



FW: 398 NE 6th Ave, Delray- Waste Management

From Dominic Arresta <DArresta@regarchitects.com>

Date Thu 10/16/2025 5:02 PM

To Bradley Miller <bmillier@udsflorida.com>; Aleli de la Vega <aleli@regarchitects.com>; Dominic Arresta <DArresta@regarchitects.com>

Dominic J. Arresta, AIA

Project Manager
561-659-2383 ext. 116
regarchitects.com



120 S Olive Ave Suite 210, West Palm Beach, FL 33401

From: Wozny, Mary <WoznyM@mydelraybeach.com>

Sent: Friday, February 28, 2025 11:26 AM

To: Oropesa, Rafael <roropesa@wm.com>; Dominic Arresta <DArresta@regarchitects.com>; Diaz, Carlos <cdiaz1@wm.com>; Seenath, Roger <RSeenath@wm.com>

Cc: Aleli de la Vega <aleli@regarchitects.com>; Vlad Dumitrescu <Vlad@regarchitects.com>; Howald, Alexia <howalda@mydelraybeach.com>; Sandra Megrue <smegrue@udsflorida.com>

Subject: RE: 398 NE 6th Ave, Delray 2-28-25

Great! Thanks all!

Mary Wozny, LEED[®] Green Associate[™]

Sanitation Administrator

City of Delray Beach

Neighborhood & Community Services Department

100 NW 1st Ave

Delray Beach, FL 33444

P: 561-243-7509

C: 561-914-6422

WoznyM@MyDelrayBeach.com



From: Oropesa, Rafael <roropesa@wm.com>

Sent: Friday, February 28, 2025 10:47 AM

To: Dominic Arresta <DArresta@regarchitects.com>; Wozny, Mary <WoznyM@mydelraybeach.com>; Diaz, Carlos <cdiaz1@wm.com>; Seenath, Roger <RSeenath@wm.com>

Cc: Aleli de la Vega <aleli@regarchitects.com>; Vlad Dumitrescu <Vlad@regarchitects.com>; Howald, Alexia

<howalda@mydelraybeach.com>; Sandra Megrue <smegrue@udsflorida.com>

Subject: RE: 398 NE 6th Ave, Delray 2-28-25

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Good morning,

This looks good like it is now.

Also, per my conversation with Dominic, the trucks can come into the parking lot to reduce the distance of pulling the containers to the alley.

Thank you

Rafael Oropesa

Operations Manager

Commercial Division

roropesa@wm.com

T: 561-547-4000

C: 561-889-7958

651 Industrial Way

Boynton Beach, FL 33426



From: Dominic Arresta <DArresta@regarchitects.com>

Sent: Friday, February 28, 2025 10:30 AM

To: Oropesa, Rafael <roropesa@wm.com>; Wozny, Mary <WoznyM@mydelraybeach.com>; Diaz, Carlos <cdiaz1@wm.com>; Seenath, Roger <RSeenath@wm.com>

Cc: Aleli de la Vega <aleli@regarchitects.com>; Vlad Dumitrescu <Vlad@regarchitects.com>; Howald, Alexia <howalda@mydelraybeach.com>; Sandra Megrue <smegrue@udsflorida.com>

Subject: [EXTERNAL] RE: 398 NE 6th Ave, Delray 2-28-25

Rafael/Mary,

Good morning. Attached is a marked-up site plan with our latest proposal.

The dumpsters and recycling bins would be rolled out to the alley by a maintenance company for pickup. There will be a slab provided (within our property boundary) for the dumpsters and recycling bins. The distance from the trash/recycling rooms to the pad in the alley is 100' feet or less. The trash compactor is connected directly to the dumpster.

To answer your question about overhead obstructions, yes, the building cantilevers over the east side of the parking area. The building area above is noted/clouded in the attachment. There will be approximately 12' of clearance to the underside of the building structure, this is why we are proposing rolling out the dumpsters/bins directly to the alley.

Please let us know if you have any additional questions or concerns.

