

# Commercial and Multi-Family Recycling Concept

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City Council Workshop  
April 10, 2017

The City is committed to sustainable practices and protecting our environment to benefit future generations

A key component is recycling:

- Reduces the amount of waste sent to local landfills
- Reduces the use of energy and raw materials



# Why Commercial and Multi-Family Recycling?

- Most residents who live in multifamily housing or work in office buildings want the opportunity to recycle
- This will help the City reach our waste diversion goals
- Many customers and managers want to recycle but need some kind of assistance



## Mail Goals:

- Ensure that all tenants have the OPPORTUNITY to recycle where they live or work
- Obtain environmental and sustainability benefits
- Recycling costs less than garbage
  - Can result in a discount on total waste collection costs
  - Recycling is about 50% cheaper than garbage service
    - Little or no disposal cost for recycled materials
  - Most business can save between 10% and 30% on their monthly waste bill



# Currently

- Currently City code does not require recycling service
- Most multifamily and commercial properties have been built with only the required garbage dumpster locations



# Overview of Concept:

- Based on best practices
- City staff is proposing code amendments to implement a commercial and multifamily recycling program
- Chapter 58 – require recycling and garbage container sites
- Chapter 28 – submit & implement a 1 page recycle plan
- Propose a phased approach for properties to implement recycling
- Customer - contract with any permitted recycling firm (29)
- City can provide service



## Stakeholder Outreach:

- 6 months of stakeholder outreach
  - Developers, planners, architects, real estate groups, property managers
- Present this concept and seek input
- Develop details based on input



# Implementation:

- City will provide assistance and training
  - Sustainability Project Manager to assist customers
  - Review Plans
- Each property must submit a recycling service plan for approval by the City
  - Chose methods and locations that work best for that property
- The approved plan must be implemented
  - Customers can use City or private recycling service





2016 ORANGE COUNTY REGISTERED RECYCLERS LIST					
NAME	ADDRESS	PHONE	NAME	ADDRESS	PHONE
<b>AARDX-WOLFF, Inc. (Universal Auto Plaza, Inc.)</b>	2213 Coral Hills Rd. Apopka, FL 32703-7916 <b>MAILING:</b> <b>P.O. Box 916081</b> <b>Longwood, FL 32791</b>	407-889-8885	<b>Republic Waste Services</b>	11255 Rocket Blvd. Orlando, FL 32824-8546	407-850-7441
<b>Advanced Disposal</b>	1964 S. Orange Blossom Trl. Apopka, FL 32703-7758	407-464-0664	<b>Robert Wallick Assoc., Inc.</b>	531 Susan B. Britt Ct. Winter Garden, FL 34787-1902	407-656-5060
<b>Andes Fiber &amp; Paper Co.</b>	2550 Clark St. Apopka, FL 32703-2111	407-293-1425	<b>Russo &amp; Sons, Inc.</b>	450 Enterprise St. Ocoee, FL 34761	407-905-9200
<b>CMC Recycling</b>	3000 Gamson Rd. Apopka, FL 32703-9448	407-293-6584	<b>Scrap Metal Trading Corp.</b>	3041 N. Forsyth Rd. Winter Park, FL 32792	407-571-9970
<b>DisposAll (Waste Not)</b>	P.O. Box 161417 Altamonte Springs, FL 32716-1417	407-788-1111	<b>Scrap Systems, Inc.</b>	2600 Old Winter Garden Rd. Orlando, FL 32805 <b>MAILING:</b> <b>P.O. Box 555996</b> <b>Orlando, FL 32855-5996</b>	407-843-9406
<b>E &amp; H Car Crushing Co., Inc.</b>	106 Gloucester St. Orlando, FL 32833-3459	407-568-5865	<b>Secure Waste Disposal</b>	P.O. Box 540417 Orlando, FL 32854-0417	407-850-1010
<b>Independence Recycling of FL</b>	9800 Recycle Center Rd. Orlando, FL 32824 <b>MAILING:</b> <b>1150 Duncan Rd.</b> <b>Punta Gorda, FL 33982</b>	941-637-7625	<b>Singer Metal Recycling, Inc. DBA: Orlando Scrap Metal Recycling</b>	18778 E. Colonial Dr. Orlando, FL 32820	407-568-3666
<b>Orlando Recycling, Inc.</b>	5303 N. Orange Blossom Trl. Orlando, FL 32810-1010	407-271-0047	<b>Sunshine Recycling, Inc.</b>	1263 Landstreet Rd. Orlando, FL 32824	407-843-7990
<b>Orlando Waste Paper Co., Inc.</b>	2715 Staten Rd. Orlando, FL 32804	407-299-1380	<b>Taft Recycling, Inc.</b>	375 7th St. Orlando, FL 32824-8145	407-851-0074
<b>Paper Stock Dealers, Inc. (Sonoco)</b>	1417 Atlanta Ave. Orlando, FL 32806-3916	407-841-9244	<b>Trademark Metals Recycling, LLC</b>	400 N. Ashley Dr., Ste. 1300 Tampa, FL 33602-4324	813-226-0088
<b>Petrotech Southeast, Inc.</b>	23800 CR 561 Astatula, FL 34705	407-656-8114	<b>Waste Management of Florida</b>	3510 Rio Vista Ave. Orlando, FL 32805	407-650-8663
<b>Progressive Waste Solutions of FL, Inc.</b>	1099 Miller Dr. Altamonte Springs, FL 32701	407-261-5000	<b>Waste Pro of Florida</b>	3705 St. Johns Pkwy. Sanford, FL 32771	407-774-0800
<b>PY Metal</b>	7904 N. Orange Blossom Trl. Orlando, FL 32810	407-456-0373	<b>Waste Runners, LLC</b>	P.O. Box 715 Brandon, FL 33509-0715	407-466-1901
<b>Recycle America Waste Management</b>	12100 Young Pine Rd. Orlando, FL 32829-7501	407-823-9919	<b>WCA of Florida, LLC</b>	321 Southridge Industrial Dr. Tavares, FL 32778	1-800-535-9533
<b>Recycling Services of FL</b>	3560 126th Ave. N. Clearwater, FL 33762	727-573-9150			



