

Foundation Park Green Recycle



Aggrieved Party Response

City Council Meeting April 3, 2025

Conditional Use Permit

Michael and Lisa Cram

All Pro Land Clearing & Sitework Inc.

Local Experienced Mother & Son Team:

Michael Cram: Leading businesses in Palm Bay for over 20 years.

- ◆ Founded Flawless Lawncare and Landscaping in 2005 with a strong drive for success and a push mower.
- ◆ Through diligence and dedication became an industry trend setter and grew Flawless to employ 75 local people.
- ◆ In 2023 sold Flawless to Juniper landscaping, a national company, which is still operating in Palm Bay and providing local jobs.
- ◆ In remembrance of a dear friend (Jason H. / Native Roofing of Palm Bay) founded All Pro Land Clearing and Sitework inc. in 2021.
- ◆ In four years, grew to be one of the largest land clearing businesses in the County, employing over 25 people.

Lisa Cram: Regent University Graduate in Organizational Leadership and Management.

- ◆ 40 years of experience - manages the day-to-day administration and customer service.
- ◆ Driven by Michael's vision: works diligently to foster an environment of honesty and handwork, serving employees, customers, and the community.

Where are their qualifications for running a mulching plant?

What experts are they consulting with or are they just winging it?

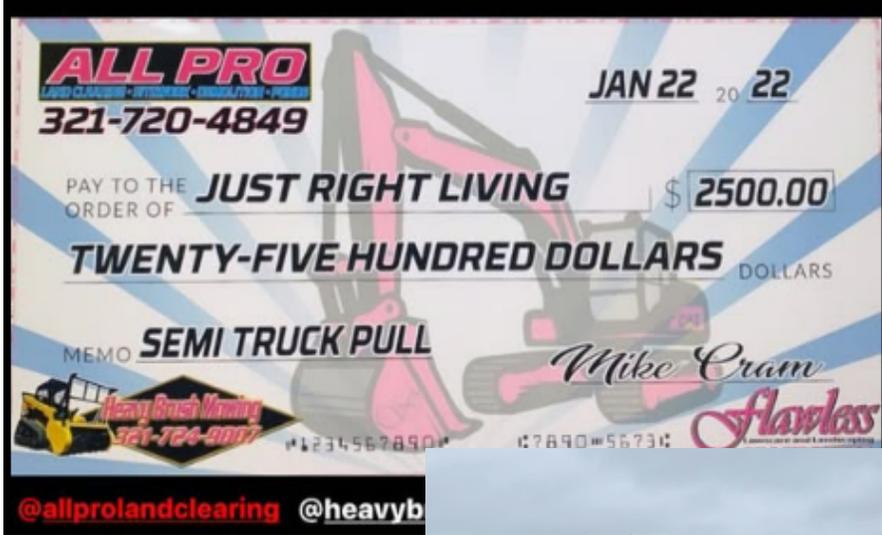


Giving Back to the Community!

A business demonstrates its commitment to the community by giving back!

- ◆ **Just Right Living:** All Pro Semi Truck Pull at Fred Lee Park.
- ◆ **Make a Wish:** Mitchell got his pool – YEAH!!
- ◆ **Harley Davidson Nightmare Community Event:** Go Shrek!
- ◆ **Palm Bay Christmas Parade Participation**
- ◆ **Eau Gallie Yacht Club Kids Fest**
- ◆ **Nanas House**
- ◆ **Wild Florida Rescue**
- ◆ **And many more.....**

Flawless came out in a rush to save the babies and rebuild the nest. Thank You !



This is nice but not relevant to the impacts their operation will have on the residents.



All Pro Land Clearing a huge thank you from Make a Wish Foundation - contribution... Mitchell has his pool!! Thank you for making that happen. with us!



Organic/ Green Recycle: Positive Impacts on the Environment

Building a green alternative to landfills!

- ◆ **Reduce Landfill Pressure:** EPA, in 2018, 98 million tons of green waste went into our landfills – mulching/ recycling reduces landfill space (EPA.gov).
- ◆ **Less Greenhouse Gas Emissions:** In compliance with the 2024 Natural Strategy to increase the recycling rate for all organic waste (USDA.gov).
- ◆ **Soil Enrichment:** Mulching will improve the nutrient and water holding capacity of the soil and provide food for the soil (Floridatoday.com).
- ◆ **Illegal Dumping:** Due to lack of viable cost-effective options for green recycle, people will find ways to dispose of this material (sometimes illegally) – current landfill fees are \$47.00 a ton and the Sarno landfill is currently full.