Thank you,

Dominic

Dominic J. Arresta, AIA

Project Manager
561-659-2383 ext. 116
regarchitects.com



120 S Olive Ave Suite 210, West Palm Beach, FL 33401

From: Oropesa, Rafael <roropesa@wm.com>

Sent: Friday, February 28, 2025 6:32 AM

To: Wozny, Mary <WoznyM@mydelraybeach.com>; Dominic Arresta <DArresta@regarchitects.com>; Diaz, Carlos <cdiaz1@wm.com>; Seenath, Roger <RSeenath@wm.com>

Cc: Aleli de la Vega <aleli@regarchitects.com>; Vlad Dumitrescu <Vlad@regarchitects.com>; Howald, Alexia <howalda@mydelraybeach.com>; Sandra Megrue <smegrue@udsflorida.com>

Subject: RE: 398 NE 6th Ave, Delray 2-20-25

Good morning,

I need clarification on one item please.

Does the parking lot have any overhead obstructions?

If the parking lot is open we can pull into the parking lot and the cans can be rolled out from the chute room and commercial space to be serviced, thereby limiting the distance to roll them out.

Thank you

Rafael Oropesa

Operations Manager
Commercial Division
roropesa@wm.com

T: 561-547-4000

C: 561-889-7958

651 Industrial Way
Boynton Beach, FL 33426



From: Wozny, Mary <WoznyM@mydelraybeach.com>

Sent: Thursday, February 27, 2025 4:57 PM

To: Dominic Arresta <DArresta@regarchitects.com>; Diaz, Carlos <cdiaz1@wm.com>; Seenath, Roger <RSeenath@wm.com>; Oropesa, Rafael <roropesa@wm.com>

Cc: Aleli de la Vega <aleli@regarchitects.com>; Vlad Dumitrescu <Vlad@regarchitects.com>; Howald, Alexia <howalda@mydelraybeach.com>; Sandra Megrue <smegrue@udsflorida.com>

Subject: [EXTERNAL] RE: 398 NE 6th Ave, Delray 2-20-25

Good afternoon,

I don't think the compactor/residential dumpster can be serviced in that location. Is the clearance still only 12ft there? Is the material from the compactor being moved into the dumpster and then wheeled out

to the alley?

I am also concerned about the long distance those dumpsters and carts will need to be wheeled.

Carlos/Roger/Rafael – any comments?

Mary Wozny, LEED® Green Associate™

Sanitation Administrator

City of Delray Beach

Neighborhood & Community Services Department

100 NW 1st Ave

Delray Beach, FL 33444

P: 561-243-7509

C: 561-914-6422

WoznyM@MyDelrayBeach.com



From: Dominic Arresta <DArresta@regarchitects.com>

Sent: Thursday, February 27, 2025 2:45 PM

To: Diaz, Carlos <cdiaz1@wm.com>; Wozny, Mary <WoznyM@mydelraybeach.com>; Seenath, Roger <RSeenath@wm.com>; Oropesa, Rafael <roropesa@wm.com>

Cc: Aleli de la Vega <aleli@regarchitects.com>; Vlad Dumitrescu <Vlad@regarchitects.com>; Howald, Alexia <howalda@mydelraybeach.com>; Sandra Megrue <smegrue@udsflorida.com>

Subject: RE: 398 NE 6th Ave, Delray 2-20-25

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Carlos/Mary,

Good afternoon. Circling back on this as we have been in contact with Catalina Gutierrez from Waste Management (please refer to the attached).

Our updated plan (attached) proposes a trash chute into a trash compacter for the residential units, a separate 4-yard dumpster for the commercial space, and recycling rooms for both paper and glass/plastics. The dumpsters and recycling bins would be rolled out to the alley by a maintenance company.

We hope this plan addresses your concerns. Please let us know if you have any additional questions or comments.

Thank you,

Dominic J. Arresta, AIA

Project Manager
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120 S Olive Ave Suite 210, West Palm Beach, FL 33401

From: Diaz, Carlos <cdiaz1@wm.com>
Sent: Friday, February 21, 2025 6:12 PM
To: Wozny, Mary <WoznyM@mydelraybeach.com>; Dominic Arresta <DArresta@regarchitects.com>; Seenath, Roger <RSeenath@wm.com>; Oropesa, Rafael <roropesa@wm.com>
Cc: Aleli de la Vega <aleli@regarchitects.com>; Vlad Dumitrescu <Vlad@regarchitects.com>; Howald, Alexia <howalda@mydelraybeach.com>; Sandra Megrue <smegrue@udsflorida.com>
Subject: Re: 398 NE 6th Ave, Delray 2-20-25

Good afternoon,

Some of the questions we have are:

Where/how will the garbage/recycle bins/totters be placed for collection? Will they be placed in the alley? If using recycle bins with 8 units, that would be 16 bins and 8 totters out for collection on the street.

