



## Surfside Palms Condo Association

### Waste Condominium Guide: Disposal of Bulk Items, Furniture, and Chemical Construction Materials

#### 1. Purpose

To maintain the cleanliness, safety, and regulatory compliance of the condominium property, all residents and contractors must follow the procedures below for disposing of **bulk items, furniture, and chemical construction materials**.

#### 2. Definitions

- **Bulk Items:** Large household items that cannot fit in standard garbage bins, such as mattresses, sofas, chairs, tables, dressers, appliances, and fixtures.
- **Furniture:** Includes all residential furnishings intended for seating, sleeping, dining, or storage (e.g., beds, couches, wardrobes, desks).
- **Bulk Construction Materials:** Includes drywall, lumber, tiles, bricks, insulation, piping, fixtures, and similar debris from renovations.
- **Chemical Construction Materials:** Includes paints, varnishes, sealants, thinners, adhesives, cleaning solvents, and any substances labeled hazardous or flammable.

#### 3. Disposal Practices

- Do **not** place bulk items or construction materials in regular trash bins, recycling containers, or in common areas.
- Do **not** abandon items in hallways, stairwells, service areas, or outside near the building perimeter.
- Do **not** pour chemical substances down drains or toilets

#### 4. Bulk Item and Furniture Disposal

- Residents must arrange for bulk item pickup through:
- A private hauling service at their own cost, **or** The Town of Surfside Public Works at **305-299-3280** or access <https://www.townofsurfsidefl.gov/departments-services/public-works/about-public-works>
- Notify the Building Manager and Board of Directors **at least 48 hours in advance** to coordinate use of service elevators.
- Items must only be placed in designated bulk-up areas **on the scheduled day**, not before.
- Mattresses **sealed in plastic** before removal to comply with health standards.

## 5. Construction and Renovation Debris

All bulk construction materials must be removed from the property by the contractor or resident. Use of the building's garbage bins or dumpsters is **not permitted**.

## 6. Disposal of Chemical Construction Materials

Chemical waste must be disposed of through **certified hazardous waste collection facilities** or **municipal hazardous waste programs**.

Storage of hazardous chemicals in the storage unit of the building is not allowed.

The locations of the Home Chemical Collection are as follows:

- West Dade – [8801 NW 58th Street, Doral, FL 33178](#)
- South Dade – [23707 SW 97th Avenue, Homestead, FL 33032](#) (Gate B)

The locations of the landfills are as follows:

- North Dade Landfill – [21500 NW 47th Ave, Miami, FL 33055](#)
- South Dade Landfill – [23707 SW 97th Ave, Homestead, FL 33032](#) (Gate A)

## 7. Contractor Responsibilities

Unit owners are responsible for ensuring their contractors comply with all disposal rules.

Contractors must:

- Remove waste materials daily,
- Keep hallways and service areas clean,
- Not using building bins for debris disposal.

## 8. Non-compliance may result in:

- Removal of unauthorized items at the owner's expense,
- Suspension of construction privileges,
- Legal or administrative actions for repeat violations.

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