No one disagrees that there are some positive impacts, but there are more negative impacts and this type of work shouldn't be done in residential neighborhoods nor in wetlands connected to our aquifers.

The landfill fees show that this is about the applicant making money, not what is best for the citizens.



The 2023 Fire Facts:

- ◆ **We suspect arson!** Quoting DEP representative that visited the site “ its really hard for green debris to ignite itself.”
- ◆ **The fire was green debris** – not mulch or spontaneous combustion.
- ◆ **The Palm Bay fire Department** spent thirty-two minutes on site for the initial call, then left in confidence that we were handling it professionally, which we did with no incidents. This included 24-hour watch by our staff until all smoke had dissipated.
- ◆ Since this fire, we have only had one minor incident which did not meet DEP reporting



GREEN DEBRIS

Green Debris and Fire Risk

- ◆ <https://www.deq.nc.gov/about/divisions/waste-management/waste-management-permit-guidance/solid-waste-section/disaster-debris/spontaneous-combustion-guidance>
 - ◆ Controlling the amount of nitrogen-bearing (green) wastes in piles will also help to reduce the risk of fire.
- ◆ From Portals-ce4-content-brochures-GreenWaste-Fire-Prevention-in-Green-Waste-Piles-ENGLISH-FINAL.pdf
 - ◆ How Does a Fire Start in a Pile? Decomposition will begin in as short as a week. The natural bacteria in the green waste pile combine with water and oxygen to generate heat as the material decomposes. Left unchecked, there is a high potential that a pile will get hot enough to create fire.

To Our Neighbors: Fire Prevention

- ◆ **The Palm Bay Fire Chief input matters!** The Palm Bay Fire Chief was questioned by city council at the 3/20 meeting regarding any concerns for the new center he replied, “ I do not have any concerns.”
- ◆ **City Water:** New site will have City Water / Fire Hydrants.
- ◆ **DEP:** DEP Regulations / Inspections for fire prevention compliance.
- ◆ **Fire Station Neighbor:** 1525 Foundation Park Drive SE
- ◆ **Fire Truck:** The recycle center has its own working fire truck- Meet Paw Patrol!

PAW PATROL
Trademark of Spin
Master Ltd. - Registration
Number 5218798 - Serial
Number 86138183



To Our Neighbors: Mulch Export

To Whom It May Concern,



- Who is this customer?
- How do we contact them?
- What about the material that isn't mulch?
- Since you processed and shipped 50,000 CY last year and that would require 10 trucks a day, how many more trucks will be sent out daily?
- How many trucks need to bring material in for you to meet the demands?
- Is the small material being processed and removed within 6 months as required?
- Is the material that can't be process being brought to the landfill as required? How much is that?

purchase our products from Michael and Lisa Cram at their service center. to our operations, and we have a significant and ongoing need for their demand for this material, we are prepared to purchase as much as they can less needs. Should you require any further information, please do not

