

LGL Recycling Response to Comments regarding the City of Pompano Application for DRC  
Application Number PZ# 19-12000009

The remainder of this document includes the comments received from the City of Pompano, followed by the response.

#### **Pompano Comment 1**

*Indicate the proposed / existing use on the site plan.*

#### **Response to Comment 1**

The Site Plan has been revised to include the proposed and existing use, Processing of Metal Material (Junk yard or Salvage Facility). The revised Site Plan is provided in Attachment A.

#### **Pompano Comment 2**

*Obtain approval of Special Exception, 155.4229.INDUSTRIAL: WASTE-RELATED SERVICES USES.  
Please contact Scott.*

#### **Response to Comment 2**

Representatives of LGL Recycling have contacted Mr. Scott Reale of the City of Pompano to coordinate the Special Exception. Mr. Reale has suggested that we go to the Development Review Committee (DRC) to receive written comments regarding the need for a Special Exception. A copy of the e-mail correspondence is provided in Attachment B.

#### **Pompano Comment 3**

*Per Section 155.2401.C., prior to Zoning Compliance Permit approval, a Unity of Title is required and shall be filed with the City.*

#### **Response to Comment 3**

A Unity of Title for the property has been filed with the City. A copy of the recorded Unity of Title is provided in Attachment C.

#### **Pompano Comment 4**

*All overhead utilities located on the development site and/or along the public right of way fronting the development site shall be placed underground (§155.5509).*

#### **Response to Comment 4**

In accordance with the requirements of §155.5509, the proposed development is fronted by overhead utilities owned by Florida Power and Light (FPL). The City has indicated that FPL has not required undergrounding of their utilities.

Photos of the frontage of the facility along the north and south sides of the site are provided in Attachment D.

#### **Pompano Comment 5**

*Provide a Plat and plat determination letter from the Broward County Planning Council prior to placement for the PZB meeting.*

#### **Response to Comment 5**

No platting of the property is not required. A plat determination letter from the Broward County Planning Council is provided in Attachment E.

#### **Pompano Comment 6**

*ROW dedication along NW 15 Court shall be completed prior to Zoning Compliance Permit Approval.*

#### **Response to Comment 6**

The ROW dedication along NW 15 Court has been completed. The updated survey showing the dedicated ROW is provided in Attachment F.

#### **Pompano Comment 7**

*Illustrate the proposed building / canopy on the site plan and landscape plan.*

#### **Response to Comment 7**

The proposed Canopy is shown on the site plan and landscape plan. The revised Site Plan is provided in Attachment A. The revised Landscape Plan is provided in Attachment G.

#### **Pompano Comment 8**

*Wall for a Type C buffer must be 8 ft.in height at least.*

#### **Response to Comment 8**

Comment noted. The wall, as shown on the revised Site Plan, is a minimum of 8 ft. high. The revised Site Plan is provided in Attachment A.

#### **Pompano Comment 9**

*Remove 15' steel screenfence. Pursuant to 155.5302 D.4, no fence or wall within an industrial zoning district shall exceed a height of ten feet.*

#### **Response to Comment 9**

The 15 ft screen fence was approved by the City of Pompano as part of the site plan that allowed for the construction of the original metals processing facility. The wall was installed in 2012. The wall provides for both safety (separation between the Sun 1 facility and the neighboring property) as well as a visual buffer of the materials stored on-site.

Therefore, LGL Recycling is requesting a waiver from the requirement of §155.5302.D.4 of the code, if one has not been previously provided.

#### **Pompano Comment 10**

*No chain link fence shall be located within 15 feet of a street right-of-way, Section 155.5302 E. Perimeter Fences and Walls Abutting Street Right-of-Way.*

#### **Response to Comment 10**

The fencing that is currently in place set back 15 ft from the street right of way is either an aluminum fence or chain link covered with a green mesh. The same chain link fence covered with a green mesh will

be used for any new required fencing. No new fencing will be placed within 15 ft of the street right of way.

**Pompano Comment 11**

*Note that facility equipment shall not be located in any required setback. Provide a distance measuring from the equipment to nearby property lines.*

**Response to Comment 11**

The site plan has been modified to include the required setbacks. The revised Site Plan is provided in Attachment A.

**Pompano Comment 12**

*Remove PARKING REQUIREMENTS on the site plan. Provide itemized parking calculations per Section 155.5102.D.1.*

**Response to Comment 12**

The site plan has been modified to include the itemized parking calculations. The revised Site Plan is provided in Attachment A.

**Pompano Comment 13**

*Provide details and section of the proposed landscape buffer including fence and wall.*

**Response to Comment 13**

The site plan has been modified to include the details and sections for the landscape buffer, including the fence and wall. The revised Site Plan is provided in Attachment A.

**Pompano Comment 14**

*Per 155.7501 Nonconforming Site Features, the project shall be upgraded to achieve 100 percent compliance with zoning code requirements. Please contact staff for further assistance or clarification.*



#### Response to Comment 14

The site, with the exceptions noted in this response, have been designed for compliance with the zoning code requirements. LGL will continue to work with staff in finalizing the site plan.

#### Comment 15

*At least 12 sustainability points shall be obtained, per TABLE 155.5802: Sustainable Development Options and Points.*

#### Response to Comment 15

The sustainability points shall be obtained as follows:

Green Design Feature	Description	Points
Other	The development increases sustainability, the project is a metals recycling facility. The expansion of the site is to allow for additional equipment to further process metal materials. The processed metal generated at the site allows metal materials to be reused, thereby preserving natural resources.	6
White Roof	All roof surfaces will be painted white	2
Skylights	The new canopy will be constructed with skylights	1
Overhang	Overhangs will be added to all south windows	2
Hurricane Resistance	The new canopy will be constructed to meet increased wind loads (150 mph load minimum)	4
Total Sustainability Points		15

#### Comment 16

*Stacking lane for at least three, 54 ft, required between the gate and nearby lot property lines (Table 155.5101. G.8.A: Minimum Stacking Spaces for Drive-Through and Related Uses) unless it remains open during business hours.*

#### Response to Comment 16

The gates fronting NW 16<sup>th</sup> Street, which is the main entrance to the facility, will remain open during business hours.

**Comment 17**

*Provide bike racks closed to the main entrance AND provide at least 7' wide bike path connection the bike rack and sidewalk.*

**Response to Comment 17**

LGL is requesting a waiver for this requirement, pedestrian access and circulation is unneeded and undesirable given the heavy truck traffic at this site, as well as in the area.

**Comment 18**

*Provide at least five foot walkway on site, as per Code Section 155.5101.I. Walkway shall be directly connected to sidewalk.*

**Response to Comment 18**

LGL is requesting a waiver for this requirement, pedestrian access and circulation is unneeded and undesirable given the heavy truck traffic at this site, as well as in the area.

**Comment 19**

*Remove wheel stops and revise parking stalls to be 9 ft x 16 ft with 2 ft vehicular overhang and a continuous curb pursuant to §155.5102.C.9. Ensure that no vertical objects are located within the overhang.*

**Response to Comment 19**

The site plan has been modified to include the required revisions to the parking. The revised Site Plan is provided in Attachment A.

**Comment 20**

*Provide a pedestrian crossing over driveways to connect walkways and sidewalks as needed.*

#### **Response to Comment 20**

LGL is requesting a waiver for this requirement, pedestrian access and circulation is unneeded and undesirable given the heavy truck traffic at this site, as well as in the area. There are no sidewalks along the right-of way for NW 16<sup>th</sup> Street.

#### **Comment 21**

*Note that the CPTED plan approved by the Broward Sheriff's Office shall be provided for the zoning compliance permit approval*

#### **Response to Comment 21**

Comment is noted. LGL will begin working with the Broward Sheriff's Office for plan approval.

#### **Comment 22**

*Provide 10 ft perimeter landscaping buffer between vehicle use area and streets, 155.52 03.D. Vehicular Use Area Landscaping. Be advised that required landscape areas shall be protected by continuous curbing, per Section 155.52 03.B.2 J. Landscaping Protection from Vehicular Damage.*

#### **Response to Comment 22**

Comment noted. Curbing, wheel stops, or barriers will be used to protect landscape areas from vehicular damage.

#### **Building – Comment 23**

*The building shall comply with Section 155.5603. INDUSTRIAL DESIGN STANDARDS.*

*155.5603.E. Façade Articulation*

*Each street-facing building façade shall be horizontally and/or vertically articulated to avoid long, blank wall planes.*

*155.5603.F. Entrance*

*1. Each principal building shall have clearly defined, highly visible primary entrances for occupants and patrons that incorporate at least one of the following design features*

*2. Facades on the ground level floor facing an arterial street or collector street shall not include overhead doors, sliding glass doors, removable panels, or similar types of doors.*

**Response to Comment 23**

The information on the building will be provided under separate cover.

**Building – Comment 24**

*AAC requires original paint color and material samples. A sample board, desired for 11'x17' in size shall be submitted when the proposed development is requested to be placed for the AAC meeting, and it shall remain for an inspection purpose.*

**Response to Comment 24**

The information on the building will be provided under separate cover.

**Building – Comment 25**

*Provide color renderings of the building exteriors presenting actual color and material schemes.*

**Response to Comment 25**

The information on the building will be provided under separate cover.

**Lighting– Comment 26**

*Provide a photometric plan and details of lighting fixtures, per Section 155.5401.*

**Response to Comment 26**

The revised Photometric Plans are provided in Attachment H.

**Lighting– Comment 27**

*The overall height of lighting fixtures measured from a finished grade to the fixture top shall not exceed 20 feet in height, as per Code Section 155.5401.D. Provide an exact height of light poles including a fixture.*

**Response to Comment 27**

The revised Photometric Plans are provided in Attachment H.

**Lighting– Comment 28**

*Illustrate the light poles on landscape plan. Per Section 155.5203.B.2.g. trees shall be planted at least 15 feet from any light fixture mounted on a pole. If light poles are proposed within 15' radius, relocate the poles and revise plans.*

**Response to Comment 28**

The requested information is provided on the revised Landscape Plan provided in Attachment G.

**Lighting– Comment 29**

*No wall packs for site or general lighting, but for security, placed next to the building entrances.*

**Response to Comment 29**

The comment is noted.

**David McGirr Comment 1**

*Broward County EPD Surface Water Management Division must approve the proposed paving and drainage plans.*

**Response to Comment 1**

An application for a modification to the Environmental Resources Permit (ERP) for the surface water management system for the site has been submitted to Broward County for review and permitting.

