



City Council Staff Report

Meeting Date: June 17, 2019

TO: City Council

FROM: Daniel J. Smith, AICP – Director of Community Affairs

DATE: June 10, 2019

RE: Section 30-1012 of the Land Development Code –Supplemental District Regulations –
Solid
Waste Disposal.

PETITIONER or APPLICANT:

City of Marco Island

PROJECT DESCRIPTION:

Staff-initiated change, allowing collection for establishments generating less than two cubic yards of solid waste per week; requiring maintenance and screening of enclosures and receptacles.

DISCUSSION:

This amendment was driven from citizen input and discussions at Planning Board and City Council regarding the requirement of dumpster enclosures at existing and new buildings, not generating the trash volume for a typical dumpster enclosure. Some businesses would like to use hand roll out receptacles for trash and recycling with individual curb side service.

Changes are as follows (underline):

Sec. 30-1012. – Solid Waste Disposal and Recycling

(a) *Form required.* ~~Pursuant to Collier County Ordinance No. 90-30, as amended,~~ solid Solid waste disposal and recycling shall be required in the form of bulk container service (garbage, recycling, grease waste, dumpsters) for all commercial, institutional, residential tourist, and multifamily developments not receiving curbside garbage and recycling pickup. All receptacles shall be maintained in good serviceable condition. Defective containers shall be promptly replaced upon notice from the director. All garbage and recycling containers shall be kept tightly covered at all times to prevent access by birds or animals.

(b) Screening. All trash or recycle containers receptacles shall be located so as to be easily accessible to the residents, workforce, and the solid waste hauler. No screening shall be required for roll out containers which hold up to 96 gallons of waste or recycling. And

(1) Containers Receptacles, other than roll out containers which will hold under 96 gallons of waste or recycling, shall be 100 percent screened on all three sides by opaque materials and have vision obscuring gates on the fourth side to prevent visibility of containers by neighboring property occupants owners and from adjacent streets at the first-floor level. No screening shall be required for roll out containers which hold up to 96 gallons of waste or recycling. Screening materials shall be consistent with design treatments of primary building facades, landscape plan, and in accordance with sections 30-621 through 30-670 article VIII. The following materials and structures may be used for screening as required above:

(1) Wood, plastic, or fences of similar material.

(2) The following materials and structures may be used for screening as required above: Concrete block and stucco wall, brick wall, masonry wall, or walls of similar material, wood, vinyl, or plastic. Material for screening shall be of a compatible color of the primary structure. Vegetation may be used in meeting the opaque screen requirements. Chain link is prohibited, except for chain link gates with visual blocking or opaque screening. Adjacent commercial properties may share dumpsters; provided, that sufficient capacity is provided.

(3) —Vegetative screening in conjunction with a. and b. above

(3) Screening, as required above, shall be maintained by the property owner and and/or shall be installed such that no dumpster, or any part thereof, may be seen from the first floor of any building at a minimum of six feet in heights and a maximum of eight feet in height; provided that there is no obstruction of motorists' vision of adjacent streets, right-of-way or within sight distance triangles. Opaque gates shall be installed on the front of the dumpster enclosure.

(4) No screening of dumpsters shall be required for commercially zoned properties that about only commercially zoning properties with an alley; provided, that all dumpsters must be neat and clear. No garbage, trash, waste, or recycling shall be permitted to be placed alongside the dumpster. All dumpsters when storing garbage, trash, waste, or recycling shall be required to have the dumpster lid tightly closed so that dumpster contents shall not be permitted to leave the dumpster. Dumpsters may not occupy designated parking or landscape areas.

(c) Minimum requirements and locational restrictions. ~~In the case of multifamily developments, at least one standard size bulk container (dumpster) per every ten dwelling units shall be required. All such containers are subject to the following locational restrictions:~~

(1) All developments shall be required to keep and maintain a minimum of one (1) solid waste disposal container and one (1) recycle container on their respective properties. Sizes and quantities of containers, and frequency of pickup by waste haulers shall be enough to ensure that trash or recyclable materials do not overflow from containers, nor is there storage of these materials allowed outside of containers.

(2) ~~(4)~~ Solid waste bulk containers may be located within a required yard; provided that the container(s) and associated enclosure ~~they~~ do not encroach into a required landscape area, and further provided that there be no blockage of the view of motorists or pedestrians so as to constitute a safety hazard.

(3) ~~(2)~~ ~~In the case of multifamily developments containing more than one structure, no~~ No solid waste or recycling bulk container (garbage dumpster) and associated enclosure shall be located greater than 200 feet from the structure that it is intended to serve, except for existing developments approved prior to July 1, 2019.

(4) The director may allow for internal or external self-trash/recycling programs, when it is deemed that the intent of this code can be met. For developments that may provide for these programs, the documented plan shall be on file with the director. At a minimum, location of storage of materials, methods of disposal, and frequency of disposal shall be included in the documentation.

