tanks, Tanks, Tanks, Tanks, Tanks



Company ⓘ

PEE DEE TANK CO OF SOUTH CAROLINA L L C

GUIDE INFORMATION

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SAFETY DATA SHEET

1. Identification

Product identifier

DIESEL FUELS

Other means of identification

SDS number

102-GHS

Synonyms

Diesel Fuels All Grades, Diesel Fuel No.2, Fuel Oil No.2, High Sulfur Diesel Fuel, Low Sulfur Diesel Fuel, Ultra Low Sulfur Diesel Fuel, CARB (California Air Resource Board) Diesel Fuel, Off-Road Diesel Fuel, Dyed Diesel Fuel, X Grade Diesel Fuel, X-1 Diesel Fuel, R5 ULSD, B5 ULS D See section 16 for complete information.

Recommended use

Motor Fuel
Refinery feedstock.

Recommended restrictions

None known.

Manufacturer/Importer/Supplier/Distributor information

Manufacturer/Supplier

Valero Marketing & Supply Company and Affiliates
One Valero Way
San Antonio, TX 78269-6000

General Assistance

210-345-4593

E-Mail

CorpHSE@valero.com

Contact Person

Industrial Hygienist

Emergency Telephone

24 Hour Emergency 866-565-5220
1-800-424-9300 (CHEMTREC USA)

2. Hazard(s) identification

Physical hazards

Flammable liquids

Category 3

Health hazards

Acute toxicity, inhalation

Category 4

Skin corrosion/irritation

Category 2

Carcinogenicity

Category 2

Reproductive toxicity

Category 2

Specific target organ toxicity, repeated exposure

Category 2

Aspiration hazard

Category 1

Environmental hazards

Hazardous to the aquatic environment, long-term hazard

Category 2

OSHA defined hazards

Not classified.

Label elements



Signal word

Danger

Hazard statement

Flammable liquid and vapor. Harmful if inhaled. Causes skin irritation. Suspected of causing cancer. Suspected of damaging fertility or the unborn child. May cause damage to organs (blood, thymus, liver) through prolonged or repeated exposure. May be fatal if swallowed and enters airways.

Precautionary statement

Prevention

Obtain special instructions before use. Do not handle until all safety precautions have been read and understood. Keep away from heat/sparks/open flames/hot surfaces. - No smoking. Keep container tightly closed. Ground/bond container and receiving equipment. Use explosion-proof electrical/ventilating/lighting equipment. Use only non-sparking tools. Take precautionary measures against static discharges. Do not breathe mist/vapors/spray. Wash thoroughly after handling. Wear protective gloves/protective clothing/eye protection/face protection. Use only outdoors or in a well-ventilated area.

DIESEL FUELS

913579 Version #: 04 Revision date: 23-May-2014 Print date: 23-May-2014

Prepared by 3E Company

Response	If skin irritation occurs: Get medical advice/attention. If inhaled: Remove person to fresh air and keep comfortable for breathing. If on skin (or hair): Take off immediately all contaminated clothing. Rinse skin with water/shower. If exposed or concerned: Get medical advice/attention. If swallowed: Immediately call a poison center/doctor. Take off contaminated clothing and wash before reuse. In case of fire: Use foam, carbon dioxide, dry powder or water fog for extinction.
Storage	Store locked up. Store in a well-ventilated place. Keep cool.
Disposal	Dispose of contents/container in accordance with local/regional/national/international regulations.
Hazard(s) not otherwise classified (HNOC)	None known.

3. Composition/information on ingredients

Mixtures

Chemical name	CAS number	%
Fuels, diesel, no. 2	68476-34-6	85 - 100
Biodiesel - Fatty acid methyl esters	67762-38-3	0 - 10
Fuels, diesel, C9-18-alkane branched and linear	1159170-26-9	0 - 5
n-Nonane	111-84-2	1 - 3
Octane (All isomers)	111-65-9	1 - 2
Hexane (Other isomers)	96-14-0	0 - 1
Naphthalene	91-20-3	0 - 1
n-Heptane	142-82-5	0 - 1
n-Hexane	110-54-3	0 - 1

4. First-aid measures

Inhalation	Move to fresh air. If breathing is difficult, give oxygen. If not breathing, give artificial respiration. Get medical attention.
Skin contact	Remove contaminated clothing and shoes. Wash off immediately with soap and plenty of water. Get medical attention if irritation develops or persists. Wash clothing separately before reuse. Destroy or thoroughly clean contaminated shoes. If high pressure injection under the skin occurs, always seek medical attention.
Eye contact	Immediately flush eyes with plenty of water for at least 15 minutes. Remove contact lenses, if present and easy to do. Continue rinsing. Get medical attention.
Ingestion	Rinse mouth thoroughly. Do not induce vomiting without advice from poison control center. Do not give mouth-to-mouth resuscitation. If vomiting occurs, keep head low so that stomach content does not get into the lungs. Never give anything by mouth to a victim who is unconscious or is having convulsions. Get medical attention immediately.
Most important symptoms/effects, acute and delayed	Irritation of nose and throat. Irritation of eyes and mucous membranes. Skin irritation. Unconsciousness. Corneal damage. Narcosis. Decrease in motor functions. Behavioral changes. Edema. Liver enlargement. Jaundice. Conjunctivitis. Proteinuria. Defatting of the skin. Rash. The toxicological properties of this product have not been thoroughly investigated. Use appropriate precautions. Hydrogen sulfide, a highly toxic gas, may be present. Signs and symptoms of overexposure to hydrogen sulfide include respiratory and eye irritation, dizziness, nausea, coughing, a sensation of dryness and pain in the nose, and loss of consciousness. Odor does not provide a reliable indicator of the presence of hazardous levels in the atmosphere.
Indication of immediate medical attention and special treatment needed	In case of shortness of breath, give oxygen. Keep victim warm. Keep victim under observation. Symptoms may be delayed. The toxicological properties of this material have not been fully investigated.
General information	If exposed or concerned: get medical attention/advice. Ensure that medical personnel are aware of the material(s) involved, and take precautions to protect themselves. Show this safety data sheet to the doctor in attendance. Wash contaminated clothing before re-use.

5. Fire-fighting measures

Suitable extinguishing media	Water spray. Water fog. Foam. Dry chemical powder. Carbon dioxide (CO ₂).
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DIESEL FUELS

913579 Version #: 04 Revision date: 23-May-2014 Print date: 23-May-2014

Prepared by 3E Company

Unsuitable extinguishing media

Do not use a solid water stream as it may scatter and spread fire.