**David McGirr Comment 2**

*Separate civil plans showing water and sewer on one and paving, grading, and drainage on another. Also, show the civil drawings on a survey showing the adjacent streets and property lines.*

**Response to Comment 2**

The plans are provided in Attachment A.

**David McGirr Comment 3**

*Submit a City Engineering Division permit application for the following scope of work: all on/off-site asphalt paving, on/off-site curb and gutter construction, all off-site water and sewer from the water and sewer main to the recorded property line. (At time of permitting)*

**Response to Comment 3**

Comment noted. An application will be submitted to the City Engineering Division for the construction of site improvements, as required.

**David McGirr Comment 4**

*Submit a copy of a contract or schedule of values for the project scope of work listed in comment number 3. (At time of permitting)*

#### **Response to Comment 4**

Comment noted. An application will be submitted to the City Engineering Division for the construction of site improvements, as required.

#### **David McGirr Comment 5**

*Place note on landscape plans that landscaping materials other than sod are not allowed within (5') five feet of any portion of city owned utilities within the public street right-of-way including meters, hydrants, service lines etc. Show the location of all existing City owned and maintained potable water mains and services, sanitary sewer mains or laterals and storm drainage lines on the proposed landscape plans. Engineering Standard street tree detail 316-1.*

#### **Response to Comment 5**

The revised landscape plans are provided in Attachment G. The location of the City owned utilities are provided in Attachment A.

#### **David McGirr Comment 6**

*Upload the 2019 City Engineering standard details for the proposed off-site water, sewer connections. These detail drawings may be obtained in pdf format from the City's website [www.pompanobeachfl.gov](http://www.pompanobeachfl.gov) under departments / engineering.*

#### **Response to Comment 6**

Comment noted. No new connections to water or sewer are proposed.

*Note: Comment 7 was not included.*

#### **David McGirr Comment 8**

*The proposed water main and services, sanitary sewer connection to service this project and proposed drainage must be approved by the City of Pompano Beach Utilities Division.*

#### **Response to Comment 8**

Comment noted.

**David McGirr Comment 9**

*Show truncated warning dome mats on the proposed off-site sidewalk where it intersects with driveways and public roads. Place proposed COPB sidewalk warning dome mat construction detail drawing on the plans. Detail 318-1 ADA detectable warning mats.*

**Response to Comment 9**

Comment noted.

**David McGirr Comment 10**

*Note on civil plan that any existing water and / or sewer connection to the subject lots not utilized must all be cut and capped at the water main if a water service and cut out and sleeved if a sewer lateral.*

**Response to Comment 10**

Comment noted.



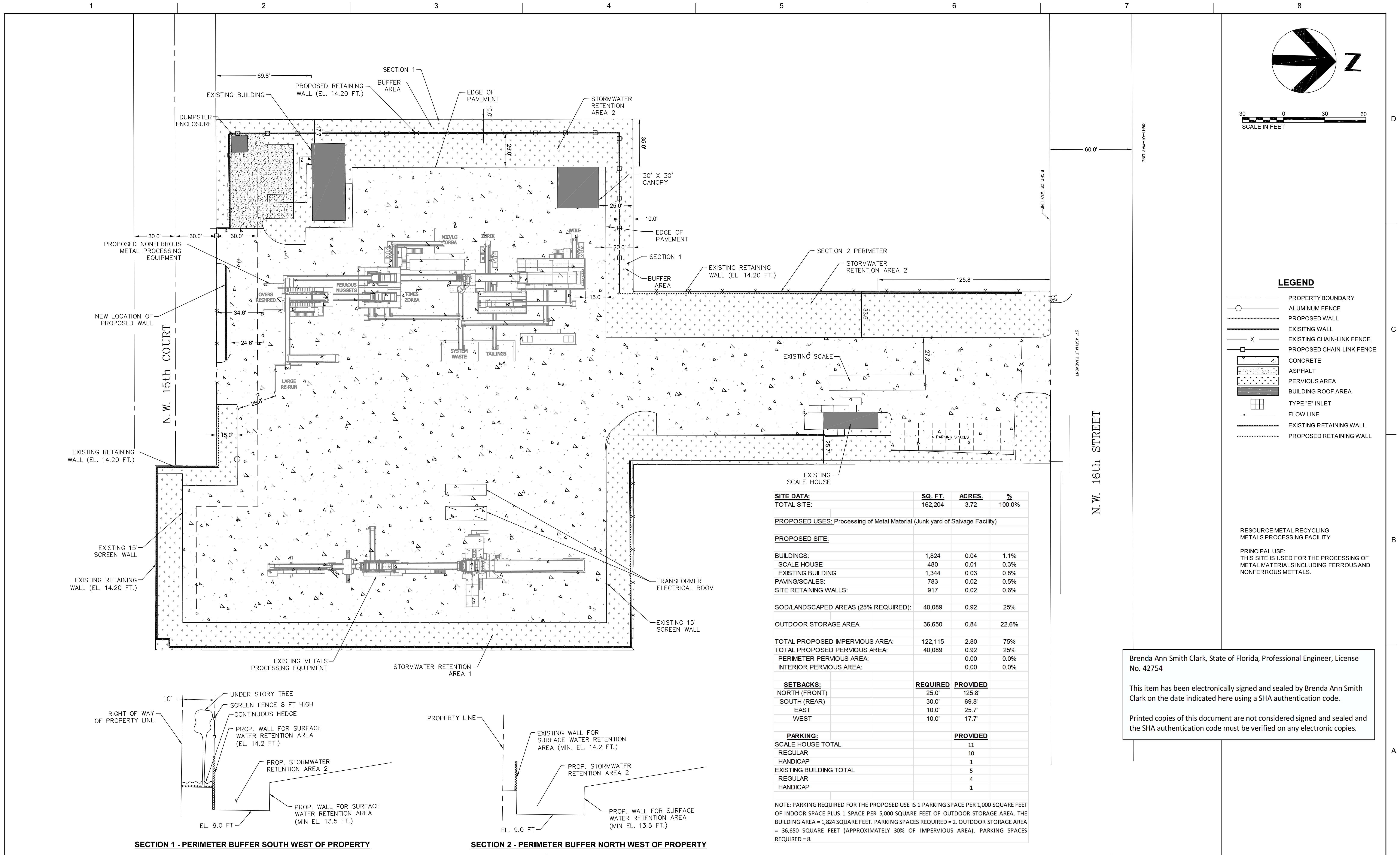
ATTACHMENT A  
REVISED SITE PLAN

**DRC**

PZ20-12000009  
3/3/2021

**DRC**

PZ20-12000009  
11/18/2020



PROJECT MANAGER B. CLARK, P.E.			DRAWN BY C. CARVAJAL		
PZ20-12000009			3/3/2021		
1	SEPTEMBER 2020	RESPONSE TO CITY COMMENTS	PROJECT NUMBER		
ISSUE	DATE	DESCRIPTION			



## CONCEPTUAL SITE PLAN

SUN #1  
2241 NW 15TH CT, POMPAÑO BEACH, FL 33069

FILENAME  
SCALE

1:30

SHEET  
SP-01

Brenda Ann Smith Clark, State of Florida, Professional Engineer, License No. 42754

This item has been electronically signed and sealed by Brenda Ann Smith Clark on the date indicated here using a SHA authentication code.

Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

ATTACHMENT B  
CORRESPONDANCE WITH SCOTT REALE

**DRC**

PZ20-12000009  
3/3/2021



PZ20-12000009  
11/18/2020

**From:** [Brenda Clark](#)  
**To:** [Brenda Clark](#)  
**Subject:** FW: Special Exception info (Pompano Beach)  
**Date:** Monday, August 24, 2020 5:22:22 PM  
**Attachments:** [Meeting Deadlines and Dates for 2020.pdf](#)  
[49FB607A89564EB9ADF2EDDB9C786595\[1229078\].png](#)  
[622739ECCAFF4DE3AFAF0C8334A7D9C2\[1229079\].png](#)

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**Brenda Clark**  
BSC Engineering, Inc



954-254-6866

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**From:** [Jill Cohen](#)  
**Sent:** Thursday, July 16, 2020 4:20 PM  
**To:** [Scott Reale](#)  
**Cc:** [Brenda Clark](#); [Jill Cohen](#)  
**Subject:** RE: Special Exception info (Pompano Beach)

Scott – have a great vacation – hopefully you are going somewhere with few people to stay safe  
As for our Project – we did file a DRC application and got comments – so that is why I was asking – I will confirm with Brenda (copied here) while you are gone

Thanks, jill

Jill Cohen  
jbc planning & design  
Phone: 954-802-6292  
[jill@jbcplanning.com](mailto:jill@jbcplanning.com)

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**From:** Scott Reale <Scott.Reale@copbfl.com>  
**Sent:** Thursday, July 16, 2020 2:17 PM  
**To:** Jill Cohen <jill@jbcplanning.com>  
**Cc:** Brenda Clark <bsceng20@gmail.com>

**DRC**

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**3/3/2021**

**DRC**

**PZ20-12000009**  
**11/18/2020**



**Subject:** RE: Special Exception info (Pompano Beach)

Hi Jill,

I typically recommend that applicants file a Site Plan application and go to the Development Review Committee (DRC) in order to receive written comments which will identify any code deficiencies before moving forward to ZBA. Without a formal site plan review, I can't tell you that "only" a Special Exception is required. Nobody wants to have to go before the ZBA twice.

For the DRC/site plan process, please reach out to Daniel Keester-O'Mills, Principal Planner, at [daniel.keester@copbfl.com](mailto:daniel.keester@copbfl.com) | 954.786.5541.

Pompano Beach meeting deadlines and dates are attached. Currently all public meetings are remote/virtual. Please note I'll be out of the office beginning tomorrow 7/17 and will return Mon 7/27.

Our main [Planning & Zoning webpage](#) has some useful information on the various development applications and the process to apply. And for general Zoning questions, you can always contact our main line at 954.786.4679.

