



Resilient Environment Department

**URBAN PLANNING DIVISION**

1 North University Drive, Box 102 • Plantation, Florida 33324 • 954-357-6666 • FAX 954-357-6521

November 15, 2022

Ms. Thuy Turner, AICP  
Turner Planning Solutions LLC

**RE: Status Letter – WM Recycling South Facility**

Dear Ms. Turner,

The above reference facility is located on the Parcel A-1 of the Reuters plat which is currently restricted to 595,000 square feet of utility use. On review your letter and the attached site plan, the proposed addition amounts to 567,206 square feet of utility facilities which is within the restricted range. Therefore, 27,794 square feet of utility use will remain, and it should be noted that no impact fees will be assessed for either the addition or the remaining uses as road impact fees were previously satisfied.

Please feel free to contact me if necessary, I can be reached at [hoclarke@broward.org](mailto:hoclarke@broward.org) or (954) 357-5760.

Aspiring,

  
Howard W. Clarke

cc: Karina da Luz, Planning Section Supervisor

File



James F. Lambros  
Vice President  
WASTE MANAGEMENT INC. OF FLORIDA  
1800 N. Military Trail, Suite 201  
Boca Raton, FL 33431  
954.984.2007  
954.984.2057 FAX  
JLambros@wm.com

February 15, 2023

Re: OPERATIONS NARRATIVE  
Waste Management Inc. of Florida  
WM Recycling South Florida  
20701 Pembroke Road, Pembroke Pines, Florida

To whom it may concern:

Regarding the day-to-day operations of the proposed project, we are happy to provide the following information:

The site currently consists of three buildings:

- The existing 101,600 square foot recycling facility
- The existing 48,841 square foot transfer station
- The existing 278,600 square foot storage hangar

## EXISTING RECYCLING FACILITY

The existing recycling facility takes in recyclables consisting of plastic, metal, glass, and paper goods. The trucks dump the recyclable goods into the tipping area on the west side of the existing building where the goods are hand and machine sorted and baled to be shipped out. Delivery of recyclable materials to the site by both commercial and residential collections vehicles takes place Monday thru Friday from 6 AM-6 PM, and on Saturday from 6 AM-3PM. The working (processing) hours within the enclosed building is from 6AM to 1AM.

Currently the existing recycling facility handles approximately 120 trucks per day (240 TRIPS) hauling approximately 600 Tons per day. Given the new recycling facility will be more efficient, the new facility will be able to handle 750-825 tons per day (if needed) which could increase the truck traffic to 160 trucks per day (320 TRIPS), an additional 40 trucks per day (80 TRIPS), should additional cities come under contract with the facility. The existing facility currently handles recyclable materials for Broward, Miami-Dade County, Collier County and Monroe County. When the new recycling facility comes on-line the existing recycling facility will be utilized for operations for the high-quality paper goods and cardboard. The existing machinery from the hangar will be relocated to this building to provide this operation. This will decrease the tonnage to the existing facility to 75 tons per day which will decrease the trucks to 20 (40 TRIPS)

## EXISTING TRANSFER FACILITY



The existing transfer station collects household waste from Broward and Miami/Dade County, which is dumped off at the transfer station building, and then loaded on to trailers to be delivered to existing landfills in the area. The trucks utilized for this operation range from the neighborhood collection trucks which dump the household waste, and semi-tractor trailer trucks which load up the delivered household waste and deliver it to the landfill. Typically, the household waste is stored indoors for up to 2 days (by permit it is allowed to be stored up to 7 days) on site before it is delivered to the landfill

Currently approximately 135 neighborhood collection trucks per day (270 TRIPS) enter the site at entrance off of Pembroke Road from the west, crossing the scales where they are weighed and unload. Then material is then loaded onto approximately 40 semi-tractor trailers (80 TRIPS) which deliver the material to the local landfill. The number of TRIPS associated with the existing transfer station will not change. The operating hours of the transfer station is from 6AM to 6PM Monday thru Friday and 6AM to 3PM on Saturday. The transfer station processes 900 Tons per day on average and is permitted to process 5,660 tons. There will be no increase in the material the transfer station will process due to the new recycling facility

## **EXISTING HANGAR**

The existing hangar, which is an open-air facility, serves 3 purposes. The first being the processing of high-quality commercial paper (copier paper, for example) and “clean” source-separated cardboard store produced bales and loose) is brought to the hangar, dropped off and then separated and baled under the roofed area by a baling machine.

Second, once the bales are produced, they are stored in the same area for up to one week and transferred to the customers who purchase the recycled goods. This operation takes up approximately one-third of the total building area.

