

NEW BUSINESS:

NON-QUASI-JUDICIAL ITEMS:

1. **SP 2022-0014, WM Recycling South Florida (F.K.A. Reuter Recycling),** 20701 Pembroke Road, site plan application.

Dennis Mele, attorney representing the petitioner, addressed the Planning and Zoning Board. He gave a brief overview of the proposed site plan application.

The following staff report was entered into the record:

PROJECT DESCRIPTION / BACKGROUND:

Sun-Tech Engineering, agent for the property owner Waste Management Inc, is requesting site plan approval for the development of a 127,304 square foot recycling facility with office space, associated parking, bus parking, loading and tipping areas, landscaping and lighting for the property located at 20701 Pembroke Road. The proposed site plan will be built on an undeveloped +-21-acre portion (west side) of the existing property.

The existing facility was approved by the Planning and Zoning Board on June 14, 1990, via application SP 90-09. The Planning and Zoning Board later approved a monument sign for the property in 2009 (MSC 2009-15).

The proposed parcel is to be built within the Reuter Plat. The Reuter plat currently contains the following uses:

- Existing recycling facility with transfer station (+- 400,000 sf)
- City of Pembroke Pines public safety training facility (fire / police)

The existing recycling facility will remain on site as a result of this application.

ENTITLEMENTS:

Zoning / Land Use: The subject parcel is currently zoned Resource Recovery (R-R) and the underlying land use is designated Agriculture (A). Both the zoning and land use allow for recycling facilities and transfer stations on site. Currently the Reuter property is the only property within the City zoned Resource Recovery (R-R).

Plat: The Reuter Plat currently restricts the property to the following use:

- Parcel A-1 (see attached legal description) is restricted to 595,000 square feet of utility uses.
- Parcel A-2 (see attached legal description) is restricted to 20,000 square feet (6,936 square existing, 13,064 square feet proposed) of police/fire training facility, 7,000 square feet of existing ancillary buildings and 1,155 square feet of existing storage.

Broward County has reviewed the proposed site plan and acknowledges that the existing recycling facility as well as the proposed development is consistent with the current development allowances on the plat (*Reference: Exhibit A - Letter from Broward County 11/15/22*).

BUILDINGS / STRUCTURES:

The applicant proposes a recycling facility which is composed of the following:

- A 127,304 square foot, 53'-8" high (highest point) recycling building consisting of the following uses:
 - 107,070 square feet of storage (Tipping Area, Processing Area)
 - 15,234 square feet of office (2 stories).
 - 5,000 square feet of maintenance shop (Yellow Iron, Maintenance Shop)

The building will be oriented with the main entrance facing to the west. A majority of the building will utilize metal siding; with portions of the office area containing stucco and glass. A block screen wall that ranges in height from 15 feet to 11 feet will be installed on the west side of the site. The wall will screen ground mounted equipment including compressors, generators, A/C units, and fuel tank from view from the parking area.

The following colors and materials are proposed for the building:

- Office Building First Floor, screen walls, exterior doors – Sherwin Williams Sands of Time (HGSW6101)
- Office Building Second Floor - Sherwin Williams Sand Dollar (HGSW6099)
- Fascia trim, gutters, downspouts, window and door frames - Sherwin Williams Site White (SW 7070)
- Roof, Metal Walls / Metal Roof – Ribbed Metal Sherwin Williams Site White (SW 7070)
- Metal awnings and office lobby roof – Sherwin Williams Derbyshire (HGSW6741)
- Exposed metal structure – Primer Grey
- Window glazing glass – Grey tint

The existing facility on the property will be repurposed to support the recycling facility.

City Commission review of this site plan is required per section 155.301 (A) (4) (b) of the Code of Ordinances as the building exceeds 50 feet in height.

ACCESS:

Ingress and egress to this site will remain through the existing main access road off Pembroke Road. Trucks use US 27 to access the Pembroke Road Entrance as there is not a connection to the east.

On site, two new public access drives and two additional emergency access drives are being provided along Southwest 208 Avenue. The emergency access drives will be secured with a Knox box. All employees and public will access the site through Southwest 208 Avenue. Truck access will remain limited to the Pembroke Road entrance.