Outlook\_Signature\_Scott (002)



Work Hours: Monday to Thursday, 7 AM – 6 PM (closed Fridays)

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**From:** Jill Cohen <[jill@jbcplanning.com](mailto:jill@jbcplanning.com)>

**Sent:** Wednesday, July 15, 2020 11:33 AM

**To:** Scott Reale <[Scott.Reale@copbfl.com](mailto:Scott.Reale@copbfl.com)>

**Cc:** Brenda Clark <[bsceng20@gmail.com](mailto:bsceng20@gmail.com)>; Jill Cohen <[jill@jbcplanning.com](mailto:jill@jbcplanning.com)>

**Subject:** FW: Special Exception info (Pompano Beach)

**EXTERNAL Email:** Do not reply, click links, or open attachments unless you recognize the sender's **EMAILADDRESS** as legitimate and know the contents are safe.

Hey Scott – not sure we got a response on this and it may very well be in my mess of Covid emails – but we are getting ready to resubmit and I need to follow up for the timing to prepare what is needed.

Thanks, jill

Jill Cohen  
jbc planning & design

**DRC**

**PZ20-12000009  
3/3/2021**

**DRC**

**PZ20-12000009  
11/18/2020**

Phone: 954-802-6292

[jill@jbcplanning.com](mailto:jill@jbcplanning.com)

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**From:** Jill Cohen

**Sent:** Tuesday, June 30, 2020 8:59 AM

**To:** Scott Reale <[Scott.Reale@copbfl.com](mailto:Scott.Reale@copbfl.com)>

**Cc:** Jill Cohen <[jill@jbcplanning.com](mailto:jill@jbcplanning.com)>; Brenda Clark ([brenda.clark@hdrinc.com](mailto:brenda.clark@hdrinc.com))  
<[brenda.clark@hdrinc.com](mailto:brenda.clark@hdrinc.com)>; Jae Eun Kim <[JaeEun.Kim@copbfl.com](mailto:JaeEun.Kim@copbfl.com)>

**Subject:** RE: Special Exception info (Pompano Beach)

Morning Scott – scanned through this application and now have a lot more questions. Copying in Jae and Brenda (the Project PM) to understand the project timing. Just a few questions for now to start:

1. Do we need another Preapplication Meeting with you Scott to go over our request? I think that would be helpful to make sure we will cover all the items.
2. Can you confirm what we need – is it one special exception we need for the use? And no others – or any Variances?
3. Does it run concurrent with the Site Plan Application? Or more specifically, does the Site Plan process also require the ZBA Meeting and then they go together to the Commission/Council hearing?

I am sure the other questions can be answered at a PreApp Mtg – so can we schedule one now or do you need anything else to set that in motion?

Thanks again, as always, look forward to working with you again, jill

Jill Cohen, RLA, AICP, LEED AP, ISA  
jbc planning & design  
planning, landscape architecture and sustainable design  
1312 Majesty Terrace, Weston, FL 33327  
Phone: 954-802-6292  
[jill@jbcplanning.com](mailto:jill@jbcplanning.com)

JBC\_Logo\_Small



**DRC**

**PZ20-12000009**  
**3/3/2021**

**DRC**

**PZ20-12000009**  
**11/18/2020**

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**From:** Scott Reale <[Scott.Reale@copbfl.com](mailto:Scott.Reale@copbfl.com)>  
**Sent:** Monday, June 29, 2020 3:12 PM  
**To:** Jill Cohen <[jill@jbcplanning.com](mailto:jill@jbcplanning.com)>  
**Subject:** Special Exception info (Pompano Beach)

Good afternoon Jill,

It was nice chatting with you earlier. After speaking with you and reviewing the notes from the 3/3/2020 Pre-Application Meeting (PZ20-12000009), it is my understanding you may be interested in obtaining a Special Exception for a waste-related service use on the property located at 2241 NW 15<sup>th</sup> Court (Sun Recycling).

A use designated as a Special Exception in a particular zoning district is a use that may be appropriate in the district, but because of its nature, extent, and external effects, requires special consideration of its location, design, and methods of operation before it can be deemed appropriate in the district and compatible with its surroundings. Following is the process for filing a [Special Exception application](#).

1. Review the Application
  - a. It is up to you (the applicant) to demonstrate compliance with certain criteria to the City in order to show that approving the application will not be out of character for the area or harmful to the neighboring properties.
2. Schedule a Meeting with Staff
  - a. The first \*official\* step is a mandatory Preliminary Review, prior to submitting your application you must schedule a meeting with me to go over your request. This meeting must occur a minimum of 2 days prior to the deadline date. ***[Phone call/Zoom meeting satisfy this requirement during coronavirus pandemic.]***
  - b. Applications that are reviewed by the Zoning Board of Appeals (ZBA) must be advertised and noticed. All the property owners within 500 feet will be noticed that you have filed an application. This is part of the reason between the month long wait between the submittal date and the hearing date.
3. The project will only be added to the ZBA Agenda when a complete submission has been made. There are both paper submission and digital submission requirements.
  - a. Following are the paper submission requirements:
    - i. Completed application with original signatures
    - ii. Owner's Certificate
    - iii. [Application Fee](#) (\$1,070 for Special Exception)
  - b. Following are the digital submission requirements:
    - i. Written narrative with a list of each Review Standard, and point-by-point response to each Review Standard on letterhead, dated, and with

**DRC**

**PZ20-12000009  
3/3/2021**

**DRC**

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11/18/2020**

- author signature.
  - ii. Current survey
  - iii. Legal Description of property (in Word/text format)
  - iv. Conceptual Site Plan demonstrating requested Special Exception
4. Mailed Notices & Published Advertising
- a. After you have submitted the application and it is reviewed, the appropriate notices will be published in the paper & mailed, which include date of the Meeting. You will be notified on the meeting date of the ZBA, and you (or a representative) must be in attendance at the meeting.
5. The Meeting
- a. The ZBA meets once a month, on the 3<sup>rd</sup> Thursday of the Month. Currently we are hosting public hearings via Zoom (virtually). Please review the [Development Review Meeting Deadlines & Dates for 2020](#) for all of the various boards (DRC – Development Review Committee, AAC – Architectural Appearance Committee, P&Z – Planning & Zoning Board, & ZBA – Zoning Board of Appeals). ***[All Pompano Beach public hearings are currently being conducted remotely via Zoom.]***
  - b. This is a quasi-judicial proceeding and open to the public.
  - c. The members of the ZBA will have the opportunity to ask you, and staff, particular questions based on your application and our report.
  - d. The members vote will always be in the affirmative, and you must have a super-majority in support of your application in order to receive the approval.
  - e. There are 6 members on the Zoning Board of Appeals, a super majority is 5 or 6 out of 6... 4 out of 6 (or fewer) will result in a denial.
6. Following the Meeting
- a. The development order will be drafted, by staff, and signed off by the Chairman. There are typically conditions of approval for these types of applications (for example, the approval may be contingent upon substantial compliance with the conditions of the site plan, or strict application of any use specific standards, etc). Provided that the Special Exception is approved, once the conditions of the order have been satisfied, you will be permitted to submit your Zoning Use Certificate & Zoning Compliance Permit (if necessary).

Below you will find our review process & who will be providing input on your application for a Special Exception:

- Applications are first reviewed by staff. Staff performs research and shares the findings with the Director of Development Services.
- The Director then provides a recommendation to the board (support/ non-support) and the ultimate decision is made by the Zoning Board of Appeals.
- Since this is a public hearing, anyone from the public that wishes to provide comment may and it will be up to the ZBA members to determine whether the comments have any bearing on the application/ request.
- The Zoning Board of Appeals (ZBA) is a board of private citizens, appointed by the City Commission, who are volunteering their time and expertise to review these applications based on the evidence submitted.

**DRC**

**PZ20-12000009  
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**DRC**

**PZ20-12000009  
11/18/2020**



I know that this is a lot of information, but I wanted to give you an overview of the process (in writing) so that you can refer back to this email. I encourage you to review the ZBA application, in particular page 2, and read over the standards for a Special Exception so that you can start to think about the evidence needed to justify the application. **In your narrative you must address each of the 13 criteria for granting a Special Exception listed on page 2 of the application.**

Sincerely,

Outlook\_Signature\_Scott (002)



Work Hours: Monday to Thursday, 7 AM – 6 PM **(closed Fridays)**

**DRC**

**PZ20-12000009  
3/3/2021**

**DRC**

**PZ20-12000009  
11/18/2020**

ATTACHMENT C  
RECORDED UNITY OF TITLE

**DRC**

PZ20-12000009  
3/3/2021

**DRC**

PZ20-12000009  
11/18/2020



Prepared by and return to:

Alan J. Ciklin, Esquire  
Ciklin Lubitz  
515 North Flagler Drive - 20th Floor  
West Palm Beach, FL 33401

**DECLARATION OF UNITY OF TITLE**

**KNOW ALL MEN BY THESE PRESENTS**, pursuant to the applicable ordinances of the City of Pompano Beach pertaining to the issuance of building permits and regulating building construction, the undersigned, Southern Waste Systems, Ltd., a Florida limited partnership n/k/a LGL Realty, Ltd., a Florida limited partnership, the owner of Parcel 1 below and Prime Realty Capital, LLC, a Florida limited liability company, the owner of Parcel 2 below (**collectively the "Owner"**), being the fee simple owners of the following described real property lying, being and situate in the City of Pompano Beach, County of Broward, Florida, to wit:

Parcel 1:

LOT 4, BLOCK 6, OF "POMPANO MANOR", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 22, PAGE 14, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS THE NORTH 15 FEET THEREOF FOR ROAD RIGHT-OF-WAY.

TOGETHER WITH:

LOT 7, BLOCK 6, OF "POMPANO MANOR", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 22, PAGE 14, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS THE SOUTH 15 FEET THEREOF FOR ROAD RIGHT-OF-WAY.

TOGETHER WITH:

LOT 6, BLOCK 6, THE WEST ONE-HALF OF VACATED N.W. 22ND AVENUE LYING EAST OF AND ADJACENT TO SAID LOT 6 AND THAT PORTION OF N.W. 15TH COURT LYING NORTH OF AND ADJACENT TO LOT 5, BLOCK 9, ALL IN "POMPANO MANOR", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 22, PAGE 14, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

and

**DRC**

**PZ20-12000009  
3/3/2021**

**DRC**

**PZ20-12000009  
11/18/2020**

Parcel 2:

8, BLOCK 6, OF "POMPANO MANOR", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 22, PAGE 14, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS THE SOUTH 15 FEET THEREOF FOR ROAD RIGHT-OF-WAY.

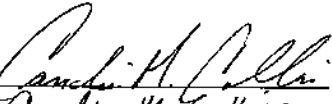
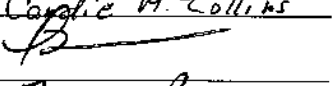
Said lands situate, lying and being in the City of Pompano Beach, Broward County, Florida.