Will the dumpsters also be rolled into the alley by the management company?

The yardage, number of dumpsters, and frequency of pickup would vary based on who occupies the space. A cafe would produce more MSW than say a bookstore or clothing store. To be safe I would say 2-4yd dumpsters going 3 times per week. Frequency/size can always be adjusted.

Carlos Diaz
District Operations Manager
CDiaz1@wm.com
Waste Management
651 Industrial Way
Boynton Beach, FL 33426
Cell 954-288-3100

From: Wozny, Mary <WoznyM@mydelraybeach.com>
Sent: Friday, February 21, 2025 14:20
To: Dominic Arresta <DArresta@regarchitects.com>; Diaz, Carlos <cdiaz1@wm.com>; Seenath, Roger <RSeenath@wm.com>; Oropesa, Rafael <roropesa@wm.com>
Cc: Aleli de la Vega <aleli@regarchitects.com>; Vlad Dumitrescu <Vlad@regarchitects.com>; Howald, Alexia <howalda@mydelraybeach.com>; Sandra Megrue <smegrue@udsflorida.com>
Subject: [EXTERNAL] RE: 398 NE 6th Ave, Delray 2-20-25

Good afternoon,

For each residence it's a toter for trash and 2 recycling bins. For the business we can't know how many carts you would need. It would be based on what type of tenant occupies the space.

WM – if you have any comments please let them know.

Thank you,
Mary

Mary Wozny, LEED[®] Green Associate™
Sanitation Administrator
City of Delray Beach
Neighborhood & Community Services Department
100 NW 1st Ave
Delray Beach, FL 33444
P: 561-243-7509

C: 561-914-6422

WoznyM@MyDelrayBeach.com

From: Dominic Arresta <DArresta@regarchitects.com>**Sent:** Friday, February 21, 2025 9:43 AM**To:** Wozny, Mary <WoznyM@mydelraybeach.com>; cdiaz1@wm.com; RSeenath@wm.com; Oropesa, Rafael <roropesa@wm.com>**Cc:** Aleli de la Vega <aleli@regarchitects.com>; Vlad Dumitrescu <Vlad@regarchitects.com>; Howald, Alexia <howalda@mydelraybeach.com>; Sandra Megrue <smegrue@udsflorida.com>**Subject:** RE: 398 NE 6th Ave, Delray 2-20-25****Please be cautious****

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Carlos/Roger/Rafael,

Can you please provide waste management feedback for our attached site plan? The Planning Department requested a letter from Waste Management confirming the number of bins for waste and recycling. The project has eight condos and one 1,000 sqft commercial space.

Please advise, thank you.

Dominic J. Arresta, AIA

Project Manager
561-659-2383 ext. 116
regarchitects.com**REG**
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120 S Olive Ave Suite 210, West Palm Beach, FL 33401

From: Wozny, Mary <WoznyM@mydelraybeach.com>**Sent:** Wednesday, February 19, 2025 4:11 PM**To:** Dominic Arresta <DArresta@regarchitects.com>**Cc:** Aleli de la Vega <aleli@regarchitects.com>; Vlad Dumitrescu <Vlad@regarchitects.com>; cdiaz1@wm.com; Oropesa, Rafael <roropesa@wm.com>; Howald, Alexia <howalda@mydelraybeach.com>**Subject:** RE: 398 NE 6th Ave, Delray 2-11-25 FFP.pdf

Good afternoon,

Again – as stated in my email below, there is no “required size.” The main issue is that residential and commercial cannot share dumpsters. They are billed completely separately so they cannot be shared.

WM would have to confirm if they can be rolled out into the alley for pickup, but again – residential and commercial can not share dumpsters. (Rafael or Carlos – can you confirm if the dumpsters can be rolled out in that area for pickup?)