Facility/Property Name & Address: Orlando City Hall; 400 South Orange Ave Orlando FL 32801  
 Property Owner/Facility Manager Name: Doris Wasson  
 Position: Property Manager  
 Phone: 407.235.5014 Alt. Phone: [Click here to enter text.](#)  
 Email: [dwasson@owens-services.com](mailto:dwasson@owens-services.com)

Brief description of property (include uses, sq footage/dwelling units, # of employees and other important information):

City Hall is a nine story, 268,963 sq ft administrative building. There are break rooms located on each floor. Approximately 600 employees work at City Hall.

This property receives waste services from (list provider)	City of Orlando
This property receives recycling services from (list provider)	City of Orlando
This property receives other waste/recycling services from (list provider & material – ex. Scrap metal, tires, organics, etc.)	N/A

Does this property currently receive recycling services? Yes

### Current Garbage and Proposed Recycling Containers

Current Garbage			Proposed Recycling		
Type of Containers	# of Containers	Collections Frequency/cost	Type of Containers	# of Containers	Collection Frequency/cost
Compactor (30yd)	1	On Call	4yd dumpster (single stream)	1	3Xwk
			8 yd (cardboard only)	1	On Call

Number of Garbage Collection Areas: 1

Are the garbage collection areas enclosed? Yes, in sheltered loading dock.

Solution (narrative – explain how the property intends to meet recycling requirement)

Part1) over 600 employees work in City Hall. Recycling is collected two times a week from individual containers at each work space located on nine floors by janitorial service and placed in single stream teal dumpster on the loading dock. There are also 96 gal carts in each break room. Recycle containers are also provided in common areas and outside in smoking areas.  
 Part 2) Cardboard is restricted from the single stream dumpster and placed in 8 yd dumpster at back of loading dock. Cardboard is sold on spot market.



## Phase 1: New Construction

- New construction projects and developments making substantial improvements will be required to include both garbage and recycling facilities to get a certificate of occupancy
- This would apply to permits pulled 6 months after ordinance effective date



# OPD Headquarters



## Phase 2: Large Properties

- Multifamily developments of more than 250 units
  - (80 properties)
- Commercial buildings over 200,000 sq. ft.
  - (100 properties)
- Submit and implement a recycling plan within 12 months of the ordinance effective date



# Orlando City Hall and CNL Center





## Phase 3: Medium sized properties

- Multifamily developments with 75-249 units
  - 100 properties
- Commercial buildings 100,000 – 199,000 sq. ft.
  - 200 properties
- Submit and implement a recycling plan within 24 months of the ordinance effective date



# The Metropolitan and Park Lake Towers





## Phase 4: All other properties

- Submit and implement a recycling plan within 48 months of the ordinance effective date



Stormwater & Solid Waste  
7,500 sq. ft. office buildings



2323 S. Orange Ave  
7,100 sq. ft. mixed retail



# Benefits:

- *Large Impact on Diversion:* Commercial and multifamily waste tonnage is nearly twice the residential waste tonnage, so increasing recycling at these properties, can have a big impact on the total diversion of waste from the landfill as well as recovering a greater percentage of raw materials for reuse.
- *Cost Savings for Business, Property Owners:* Recycling services are less expensive than garbage fees
  - Increased recycling will decrease garbage collection, resulting in a reduction of the total waste bill
  - Recycling at an office can reduce 50% of what would have been thrown away
  - Recycling that material can reduce the total waste bill by 10-30%
- *Drive economy & growth:* Strong waste reduction programs, such as commercial and multifamily recycling, can spawn new businesses, create jobs and strengthen our local economy.



# Next Steps:

- Invite City staff to your firm
  - Discuss recycling with us
  - Provide your suggestions
- CH 58, Land Development Code approval
  - Staff review (TRC)
  - Municipal Planning Board review
  - Council Approval ordinance changes – Fall 2017
- CH 28, Solid Waste Code
  - Input from stakeholders
  - Draft ordinance changes
  - Council Approval
- Review your property's recycling
  - Contact the City to develop and implement a plan now
  - Start recycling and saving



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