Located at 2241 NW 15th Court, Pompano Beach, Florida 33069

does hereby make the following declaration of conditions, limitations and restrictions on said lands, hereinafter referred to as the "Declarations":

1. The aforesaid plot, parcel or combinations of separate lots be and the same is hereby established and declared to be unified as an indivisible building site.
2. This Declaration of Unity of Title shall constitute a covenant running with the land, as provided by law, and shall be binding upon the undersigned, the successors and/or assigns, and all parties claiming hereunder and no portion shall be sold, assigned, transferred, conveyed or devised separately except in its entirety as one plot or parcel until such time as the same may be released in writing under the order of the Development Services Director of the City of Pompano Beach.
3. The undersigned does further agree that the instrument shall be filed for record among the Public Records of Broward County, Florida.

IN WITNESS WHEREOF, the undersigned has caused this Declaration of Unity of Title to be executed in appropriate manner and its seal to be affixed this 19 day of June, 2020.

Sign:   
Print: Carol H. Collins  
Sign:   
Print: Francis Bermudez

Southern Waste Systems, Ltd., a Florida limited partnership n/k/a LGL Realty, Ltd., a Florida limited partnership

By: LGL Holdings Management, LLC, a Florida limited liability company

By:   
Charles Gusmano, Managing Member

Prime Realty Capital, LLC, s Florida limited liability company

By:   
Charles Gusmano, Manager

**DRC**

PZ20-12000009  
3/3/2021

**DRC**

PZ20-12000009  
11/18/2020

STATE OF FLORIDA

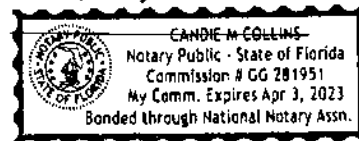
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 22 day of June, 2020 by Charles Gusmano, Managing Member of LGL Holdings Management, LLC, a Florida limited liability company, the General Partner of Southern Waste Systems, Ltd., a Florida limited partnership n/k/a LGL Realty, Ltd., a Florida limited partnership, on behalf of the company, who is personally known to me or has produced a driver's license as identification.

[Notary Seal]

Candie M Collins  
Print Name of Notary:  
Candie M Collins

Notary Public  
Serial number, if any:



STATE OF FLORIDA

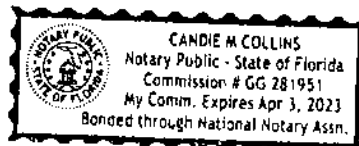
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 22 day of June, 2020 by Charles Gusmano, Manger of Prime Realty Capital, LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or has produced a driver's license as identification.

[Notary Seal]

Candie M Collins  
Print Name of Notary:  
Candie M Collins

Notary Public  
Serial number, if any:

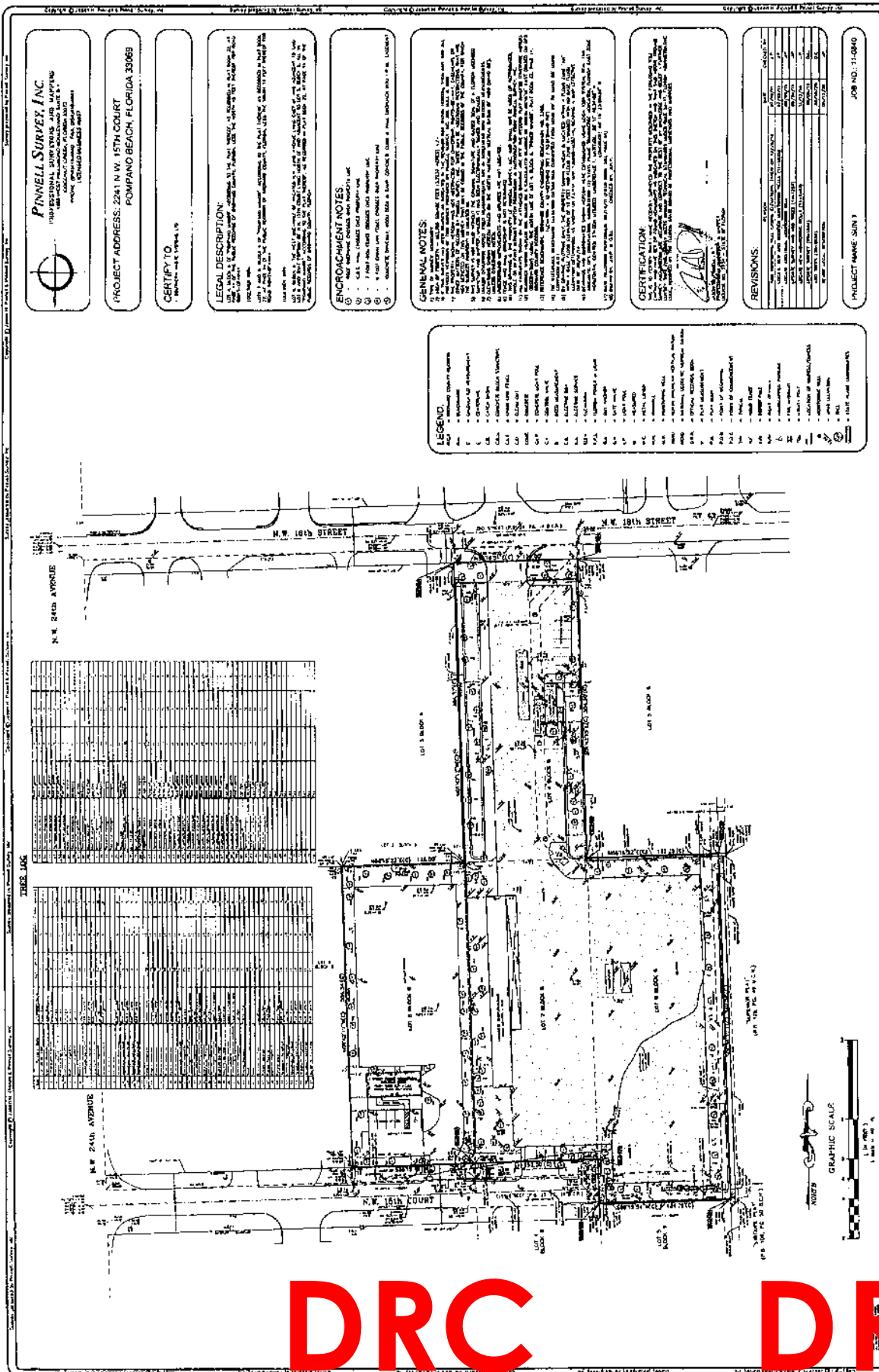


**DRC**

PZ20-12000009  
3/3/2021

**DRC**

PZ20-12000009  
11/18/2020



# DRC

**PZ20-12000009**  
**3/3/2021**

# DR C

**PZ20-12000009**  
**11/18/2020**

W/C TRI-COUNTY for: --

Brinkley, McNerney, Morgan..  
200 East Las Olas Blvd.  
Ft. Laud., FL 33301

INSTR # 100065715  
OR BK 30233 PG 0412  
RECORDED 02/03/2000 03:28 PM  
COMMISSION  
BROWARD COUNTY  
DOC STMP-D 0.70  
DEPUTY CLERK 1033

PREPARED BY AND RETURN TO:  
W. Michael Brinkley, Esq.  
BRINKLEY, MCNERNEY, MORGAN, SOLOMON & TATUM, LLP  
200 E LAS OLAS BLVD - SUITE #1800  
FT LAUDERDALE FL 33301

Parcel Identification No.: 48-42-28-01-0289

Space above this line for recording data

**This Quit-Claim Deed**, Executed this 31st day of January, 2000, by **JOHN PORTER, a married man, and ANTHONY MASIELLO, a married man**, whose post office address is c/o W. Michael Brinkley, Esq., 200 East Las Olas Boulevard, Suite #1800, Fort Lauderdale, of the County of Broward, State of Florida, 33301, first party, to

**SOUTHERN WASTE SYSTEMS, LTD., a Florida limited partnership**, whose post office address is 10191 West Sample Road, Suite #205-B, Coral Springs, Florida 33065, second party:

(Wherever used herein, the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

**Witnesseth**, That the said first party, for and in consideration of the sum of \$10.00, in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece of land, situate, lying and being in the County of Broward, State of Florida, to-wit:

The West 15 Feet of N.W. 22nd Ave., lying East of and adjacent to Lot 6, Block 6, of POMPANO MANOR, according to the Plat thereof, as recorded in Plat Book 22, Page 14, of the Public Records of Broward County, Florida.

**To Have and to Hold** the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

**The above-described property does not constitute and is not contiguous with the homestead or residence of the Grantor or any member of his family.**

**In Witness Whereof**, The said first party has signed and sealed these presents the day and

**DRC**

PZ20-12000009  
3/3/2021

**DRC**

PZ20-12000009  
11/18/2020 2

year first above written.

Signed, sealed and delivered in presence of:

Veronica Vilasutao  
 (SIGNATURE OF FIRST WITNESS)  
VERONICA VILASUTAO  
 (TYPED NAME OF FIRST WITNESS)  
David F. Hanley  
 (SIGNATURE OF SECOND WITNESS)  
DAVID F. HANLEY  
 (TYPED NAME OF SECOND WITNESS)

John Porter  
 JOHN PORTER  
Anthony Masiello  
 ANTHONY MASIELLO

STATE OF FLORIDA

COUNTY OF BROWARD

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, appeared JOHN PORTER, a married man, and ANTHONY MASIELLO, a married man, personally known to me to be the persons described in and who executed the foregoing instrument or who have produced their Florida driver's licenses as identification and acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 31st day of January, 2000.

[Notary Stamp]

Veronica J. Hancox  
 Notary Public - State of Florida

WITNESS my hand and official seal in the County and State last aforesaid this 31st day of January, 2000.