Thank you,
Mary

Mary Wozny, LEED® Green Associate™

Sanitation Administrator

City of Delray Beach

Neighborhood & Community Services Department

100 NW 1st Ave

Delray Beach, FL 33444

P: 561-243-7509

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WoznyM@MyDelrayBeach.com



From: Dominic Arresta <DArresta@regarchitects.com>

Sent: Wednesday, February 19, 2025 3:58 PM

To: Wozny, Mary <WoznyM@mydelraybeach.com>

Cc: Aleli de la Vega <aleli@regarchitects.com>; Vlad Dumitrescu <Vlad@regarchitects.com>; cdiaz1@wm.com;
Oropesa, Rafael <roropesa@wm.com>; Howald, Alexia <howalda@mydelraybeach.com>

Subject: RE: 398 NE 6th Ave, Delray 2-11-25 FFP.pdf

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Mary,

Good afternoon. Any update on this? We are working towards finalizing the site/first floor plan and would like to verify the required size for the waste & recycling area. The Owner is okay with hiring a management company to roll the dumpsters out to the alley, as long as it's acceptable to Waste Management.

Any feedback is greatly appreciated.

Thank you,

Dominic J. Arresta, AIA

Project Manager

561-659-2383 ext. 116

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120 S Olive Ave Suite 210, West Palm Beach, FL 33401

From: Wozny, Mary <WoznyM@mydelraybeach.com>

Sent: Thursday, February 13, 2025 3:03 PM

To: Dominic Arresta <DArresta@regarchitects.com>

Cc: Aleli de la Vega <aleli@regarchitects.com>; Vlad Dumitrescu <Vlad@regarchitects.com>; cdiaz1@wm.com;
Oropesa, Rafael <roropesa@wm.com>; Howald, Alexia <howalda@mydelraybeach.com>

Subject: RE: 398 NE 6th Ave, Delray 2-11-25 FFP.pdf

Hi Dominic,

There is no set calculation for trash containers. A single family residence typically uses a 96g toter. Commercial space is variable. It depends what type of businesses occupy the space so I really can't give you an exact # on what you need. WM works with businesses to determine how big of a container they need and the frequency of pickups once they are ready to open an account.

WM – do you have any suggestions on what size/how many they should start with.

As for rolling the dumpster or totes out to the alley – we allow that in certain areas. Rafael/Carlos- is that possible in this alley?

Thank you,
Mary

Mary Wozny, LEED® Green Associate™
Sanitation Administrator

City of Delray Beach

Neighborhood & Community Services Department

100 NW 1st Ave

Delray Beach, FL 33444

P: 561-243-7509

C: 561-914-6422

WoznyM@MyDelrayBeach.com



From: Dominic Arresta <DArresta@regarchitects.com>

Sent: Thursday, February 13, 2025 2:53 PM

To: Wozny, Mary <WoznyM@mydelraybeach.com>

Cc: Aleli de la Vega <aleli@regarchitects.com>; Vlad Dumitrescu <Vlad@regarchitects.com>; cdiaz1@wm.com;

Oropesa, Rafael <rropesa@wm.com>; Howald, Alexia <howalda@mydelraybeach.com>

Subject: RE: 398 NE 6th Ave, Delray 2-11-25 FFP.pdf

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Okay, thank you for the clarification.

What if the dumpsters are rolled out to the alley by a maintenance company?

If we switch to toters, how many are required for eight condos and one 1,000 sqft commercial space?



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120 South Olive Avenue, Suite 210, West Palm Beach, FL 33401

From: Wozny, Mary <WoznyM@mydelraybeach.com>
Sent: Thursday, February 13, 2025 2:37 PM
To: Dominic Arresta <DArresta@regarchitects.com>
Cc: Aleli de la Vega <aleli@regarchitects.com>; Vlad Dumitrescu <Vlad@regarchitects.com>; cdiaz1@wm.com;
Oropesa, Rafael <rropesa@wm.com>; Howald, Alexia <howalda@mydelraybeach.com>
Subject: RE: 398 NE 6th Ave, Delray 2-11-25 FFP.pdf

Good afternoon Dominic,

Based on that, your only option is toters. A garbage truck needs minimum 14ft clearance so there is no way to service dumpsters at the current location on your site plan. Toters would be able to be wheeled out to the alley for service.

Thank you,
Mary

Mary Wozny, LEED[®] Green Associate[™]
Sanitation Administrator
City of Delray Beach
Neighborhood & Community Services Department
100 NW 1st Ave
Delray Beach, FL 33444
P: 561-243-7509
C: 561-914-6422
WoznyM@MyDelrayBeach.com



From: Dominic Arresta <DArresta@regarchitects.com>
Sent: Thursday, February 13, 2025 2:25 PM
To: Wozny, Mary <WoznyM@mydelraybeach.com>
Cc: Aleli de la Vega <aleli@regarchitects.com>; Vlad Dumitrescu <Vlad@regarchitects.com>; cdiaz1@wm.com;
Oropesa, Rafael <rropesa@wm.com>
Subject: RE: 398 NE 6th Ave, Delray 2-11-25 FFP.pdf

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Mary,

The clearance beneath the building will be +/- 12'.