our-year demand is

Learning Phase



Exporting Mulch



3/26/25 8 Loads in Stock



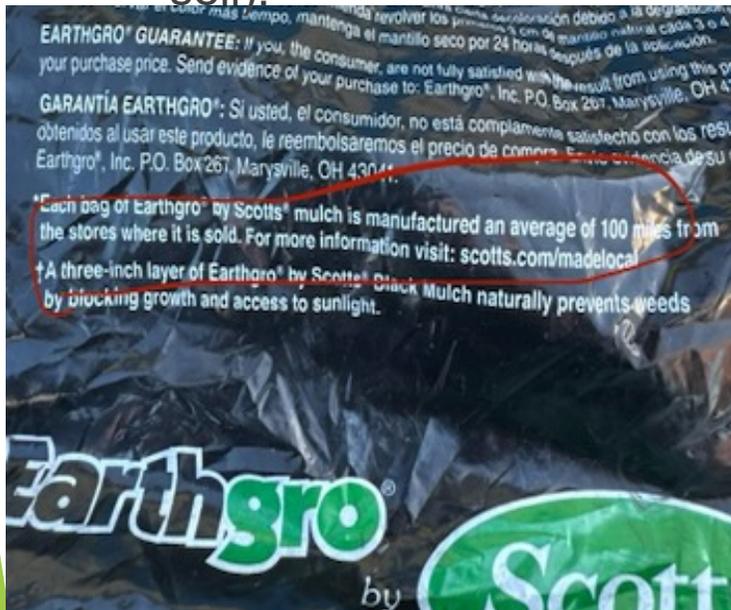
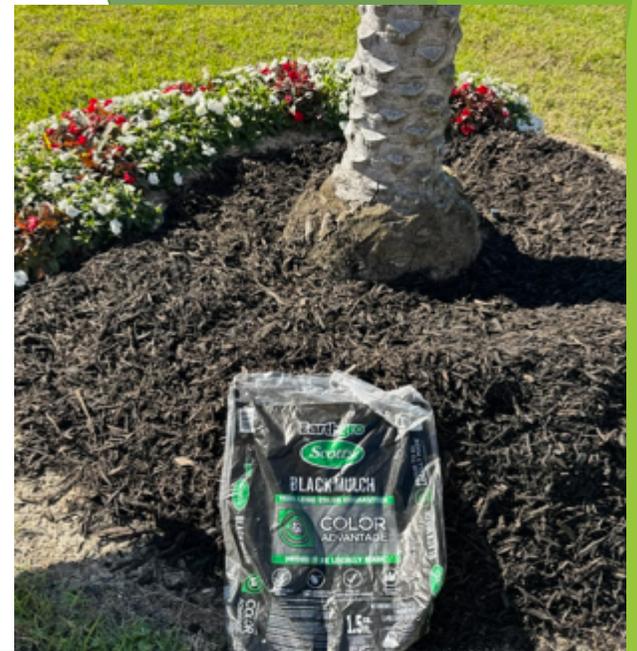
Loading Ramp

To Our Neighbors - Scotts Buys Local!



Our products are already in local yards.

- ◆ **Local products are in our yards:** Each bag of Earthgro by Scotts mulch is manufactured an average of 100 miles from the stores where it is sold.
- ◆ **Ingredients:** Forest products and colorant (the same product we create and sell).



- Do you have any proof that the material you are mulching is actually in the bag?
- Do you have any proof that any of the mulch you make is in a retail store in Palm Bay?

To Our Neighbors: DEP Inspections We Comply !



From: Kane, Phil <Phil.Kane@FloridaDEP.gov>
Sent: Friday, March 21, 2025 10:42 AM
To: Lisa Cram <info@allprolandclearing.com>
Cc: Smicherko, David <David.Smicherko@FloridaDEP.gov>
Subject: RE: DEP Inquiry ~ Permit # 07962

Hello Lisa,

Thank you for addressing the facility violations I noted.

phil

Dr. Phil Kane
Environmental Specialist
Central District
3319 Maguire BLVD. Suite 232
Orlando, Florida, 32803
Phil.Kane@FloridaDEP.gov
407-897-4156



From: Lisa Cram <info@allprolandclearing.com>
Sent: Friday, March 21, 2025 10:27 AM
To: Kane, Phil <Phil.Kane@FloridaDEP.gov>
Subject: DEP Inquiry ~ Permit # 07962

Hello Dr. Phil,
Dep Inquiry:

Fire Reporting: Our original fire was reported to the local Fire authorities, because we were new to the reporting process we unintentionally did not report it to the DEP. However, after you were kind enough to educate us, we have since reported a very small incident which did not even meet the requirements for reporting required. Going forward to assure that we are 100% in compliance with any incident regardless of size will be reported.

Fire Access Lane: The area that had some debris roll into the area which temporarily shortened the 20-foot road access requirement has been corrected – thank you for pointing that out, as it was on the side, and we had not discovered it yet.

Piles wider than 100feet: The piles on our site are not wide than 100 feet wide.

Also, thank you for providing the oculus email for getting the revised reporting for 2023 uploaded to oculus –since the updated one we sent on 8/30/2024 had not got uploaded. The reporting for newcomers can be a bit challenging until one understands the full process/ timing / calendar year vs permit anniversary year reporting, etc. Thank you for recognizing the excellent record keeping process we currently have while on your recent visit – it will make reporting this year seamless.