**DRC**

PZ20-12000009  
 3/3/2021

**DRC**

PZ20-12000009  
 11/18/2020





**INSTR # 100065714**  
**OR BK 30233 PG 0409**  
**RECORDED 02/03/2000 03:28 PM**  
**COMMISSION**  
**BROWARD COUNTY**  
**DOC STMP-D 8,400.00**  
**DEPUTY CLERK 1033**

W/C TRI-COUNTY for: --

Brinkley, McNerney, Morgan..  
200 East Las Olas Blvd.  
Ft. Laud., FL 33301

This instrument was prepared by:  
W. Michael Brinkley, ESQ.  
BRINKLEY, McNERNEY, MORGAN,  
SOLOMON & TATUM, LLP  
P.O. BOX 522  
Ft. Lauderdale, FL 33302-0522

Property Appraiser's  
Parcel Identification No.:48-42-28-01-0289 & 48-42-28-01-0293

\_\_\_\_\_Space above this line for recording data\_\_\_\_\_

**WARRANTY DEED**  
(STATUTORY FORM - SECTION 689.02, F.S.)

**THIS INDENTURE**, made this 31st day of January, 2000, **BETWEEN JOHN PORTER, a married man, and ANTHONY MASIELLO, a married man**, whose post office address is c/o W. Michael Brinkley, Esq., 200 East Las Olas Boulevard, Suite #1800, Fort Lauderdale, of the County of Broward, State of Florida, 33301,

grantor\*, and

**SOUTHERN WASTE SYSTEMS, LTD., a Florida limited partnership**, whose post office address is 10191 West Sample Road, Suite #205-B, Coral Springs, Florida 33065

grantee\*,

**Witnesseth** that said grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) -----  
----- Dollars, and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Broward** County, Florida, to-wit:

Lots 6 and 7, Block 6, POMPANO MANOR, according to the plat thereof, recorded in Plat Book 22, Page 14, of the Public Records of Broward County, Florida.

Together with the following right of way:

That portion of N.W. 15th Court lying North and adjacent to Lot 5, Block 9, POMPANO MANOR, according to the Plat thereof, recorded in Plat Book 22, Page 14, of the Public Records of Broward County, Florida.

**DRC**

**PZ20-12000009**  
**3/3/2021**

**DRC**

**PZ20-12000009**  
**11/18/2020**

SUBJECT TO restrictions, reservations, limitations, easements of record and taxes for the year 2000 and subsequent years.

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whosoever.

**The above-described property does not constitute and is not contiguous with the homestead or residence of the Grantor or any member of his family.**


\*"Grantor" and "grantee" are used for singular or plural, as context requires.


**In Witness Whereof**, The said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:


  
(SIGNATURE OF FIRST WITNESS)

VERONICA VILARCHAO  
(TYPED NAME OF FIRST WITNESS)

  
JOHN PORTER

  
(SIGNATURE OF SECOND WITNESS)

Victor J. Ficus  
(TYPED NAME OF SECOND WITNESS)

  
ANTHONY MASIELLO

STATE OF FLORIDA

COUNTY OF BROWARD

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, appeared JOHN PORTER, a married man, and ANTHONY MASIELLO, a married man, personally known to me to be the persons described in and who executed the foregoing instrument or who have produced their Florida driver's licenses as identification and acknowledged before me that they executed the same.

**DRC<sup>2</sup>**

PZ20-12000009  
3/3/2021

**DRC**

PZ20-12000009  
11/18/2020

WITNESS my hand and official seal in the County and State last aforesaid this 31st day of January, 2000.

[Notary Stamp]

  
\_\_\_\_\_  
Notary Public - State of Florida

G:\WPFILES\CLIENTS\Porter\Deed\Closing\Deed.wpd  
1/31/00



Vivian J. Fiacco  
MY COMMISSION # CC671711 EXPIRES  
November 14, 2001  
BONDED THRU TROY FAIN INSURANCE, INC.

**DRC<sup>3</sup>**  
PZ20-12000009  
3/3/2021

**DRC**  
PZ20-12000009  
11/18/2020

THIS INSTRUMENT PREPARED BY AND RETURN TO:

**Blaine C. Dickenson, Esq.**

DICKENSON, REX and SLOAN, P.A.

150 East Palmetto Park Road, Suite 500

Boca Raton, Florida 33432

Property Appraisers Parcel Identification (Folio) Numbers: 484228-01-0290

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## WARRANTY DEED

**THIS WARRANTY DEED**, made the 30th day of November, 2011 by Douglas Gipson and Helga Gipson, husband and wife whose post office address is 1051 SW 16th St., Boca Raton, FL 33486 herein called the Grantors, to Prime Realty Capital, LLC a Florida limited liability company whose post office address is 790 Hillbrath Drive, Lantana, FL 33462 hereinafter called the Grantee:

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

**WITNESSETH:** That the Grantors, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in Broward County, State of Florida, viz.:

Lot 8, Block 6, of POMPANO MANOR, according to the plat thereof, recorded in Plat Book 22, Page(s) 14, of the Public Records of Broward County, Florida; Less the South 15 feet thereof.

Subject to easements, restrictions and reservations of record and taxes for the year 2012 and thereafter.

**TOGETHER**, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**TO HAVE AND TO HOLD**, the same in fee simple forever.

**AND**, the Grantors hereby covenant with said Grantee that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land, and hereby warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2011.

**IN WITNESS WHEREOF**, the said Grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness #1 Signature

Blaine C. Dickenson

Witness #1 Printed Name

Linda L. Brewer

Witness #2 Signature

Linda L. Brewer

Witness #2 Printed Name

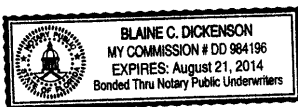
Douglas Gipson

Helga Gipson

STATE OF FLORIDA  
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 30th day of November, 2011 by Douglas Gipson and Helga Gipson who are personally known to me or have produced \_\_\_\_\_ as identification.

SEAL



Notary Public

My Commission Expires:

**DRC**

PZ20-12000009

3/3/2021

**DRC**

PZ20-12000009

11/18/2020

ATTACHMENT D  
FACILITY FRONTAGE

**DRC**

PZ20-12000009  
3/3/2021

**DRC**

PZ20-12000009  
11/18/2020

# Overhead Utilities.North



**DRC**

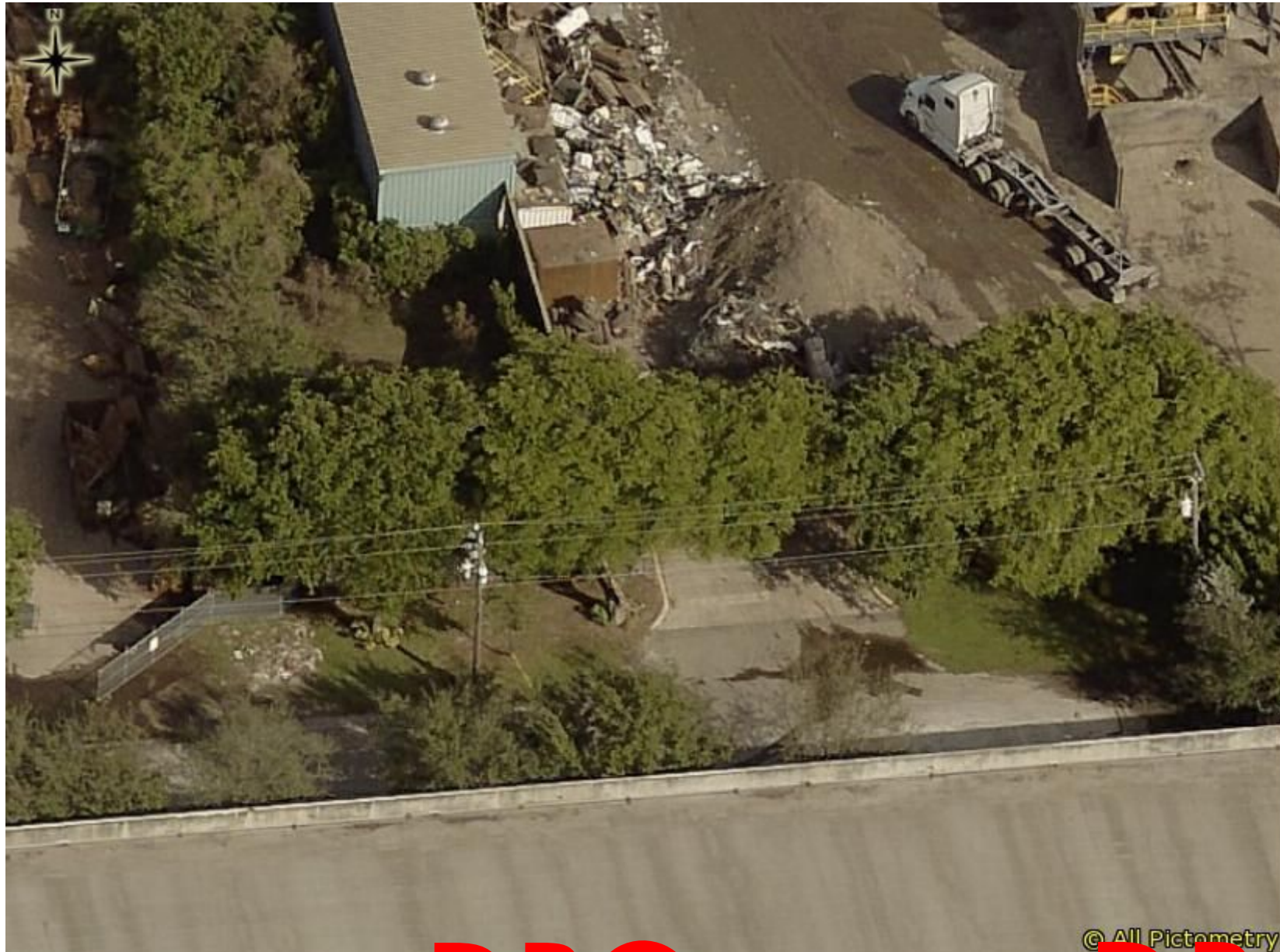
P720-12000009

**DRC**

P720-12000009



# Overhead Utilities.South



**DRC**

P720-12000009

**DRC**

P720-12000009

ATTACHMENT E  
BROWARD COUNTY PLAT DETERMINATION

**DRC**

PZ20-12000009  
3/3/2021



PZ20-12000009  
11/18/2020





June 3, 2020

Jill B. Cohen, RLA, AICP, President  
JBC Planning & Design  
1312 Majesty Terrace  
Weston, Florida 33327

Dear Ms. Cohen:

Re: Platting requirements for a parcel legally described as Lots 4, 6, 7 and 8, Block 6, "Pompano Manor," according to the Plat thereof, as recorded in Plat Book 22, Page 14, of the Public Records of Broward County, Florida, together with the West ½ of vacated Northwest 22 Avenue and the portion of vacated Northwest 15 Court, lying south of and adjacent to Lot 6, less a portion of Lots 4, 7 and 8 for right-of-way purposes. This parcel is generally located east of Northwest 24 Avenue, between Northwest 15 Court and Northwest 16 Street, in the City of Pompano Beach.