(5) No roll out container shall contain over 96 gallons for waste and recycling storage.

(d) *Exceptions.* ~~The community development director, or his designee,~~ may allow the following exceptions to the above requirements. ~~Solid waste Bulk containers for garbage and recycling~~ (dumpsters) may be substituted by individual solid waste disposal service (unit by unit curbside pick-up) subject to the following:

(1) In the case of individually owned multifamily dwelling units (condominiums), individual (curbside) solid waste disposal service may be substituted for the required bulk containers (dumpsters) upon documentation that the subject unit or condominium association, having been turned over from the developer to the residents, has voted in the majority to eliminate the use of dumpsters in favor of individual curbside service for all or part of a particular development, subject to acceptance from both the ~~community development~~ director and the waste hauler. Additionally, the association shall demonstrate that there is adequate access to facilitate curbside pickup and that all individual units have an enclosed location other than the residential structure, such as a carport, garage, or similar screened structure, for the storage of individual solid waste containers.

(2) Multi-tenant commercial establishments generating 96 gallons of waste or less per tenant may be permitted to substitute bulk container service with individual curbside/alley solid waste and recycling disposal (one waste and one recycling container per tenant) service subject to acceptance from both the director and the hauler. Additionally, the

commercial establishment shall submit to the director, documentation of the plan with an accurate site plan showing waste location and that there is adequate access to facilitate curbside/alley pickup.

SECTION 3. Intent. In an effort to afford time for education of the general public, it is the intent of the City Council that this Ordinance shall not be enforced until ninety (90) days after final adoption.

SECTION 4. Codification. It is the intention of the City Council that the amendments to the City of Marco Island Code of Ordinances made by this Ordinance shall constitute a revised Section 30-1012 of the City of Marco Island Code of Ordinances, that the sections of this Ordinance may be renumbered and re-lettered as necessary, and that the word "Ordinance" may be changed to "Section", "Article" or other appropriate word, by the codifier.

NOTE. Option 1. Deny any changes. Staff will issue a Notice of Violation to all property or business owners with unenclosed dumpster. The Code Enforcement process will be used to ensure that all dumpsters are enclosed as soon as possible.

Option 2. Insert the words, "For all new development". Existing unenclosed dumpsters would be grandfathered in, so they would never have to be enclosed.

Option 3. Insert the words, "By no later than January 1, 2020" (or whatever date the Council may choose). Property and business owners with unenclosed dumpsters would be notified of the ordinance change and the timeframe for coming into compliance.

ANALYSIS: Section 30-62(c)(3)d. of the Land Development Code ("LDC") provides that to make a change in the LDC, a finding regarding the need and justification for the Ordinance must be found by the Planning Board. Staff believes that the need for the Ordinance is based on citizen input and discussions at Planning Board and City Council regarding the requirement of dumpster enclosures at existing and new buildings, the fact that certain uses do not generate the trash volume for a typical dumpster enclosure; and that some businesses would like to use hand roll out receptacles for trash and recycling with individual curb side service. Additionally, having dumpsters sitting in the open and not inside a dumpster enclosure detracts from the beauty and aesthetics of the City. Further, open solid waste receptacles attract birds and animals which have been known to prey on borrowing owl hatchlings.

Section 30-62(c)(3)d. of the LDC provides that to make a change in the LDC, the Planning Board must make a finding regarding the consistency of the Ordinance with the City's Comprehensive Plan. Staff finds two provisions of the Future Land Use Element of the Comprehensive Plan to be particularly supportive of a finding that the Ordinance is consistent with Comprehensive Plan.

The goal of the Future Land Use Element of the Comprehensive Plan states:

TO ENHANCE MARCO ISLAND'S QUALITY OF LIFE,
ENVIRONMENTAL QUALITY, AND TROPICAL SMALL TOWN
AND RESORT CHARACTER BY MANAGING GROWTH AND
ASSURING A STABLE RESIDENTIAL COMMUNITY WITH

SUFFICIENT BUSINESSES TO SERVE THE NEEDS OF RESIDENTS
AND VISITORS; and

Policy 1.7.1 of the Future Land Use Element of the Comprehensive Plan states:

Policy 1.7.1: The City will continue to enforce adopted architectural and site design regulations in the adopted Land Development Code; and

Staff recommends a finding by the Planning Board of consistency with the Comprehensive Plan.

PLANNING BOARD RECOMMENDATION:

The Planning Board at the June 7th meeting recommended by a vote of 6-0 (Planning Board member Vergo absent) to forward the changes to the City Council for approval.

Major changes include:

1. Individual curbside containers allowed up to 96 gallons with no screening required.
2. Removal of the dumpster enclosure requirement if a commercial zone abuts another commercial zone with a bisecting alley.

Daniel J. Smith, AICP, Director of Community Affairs