Note: Please be so kind to acknowledge receipt of this email, so we can be assured the matters have been addressed and we do not have anything further due.

Respectfully, Michael and Lisa Cram Office: 321-514-4928



They provided their own evidence that they were out of compliance and are “learning” as they put us at risk.

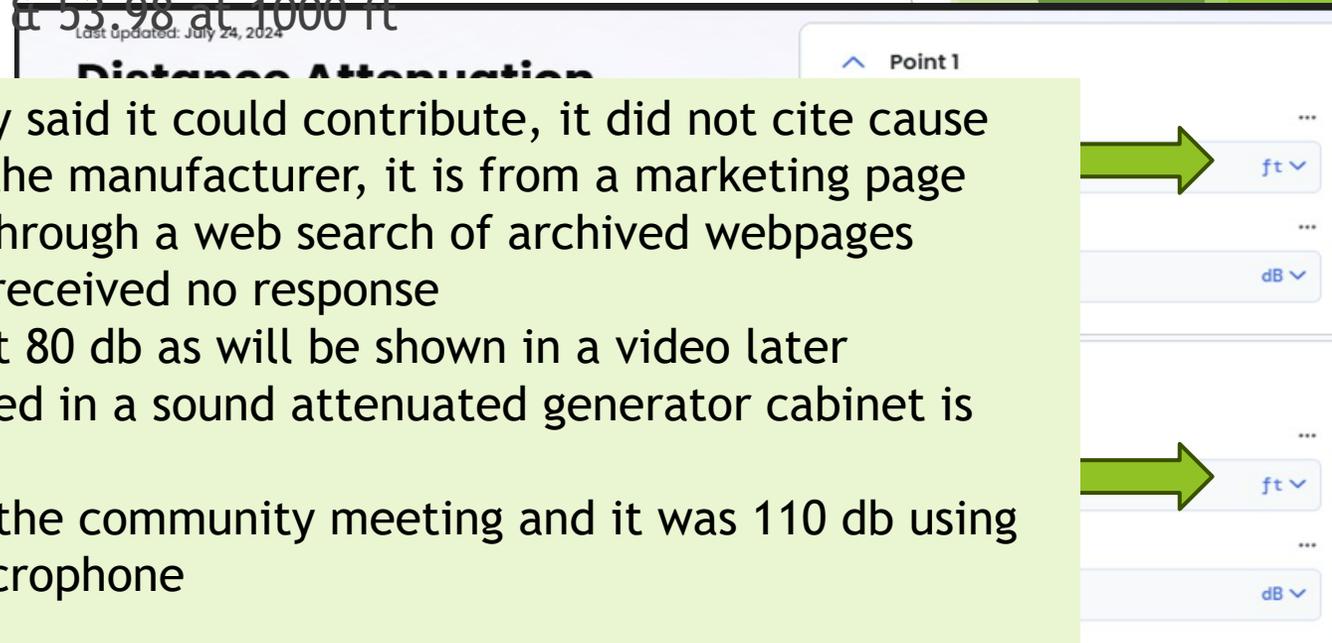
To Our Neighbors: Dust & Noise

- ◆ **Dust:** We are currently operating in a temporary facility, without the infrastructure of our new facility, and we have zero formal complaints.
- ◆ **Dust:** During a recent DEP inspection, it was observed that the dust at our current facility was generated from the road. It is was also reported that there were current construction projects in our area, which could be contributing to the dust.
- ◆ **Noise:** Bandit 3680, sound decibel 80 at 50 Feet & 53-98 at 1000 ft

dB Levels According to Yale EHS

- City Traffic =85 dB
- Vacuum Cleaners =75 dB
- Home Refrigerators = 55 dB
- Normal Conversation =60-70 dB
- Business Office = 60-75
(ehs.yale.edu)

- ◆
 - The DEP did not say that about the dust, they said it could contribute, it did not cite cause
 - The db rating is not an official release from the manufacturer, it is from a marketing page that is not published and can only be found through a web search of archived webpages
 - I reached out to the manufacturer and have received no response
 - It is physically impossible for it to be rated at 80 db as will be shown in a video later
 - The engine alone when used in a fully enclosed in a sound attenuated generator cabinet is 75db by itself
 - Their first Engineer showed video he took in the community meeting and it was 110 db using his cell phone, which has a limiter on the microphone



To Our Neighbors: You are safe!