TRAFFIC / OPERATIONS:

The applicant has provided a narrative that details operations pertaining to the existing and proposed facilities (*Reference: Exhibit B - Operations Narrative and Supporting Informational Material*). The narrative states that facility will operate and receive deliveries Monday through Friday from 6am to 6pm and on Saturday from 6am to 3pm.

The existing facility currently handles approximately 140 trucks per day and processes nearly 675 tons per day. Trucks deliver materials from Broward, Miami-Dade, Collier and Monroe counties. It is anticipated that the new facility will be able to handle 750-900 tons per day resulting in approximately 40 addition trucks per day (180 total). The proposed facility will be for recycling only and not utilized for a transfer facility.

To mitigate traffic concerns, the applicant has agreed to work with the City on an agreement for an annual host fee. Administration is recommending the revenues from the host fee be used to supplement the City's Road and Bridge Fund for transportation related projects. (*Reference: Exhibit C - Email from Applicant Counsel – Waste Management Host Fee 2/2/23*)

As part of this plan, the applicant will provide the following adjacent offsite roadway improvements:

- The widening SW 208th Avenue from Pembroke Road from 18' to 24' and transition from that point north to the city public safety training facility (fire / police).
- Mill and overlay the SW 208 Avenue the length of the project.

For the past few years, the City of Pembroke Pines and the City of Miramar have been working on the Pembroke Road expansion project. The project, part of the County surtax Mobility Advancement Program (MAP), is currently in the design phase. The project widens Pembroke Road from two to four lanes from Dykes to 196th and connects Pembroke Road from 196th to US 27. The applicant has agreed to work with the City to coordinate the design of SW 208 Avenue /Pembroke Road intersection. A letter has been provided by the applicant (*Reference: Exhibit D - Letter from Applicant - SW 208 Avenue 12/20/22*) which provides parameters as to the roadway commitment made by Waste Management. The letter has been reviewed by the City Engineer who has no objection to the proposal.

PARKING / LOADING:

The applicant proposes 127 parking spaces for the proposed building where 125 spaces are required based on use. The proposed parking consisting of the following:

- 120 standard parking spaces (9' x 19')
- 5 ADA parking spaces
- 2 bus parking spaces (12' x 45')

The parking ratio for the property was assessed with the following ratios:

- 3.5 parking spaces per 1,000 square feet of office and maintenance
- .5 spaces per 1,000 square feet for storage

Two, level 2, electric vehicle charging stations (two service hoses per unit) will be located within a parking island adjacent to the proposed building entrance.

Staff notes that the existing recycling facility is self-parked, and that parking will not be changed as a result of this application.

SIGNAGE:

No new signs are proposed for this site. The applicant will be required to seek City approval should they wish to add or modify existing site signage.

LANDSCAPING:

The existing development area is currently vacant and heavily wooded with invasive trees throughout the site. These nuisance trees will be cleared to develop the site. The following landscape is being proposed as part of this plan:

- Installation of 271 trees, 56 palms, and 1888 shrubs. Mahogany, Royal Poinciana, Gumbo Limbo, and Bald Cypress are the primary species proposed as their large canopy trees. Crape Myrtle and Dahoon Holly are proposed as the smaller canopy trees. Royal Palms are the primary palm species being proposed. The shrubs will include Queen Emma Crinum Lily, purple only, Thryallis, and Purple Muhly Grass.

FPL reviewed the proposed landscape plan and issued a letter on 1/13/23 of concern (*Reference: Exhibit E – Letter from FPL*) regarding the location of 7 trees on site due to the proximity of them near overhead power lines. The applicant is currently in negotiations to bury certain power lines as part of construction of this project. Therefore, staff recommends satisfaction of FPL tree concerns prior to issuance of a certificate of occupancy on the site.

OTHER SITE FEATURES:

The parking lot will be illuminated by a series of full cut off LED fixtures mounted atop 30-foot-high concrete poles. Both the bollards and parking lot lights will have a correlated color temperature (CCT) of 3000K, in conformance with the Code allowances for lighting within Resource-Recovery zoning.