The final operation in the hangar building consists of maintenance, repair and storage of new and reconditioned residential recycling bins and dumpsters. There are 40 trucks (80 TRIPS) associated with this operation. When the proposed new recycling facility is opened, the Hangar Baling and Storage Operation for high quality paper goods and cardboard will be relocated into the existing recycling building and machinery removed from the hangar. The number of trucks will decrease to 20 (40 TRIPS) due to the high-quality commercial paper and cardboard processing being relocated into the existing Recycling facility once the new facility comes online. The additional space now created in the hangar will be utilized entirely by the container repair and storage operation.

## **PROPOSED RECYCLING FACILITY**

The proposed recycling facility will comprise of a total of a 124,804 square foot, completely enclosed recycling building and 2,500 square foot attached glass bunker building. The new facility will continue to operate as the existing facility has for years, receiving and processing curbside recyclables. Utilizing state of the art technology and robotics, the new facility will



increase productivity and efficiency of the recycling operation but does not represent a change in use.

Daily activities will include the processing of recycled goods delivered from trucks that pick up in the various neighborhoods as well as larger tractor- trailers that deliver the goods to the facility. Sorting of recyclable materials to separate paper, cardboard, glass, metals and plastics will be conducted entirely inside the enclosed building. Processing times will be split between two shifts Monday thru Saturday. Some recyclable materials such as "Clean Cardboard" is source separated at the customer level before delivery, but a large majority of the of material is co-mingled and needs to be processed and sorted. Once recycling materials are sorted, they are prepared for delivery to the markets.

For most materials, this will consist of baling and loading onto semi-trailers for shipment. Typically, the bales are stored between 2- 7 days in the hangar building and now in the re-purposed existing recycling building. Trucking operations will take place Monday thru Friday from 6 AM-6 PM, and on Saturday from 6 AM-3PM. Operations in the fully enclosed building will end at 1AM, as it currently does. Empty and loaded trailers are stored on site until they are ready to be loaded or shipped. Shipment of unusable residue to landfills will take place Monday thru Friday from 6 AM-6 PM, and on Saturday from 6 AM-3PM. No residue is stored on site.

The new facility will be able to handle 750-825 tons per day due to the increased efficiencies of the equipment and new technology to be implemented. A total of 70 employees will be associated with the new facility and will continue to work in 2 shifts with 40 on the first shift and 30 on the second.

It should be noted that the new recycling facility will not affect the existing transfer facility that will continue to operate as it does today, nor will the new recycling facility be utilized for a transfer facility. We anticipate the new facility to come online the first quarter of 2025.

As mentioned above the total trucks per day will increase from 120 (240 TRIPS) to 160 (320 TRIPS) per day for an increase of 80 TRIPS per day

Table Below Is a Summary of All Proposed and Existing Uses

WM Reuter Parcel		Estimated Daily and Weight					
		Existing			Proposed		
Facility	Square Feet	Trucks	Trips	Tons	Trucks	Trips	Tons
Existing Recycling	101,600	120	240	600	20	40	75
Existing Transfer Station	48,481	175	350	900	175	350	900
Existing Hangar	278,600	40	80	75	20	40	*
Proposed Recycling	124,804				160	320	825
<b>TOTALS</b>	<b>553,485</b>	<b>335</b>	<b>670</b>	<b>1575</b>	<b>375</b>	<b>750</b>	<b>1800</b>

\* Utilized For Storage of Recycled materials after processing



Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'James F. Lambros', written over a light blue rectangular background.

James F. Lambros  
Vice President

**Yaciuk, Joseph**

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**From:** Elizabeth Somerstein <elizabeth.somerstein@gmlaw.com>  
**Sent:** Thursday, February 2, 2023 5:05 PM  
**To:** Yaciuk, Joseph  
**Cc:** Stamm, Michael; Dennis Mele; Cynthia Pasch  
**Subject:** Waste Management - Host Fee

Caution! This message was sent from outside your organization.

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Joe –

I am emailing on behalf of Waste Management to advise that Waste Management agrees to work with the City on a host fee arrangement that would provide the City with annual compensation.

Thank you,

Liz

## GreenspoonMarder

**Elizabeth Somerstein, Esq.**

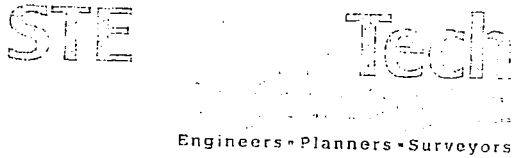
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A portion of our practice involves the collection of debt and any information you provide will be used for that purpose if we are attempting to collect a debt from you.



