

PIPE YARD IMPROVEMENTS



P&Z # 24-12000004

Zoning Board of Appeals Presentation



OBJECTIVES

1. Enhance Operational Efficiency
2. Strengthen Security Measures
3. Improve Durability



BACKGROUND

The Pipe Yard is occupying a portion of the surface parking lot at the edge of the site, abutting a lake and adjacent properties, and fenced for security. The current asphalted area and entrance drive are in poor condition and require replacement. Parking curbs and trees interfere with the proper storage of the pipes. A new concrete slab and driveway will be installed to provide a more durable surface for the pipe storage and vehicles.



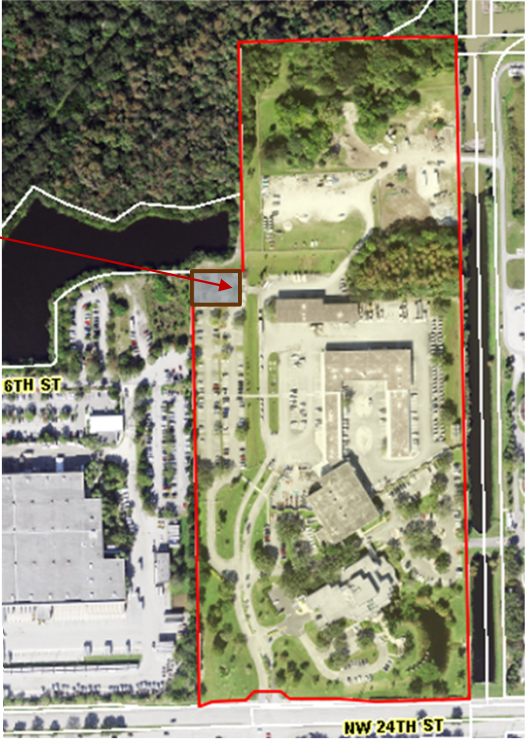
Existing Condition – Pipe Yard



BACKGROUND (CONT.)



Pipe Yard Location to remains



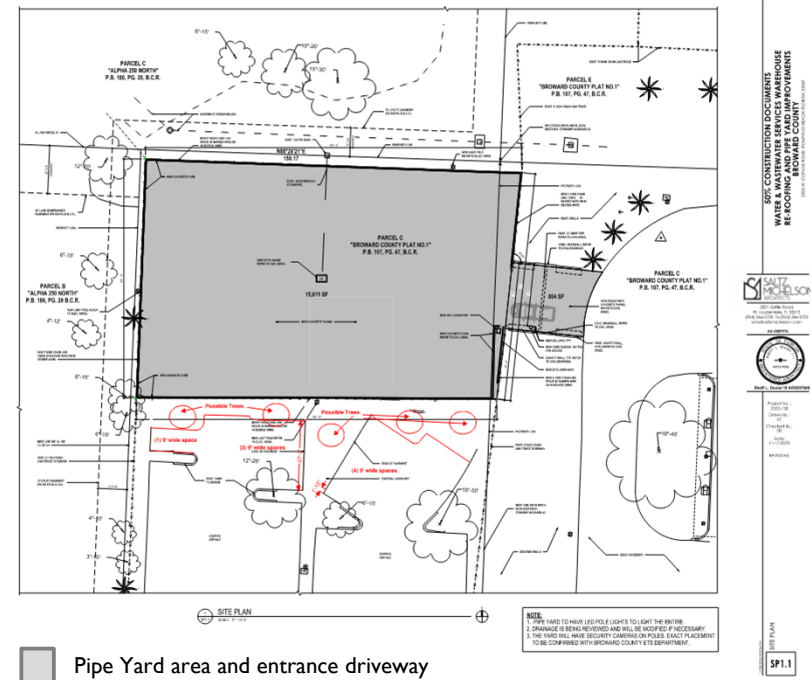
Aerial view of Water & Wastewater Services Facility