This letter is in response to your request regarding the Broward County Land Use Plan's platting requirements for a proposed non-residential development on the above referenced parcel.

Planning Council staff has determined that replatting **would not be required** by Policy 2.13.1 of the Broward County Land Use Plan for the proposed development, subject to compliance with any applicable Broward County Trafficways Plan requirement.

As per the criteria of Policy 2.13.1, replatting is required for the issuance of building permits when constructing a non-residential or multi-family building, unless all of the following conditions are met:

- a. The lot or parcel is smaller than 10 acres and is unrelated to any adjacent development;
- b. The lot or parcel has been specifically delineated in a recorded plat;
- c. All land within the lot or parcel which is necessary to comply with the County Trafficways Plan has been conveyed to the public by deed or easement; and
- d. The proposed development is in compliance with the applicable land development regulations.

**Jill B. Cohen**  
**June 3, 2020**  
**Page Two**

The subject parcel is less than 10 acres (approximately 3.8 acres) and meets the specifically delineated requirement. This platting interpretation is subject to the municipality finding that the proposed development is unrelated to any adjacent development, as noted in "a." above.

Planning Council staff notes that when a specifically delineated parcel (i.e. Lots 4, 6, 7 and 8, Block 6) is combined with land which has been included in a plat recorded before June 4, 1953, but not specifically delineated or vacated right-of-way (i.e. the West ½ of vacated Northwest 22 Avenue and the portion of vacated Northwest 15 Court), Policy 2.13.1 of Broward County Land Use Plan does not required replatting if the specifically delineated portion constitutes a majority of the enlarge parcel; in this case the specifically delineated portion constitutes a majority of the enlarged parcel.

Some jurisdictions may be more restrictive and require platting in more situations than the Broward County Land Use Plan. The City of Pompano Beach's platting requirements should be investigated.

The contents of this letter are not a judgment as to whether this development proposal complies with the Broward County Trafficways Plan, permitted uses and densities, local zoning, the land development regulations of the municipality or the development review requirements of the Broward County Land Use Plan, including concurrency requirements.

If you have any additional questions regarding the Broward County Land Use Plan's platting requirements, please contact Julie M. Bernal, Planner Trainee, at your convenience.

Respectfully,



Barbara Blake Boy  
Executive Director

BBB:JMB

cc: Gregory P. Harrison, City Manager  
City of Pompano Beach

David Recor, Director, Development Services  
City of Pompano Beach

**DRC**  
PZ20-12000009  
3/3/2021

**DRC**  
PZ20-12000009  
11/18/2020

ATTACHMENT F  
UPDATED SURVEY

**DRC**

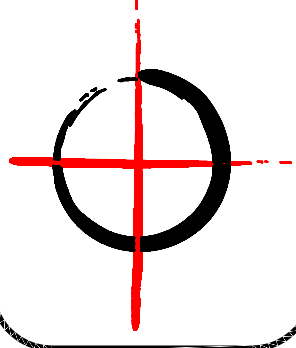
PZ20-12000009  
3/3/2021

**DRC**

PZ20-12000009  
11/18/2020







**PINNELL SURVEY, INC.**  
PROFESSIONAL SURVEYORS AND MAPPERS  
4655 WEST HILLCREST, SUITE B-1  
CORAL GABLES, FLORIDA 33134  
PHONE: (305) 441-4640 FAX: (305) 441-4941  
LICENSED BUSINESS #6867

PROJECT ADDRESS: 2241 N.W. 15TH COURT  
POMPANO BEACH, FLORIDA 33069

CERTIFY TO:  
1. SOUTHERN WASTE SYSTEMS LTD

**LEGAL DESCRIPTION:**

LOT 4, BLOCK 6 OF "POMPANO MANOR", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 22, AT  
PAGE 14, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS THE NORTH 15 FEET THEREOF FOR ROAD  
RIGHT-OF-WAY.

TOGETHER WITH:

LOTS 7 AND 8, BLOCK 6 OF "POMPANO MANOR", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK  
22, AT PAGE 14, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS THE SOUTH 15 FEET THEREOF FOR  
ROAD RIGHT-OF-WAY.

TOGETHER WITH:

LOT 6, BLOCK 6, THE WEST ONE-HALF OF VACATED N.W. 22ND AVENUE LYING EAST OF AND ADJACENT TO SAID  
LOT 6 AND THAT PORTION OF N.W. 15TH COURT LYING NORTH OF AND ADJACENT TO LOT 5, BLOCK 9, ALL IN  
"POMPANO MANOR", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 22, AT PAGE 14 OF THE  
PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

**ENCROACHMENT NOTES:**

1. ROOF OVERHANG CROSSES OVER PROPERTY LINE.
2. C.B.S. WALL CROSSES OVER PROPERTY LINE.
3. 7 FOOT IRON FENCE CROSSES OVER PROPERTY LINE.
4. 6 FOOT CHAIN LINK FENCE CROSSES OVER PROPERTY LINE.
5. CONCRETE DRIVEWAY, WOOD DECK & RAMP, CONCRETE CURB & WALL ENCROACH INTO F.P.A.L. EASEMENT.

**GENERAL NOTES:**

- 1) TYPE OF SURVEY: BOUNDARY.
- 2) AREA OF PROPERTY = 162,206 SQUARE FEET (3.7237 ACRES) +/-
- 3) IF THIS SURVEY HAS BEEN REVISED, AS INDICATED IN THE REVISION BOX SHOWN HEREON, THEN ANY AND ALL  
OTHER MATTERS OF RECORD BY PINNELL SURVEY, INC. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE  
NOT SHOWN HEREON.
- 4) THE PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR  
OTHER MATTERS OF RECORD BY PINNELL SURVEY, INC. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE  
NOT SHOWN HEREON.
- 5) THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED  
SURVEYOR AND MAPPER, UNLESS IT HAS BEEN ELECTRONICALLY SIGNED AND SEALED.
- 6) ELEVATIONS SHOWN HEREON BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
- 7) ELEVATIONS SHOWN HEREON BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
- 8) UNLESS OTHERWISE NOTED.
- 9) FENCE AND WALL OWNERSHIP IS NOT DETERMINED.
- 10) THIS DRAWING IS THE PROPERTY OF PINNELL SURVEY, INC. AND SHALL NOT BE USED OR REPRODUCED,  
WHOLE OR IN PART WITHOUT WRITTEN PERMISSION & AUTHORIZATION FROM PINNELL SURVEY, INC.
- 11) BEARINGS SHOWN HEREON ARE BASED ON A CALCULATED BEARING OF NORTH 88°16'51" EAST (BASED ON GPS  
OBSERVATION) ALONG THE NORTH LINE OF LOT 4, BLOCK 6, "POMPANO MANOR", PLAT BOOK 22, PAGE 14.
- 12) BEARINGS SHOWN HEREON ARE BASED ON A CALCULATED BEARING OF NORTH 88°16'51" EAST (BASED ON GPS  
OBSERVATION) ALONG THE NORTH LINE OF LOT 4, BLOCK 6, "POMPANO MANOR", PLAT BOOK 22, PAGE 14.
- 13) REFERENCE BENCHMARK: ELEVATION = 12.442 (NGVD 29) / 10.917 (NAVD 88).
- 14) THE REFERENCE BENCHMARK ELEVATION DATUM WAS CONVERTED FROM NGVD 29 TO NAVD 88 USING  
BY GRAPHIC PLOTTING ONLY. THE PROPERTY SHOWN HEREON IS LOCATED WITHIN A FLOOD ZONE "AH"  
WITH A BASE FLOOD ELEVATION OF 12 FEET AND FLOOD ZONE X-SHADED WITH NO BASE FLOOD  
DATE OF ORIGIN: 08/01/2005, AS SHOWN ON F.I.A.M. MAP 120055-057-H, BEARING A MAP EFFECTIVE  
DATE OF 08/01/2005.
- 15) BEARINGS AND COORDINATES SHOWN HEREON WERE ESTABLISHED USING LEICA 1200 SYSTEM, REAL TIME  
KINEMATIC GPS OBSERVATION, NAD83(GEOID 12) STATE PLANE TRANSVERSE MERCATOR, FLORIDA EAST ZONE.  
HORIZONTAL CONTROL STATION UTILIZED: LAUDERDALE 1, LONGITUDE: 80° 10' 23.0438" W
- 17) DATE FIELDWORK PERFORMED: 05/14/11 (FIELD BOOK 390, PAGE 61) CHECKED BY: J.H.P.

**CERTIFICATION:**

THIS IS TO CERTIFY THAT I HAVE RECENTLY SURVEYED THE PROPERTY DESCRIBED IN THE FOREGOING TITLE  
CAPTION AND HAVE SET OR FOUND MONUMENTS AS INDICATED ON THIS SKETCH AND THAT SAID ABOVE GROUND  
MONUMENTS ARE TRUE AND CORRECTLY LOCATED AND THAT THE SURVEY MEETS MINIMUM TECHNICAL STANDARDS UNDER RULE 61C03, ADMINISTRATIVE  
CODE, ADOPTED BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS.

