



**Demisol Holdings, LLC
1550 NW 24th Ave.
Site Plan Narrative**

Demisol Holdings, LLC (“Petitioner”) is the owner of a +/- 1.78 acre parcel, generally located on the northeast corner of the intersection of Hammondville Rd. and NW 24th Ave. (“Property”) within the City of Pompano Beach (“City”). The Property is developed with a +/- 5,106 square foot industrial building and is identified as folio # 484228010481. The Property contains a future land use designation of Industrial on the City’s Future Land Use Map and a split zoning designation of B-4 (Heavy Commercial) and I-1 (General Industrial) on the City’s Zoning Map.

Petitioner is proposing to improve the landscaping and parking lot to allow two business to operate on the Property, Demisol Holdings, LLC and Banyan Environmental Group (“Project”). Demisol Holdings, LLC will operate a truck and freight terminal. Banyan Environmental Group is a general industrial service company that provides septic and grease trap services. These services are provided off site to industrial and commercial clients at their respective locations. Company vehicles will leave the site each day to perform services in the field. To facilitate the operation of the truck & freight terminal, Petitioner is submitting a site plan application to provide the vehicle stacking, truck circulation, and landscape buffering required for the use.