Specific hazards arising from the chemical

The product is flammable, and heating may generate vapors which may form explosive vapor/air mixtures. Thermal decomposition or combustion may liberate toxic gases or fumes.

Special protective equipment and precautions for firefighters

Wear full protective clothing, including helmet, self-contained positive pressure or pressure demand breathing apparatus, protective clothing and face mask.

Fire-fighting equipment/instructions

Wear full protective clothing, including helmet, self-contained positive pressure or pressure demand breathing apparatus, protective clothing and face mask. Withdraw immediately in case of rising sound from venting safety devices or any discoloration of tanks due to fire. Fight fire from maximum distance or use unmanned hose holders or monitor nozzles. Move containers from fire area if you can do it without risk. In the event of fire, cool tanks with water spray. Cool containers exposed to flames with water until well after the fire is out. For massive fire, use unmanned hose holders or monitor nozzles; if this is impossible, withdraw from area and let fire burn. Water runoff can cause environmental damage. Use compatible foam to minimize vapor generation as needed.

6. Accidental release measures

Personal precautions, protective equipment and emergency procedures

Keep unnecessary personnel away. Local authorities should be advised if significant spills cannot be contained. Keep upwind. Keep out of low areas. Ventilate closed spaces before entering. Do not touch damaged containers or spilled material unless wearing appropriate protective clothing. See Section 8 of the SDS for Personal Protective Equipment.

Methods and materials for containment and cleaning up

Eliminate all ignition sources (no smoking, flares, sparks, or flames in immediate area). Local authorities should be advised if significant spillages cannot be contained. Stop leak if you can do so without risk. This material is a water pollutant and should be prevented from contaminating soil or from entering sewage and drainage systems and bodies of water. Dike the spilled material, where this is possible. Prevent entry into waterways, sewers, basements or confined areas.

Use non-sparking tools and explosion-proof equipment.

Small Spills: Absorb spill with vermiculite or other inert material, then place in a container for chemical waste. Clean surface thoroughly to remove residual contamination. This material and its container must be disposed of as hazardous waste.

Large Spills: Use a non-combustible material like vermiculite, sand or earth to soak up the product and place into a container for later disposal. Prevent product from entering drains. Do not allow material to contaminate ground water system. Should not be released into the environment.

Environmental precautions

Clean up in accordance with all applicable regulations.

If facility or operation has an "oil or hazardous substance contingency plan", activate its procedures. Stay upwind and away from spill. Wear appropriate protective equipment including respiratory protection as conditions warrant. Do not enter or stay in area unless monitoring indicates that it is safe to do so. Isolate hazard area and restrict entry to emergency crew. Flammable. Review Firefighting Measures, Section 5, before proceeding with clean up. Keep all sources of ignition (flames, smoking, flares, etc.) and hot surfaces away from release. Contain spill in smallest possible area. Recover as much product as possible (e.g. by vacuuming). Stop leak if it can be done without risk. Use water spray to disperse vapors. Use compatible foam to minimize vapor generation as needed. Spilled material may be absorbed by an appropriate absorbent, and then handled in accordance with environmental regulations. Prevent spilled material from entering sewers, storm drains, other unauthorized treatment or drainage systems and natural waterways. Contact fire authorities and appropriate federal, state and local agencies. If spill of any amount is made into or upon navigable waters, the contiguous zone, or adjoining shorelines, contact the National Response Center at 1-800-424-8802. For highway or railways spills, contact Chemtrec at 1-800-424-9300.

7. Handling and storage

Precautions for safe handling

Eliminate sources of ignition. Avoid spark promoters. Ground/bond container and equipment. These alone may be insufficient to remove static electricity.

Wear personal protective equipment. Avoid breathing mist/vapors/spray. Avoid contact with eyes, skin, and clothing. Do not taste or swallow. Avoid prolonged exposure. Use only with adequate ventilation. Wash thoroughly after handling. The product is combustible, and heating may generate vapors which may form explosive vapor/air mixtures. DO NOT handle, store or open near an open flame, sources of heat or sources of ignition. Protect material from direct sunlight. Take precautionary measures against static discharges. All equipment used when handling the product must be grounded. Use non-sparking tools and explosion-proof equipment. When using, do not eat, drink or smoke. Avoid release to the environment.

**Conditions for safe storage,
including any incompatibilities**

Flammable liquid storage. Do not handle or store near an open flame, heat or other sources of ignition. This material can accumulate static charge which may cause spark and become an ignition source. The pressure in sealed containers can increase under the influence of heat. Keep container tightly closed in a cool, well-ventilated place. Keep away from food, drink and animal feedingstuffs. Keep out of the reach of children.

8. Exposure controls/personal protection**Occupational exposure limits****US. OSHA Table Z-1 Limits for Air Contaminants (29 CFR 1910.1000)**

Components	Type	Value
Naphthalene (CAS 91-20-3)	PEL	50 mg/m3 10 ppm
n-Heptane (CAS 142-82-5)	PEL	2000 mg/m3 500 ppm
n-Hexane (CAS 110-54-3)	PEL	1800 mg/m3 500 ppm
Octane (All isomers) (CAS 111-65-9)	PEL	2350 mg/m3 500 ppm

US. ACGIH Threshold Limit Values

Components	Type	Value	Form
Fuels, diesel, no. 2 (CAS 68476-34-6)	TWA	100 mg/m3	Inhalable fraction and vapor.
Hexane (Other isomers) (CAS 96-14-0)	STEL	1000 ppm	
Naphthalene (CAS 91-20-3)	TWA	500 ppm	
	STEL	15 ppm	
n-Heptane (CAS 142-82-5)	TWA	10 ppm	
	STEL	500 ppm	
n-Hexane (CAS 110-54-3)	TWA	400 ppm	
	TWA	50 ppm	
n-Nonane (CAS 111-84-2)	TWA	200 ppm	
Octane (All isomers) (CAS 111-65-9)	TWA	300 ppm	

US. NIOSH: Pocket Guide to Chemical Hazards

Components	Type	Value
Hexane (Other isomers) (CAS 96-14-0)	Ceiling	1800 mg/m3
		510 ppm
		350 mg/m3
Naphthalene (CAS 91-20-3)	STEL	100 ppm
		75 mg/m3
		15 ppm
n-Heptane (CAS 142-82-5)	Ceiling	50 mg/m3
		10 ppm
		1800 mg/m3
n-Hexane (CAS 110-54-3)	TWA	440 ppm
		350 mg/m3
		85 ppm
n-Nonane (CAS 111-84-2)	TWA	180 mg/m3
		50 ppm
		1050 mg/m3
Octane (All isomers) (CAS 111-65-9)	Ceiling	200 ppm
		1800 mg/m3
		385 ppm
	TWA	350 mg/m3
		75 ppm

Biological limit values

ACGIH Biological Exposure Indices

Components	Value	Determinant	Specimen	Sampling Time
n-Hexane (CAS 110-54-3)	0.4 mg/l	2,5-Hexanedion, without hydrolysis	Urine	*
	0.4 mg/l	2,5-Hexanedion, without hydrolysis		*

* - For sampling details, please see the source document.