I will wait for you to confirm the required trash/recycling receptacle/dumpster count before sending a revised site plan.

Thank you,

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DArresta@regarchitects.com
www.regarchitects.com



120 South Olive Avenue, Suite 210, West Palm Beach, FL 33401

From: Wozny, Mary <WoznyM@mydelraybeach.com>

Sent: Thursday, February 13, 2025 11:06 AM

To: Dominic Arresta <DArresta@regarchitects.com>

Cc: Aleli de la Vega <aleli@regarchitects.com>; Vlad Dumitrescu <Vlad@regarchitects.com>; cdiaz1@wm.com;
Oropesa, Rafael <rropesa@wm.com>

Subject: RE: 398 NE 6th Ave, Delray 2-11-25 FFP.pdf

Good morning Dominic,

I'm including WM in this email so I can let you know of their concerns also.

As for the commercial space and residential sharing dumpsters, this is not done in the City because residential units are typically billed through their city water utilities bill. Businesses are billed directly by WM. They would not be able to split the bills for a shared dumpster between the commercial space and residential units.

Other concerns from WM:

- layout of the enclosures on the site plan provided - the southern one lines up to the last parking spot so the truck would have to potentially maneuver around cars
- It looks like there is covered parking before the dumpsters – what is the clearance? The trucks need to be able to get through that

WM said they can do a site visit tomorrow.

Thank you,
Mary

Mary Wozny, LEED® Green Associate™

Sanitation Administrator

City of Delray Beach

Neighborhood & Community Services Department

100 NW 1st Ave

Delray Beach, FL 33444

P: 561-243-7509

C: 561-914-6422

WoznyM@MyDelrayBeach.com



From: Dominic Arresta <DArresta@regarchitects.com>

Sent: Thursday, February 13, 2025 9:22 AM

To: Wozny, Mary <WoznyM@mydelraybeach.com>

Cc: Aleli de la Vega <aleli@regarchitects.com>; Vlad Dumitrescu <Vlad@regarchitects.com>

Subject: RE: 398 NE 6th Ave, Delray 2-11-25 FFP.pdf

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Mary,
Good morning. Following up on this matter.
Thank you,

REG
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Dominic J. Arresta, AIA
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120 South Olive Avenue, Suite 210, West Palm Beach, FL 33401

From: Wozny, Mary <WoznyM@mydelraybeach.com>

Sent: Tuesday, February 11, 2025 4:25 PM

To: Dominic Arresta <DArresta@regarchitects.com>

Cc: Aleli de la Vega <aleli@regarchitects.com>; Vlad Dumitrescu <Vlad@regarchitects.com>

Subject: RE: 398 NE 6th Ave, Delray 2-11-25 FFP.pdf

Good afternoon Dominic,

I'm just discussing with WM some things about this. I should have some sort of answer for you tomorrow.

Thank you,
Mary

Mary Wozny, LEED[®] Green Associate[™]
Sanitation Administrator
City of Delray Beach

Neighborhood & Community Services Department
100 NW 1st Ave
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P: 561-243-7509
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To: Wozny, Mary <WoznyM@mydelraybeach.com>
Cc: Aleli de la Vega <aleli@regarchitects.com>; Vlad Dumitrescu <Vlad@regarchitects.com>
Subject: 398 NE 6th Ave, Delray 2-11-25 FFP.pdf

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Mary,

I am reaching out regarding the proposed development of 398 NE 6th Avenue. We received a comment letter in response to our initial application requesting we reach out to your department to confirm the size/count of required waste & recycling receptacles.

The proposed building has eight (8) condos and one (1) 1,000 sqft commercial space. Can the commercial and residential spaces share a dumpster/recycling? Our initial proposal had individual trash bins which we have revised to two (2) four yard dumpster (see attached).

Please let us know if you can assist. Feel free to call me at the number below if easier.

Thank you!

Dominic



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120 South Olive Avenue, Suite 210, West Palm Beach, FL 33401

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