NO. 5734  
JASON R. PINNELL, J.P.S.  
FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS  
LICENSE NO. 37397-STATE OF FLORIDA

**REVISIONS:**

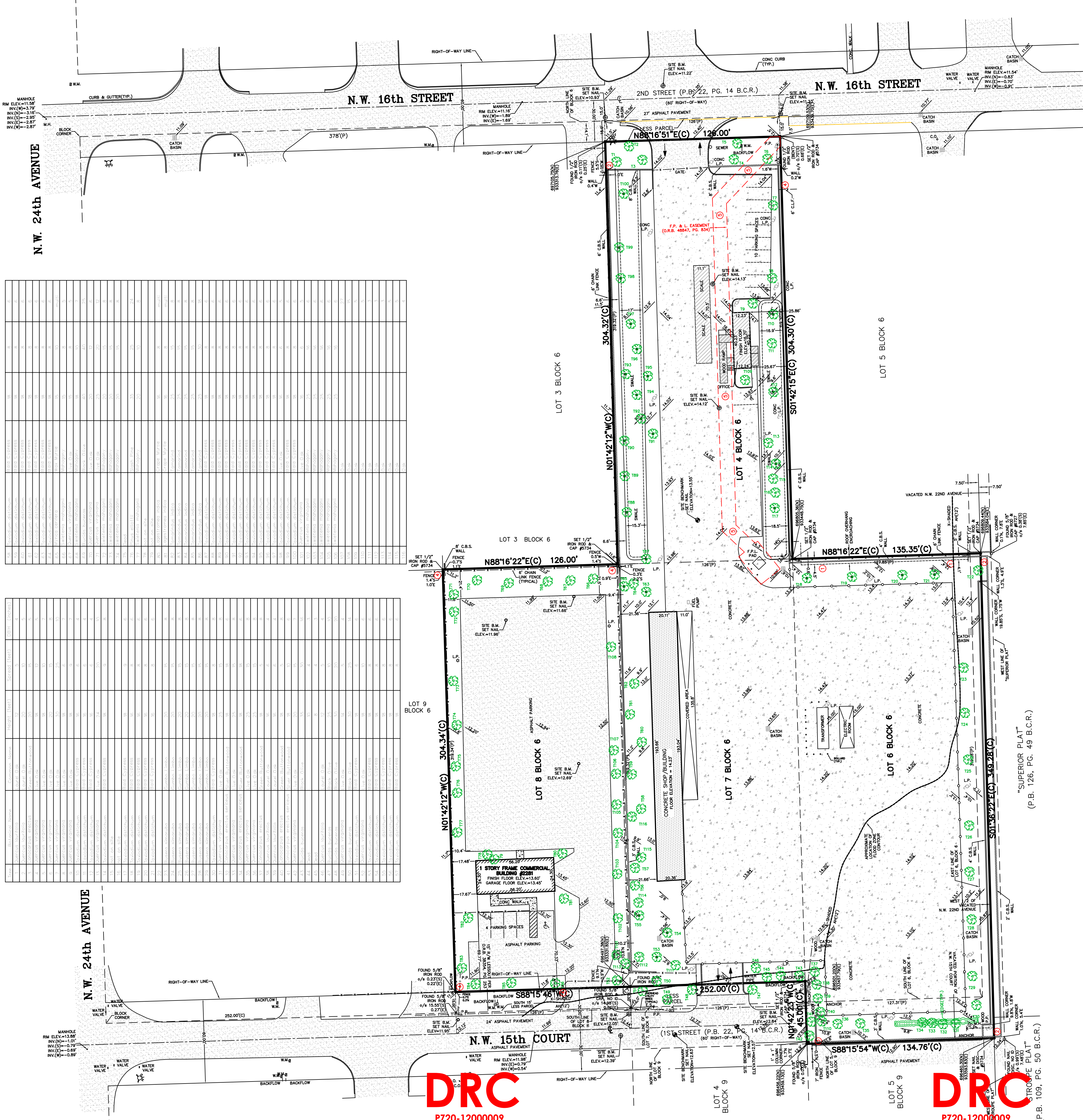
REVISION	DATE	CHECKED BY
ADD MONITORING WELL CASING ELEVATIONS TAKEN ON 12/26/10	07/19/11	J.P.
LOCATE NEW AND MODIFIED MONITORING WELLS (11-1035)	07/22/11	J.P.
LOCATE ADDITIONAL MONITORING WELL	08/09/11	J.P.
LOCATE SURVEY AND ADD TREES (11-1287)	09/04/11	J.P.
LOCATE NEW MONITORING WELLS (14-1463)	11/12/14	J.P.
UPDATE SURVEY (19-1644)	09/06/19	O.C.
ADD TREES (20-0659)	04/10/20	O.C.
REVISE LEGAL DESCRIPTION	05/12/20	J.P.

PROJECT NAME: SUN 1

JOB NO.: 11-0840

**TREE LOG**

NO.	LOCATION	HEIGHT (FEET)	DBH (INCHES)	SPECIES
1	LOT 4, BLOCK 6	10	4	SPURGE
2	LOT 4, BLOCK 6	10	4	SPURGE
3	LOT 4, BLOCK 6	10	4	SPURGE
4	LOT 4, BLOCK 6	10	4	SPURGE
5	LOT 4, BLOCK 6	10	4	SPURGE
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99	LOT 4, BLOCK 6	10	4	SPURGE
100	LOT 4, BLOCK 6	10	4	SPURGE



**DRC**  
P220-12000009  
3/3/2021

**DRC**  
P220-12000009  
11/18/2020



NOTES: 1. THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE FLORIDA SURVEYING AND MAPPING ACT, CHAPTER 461, F.S. 2. ALL MONUMENTS WERE SET OR FOUND AND LOCATED AS SHOWN ON THIS SKETCH. 3. THE SURVEY MEETS MINIMUM TECHNICAL STANDARDS UNDER RULE 61C03, ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS.



ATTACHMENT G  
REVISED LANDSCAPE PLAN

**DRC**

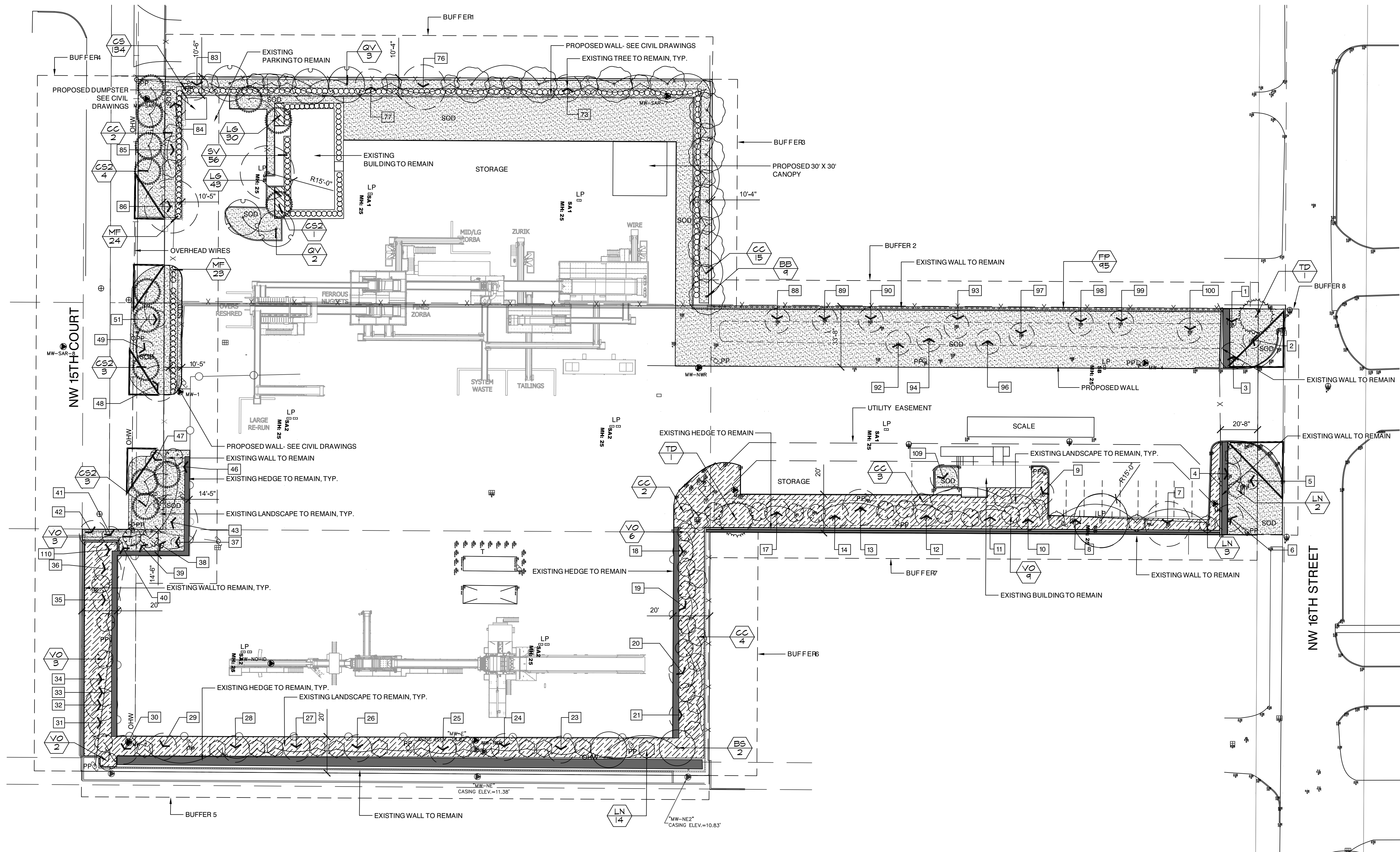
PZ20-12000009  
3/3/2021

**DRC**

PZ20-12000009  
11/18/2020

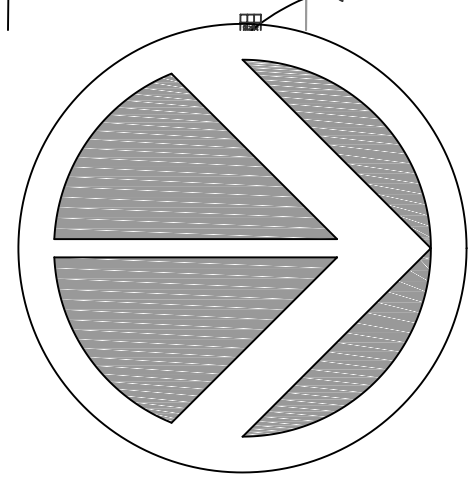
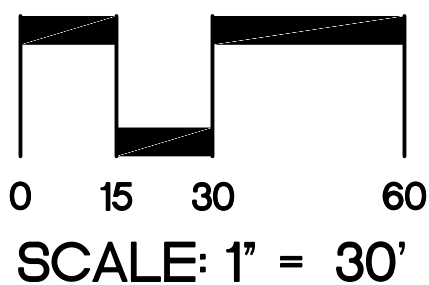


D:\H\PROJECTS\BESUN RECYCLING\CAD\15-0856 POMPANO SUN LP.DWG 9/7/20 by HAYLEY HARRISON



LEGAL DESCRIPTION

LOT 4, 7 AND 8 BLOCK 6 OF "POMPANO MANOR", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 22, AT PAGE 14 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS THE NORTH 15 FEET THEREOF FOR ROAD RIGHT-OF-WAY.  
TOGETHER WITH:  
LOT 6, BLOCK 6, THE WEST ONE-HALF OF VACATED N.W. 22ND AVENUE LYING EAST OF AND ADJACENT TO SAID LOT 6 AND THAT PORTION OF N.W. 15TH COURT LYING NORTH OF AND ADJACENT TO LOT 5, BLOCK 9, ALL IN "POMPANO MANOR", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 22, AT PAGE 14 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.