Exposure guidelines

US - California OELs: Skin designation

n-Hexane (CAS 110-54-3)

Can be absorbed through the skin.

US ACGIH Threshold Limit Values: Skin designation

Fuels, diesel, no. 2 (CAS 68476-34-6)

Can be absorbed through the skin.

Naphthalene (CAS 91-20-3)

Can be absorbed through the skin.

n-Hexane (CAS 110-54-3)

Can be absorbed through the skin.

Appropriate engineering controls

Provide adequate general and local exhaust ventilation. Use process enclosures, local exhaust ventilation, or other engineering controls to control airborne levels below recommended exposure limits. Use explosion-proof equipment.

Individual protection measures, such as personal protective equipment

Eye/face protection

Wear safety glasses. If splash potential exists, wear full face shield or chemical goggles.

Skin protection

Hand protection

Wear chemical-resistant, impervious gloves. Suitable gloves can be recommended by the glove supplier. Be aware that the liquid may penetrate the gloves. Frequent change is advisable.

Other

Full body suit and boots are recommended when handling large volumes or in emergency situations. Flame retardant protective clothing is recommended.

Respiratory protection

Use a properly fitted, air-purifying or air-fed respirator complying with an approved standard if a risk assessment indicates this is necessary. Respirator selection must be based on known or anticipated exposure levels, the hazards of the product and the safe working limits of the selected respirator. If workplace exposure limits for product or components are exceeded, NIOSH approved equipment should be worn. Proper respirator selection should be determined by adequately trained personnel, based on the contaminants, the degree of potential exposure and published respiratory protection factors. This equipment should be available for nonroutine and emergency use.

Thermal hazards

Wear appropriate thermal protective clothing, when necessary.

General hygiene considerations

Consult supervisor for special handling instructions. Avoid contact with eyes. Avoid contact with skin. Keep away from food and drink. Wash hands before breaks and immediately after handling the product. Provide eyewash station and safety shower. Handle in accordance with good industrial hygiene and safety practice.

9. Physical and chemical properties

Appearance	Liquid (may be dyed red).
Physical state	Liquid.
Form	Liquid.
Color	Clear. Straw.
Odor	Kerosene (strong).
Odor threshold	Not available.
pH	Not available.
Melting point/freezing point	-60.07 °F (-51.15 °C) Estimated
Initial boiling point and boiling range	325 - 700 °F (162.78 - 371.11 °C)
Flash point	> 100.0 °F (> 37.8 °C) Closed Cup
Evaporation rate	0.02
Flammability (solid, gas)	Not available.

Upper/lower flammability or explosive limits

Flammability limit - lower (%)	0.4 %
Flammability limit - upper (%)	8 %
Explosive limit - lower (%)	Not available.
Explosive limit - upper (%)	Not available.
Vapor pressure	< 1 mm Hg (20°C)
Vapor density	3 (Air = 1)
Relative density	0.82 - 0.87
Relative density temperature	60 °F (15.56 °C)
Solubility(ies)	
Solubility (water)	Not available.
Partition coefficient (n-octanol/water)	Not available.
Auto-ignition temperature	494.96 °F (257.2 °C)
Decomposition temperature	Not available.
Viscosity	2 - 4.5 mm ² /s

10. Stability and reactivity

Reactivity	Stable at normal conditions.
Chemical stability	Stable under normal temperature conditions and recommended use.
Possibility of hazardous reactions	Hazardous polymerization does not occur.
Conditions to avoid	Heat, flames and sparks. Ignition sources. Contact with incompatible materials. Do not pressurize, cut, weld, braze, solder, drill, grind or expose empty containers to heat, flame, sparks, static electricity, or other sources of ignition; they may explode and cause injury or death.
Incompatible materials	Strong oxidizing agents.
Hazardous decomposition products	No hazardous decomposition products are known.

11. Toxicological information**Information on likely routes of exposure**

Ingestion	May be fatal if swallowed and enters airways.
Inhalation	Harmful if inhaled. In high concentrations, vapors and spray mists are narcotic and may cause headache, fatigue, dizziness and nausea.
Skin contact	Causes skin irritation.
Eye contact	May cause eye irritation.
Symptoms related to the physical, chemical and toxicological characteristics	Irritation of nose and throat. Irritation of eyes and mucous membranes. Skin irritation. Unconsciousness. Corneal damage. Narcosis. Decrease in motor functions. Behavioral changes. Edema. Liver enlargement. Jaundice. Conjunctivitis. Proteinuria. Defatting of the skin. Rash. The toxicological properties of this product have not been thoroughly investigated. Use appropriate precautions.

Information on toxicological effects

Acute toxicity	Harmful if inhaled. Harmful: may cause lung damage if swallowed. The toxicological properties of this material have not been fully investigated.
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Components	Species	Test Results
Fuels, diesel, no. 2 (CAS 68476-34-6)		
Acute		
Inhalation		
LC50	Rat	4.1 mg/l, 4 hours