- ◆ **We Care:** We sent our mulch samples to an accredited independent testing facility. The findings are that our mulching products are well below the (EPA) established limits to ensure safety.
- ◆ We also tested for Nitrogen (0.27), according to the experts at the lab, these levels indicate we are “processing virgin trees, with no



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Analytical Report

E96-9437
ALL PRO LAND CLEARING
430 Easton Forest Circle
Palm Bay, FL 32909

TP ID Number:	DBL250223-1	Sample Weight (lbs):	2.52
Product Recognized As:	Woody Biomass	Sample Received:	3/27/2025
Sample Designation:	Hardwood	Report Date:	3/31/2025
Sample Date:	3/24/2025	Purchase Order:	

Parameter	As-Received	Dry Basis	Analytical Method	ISO 17025
Nitrogen (%)	0.27	0.33	ISO 16948	Q

Parameter	Dry Basis	Analytical Method	ISO 17025
Arsenic (As) mg/kg	0.092	ISO 16967/16968	Q
Barium (Ba) mg/kg	3.16	ISO 16967/16968	Q
Cadmium (Cd) mg/kg	0.031	ISO 16967/16968	Q
Chromium (Cr) mg/kg	< 1.00	ISO 16967/16968	Q
Lead (Pb) mg/kg	0.195	ISO 16967/16968	Q
Mercury (Hg) mg/kg	< 0.010	ISO 16967/16968	Q
Selenium (Se) mg/kg	0.072	ISO 16967/16968	Q

your bu

This only addresses the processed and shipped material, not what is on site or leaching into the ground



T0 Our Neighbors: EPA Guidelines



- ◆ **RCRA** - Resource Conservation and Recovery Act is a Federal law that regulates the safe management of hazardous waste in the United States for soil, water, and air.
- ◆ There is a specific group of eight heavy metals that are regulated under RCRA.
- ◆ The EPA is responsible for enforcing RCRA regulations, including those related to the RCRA 8 metals, to ensure safety for soil, water, and air.

◆ B

Metal	EPA Limit	Our Test Results !
Arsenic (As)	5.0 ppm (mg/L)	0.092
Barium (Ba)	100.0 ppm (mg/L)	3.16
Cadmium (Cd)	1.0 ppm (mg/L)	0.031
Chromium (Cr)	5.0 ppm (mg/L)	<1.00
Lead (Pb)	5.0 ppm (mg/L)	0.195
Mercury (Hg)	0.2 ppm (mg/L)	<0.010
Selenium (Se)	1.0 ppm (mg/L)	0.072
Silver (Ag)	5.0 ppm (mg/L)	

We only process virgin wood, the center does not accept, or process pressure treated wood or garbage.

The Lab we used does not test for silver however, the extra testing of “nitrogen levels indicate zero toxic chemicals, and processing of virgin wood.” (TP)

The breakdown of virgin wood has many contaminates created which will be shown shortly

Summary: Green Recycle Center

- ◆ Local community-based people creating job opportunities to the community of Palm Bay.
- ◆ We are proud to say we have had a contract with the City of Palm Bay for the last 5 years for nuisance vegetation.
- ◆ Green Recycling Centers have positive impacts for the environment.
- ◆ The 2023 Fire was not spontaneous combustion.
- ◆ Palm Bay Fire Chief quoted he has “no reason to be concerned with our new facility.”
- ◆ The recycled mulch we create is already in our yards, purchased from the local home improvement stores.
- ◆ The current mulch demand is larger than our supply and production.
- ◆ The DEP performed inspection 3/25 and documented our site as a well-run/maintained site, and we are currently 100% in compliance.
- ◆ The dust from grinding is minimal, our new facility will have better water controls to aid in combatting road dust.
- ◆ The noise concerns are addressed by factory tested decibel readings and are within Palm Bay noise code CH 92.
- ◆ Tested: According to EPA standards our MUI CH/products are safe

This is great, it shouldn't be in a residential neighborhood or near wells

There is nothing proving it was not spontaneous.

Show the evidence of it being in stores

How many more trucks a day go in and come out to meet the demand?

This is a misstatement. Dr. Kane said they were back in compliance

Water is a huge problem for leachate

Show an official document with the db ratings