



**GENERAL SUBCOMMITTEE  
A SUBCOMMITTEE OF THE LAND DEVELOPMENT REGULATION ADVISORY BOARD (LDRAB)**

**MINUTES OF THE SEPTEMBER 13, 2010 SUBCOMMITTEE MEETING**

**Prepared by Ann DeVeaux, Zoning Technician**

On Monday **September 13, 2010**, the General Subcommittee met at the Vista Center, Room VC-2E-12-Conference Room, at 2300 North Jog Road, West Palm Beach, Florida.

First meeting of the Solid Waste Subcommittee for Amendment Round 2010-02.

**A. CALL TO ORDER**

Mrs. Cantor called the meeting to order at 2:00 p.m. and requested participants to introduce themselves.

**1. Introduction**

**Subcommittee Members:** Mike Cantwell, Robert Schulbaum

**Industry:** Marc Bruner and Ken Berg (Solid Waste Authority [SWA]), Ken Wilson (Department of Health).

**County Staff:** William Cross, Monica Cantor, Jan Wiegand, Ann DeVeaux.

**2. Select Chair and Vice Chair**

The Committee selected Mr. Schulbaum as Chair and Mr. Cantwell as Vice Chair.

**3. Additions, Substitutions and Deletions to Agenda**

None

**4. Motion to Adopt Agenda**

Mr. Schulbaum made the motion to adopt the agenda, seconded by Mr. Cantwell.

**B. Discussion**

**1. General Discussion**

Ms. Cantor gave a brief overview of the issues surrounding accessory yard waste transfer stations. The focus of the meeting was to:

- determine the most viable method of addressing smaller yard waste stations;
- gain insight into SWA's collection processes; and,
- ascertain if ULDC amendments are required.

An explanation was provided to indicate the origin of this issue. Some landscape contractors are delivering commercial yard waste to wholesale nurseries with accessory landscape services. The yard clippings are placed into a 40' by 30' collection area that is removed from the site within 24 hours to a chipping and mulching facility. By Zoning Director interpretation, it was determined that when a landscape service is an accessory use, only yard waste would be allowed on the site related to customers of the accessory use provided only by the wholesale nursery.

Discussion ensued regarding the use definition of “yard trash transfer station”; what the transfer activity process entails; and, the role of chipping and mulching sites. The definition for yard waste requires further clarification and definition in the ULDC. There is a need for ULDC provisions that allow smaller transfer stations to drop off yard waste at a more convenient location.

The existing ULDC defines waste, solid waste, and solid waste transfer stations while small yard waste transfer station is not considered a principal use.

## **2. Overview SWA Collection Process**

An overview of how the SWA operates was given by Mr. Bruner. He also explained SWA’s history and highlighted some of the benefits of allowing yard waste transfer stations, which is the name used by SWA for this type of activity. This use is a service provided to the community in a convenient location. It reduces the number of trips for SWA vehicles; extends the life of the SWA facilities; and, discourages illegal dumping. It was clarified that while this new use does not interfere with SWA activities, the concern is for Zoning issues. Permits are not issued by SWA because there is no Zoning category that corresponds to small scale yard waste transfer stations unless related to landscape service accessory to a wholesale nursery.

Currently, SWA has five transfer stations located in Jupiter, the near PBC Fairgrounds, Lantana, Belle Glade, and, a new facility that is being developed near State Road 441 and Atlantic Boulevard. The main vegetation processing facility is at the North County Landfill close to 45<sup>th</sup> Street and Florida Turnpike.

The Yard Waste Transfer Station sites could be viewed from four standpoints:

- Accessory use;
- Regulate by area (site acreage); or
- Location with access from arterial collector road; and,
- Regulate by volume of yard waste per day (Concurrency related to the number of trucks per day).

Currently, there are nine SWA permitted facilities that accept yard trash. The other facilities operating without permits are the ones that should be controlled through use regulations.

Mr. Wilson clarified that the Health Department issues permits for mulching facilities, but not for yard waste or transfer stations. The companies that transport yard waste must register with the State as smaller “Yard/Trash” processing companies. If they agree to not do all of the things that the larger companies do such as separating logs, they only need to register. Most of the people that take in yard waste are registered in this state as “Yard/Trash Processors”. The state recognizes that some companies are not processing it, but transferring it.

A point of clarification was made that the companies SWA is attempting to regulate are registered with the state as yard/trash transfer stations which does not include separation of waste. SWA suggested the consideration of the following:

- Allowing yard waste transfer operations to exist under two sets of conditions:

- Stand alone facility with specific acreage limitation, defining it as transfer operations where waste is picked up, put in a truck, and taken away; and
- An accessory use to certain other activities, such as a wholesale nursery.

### **3. Suggestions/Comments**

Ms. Cantor summarized the meeting and it was agreed amongst the committee members that the September 20<sup>th</sup> meeting would be canceled to allow more time to complete the following for the September 27<sup>th</sup> subcommittee meeting:

- Review the ULDC and Department of Environmental Protection (DEP)'s definition of yard waste and rule out conflicts;
- Make a recommendation on how to address existing language;
- Determine the necessity to create a new use in the ULDC;
- Invite the attorneys representing the transfer stations to the next meeting for discussion/suggestions/feedback; and,
- Discuss examples of Yard Waste ordinances.

### **C. Adjourn**

The meeting adjourned at 3:05 p.m.