Components	Species	Test Results
Naphthalene (CAS 91-20-3)		
Acute		
<i>Dermal</i>		
LD50	Rabbit	> 2 g/kg
<i>Oral</i>		
LD50	Rat	490 mg/kg
n-Heptane (CAS 142-82-5)		
Acute		
<i>Inhalation</i>		
LC50	Rat	103 mg/l, 4 Hours
n-Hexane (CAS 110-54-3)		
Acute		
<i>Oral</i>		
LD50	Rat	28710 mg/kg
n-Nonane (CAS 111-84-2)		
Acute		
<i>Inhalation</i>		
LC50	Rat	3200 mg/l, 4 Hours
Octane (All isomers) (CAS 111-65-9)		
Acute		
<i>Inhalation</i>		
LC50	Rat	118 mg/l, 4 Hours
Skin corrosion/irritation	Causes skin irritation.	
Serious eye damage/eye irritation	Based on available data, the classification criteria are not met.	
Respiratory or skin sensitization		
Respiratory sensitization	Based on available data, the classification criteria are not met.	
Skin sensitization	Based on available data, the classification criteria are not met.	
Germ cell mutagenicity	Based on available data, the classification criteria are not met.	
Carcinogenicity	Suspected of causing cancer. International Agency for Research on Cancer (IARC): Whole diesel engine exhaust – IARC Group 1. Exposure may cause lung cancer and also noted a positive association with an increased risk of bladder cancer. Diesel exhaust has been reported to be an occupational hazard due to NIOSH-reported potential carcinogenic properties.	
IARC Monographs. Overall Evaluation of Carcinogenicity		
Fuels, diesel, no. 2 (CAS 68476-34-6)	3 Not classifiable as to carcinogenicity to humans.	
Naphthalene (CAS 91-20-3)	2B Possibly carcinogenic to humans.	
NTP Report on Carcinogens		
Naphthalene (CAS 91-20-3)	Reasonably Anticipated to be a Human Carcinogen.	
Reproductive toxicity	Suspected of damaging fertility or the unborn child. Napthalene interferes with embryo development in experimental animals at dose levels that cause maternal toxicity. In humans, excessive exposure to this agent may cause hemolytic anemia in the mother and fetus.	
Specific target organ toxicity - single exposure	Based on available data, the classification criteria are not met.	
Specific target organ toxicity - repeated exposure	May cause damage to the following organs through prolonged or repeated exposure: Blood. Liver. Thymus.	
Aspiration hazard	May be fatal if swallowed and enters airways.	
Chronic effects	Contains organic solvents which in case of overexposure may depress the central nervous system causing dizziness and intoxication. Repeated exposure to naphthalene may cause cataracts, allergic skin rashes, destruction of red blood cells, and anemia, jaundice, kidney and liver damage. Danger of serious damage to health by prolonged exposure. Prolonged or repeated overexposure may cause central nervous system, kidney, liver, and lung damage.	

Further information

Symptoms may be delayed. Hydrogen sulfide, a highly toxic gas, may be present. Signs and symptoms of overexposure to hydrogen sulfide include respiratory and eye irritation, dizziness, nausea, coughing, a sensation of dryness and pain in the nose, and loss of consciousness. Odor does not provide a reliable indicator of the presence of hazardous levels in the atmosphere. Toxicological properties of this material have not been fully investigated.

12. Ecological information

Ecotoxicity

Toxic to aquatic organisms, may cause long-term adverse effects in the aquatic environment.

Components	Species	Test Results
Fuels, diesel, no. 2 (CAS 68476-34-6)		
Aquatic		
<i>Acute</i>		
Crustacea	EL50	Daphnia magna
Fish	LL50	Oncorhynchus mykiss
Naphthalene (CAS 91-20-3)		68 mg/l, 48 hours 65 mg/l, 96 hours
Aquatic		
Crustacea	EC50	Water flea (Daphnia magna)
Fish	LC50	Pink salmon (Oncorhynchus gorbuscha)
n-Heptane (CAS 142-82-5)		1.09 - 3.4 mg/l, 48 hours 0.95 - 1.62 mg/l, 96 hours
Aquatic		
Fish	LC50	Western mosquitofish (Gambusia affinis)
n-Hexane (CAS 110-54-3)		4924 mg/l, 96 hours
Aquatic		
Fish	LC50	Fathead minnow (Pimephales promelas)
Persistence and degradability	Not available.	2.101 - 2.981 mg/l, 96 hours
Bioaccumulative potential	Not available.	
Partition coefficient n-octanol / water (log Kow)		
Hexane (Other isomers) (CAS 96-14-0)	3.6	
Octane (All isomers) (CAS 111-65-9)	5.18	
n-Heptane (CAS 142-82-5)	4.66	
n-Hexane (CAS 110-54-3)	3.9	
n-Nonane (CAS 111-84-2)	5.46	
Mobility in soil	Not available.	
Other adverse effects	Not available.	

13. Disposal considerations

Disposal instructions	Dispose in accordance with all applicable regulations. This material and its container must be disposed of as hazardous waste. Dispose of this material and its container to hazardous or special waste collection point. Incinerate the material under controlled conditions in an approved incinerator. Do not allow this material to drain into sewers/water supplies. Do not contaminate ponds, waterways or ditches with chemical or used container.
Hazardous waste code	D001: Waste Flammable material with a flash point <140 °F
US RCRA Hazardous Waste U List: Reference	
Naphthalene (CAS 91-20-3)	U165
Waste from residues / unused products	Dispose of in accordance with local regulations.
Contaminated packaging	Offer rinsed packaging material to local recycling facilities.

14. Transport information

DOT

UN number	UN1202
UN proper shipping name	Diesel fuel
Transport hazard class(es)	
Class	Combustible Liquid
Subsidiary risk	-
Packing group	III

DIESEL FUELS

Environmental hazards**Marine pollutant** Yes**Special precautions for user** Read safety instructions, SDS and emergency procedures before handling.**Special provisions** 144, B1, IB3, T2, TP1**Packaging exceptions** 150**Packaging non bulk** 203**Packaging bulk** 242**IATA****UN number** UN1202**UN proper shipping name** Diesel fuel**Transport hazard class(es)****Class** 3**Subsidiary risk** -**Label(s)** 3**Packing group** III**Environmental hazards** Yes**ERG Code** 3L**Special precautions for user** Read safety instructions, SDS and emergency procedures before handling.**IMDG****UN number** UN1202**UN proper shipping name** DIESEL FUEL**Transport hazard class(es)****Class** 3**Subsidiary risk** -**Label(s)** 3**Packing group** III**Environmental hazards****Marine pollutant** Yes**EmS** F-E, S-E**Special precautions for user** Read safety instructions, SDS and emergency procedures before handling.**Transport in bulk according to Annex II of MARPOL 73/78 and the IBC Code** Not applicable. However, this product is a liquid and if transported in bulk covered under MARPOL 73/78, Annex I.**15. Regulatory information****US federal regulations****TSCA Section 12(b) Export Notification (40 CFR 707, Subpt. D)**

n-Nonane (CAS 111-84-2) 1.0 % One-Time Export Notification only.

US. OSHA Specifically Regulated Substances (29 CFR 1910.1001-1050)

Not listed.

CERCLA Hazardous Substance List (40 CFR 302.4)

Hexane (Other isomers) (CAS 96-14-0) LISTED

Naphthalene (CAS 91-20-3) LISTED

n-Heptane (CAS 142-82-5) LISTED

n-Hexane (CAS 110-54-3) LISTED

n-Nonane (CAS 111-84-2) LISTED

Octane (All isomers) (CAS 111-65-9) LISTED

Superfund Amendments and Reauthorization Act of 1986 (SARA)**Hazard categories** Immediate Hazard - No
Delayed Hazard - No
Fire Hazard - No
Pressure Hazard - No
Reactivity Hazard - No**SARA 302 Extremely hazardous substance**

Not listed.