PIPE YARD IMPROVEMENTS

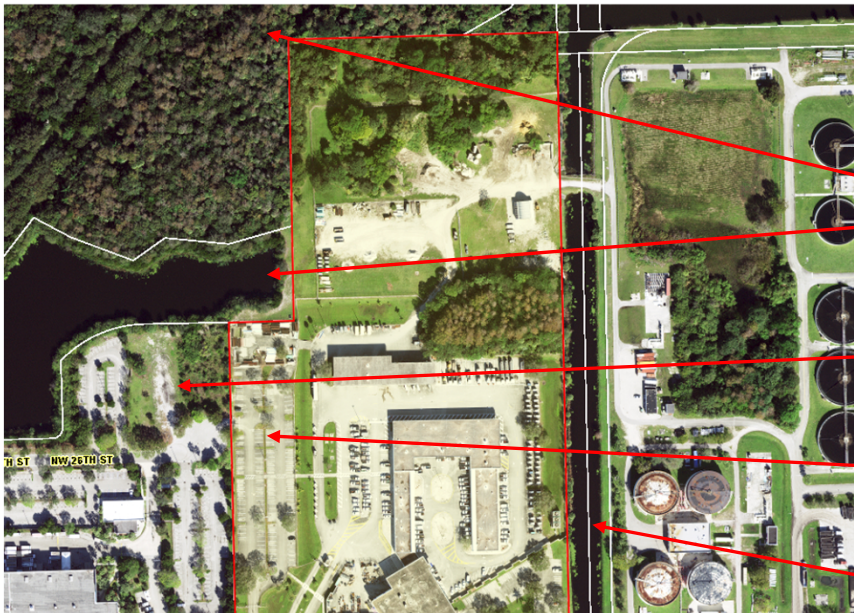
The pipe yard improvements include:

- ❑ Removal of asphalt surface and replacement with concrete slab.
- ❑ New entry driveway.
- ❑ Removal of existing concrete curbs and tree.
- ❑ Removal and replacement of security chain link fence enclosure.
- ❑ New LED light poles.
- ❑ New security cameras.
- ❑ New electric sliding gate with security features.
- ❑ Reconfiguration of the parking south of the Pipe Yard.

LED: Light-Emitting Diode



VARIANCE REQUESTS:



Aerial view of Water & Wastewater Services Facility

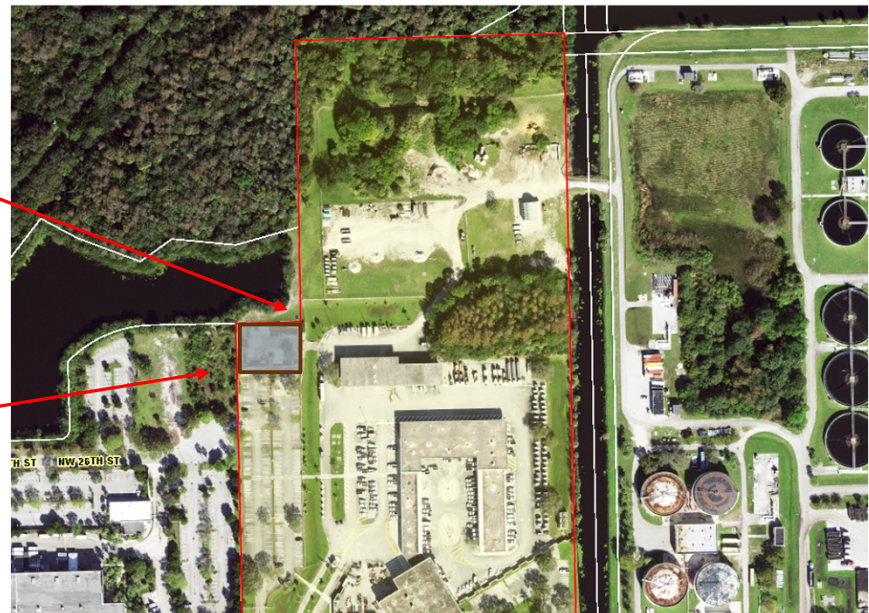
The Water & Wastewater Services (WWS) requests a variance from the DRC review requirement of a landscape buffer on the north and west property lines.

Pipe Yard Surrounding Property Information:

- North: Drainage pond owned by Pompano Beach Center and undeveloped wooden land owned by Broward County.
- West: Industrial, zoning I-1/PCI owned by Teacher insurance & Annuity Association of America, currently occupied by Federal Xpress as distribution center.
- South: Industrial, zoning I-1/PCI owned by Teacher insurance & Annuity Association of America, currently occupied by Federal Xpress as distribution center.
- East: Public Land % City of Pompano Beach and WWS Treatment Plant owned by Broward County.

VARIANCE REQUESTS (CONT.)

North and West views of the WWS facility



Aerial view of Water & Wastewater Services Facility

■ Pipe Yard Location



THANK YOU

Construction Management Division

Public Work Department

www.broward.org

