

June 5, 2023

Updated February 21, 2024

The City of Pompano Beach Planning Department
100 West Atlantic Boulevard
Third Floor
Pompano Beach, Florida 33060

RE: Coastal Recycling of Pompano (2407 Hammondville Road) - Site Plan Narrative
Project #: 22-0110
P & Z #: 23-12000025

Dear Pompano Planning Department:

The applicant is requesting that the City of Pompano Beach review and approve a Site Plan modification on a property located at 2407 Hammondville Road.

This property is currently Zoned **I-1 (General Industrial)** with a Land Use of **Industrial**. The applicant is not proposing to rezone the property.

The project was originally approved in 2007 and was known as **Storage Parking Lot for Mr. John Ragno**. There were two existing warehouse buildings on the property. The use was for truck repair. The previously approved site plan does not appear to provide parking calculations. While there is a total amount of building square footage, 12,041 sf, it is not broken down by use.

The applicant intends to utilize the property for the same use as was originally intended. The applicant will store and maintain garbage trucks on the property. There will be a total of 3,262 sf of office space and 8,779 sf of auto truck repair, totaling 12,041 sf of building. *There will also be a maximum of 4,214 sf of outside storage, the location of which is noted on the site plan.*

The applicant does not intend to modify any of the existing access points to the property, the existing paved parking lot, or the buildings. However, the applicant is proposing to overlay the parking with new pavement as part of the normal site maintenance. The applicant is also proposing to re-stripe the parking lot to be consistent with the size and types of vehicles to be stored on property. So the vehicular circulation will be modified.

As part of this site plan modification, the applicant has included the following plans:

1. A site plan indicating the new striping and vehicular circulation. The appropriate site data has been identified on the site plan, such as parking space calculations, VUA calculations, and general site data.
2. Civil engineering plans including:
 - a. A paving and drainage plan illustrating the existing storm structures. Notes for the paving overlay have been provided, as well.
 - b. A pavement markings plan indicating the new site striping.
 - c. Appropriate details for the paving and striping.
 - d. *A Stormwater Pollution Prevention Plan and Details.*
3. An existing Tree plan, Tree Disposition Plan, and Landscape plans to ensure that the site will be in compliance with landscaping code.

DRC

PZ23-12000025
08/21/2024

4.
5.

A photometrics plan to ensure the site photometrics are in compliance.
An updated boundary and topographic survey

DRC

PZ23-12000025
01/15/2025

In conclusion, it is the intent of the applicant to modify the site plan to provide for a new striping plan to conform to the applicant's needs. The applicant also intends to ensure that the site photometrics and landscaping are brought into compliance, as necessary.

Thank you for your kind attention to this matter. Should you have questions regarding this, or any other, matter, please do not hesitate to contact this office.

Sincerely,
A. J. Hydro Engineering, Inc.



Howard Jablon, P.E.

cc: file
Josh Rogers, Coastal Waste and Recycling of Broward County, LLC

DRC

PZ23-12000025
04/03/2024