SARA 311/312 Hazardous chemical Yes

SARA 313 (TRI reporting)

Chemical name	CAS number	% by wt.
Naphthalene	91-20-3	0 - 1

Other federal regulations**Clean Air Act (CAA) Section 112 Hazardous Air Pollutants (HAPs) List**

Naphthalene (CAS 91-20-3)

n-Hexane (CAS 110-54-3)

Clean Air Act (CAA) Section 112(r) Accidental Release Prevention (40 CFR 68.130)

Not regulated.

Safe Drinking Water Act (SDWA) Not regulated.**US state regulations**

WARNING: This product contains chemicals known to the State of California to cause cancer and birth defects or other reproductive harm.

US. Massachusetts RTK - Substance List

Hexane (Other isomers) (CAS 96-14-0)

Naphthalene (CAS 91-20-3)

n-Heptane (CAS 142-82-5)

n-Hexane (CAS 110-54-3)

n-Nonane (CAS 111-84-2)

Octane (All isomers) (CAS 111-65-9)

US. New Jersey Worker and Community Right-to-Know Act

Fuels, diesel, no. 2 (CAS 68476-34-6)

Naphthalene (CAS 91-20-3)

n-Heptane (CAS 142-82-5)

n-Hexane (CAS 110-54-3)

n-Nonane (CAS 111-84-2)

Octane (All isomers) (CAS 111-65-9)

US. Pennsylvania Worker and Community Right-to-Know Law

Fuels, diesel, no. 2 (CAS 68476-34-6)

Hexane (Other isomers) (CAS 96-14-0)

Naphthalene (CAS 91-20-3)

n-Heptane (CAS 142-82-5)

n-Hexane (CAS 110-54-3)

n-Nonane (CAS 111-84-2)

Octane (All isomers) (CAS 111-65-9)

US. Rhode Island RTK

Naphthalene (CAS 91-20-3)

n-Hexane (CAS 110-54-3)

US. California Proposition 65**US - California Proposition 65 - Carcinogens & Reproductive Toxicity (CRT): Listed substance**

Benzene (CAS 71-43-2)

Toluene (CAS 108-88-3)

International Inventories

Country(s) or region	Inventory name	On inventory (yes/no)*
Australia	Australian Inventory of Chemical Substances (AICS)	No
Canada	Domestic Substances List (DSL)	No
Canada	Non-Domestic Substances List (NDSL)	No
China	Inventory of Existing Chemical Substances in China (IECSC)	No
Europe	European Inventory of Existing Commercial Chemical Substances (EINECS)	No
Europe	European List of Notified Chemical Substances (ELINCS)	No
Japan	Inventory of Existing and New Chemical Substances (ENCS)	No
Korea	Existing Chemicals List (ECL)	No
New Zealand	New Zealand Inventory	No
Philippines	Philippine Inventory of Chemicals and Chemical Substances (PICCS)	No

Country(s) or region	Inventory name	On inventory (yes/no)*
United States & Puerto Rico	Toxic Substances Control Act (TSCA) Inventory	Yes

*A "Yes" indicates this product complies with the inventory requirements administered by the governing country(s).

A "No" indicates that one or more components of the product are not listed or exempt from listing on the inventory administered by the governing country(s).

16. Other information, including date of preparation or last revision

Issue date 13-May-2013

Revision date 23-May-2014

Version # 04

Further information HMIS® is a registered trade and service mark of the NPCA.

NFPA Ratings



Disclaimer

This material Safety Data Sheet (SDS) was prepared in accordance with 29 CFR 1910.1200 by Valero Marketing & Supply Co., ("VALERO"). VALERO does not assume any liability arising out of product use by others. The information, recommendations, and suggestions presented in this SDS are based upon test results and data believed to be reliable. The end user of the product has the responsibility for evaluating the adequacy of the data under the conditions of use, determining the safety, toxicity and suitability of the product under these conditions, and obtaining additional or clarifying information where uncertainty exists. No guarantee expressed or implied is made as to the effects of such use, the results to be obtained, or the safety and toxicity of the product in any specific application. Furthermore, the information herein is not represented as absolutely complete, since it is not practicable to provide all the scientific and study information in the format of this document, plus additional information may be necessary under exceptional conditions of use, or because of applicable laws or government regulations.



**Department of Environmental
Resources Management**

2300 North Jog Road, 4th Floor
West Palm Beach, FL 33411-2743

(561) 233-2400

FAX: (561) 233-2414

www.pbcgov.com/erm

**Palm Beach County
Board of County
Commissioners**

Gregg K. Weiss, Mayor

Maria Sachs, Vice Mayor

Maria G. Marino

Michael A. Barnett

Marci Woodward

Sara Baxter

Mack Bernard

County Administrator

Verdenia C. Baker

August 3, 2023

CERTIFIED MAIL

Mr. Kenneth Goldberg, President
GCG Real Estate Holdings, LLC
1088 SW 10th Street
Delray Beach, FL 33444

Dear Mr. Goldberg:

SUBJECT: PERMIT TO OPERATE WITHIN WELLFIELD ZONE FOR
ALL COUNTY PAVING;
1088 SW 10TH STREET, DELRAY BEACH;
ERM FILE NO. 4-12-12-3620-374

Enclosed is the subject permit. Read through the permit conditions carefully. Should you object to any of the permit conditions, you must submit your objections in writing to the Department of Environmental Resources Management (ERM) within 20 days. If no objection to this permit is received, you will be deemed to have accepted the permit and all the attached terms and conditions. This permit shall become effective 20 days from the Date of Issue. In addition, a sample inspection log is enclosed for your use.

Should you have any questions or comments regarding the terms and conditions of the permit, please contact Samantha Pucci at (561) 233-2523.

Sincerely,

A handwritten signature in black ink, appearing to read "John Reiser".

John Reiser
Environmental Program Supervisor
Resources Protection

BF:JR:SP

Enclosures

cc: (with enclosures)

Hassan Hadjimiry, PE, Utilities Director
City of Delray Beach



**Department of Environmental
Resources Management**

2300 North Jog Road, 4th Floor
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Verdenia C. Baker

PERMIT TO OPERATE WITHIN A WELLFIELD ZONE

OWNER/AGENT: Kenneth Goldberg
President

ERM FILE NO. 4-12-12-3620-374
PERMIT NO. WP-2023-005

PERMITTEE/ADDRESS: GCG Real Estate Holdings, LLC
1088 SW 10th Street
Delray Beach, FL 33444

FACILITY NAME/ADDRESS: All County Paving
1180 SW 10th Street
Delray Beach, FL 33444

This permit is issued under the provisions of the Unified Land Development Code, Article 14.B., Wellfield Protection. The above named Permittee is hereby authorized to operate the facility shown on the application and approved drawings, plans, documents and/or specifications attached hereto or on file at the Department of Environmental Resources Management (ERM) and made a part hereof and specifically described below. If no objection to this permit is received within 20 days, Permittee will be deemed to have accepted the permit and all the attached terms and conditions.