The applicant provides a sustainability statement (*Reference: Exhibit F – Sustainability Statement*) as required for new projects as per section 155.6120-155.6123. The recycling facility will feature a 1,200 square foot room which will be used to educate the public on sustainability. In addition, the project will also incorporate the following green construction features:

- White Roof
- Lighting and water sensors / controls
- Energy Star appliances
- Electric Vehicle Charging Stations
- Solar panels (parking lights / EV stations)
- Native plant material
- Fuel efficient parking spaces
- Tankless water heaters

The applicant has provided an Economic Impact Statement (*Reference: Exhibit G – Economic Impact Statement*) related to the project. The applicant estimates an initial investment of +-\$70 million and expects this state-of-the-art recycling facility to increase the tax base of the property, provide high paying jobs, and provide additional recycling opportunities for the south Florida region.

STAFF RECOMMENDATION:

Transmit to the City Commission with a favorable recommendation subject to the following:

- City Commission approval of the building for height in excess of 50’.
- Satisfaction of FPL landscape comments prior to issuance of a certificate of occupancy on the site.
- Applicant to build SW 208 Avenue consistent with final design of Pembroke Road expansion project as stated within 12/20/22 letter.
- Applicant to provide a secondary Fire Department connection at a location to be determined by the Fire Prevention Bureau prior to issuance of a building permit.
- Establishing an agreement between the City and Waste Management for an annual host fee.

Chairman Rose inquired if the petitioner accepts staff recommendations.

Dennis Mele, attorney representing the petitioner, answered in the affirmative.

Chairman Rose inquired if there was anyone from the public who wished to speak either for or against this item.

The following members of the Planning and Zoning Board spoke:

Chairman Rose, Vice Chairman Lippman
Members Girello, Gonzalez, Labate

The following members of staff spoke:

Michael Stamm, Jr., Planning and Economic Development Director/ACM
Brian Sherman, Assistant City Attorney

The following members of the public spoke:

Dennis Mele, attorney representing the petitioner
Craig Ash, Environmental Protection Manager, Waste Management
Michael DeClerck, Recycling Operations Manager, Waste Management
Pedro Moros, resident Walden Lakes, spoke in opposition
Thomas Good, City Commissioner

Dennis Mele, attorney representing the petitioner, voluntarily agreed to work with staff to use a heavier landscape material along the northern edge of the property.

Member Girello moved to approve as recommended by staff and subject to the continued use of US -27 as the entrance for the trucks. Member Gonzalez seconded the motion.

The following members of the Planning and Zoning Board spoke:

Chairman Rose, Members Girello, Labate

The following members of staff spoke:

Michael Stamm, Jr., Planning and Economic Development Director/ACM
Brian Sherman, Assistant City Attorney

The following member of the public spoke:

Dennis Mele, attorney representing the petitioner

On a motion by Member Girello, seconded by Member Gonzalez, to transmit, as recommended by staff, the WM Recycling South Florida (F.K.A. Reuter Recycling), (SP 2022-0014) site plan application, to the City Commission with a favorable recommendation; subject to:

- City Commission approval of the building for height in excess of 50'.
- Satisfaction of FPL landscape comments prior to issuance of a certificate of occupancy on the site.
- Applicant to build SW 208 Avenue consistent with final design of Pembroke Road expansion project as stated within 12/20/22 letter.
- Applicant to provide a secondary Fire Department connection at a location to be determined by the Fire Prevention Bureau prior to issuance of a building permit.

- Establishing an agreement between the City and Waste Management for an annual host fee;
and as well as; have the applicant address with the City Commission as far as the entrance of trucks and the feasibility of maintaining the current traffic pattern which include the majority of traffic if not all of the traffic of coming up US-27,

the following vote was recorded:

AYE: Chairman Rose, Vice Chairman Lippman
Members Girello, Gonzalez, Labate

NAY: None

Motion Passed

ADJOURNMENT:

Chairman Rose adjourned the meeting at 8:08 p.m.

ADJOURNED:

8:08 P.M.

Respectfully submitted:

Sheryl McCoy
Board Secretary