



WM of Palm Beach
651 Industrial Way
Boynton Beach, FL 33426

June 23, 2026

City of Westlake
4001 Seminole Pratt Whitney Road
Westlake, FL 33470

Subject: Proposed Amendments to Solid Waste Ordinance – Multifamily Service Implications

Dear Mayor O'Connor and Members of the City Council:

Waste Management Inc. of Florida ("WM") appreciates the opportunity to provide comments regarding the proposed modifications to the City's Solid Waste Ordinance, specifically as they relate to multifamily residential developments electing to receive commercial solid waste collection services.

At the City's request, WM has evaluated a representative 360-unit multifamily development and prepared an estimate of anticipated waste generation, recommended service levels, and associated costs, including projected franchise fee revenues to the City.

Service Level Assumptions and Methodology

WM utilizes a standardized planning factor of 1.75 cubic yards per unit per month for multifamily developments. This factor reflects an industry-informed midpoint across varying density levels and provides a reliable baseline for initial service design. Actual service needs may be adjusted over time based on observed generation levels following occupancy.

Based on this methodology, the projected service requirements for a 360-unit development are as follows:

Monthly MSW Volume:

$360 \text{ units} \times 1.75 \text{ cubic yards} = 630 \text{ cubic yards}$

Weekly MSW Volume:

$630 \text{ cubic yards} \div 4.33 \text{ weeks} = 145.5 \text{ cubic yards}$

Container Requirements:

$145.5 \text{ cubic yards} \div 8 \text{ cubic yard containers} = 18.2 \text{ lifts per week}$

Recommended Service Configuration:

(6) 8-cubic-yard containers serviced three (3) times per week

This configuration is designed to meet expected demand while minimizing the risk of overflow and maintaining sanitary conditions consistent with public health standards.

Estimated Cost and Franchise Fee

Based on WM's 2025 rate schedule, the estimated cost for the recommended service level is:

Monthly Service Cost: \$6,551.46

Franchise Fee (3%): \$196.54 per month to the City



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This estimate reflects commercial service pricing and is subject to adjustment based on final service configuration, site constraints, and actual waste generation. Recycling and bulk pick up are chargeable services for commercial accounts.

Recycling Service Requirements

WM notes that the proposed ordinance requires multifamily developments electing commercial service to provide recycling collection at a frequency of no less than once per week, consistent with current residential service standards.

To effectively implement this requirement, developments should incorporate appropriately sized and accessible recycling infrastructure within site plans, including adequate space within refuse enclosures. Failure to plan for recycling toters at the design stage may result in operational inefficiencies and contamination issues.

WM strongly encourages the City to emphasize these infrastructure requirements during the site plan approval process.

Recommendation Regarding Conversion Timing

WM respectfully recommends that the City limit eligibility for commercial service elections to the site plan approval stage for new multifamily developments, and remove the following provision from Section 18-67:

~~(2) After a site plan has been approved, a multifamily development may only enter into an agreement for commercial solid waste collection service after receiving approval from the city manager~~

Establishing the service model at the site plan approval stage provides several important benefits:

- **Operational Certainty:** Ensures that appropriate collection infrastructure.
 - e.g., dumpsters, compactors, recycling areas is designed and constructed to match the selected service model.
- **Service Continuity:** Avoids disruptions associated with mid-stream service conversions, including reconfiguration of collection operations and resident education.
- **Financial Predictability:** Provides greater stability for both the City and WM in forecasting service levels, costs, and franchise fee revenues.
- **Administrative Efficiency:** Reduces the need for ongoing approvals, service transitions, and enforcement actions associated with post-occupancy changes.

Conclusion

WM supports a consistent and transparent framework for planning and delivering solid waste services to multifamily developments. Establishing clear service expectations and aligning infrastructure planning with selected service models will benefit the City, residents, and service provider alike.

We appreciate the opportunity to provide input and would be pleased to assist further as the City continues its evaluation of this ordinance. Please let us know if any additional information is requested.



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Lastly, it is our privilege to serve the City of Westlake and its residents as your environmental solutions provider, and we look forward to continuing our partnership.

Sincerely,

A handwritten signature in black ink, appearing to be 'JSabin', written over a large, light gray 'DRAFT' watermark.

Jeff Sabin
Government Affairs Acct. Executive
jsabin@wm.com

A handwritten signature in black ink, appearing to be 'Megan Kossove', written over a large, light gray 'DRAFT' watermark.

Megan Kossove
Government Affairs Acct. Executive
mkossove@wm.com

CC: Lisa McNeight, Area Director of Public Sector Solutions, WM Florida