DESCRIPTION OF BUSINESS: Paving contractor and construction office. Regulated Substances are described in Exhibit 1 and include gasoline, waste oil and diesel.

DESIGNATED PUBLIC UTILITY: City of Delray Beach
Telephone (561) 243-7101

Issued this 3 day of August, 2023
PALM BEACH COUNTY DEPARTMENT OF
ENVIRONMENTAL RESOURCES MANAGEMENT

Bonnie Finneran, Environmental Director
Resources Protection

"An Equal Opportunity
Affirmative Action Employer"

GENERAL CONDITIONS

PERMIT NO. WP-2023-005

1. The terms, conditions, requirements, limitations and restrictions set forth herein are "Permit Conditions" and as such are accepted by and binding upon the Permittee and enforceable pursuant to Unified Land Development Code, Article 14.B., Wellfield Protection. ERM will review this permit periodically and may revoke or revise the permit, initiate administrative action, and/or initiate judicial action for any violation of the Permit Conditions by the Permittee, its agents, employees or representatives.
2. This permit is valid only for the specific uses set forth in the permit application. Any deviation from the approved uses or conditions of this permit may constitute grounds for revocation and enforcement action by ERM.
3. The issuance of this permit does not convey any vested rights or exclusive privileges, nor does it authorize any injury to public or private property or any invasion of personal rights, nor any violations of Federal, State or local laws or regulations.
4. This permit must be available for inspection on Permittee's premises during the entire life of the permit.
5. By accepting this permit, the Permittee understands and agrees that all records, notes, monitoring data and other information relating to the construction or operation of this permitted facility that are submitted to ERM may be used as evidence in any enforcement proceeding arising under ERM rules and regulations, except where prohibited by Section 403.111, Florida Statutes.
6. The Permittee agrees to comply with the provisions of Article 14.B.
7. By accepting this permit, the Permittee agrees to allow authorized ERM personnel access to the permitted facility at reasonable times for the purposes of inspection, record keeping review, and testing to determine compliance with the conditions of this permit and ERM rules and regulations.
8. This permit does not constitute a waiver of or approval of any other department permit or license that may be required for aspects of the facility not addressed in the permit.
9. In the event that the Permittee is temporarily unable to comply with any of the conditions of the permit, the Permittee shall notify ERM within 24 hours of the cause and nature of non-compliance, period of non-compliance, and measures taken to correct and prevent reoccurrence of the problem. The Permittee shall be responsible for any and all damages which may result and may be subject to enforcement action or revocation or revision of the permit.
10. Any new owner or operator of a permitted facility shall apply to ERM for a transfer of permit within 60 days after sale or legal transfer. The transferor shall remain liable for performance in accord with the permit until the transferee applies for and is granted transfer of the permit.

GENERAL CONDITIONS (continued)

PERMIT NO. WP-2023-005

11. This permit shall be valid until further notice from ERM. Commencing in the October following permit issuance, the Permittee shall pay to the Palm Beach County Board of County Commissioners an annual permit fee according to the Schedule of Fees for ERM.
12. The Permittee agrees to operate this facility in such a manner as to minimize the risk of release of Regulated Substances to the environment.
13. The Permittee shall report by telephone any spill of a Regulated Substance in excess of 5 gallons, if liquid, or 25 pounds, if solid, to the Palm Beach County Health Department and designated public utility within 1 hour and to ERM within 24 hours of discovery of the spill.
14. The Permittee shall commence cleanup of a spill of a Regulated Substance immediately upon discovery of the spill. A full written report including the steps taken to contain and cleanup the spill shall be submitted to ERM within 15 days of discovery of the spill.
15. The Permittee shall inspect containers used for storing Regulated Substances on every day of operation. A record of the daily inspections shall be maintained at the facility.
16. Upon request of ERM, the Permittee shall furnish all records or reports required by this permit. The Permittee shall retain at the facility copies of all records or reports required by this permit. These records or reports shall be retained for at least 3 years from the date of origination or permit issuance.

EXHIBIT 1

Regulated Substances

Regulated Substances are substances that may cause significant harm to human health and the environment (including surface and groundwater). Article 14.B. regulates the storage, handling, use and production of Regulated Substances which may impair present and future drinking water supplies. Substances and materials from the following categories that are stored, handled, used or produced at the facility are considered to be Regulated Substances.

Acid and basic cleaning solutions	Medical, pharmaceutical, dental,
Antifreeze and coolants	veterinary and hospital solutions
Arsenic and arsenic compounds	Mercury and mercury compounds
Bleaches and peroxides	Metal finishing solutions
Brake and transmission fluids	Oils
Brine solution	Paints, primers, thinners, dyes, stains,
Casting & Foundry chemicals	wood preservatives, varnishing and
Caulking agents and sealants	cleaning compounds
Cleaning solvents	Painting solvents
Corrosion and rust prevention solutions	PCB's
Cutting fluids	Pesticides and herbicides
Degreasing and parts cleaning solvents	Plastic resins, plasticizers
Disinfectants	and catalysts
Electroplating solutions	Photo development chemicals
Explosives	Poisons
Fertilizers	Polishes
Fire extinguishing chemicals	Pool chemicals
Food processing wastes	Processed dust and particulates
Formaldehyde	Radioactive sources
Fuels and fuel additives	Reagents and standards
Glues, adhesives and resins	Refrigerants
Greases	Roofing chemicals and sealers
Hazardous waste	Sanitizers, disinfectants
Hydraulic fluid	bactericides and algacides
Indicators	Soaps, detergents and
Industrial and commercial janitorial	surfactants
supplies	Solders and fluxes
Industrial process chemicals	Stripping compounds
Industrial sludges and	Tanning industry chemicals
stillbottoms	Transformer and capacitor
Inks, printing and photocopying chemicals	oils/fluids
Laboratory chemicals	Waste oils and antifreeze
Liquid storage batteries	Water and wastewater
	treatment chemicals

Narrative and response: Truck Parking, Truck Utilization

Prepared By : Randall Sly, Director of Construction Compliance, All County Paving

For All County Paving facilities located on GCG Real Estate Holding properties
PCN 12-43-46-20-01-021-0032

1st TAC Comments 08/02/2024 : Response (Planning Comment 29 LDR Sec 2.4.6)
Response (Planning Comment 30 LDR Sec 2.4.6)

The All County Paving open storage facilities located on GCG Real Estate Holding property store commercial, not for hire trucks, trailers and equipment for off-site use in daily operations.