**DRC**  
PZ20-12000009  
3/3/2021

**DRC**  
PZ20-12000009  
11/18/2020

Sheet Title	LANDSCAPE PLAN
Revision Dates	09.08.2020
CITY COMMENTS	
Date	11.25.19
Sheet Number	LP-1
Seal	
JILL COHEN 09.08.20 LA1600	



ATTACHMENT H  
REVISED PHOTOMETRIC PLAN

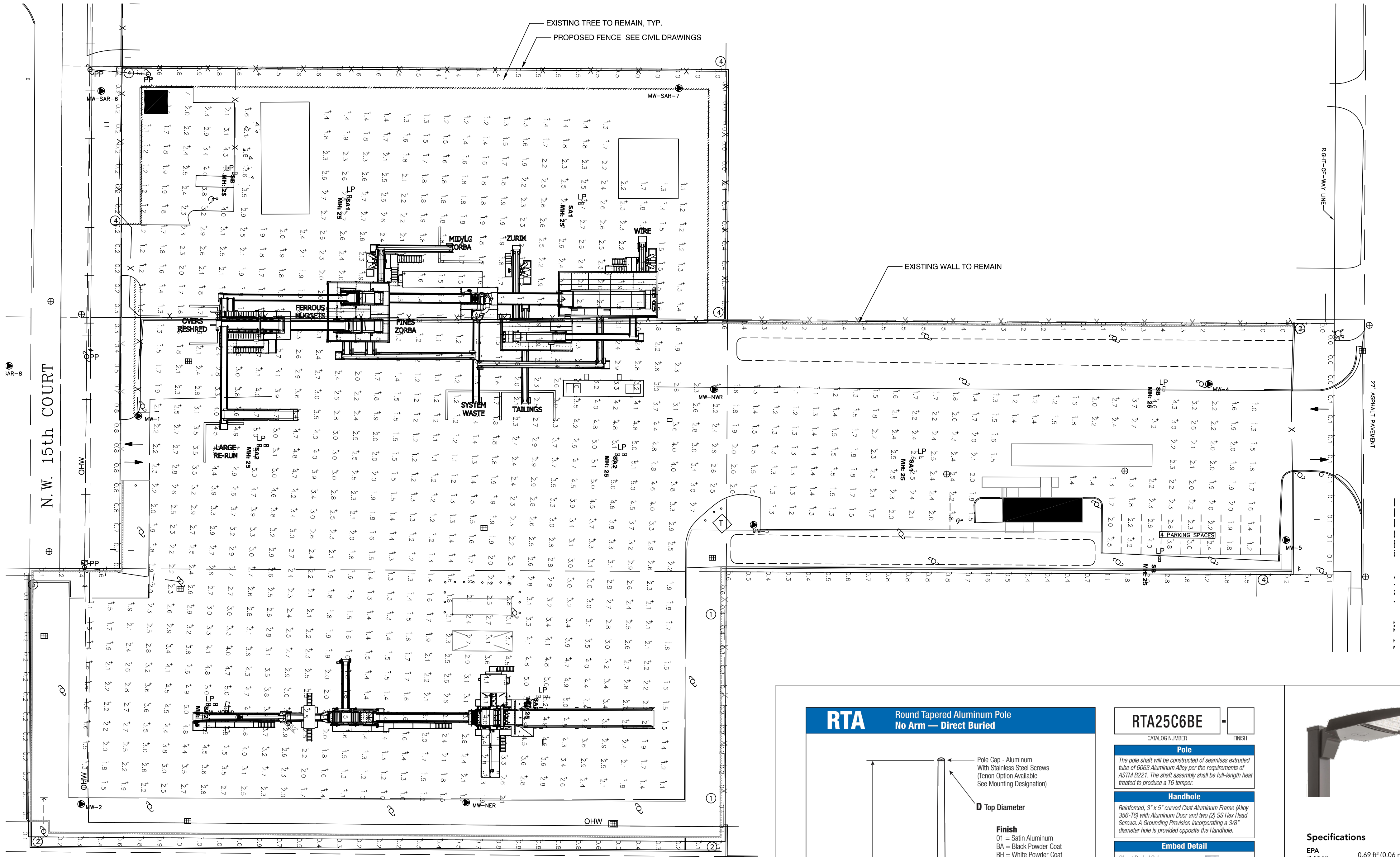
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PZ20-12000009  
3/3/2021

**DRC**

PZ20-12000009  
11/18/2020



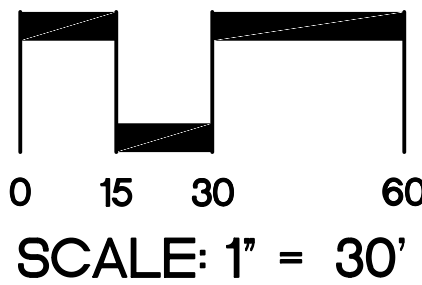
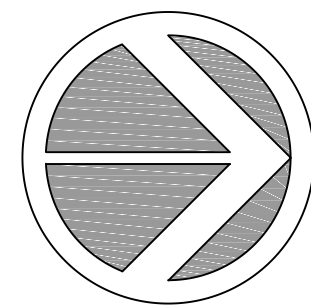


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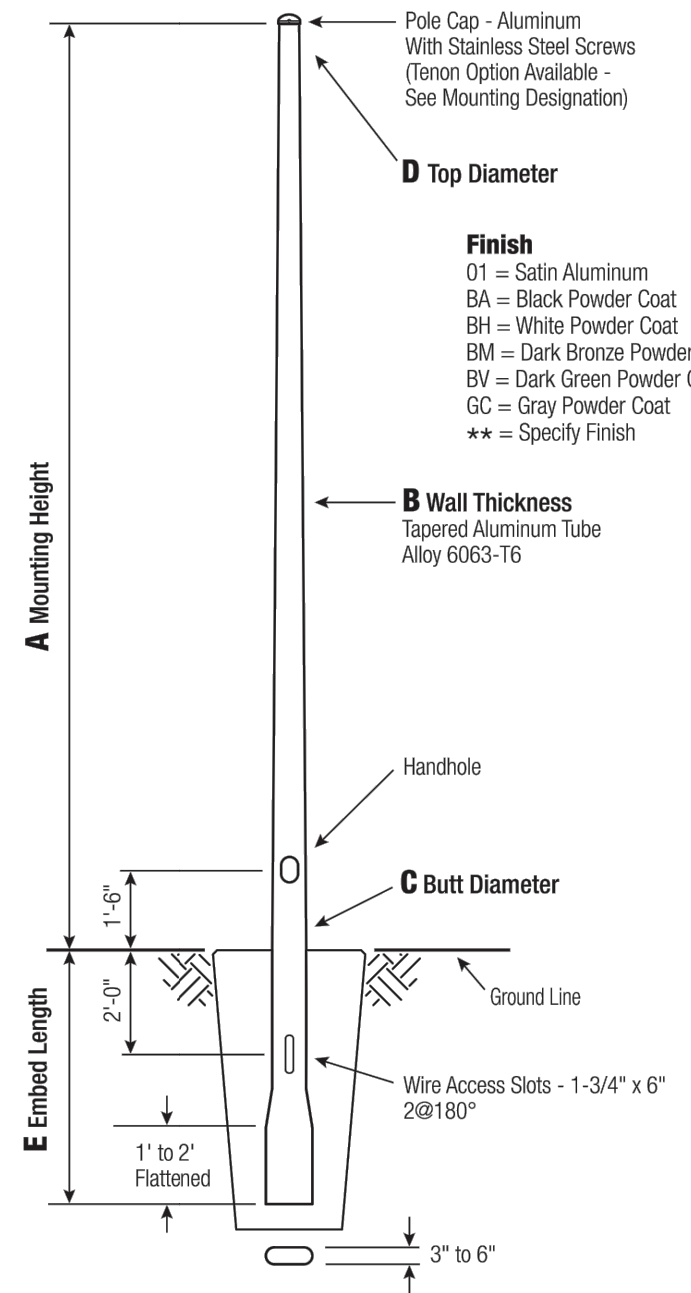


Luminaire Schedule							
Project: LGL RECYCLING SUN 1 - SITE POMPANO BEACH, FL 12/03/2019							
Symbol	Qty	Label	Arrangement	Manufacturer	Description	Luminaire Lumens	LLF
	3	SA1	SINGLE	Lithonia Lighting	RSX2 LED P6 40K RS MH: POLE MOUNT A.F.G.	31069	0.903
	4	SA2	BACK-BACK	Lithonia Lighting	RSX2 LED P6 40K RS MH: POLE MOUNT A.F.G.	31069	0.903
	3	SB	SINGLE	Lithonia Lighting	RSX2 LED P2 40K RS MH: POLE MOUNT A.F.G.	17202	0.903

Calculation Summary							
Project: LGL RECYCLING SUN 1 - SITE POMPANO BEACH, FL 12/03/2019							
Label	Calc/Type	Units	Avg	Max	Min	Avg/Min	Max/Min
PROPERTY LINE (5' above grade)	Illuminance	Fc	0.42	2.9	0.0	N.A.	N.A.
PARKING LOT	Illuminance	Fc	2.47	5.3	1.1	2.25	4.82
SITE	Illuminance	Fc	2.40	5.3	1.0	2.40	5.30

**DRC**  
P220-12000009  
3/3/2021

## RTA Round Tapered Aluminum Pole No Arm — Direct Buried



**WARNING:** Do not install light pole without luminaire. Satin Aluminum or Powder Coated Finish per Customer Specifications.

A MIL HTG.	B WALL THICKNESS	C BUTT DIAMETER	TOTAL LENS WIDHT	90	110	120	130	OLD CAT. NUMBER	CATALOG NUMBER
25	0.156"	6	80	10.0	7.2	6.6	5.2	4.2	50-062
RTA25C6BE-*									
C BUTT DIA.		D TOP DIA.		E EMBOS					
6		4.5		4"					