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Certificate of Auth. #7097/LB 7019  
Phone (954) 777-3123  
Fax (954) 777-3114

December 20, 2022

John England, P.E.  
Assistant City Engineer  
Engineering Division  
City of Pembroke Pines  
8300 South Palm Drive  
Pembroke Pines, Florida 33025

RE WM Recycling South Florida

Dear Mr. England

The applicant is aware that the city of Pembroke Pines is currently studying the options for developing a typical roadway section for SW208th Ave. The outcome of this study may require a redesign of SW208th Ave. adjacent to the project. The city will provide the approved section to the applicant within 60 days of the approval of the site plan by the Planning and Zoning Board. The applicant agrees it will provide plans for approval to the city within 2 months of the city providing the alternative section. SW208th Ave must then be constructed and approved prior to certificate of occupancy. Issuance of a site development permit for construction on site will not require approval of SW208th Ave plans and a separate right of way permit will be issued for that portion of work.

We have also reviewed the current plans for the connection of Pembroke Road from SW 196<sup>th</sup> Ave to US27 and are in agreement with what is proposed at the existing project entrance as well as SW 208<sup>th</sup> Ave. Both intersections will have east bound left turn lanes and west bound right turn lanes incorporated into the design. I trust the information provided is sufficient for our needs and should you have any questions or require any additional information please feel free to call

Sincerely  
**SUN-TECH ENGINEERING, INC**

Michael Gai  
Principal



January 13, 2023  
City of Pembroke Pines  
601 City Center Way  
Pembroke Pines, FL 33025

Attn: Yelena Hall

Re: DRC Comments – WM Recycling South Florida  
Project Number: SP2022-0014

Dear Ms. Hall,

Thank you for the opportunity to review the landscape plans for the WM Recycling South Florida site plan. The project site which will be located at 20700 Pembroke Rd has a utility easement located on the South, East, and West sides of the property with existing critical overhead facilities. According to the landscape plan, there are seven landscape entities that are of concern. Two Royal Palms and 3 Sabal Palms are proposed to be planted with 15 feet of the utility easement. Additionally, 2 existing sabal palms are proposed to remain and are located directly beneath overhead power lines. The recommended distance a palm tree should be planted from overhead facilities is mature palm frond length plus 20 feet. **This landscape plan does not meet the criteria and minimum requirements for “Plant the Right Tree in the Right Place”.**

Proper tree selection will help to ensure trouble-free electrical service, while improving the appearance of the landscape. Please refer to our “Plant the Right Tree in the Right Place” brochure or visit [www.FPL.com/trees](http://www.FPL.com/trees) for recommended species and planting distances from electrical facilities.

Thank you for taking the proactive approach so we can avoid future problems. If you have any questions or comments, please contact our office.

Sincerely,

John Munro  
ISA FL-9390AU  
LIAF 2019-223  
Consulting Utility Arborist  
786-509-0528  
Vegetation Management  
Florida Power & Light Distribution

**WASTE MANAGEMENT**

1800 North Military Trail  
Suite 201  
Boca Raton, FL 33431

December 19, 2022

Re: SUSTAINABILITY STATEMENT  
Waste Management Inc. of Florida  
WM Reuter Recycling New MRF  
20701 Pembroke Road, Pembroke Pines, Florida

To whom it may concern:

The proposed project is a recycling facility, meaning that by nature it is intended to enhance sustainability in the Pembroke Pines area. State of the art sorting methods and systems are expected to significantly increase the percentage of materials from the recycling stream which will be suitable for sale to secondary markets.

The proposed project will be designed to comply with all current codes, including sustainability requirements within those codes. There are no plans to apply for Florida Green Building or any other similar certifications. However, the design includes the following features from Table 155.6123, Sustainable Options and Requirements, and other sustainability-related features:

- White roof
- Daylight controls
- Energy Star rated appliances
- Low flow fixtures and toilets
- Photovoltaic Solar System (for EV charging stations and lighting of parking lots and exterior areas)
- Tankless hot water heaters
- Electric vehicle charging stations (4 in new parking lot)
- Fuel efficient parking spaces (4 in new parking lot)
- Landscape irrigation rain sensor
- Use of native plant material
- Diversion of waste from landfill (See attached information sheet)
- Recycling (See attached information sheet)
- The facility will feature a 1200 square-foot education room, the WM Sustainability Education Station to host school, civic, municipal and customer groups and promote education about sustainable practices.

Respectfully submitted,

James Lambros, P.  
Waste Management Inc. of Florida



**WASTE MANAGEMENT**

1800 North Military Trail  
Suite 201  
Boca Raton, FL 33431

December 19, 2022

Re: ECONOMIC IMPACT STATEMENT  
Waste Management Inc. of Florida  
WM Reuter Recycling New MRF  
20701 Pembroke Road, Pembroke Pines, Florida

To whom it may concern:

The proposed project is expected to have a significant positive economic impact on the Pembroke Pines area.

- The investment of \$70 million will be very beneficial for the local construction industry.
- The new facility will increase the tax base of the property.
- The highly automated facility will require higher paid jobs which will benefit the community.
- The new facility will provide a home for the community's recycling programs.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'James Lambros', written over a horizontal line.

James Lambros, V.P.  
Waste Management Inc. of Florida