No leasing or rental of vehicles and no provisions on site for a rental operation with none proposed.

Short term parking of equipment or vehicles and operational hours are dictated by multi shift crew schedule. Frequency of use and typical schedules noted below.

Vehicles include light duty passenger trucks, passenger vans, dump body trucks, dump trucks, equipment trailers and equipment haulers, registered in the State of Florida and insured. Vehicles and equipment are clean in appearance, well maintained, inspected annually by FDOT, weekly by fleet mechanics, and daily by drivers and safety personnel.

No storage or heavy equipment or light trucks over 2 tons proposed within the front or rear property set back. All equipment to be parked within the screened and fenced compound when loading or off loading fleet delivery operations to offsite working locations.

All vehicles, preloaded trailers and equipment, when not in use, are temporarily parked in a designated and orderly location within the fenced and screened area of the property.

Single axle vehicles (20), including trucks and vans range from ½-ton to 2-ton GVW ratings, will be parked overnight or weekends dependent on workload and schedule.

Purpose: Pick up and transportation of crew members, towing of tanks and trailers including fixed tank trailers comparable in size to ½-ton to 2-ton vehicles, with capacities ranging from 250 to 1500 gallons.

Frequency of use: Daily 6 AM – 9 PM

Fleet and multi axle vehicles range from 33000 GVW to 80000 GVW.

Purpose: Delivery of material and equipment, transport of trailers ranging from 12' to 53' in length.

Frequency of use: Fleet operations in the field are 24 hours a day

Fleet departures from facilities occur 2 – 3 times daily between 6 AM – 9 PM

Larger dump truck and haulers are typically parked later than the smaller vehicles and often leave earlier than them as well. While spending a portion of the day on site unused between shifts.

Tank trailers are occasionally parked on site for spot deliveries by vendors not in excess of 5000 gallons. Frequency of use: Daily 9 AM – 7 PM

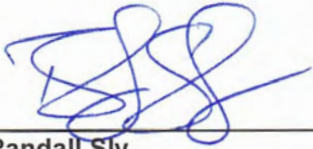
Refer to attached photos for more fleet details.



M&M Asphalt Maintenance Inc., d/b/a All County Paving
Office 561-588-0949 | Fax 561-588-2140 | 1180 SW 10th Street, Delray Beach, FL 33444

LICENSED, BONDED, INSURED, FDOT CERTIFIED

General Contractor: CGC1534510



Randall Sly
Director of Construction Compliance
All County Paving

11/22/2024

Date



PATCHING CREW DUMP
FLEET QUANTITY = 4



STRIPE CREW BOX TRUCK
FLEET QUANTITY = 1



FLAT BED
FLEET QUANTITY = 1



CREW MINI DUMP
FLEET QUANTITY = 2



SERVICE TRUCK
FLEET QUANTITY = 7
QUANTITY TYPICALLY ON SITE = 2



ASPHALT DUMP TRI AXLE
FLEET QUANTITY = 8



PATCHING CREW HEAVY DUMP
FLEET QUANTITY = 1



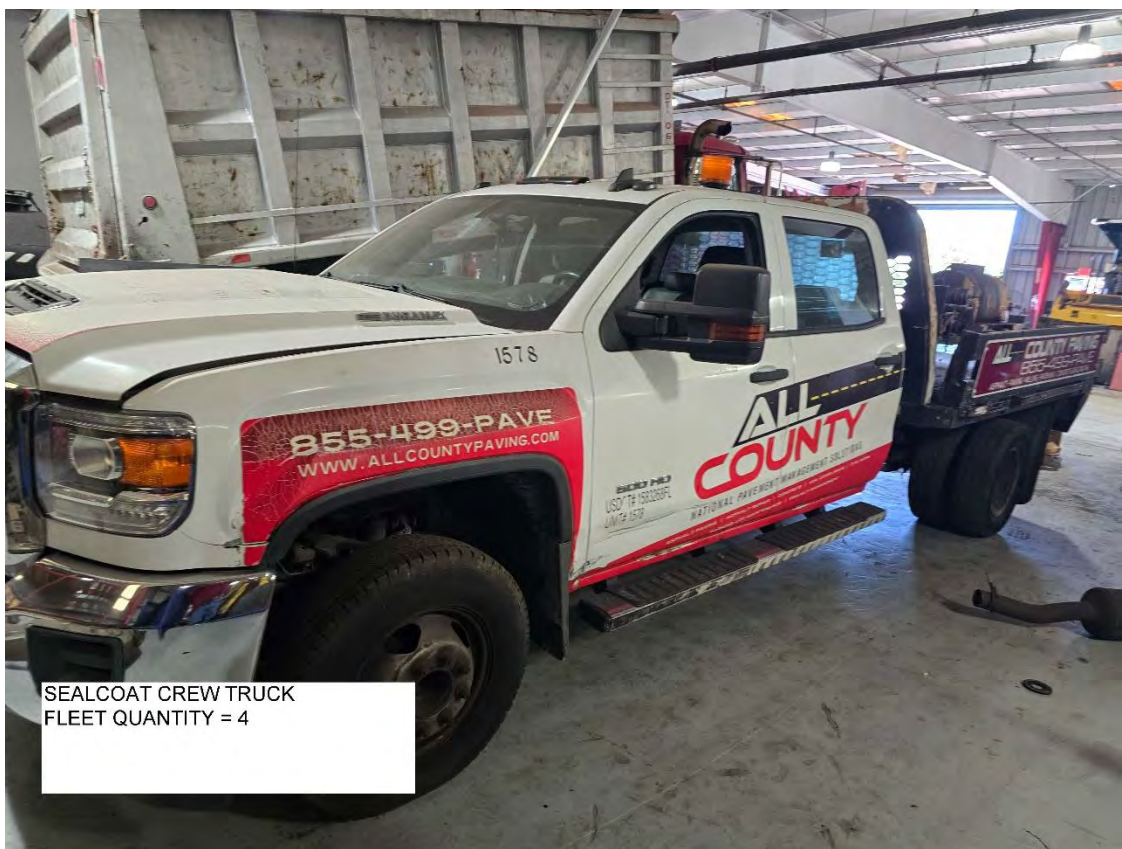
EQUIPMENT HAULER TRI AXLE
FLEET QUANTITY = 2



EQUIPMENT HAULER 2 AXLE
FLEET QUANTITY = 1



FLEET SERVICE TRUCK
FLEET QUANTITY = 2
QUANTITY TYPICALLY ON SITE = 1



SEALCOAT CREW TRUCK
FLEET QUANTITY = 4

Narrative and response: Waste disposal and recycling

Prepared By : Randall Sly, Director of Construction Compliance, All County Paving

