

# DRC

PZ23-12000025  
08/21/2024

**A. J. Hydro Engineering, Inc.**  
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# DRC

PZ23-12000025  
01/15/2025

February 21, 2024

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

RE: Coastal Recycling of Pompano (2407 Hammondville Road) - Site Plan Re-Submission  
Project #: 22-0110  
Pompano #: LN-480

Dear Lauren:

Attached please find the site plan re-submission package for the above referenced project.

The documents have all been uploaded to the e-permitting system. Attached is one complete set of the documents that were uploaded, including:

1. One (1) set of the updated site plan drawings including the Site Plan, Survey, Architectural Plans, Landscape Plans, Photometric Plans, and Civil Engineering Plans.
2. One (1) copy of the responses to each of the comments from each discipline.
3. An updated Narrative. *Any new information is indicated by the blue italic font.*
4. A memo from Johana Narvaez, BC Environmental Program Manager, indicating that there is no SWM License for this property.

Thank you for your kind attention to this matter. Should you have any 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 & Recycling of Pompano

# DRC

PZ23-12000025  
04/03/2024

**PLANNING**

The project was noted ***Authorized With Conditions***.

**ENGINEERING**

1. There is no Broward County SWM License for this project. This has been confirmed by Johana Narvaez. The memo from Johan has been included in this re-submission.
2. The landscape note has been provided on the landscape plans, as requested. All City owned utilities have been shown on the plans, as well.

**FIRE DEPARTMENT**

1. Knox switches have been installed on both electric gates, one on the north side and one on the south side. Knox boxes are installed on both buildings.
2. The electric gates have knox switches. The perimeter electric fence shall be removed.
3. There are no fueling operations on-site.

**BUILDING DIVISION**

The building department provided **ADVISORY** comments only. The applicant has reviewed and will comply with these **ADVISORY** comments.

**BSO**

Please refer to the attached responses to the BSO's CPTED comments.

**CRA**

No Comments

**UTILITIES**

1. It is understood that additional comments may be forthcoming.
2. There is no Broward County SWM License for this project. This has been confirmed by Johana Narvaez. The memo from Johan has been included in this re-submission.
3. A sedimentation and erosion control plan has been provided, as requested.

**LANDSCAPE REVIEW**

1. The corrected sheets have been uploaded, as requested
2. See attached response memo from WGI.
3. See attached response memo from WGI.
4. See attached response memo from WGI.
5. The parking stall size for a standard space is 9' x 18' and is depicted on the site plan, as requested.
6. Correct, there are some revisions to the parking stall layout.

7. The Type "B" Buffer on the south side has been rectified, as requested. There is now 40' of green space (landscaping) and a semi-opaque fence. Landscaping has been updated per Type "B" Buffer, as well.
8. The driveway does not appear to have been permitted by the property owner. After researching older aerials, the driveway first appeared sometime between 2012 and 2013. Then, between 2015 and 2017, the City improved MLK in front of this project and constructed a full driveway. Mr. Horacio Danovich was very familiar with this construction project.

The current applicant does not have an objection to either leaving the entrance in place or removing it. If it is not a big inconvenience to leave it, then that would be preferred. Otherwise removal of the entrance would require less construction, cost, permitting, etc.

9. See attached response memo from WGI.
10. **Landscape islands have been provided for each island as was identified on the original site plan.**

**VARIANCE #1: There are several locations where the applicant is currently requesting a variance.**

11. See attached response memo from WGI.
12. See attached response memo from WGI.
13. Curbing has been provided as per the original site plan and for new landscape islands.
14. See attached response memo from WGI.
15. WGI
16. See attached response memo from WGI.
17. See attached response memo from WGI.
18. The applicant intends to remain consistent with the original approved site plan. We are not proposing any new planting areas around the existing building.
19. See response to #18 above.
20. The Type B Perimeter Buffers have been noted on the site plan. Cross sections have been provided on the landscape plans, as requested.
21. An irrigation plan has been submitted, as requested.
22. The irrigation designer shall add bubblers, as requested.
23. It is understood that no demo activity or construction shall be allowed within the dripline of a tree.
24. WGI A note has been placed on the landscape plans describing the fines and penalties for encroaching into protected areas, as requested.
25. See landscape plans for penalties, as requested.
26. See attached response memo from WGI.
27. A note has been placed on the plans that trees shall be pruned by an ISA Certified Arborist, as requested.
28. The note regarding single trunk trees has been added to the landscape plans, as requested.
29. A note regarding a pre-construction meeting has been added to the landscape plans, as requested.
30. A note regarding placing planting soil prior to landscape installation has been added to the landscape plans, as requested.
31. It is understood that all permitted tree work shall be performed by a registered trimmer.
32. A response to each of the comments has been provided, as requested.
33. It is understood that additional comments may be forthcoming.

## ZONING

1. It is understood that this project is a minor site plan.
2. The re-submitted documents should no longer be duplicative.
3. The updated survey has been abstracted for easements, encumbrances, etc. There were no easement in addition to the ones shown on the previously submitted site plan.

4. A note has been placed on the site plan regarding the amount and location of outdoor storage on site.
5. The parking calculations have been updated to reflect "Truck or Freight Terminal", as requested.
6. The Type "B" Landscape Buffers have been called out on the Site Plan and the Landscape Plans.
7. For the original 2007 site plan, the Type "B" Buffer on MLK consisted of a 10' green area in the middle and a 20' landscape strip to the east and the west along MLK. This has been noted on the current site plan, as well.
8. The barbed wire and electrified fences have been removed from the site plan, as requested. There is no wall, only a security fence.
9. A note has been placed on the site plan that all parking spaces, including truck parking, shall be double striped, as requested.
10. Curbs have been provided along all landscape islands and are consistent with the original 2007 site plan.
11. All parking drive aisles are now a minimum of 24' wide.
12. The drive aisle leading to NW 24<sup>th</sup> Ave is 18', consistent with the approved 2007 site plan. This is a one way drive (egress only).
13. Landscape islands for the existing parking have been provided consistent with the 2007 site plan. For the new employee parking on the east side, the applicant would like to request a variance.
14. There is only one location where head to head parking is provided. The applicant has met the head to head parking requirement of an 8' landscaped area..
15. All parking fractions have been rounded up, as requested.
16. The truck parking has been updated and corrected, as requested.
17. The parking charts have been updated, as requested. The parking is broken down by type, such as required standard vehicle parking per code and truck parking.
18. The applicant is a waste service provider. For this site they will provide container service and remove the dumpster pad. A note reflecting this has been placed on the site plan.
19. The driveway does not appear to have been permitted by the property owner. After researching older aerials, the driveway first appeared sometime between 2012 and 2013. Then, between 2015 and 2017, the City improved MLK in front of this project and constructed a full driveway. Mr, Horacio Danovich was very familiar with this construction project.

The current applicant does not have an objection to either leaving the entrance in place or removing it. If it is not a big inconvenience to leave it, then that would be preferred. Otherwise removal of the entrance would require less construction, cost, permitting, etc.

#### ENVIRONMENTAL SERVICES

1. The applicant is a waste service provider. For this site they will provide container service and remove the dumpster pad. A note reflecting this has been placed on the site plan.