For All County Paving facilities located on GCG Real Estate Holding properties
PCN 12-43-46-20-01-021-0032 & 12-43-46-20-01-021-0040

1st TAC Comments 08/02/2024 : Planning Review Comments Response Cited

Solid waste:

Response - (Planning Comment 14 LDR Sec 2.4.3)

Response - (Planning Comment 48 LDR Sec 4.6.6)

Office and general waste collection performed by Waste Management

Container and capacity: 4-yard commercial dumpster

Frequency: weekly pick up

Location: Obscured from public view in approved dumpster enclosure east parcel PCN: 12-43-46-20-01-021-0040

Response - (Planning Comment 38 LDR Sec 3.1.1)

Incidental construction waste collection performed by Waste Management

Container and capacity: (2) 20-yard dumpsters

Dimensions: 8'W x 22'L x 4'6"H Response - (Planning Comment 14 LDR Sec 2.4.3)

Frequency : on call pick up and receptacle exchange

Location: Obscured from public view and access west parcel PCN:12-43-46-20-01-021-0032

Hazardous waste:

Response - (Planning Comment 43 LDR Sec 3.2.4)

Response - (Planning Comment 67 LDR Sec 4.6.12)

Solvents, hydraulic oils, coolants, waste oil and filters collection performed by Safety-Kleen Systems

Container and capacity: 500 Gallon UL142 Listed and Certified (MH12846) Double walled Flammable-Liquid vented tank

Container and capacity: 55 Gallon capacity drums within spill prevention systems

Location: within warehouse facility, obscured from public view and access PCN: 12-43-46-20-01-021-0040

Frequency : on call pick up

NOTE: Date of Last City of Delray Beach IPP Inspection 08/08/2023 performed by Paul Decarolis

Continued pg. 2

M&M Asphalt Maintenance Inc., d/b/a All County Paving
Office 561-588-0949 | Fax 561-588-2140 | 1180 SW 10th Street, Delray Beach, FL 33444

LICENSED, BONDED, INSURED, FDOT CERTIFIED

General Contractor: CGC1534510



Recyclable waste:

Response - (Planning Comment 38 LDR Sec 3.1.1)

Scrap metals collection performed by SA Recycling

Container and capacity: (1) 20-yard dumpster

Dimensions: 8'W x 22'L x 4'6"H **Response - (Planning Comment 14 LDR Sec 2.4.3)**

Location: Obscured from public view and access west parcel PCN:12-43-46-20-01-021-0032

Frequency : on call pick up and receptacle exchange

Solid concrete recycling performed by Allstar Aggregates

Container and capacity: temporary storage debris bin less than 30 tons

Dimensions: 27'W x 30'L x 6'H **Response - (Planning Comment 14 LDR Sec 2.4.3)**

Location: Obscured from public view and access west parcel PCN:12-43-46-20-01-021-0032

Frequency: weekly delivery by All County Paving to recycling facility

Asphalt millings, asphalt debris recycling performed by various asphalt plant operators

Community Asphalt Corporation

Ranger Construction Industries, Inc.

Container and capacity: temporary storage aggregate bin up to 80 tons

Dimensions: 21'W x 24'L x 6'H **Response - (Planning Comment 14 LDR Sec 2.4.3)**

Location: Obscured from public view and access west parcel PCN:12-43-46-20-01-021-0032

Frequency: daily delivery by All County Paving to recycling facilities



Randall Sly
Director of Construction Compliance
All County Paving

11/22/2024
Date

attachments:

Waste Management correspondence and confirmation of service

SA Recycling correspondence and confirmation of service

Safety-Kleen confirmation of service

Baniata Phillips

From: Cattaneo, David <dcattane@wm.com>
Sent: Friday, August 9, 2024 12:22 PM
To: Baniata Phillips
Subject: 241-142704 ALL COUNTY PAVING (C&D) 1180 SW 10TH ST

To whom it may concern;

This message is to inform you that Waste Management Inc of Florida services the subject line location with a 20 yd roll off container.

David Cattaneo

Senior Account Manager – Construction
Waste Management Inc. of Florida
dcattane@wm.com

T: 1.800.269.0073
C: 561.662.2011
651 Industrial Way
Boynton Beach, FL 33426

Access WM 24/7 with [MyWM](#)



Baniata Phillips

From: Steven Weinberg (41822 Davie) <SWeinberg@sarecycling.com>
Sent: Saturday, August 10, 2024 10:04 AM
To: Baniata Phillips
Subject: Letter requested

Baniata,

Please find this notice confirming that SA Recycling supply's the roll off container for All County Paving's scrap metal. This metal is processed at our facilities and sent to local mills. We also supply the same containers for the City of Delray Beach's scrap metal.

Regards,
Steve

Steve Weinberg
Sr. Regional Buyer-Commercial\Industrial
SA Recycling
(954) 972-1111 (office)
561-322-6510 (cell)
www.sarecycling.com
GOT SCRAP? ®



Safety-Kleen Systems, Inc.
5610 Alpha Drive
Boynton Beach, FL, 33426

August 12, 2024

Baniata Phillips
Fleet and Facilities Assistant
ALL County Paving
1180 SW 10th St
Delray Beach, FL 33444

Dear Baniata Phillips:

Thank you for allowing myself and Safety-Kleen to provide your facility's services. Below is a summary of all the environmental services we provide your facility:

- Minimize waste generation through recommendations on technology use and disposal techniques
- Reduce risk through Safety-Kleen rigorous operating procedures and guarantee of assurance and indemnification
- Provide single source for environmental services

We provide the following services:

Description
Two (2) Model 30 parts washers – serviced every 12 weeks
Used oil pump-out – as needed basis. The used oil is collected and goes through our advanced re-refining process, which returns the used oil to its original state.
Used oil filter drum pickup – as needed basis

Safety-Kleen supports more than 330,000 businesses across North America by recycling their used oil and industrial waste, and delivering environmentally friendly cleaning products and services. Customers choose Safety-Kleen because of our personal service, extensive liability protection and focus on sustainable solutions. Our goal is to provide customers like ALL County Paving with the best solutions while keeping your company in balance with the environment.

Sincerely,

Jared Heyns
SKE Sales Rep
jared.heyns@safety-kleen.com