

DRC



George Rembos &lt;georger250@gmail.com&gt;

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**LT 20 115 NW 16th Street Waste Collection**

7 messages

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**Geo** <georger250@gmail.com>  
To: russell.ketchem@copbfl.com  
Cc: steven rembos <stevenr4444@gmail.com>

Tue, Jul 15, 2025 at 12:44 PM

Hi Russell,

Appreciate your assistance with this matter.

The subject property is located at 115 NW 16th Street in Pompano Beach. Our process tracking number is: PZ25-12000014.

Saul Umana from the zoning department requested we confirm "the proposed waste collection is satisfactory".

The project is an existing industrial building consisting of 7 bays. We intend to collect waste from the tenants using the 96 gallon toter carts. It will be the tenants responsibility to pay for service, however, coastal waste will be the waste provider for the entire building. I have also attached the site plan for your reference.

Additionally, attached is confirmation from Coastal Waste stating they are able to service the property in this manner.

Please confirm the proposed waste collection is satisfactory.

Regards,  
George Rembos  
[georger250@gmail.com](mailto:georger250@gmail.com)

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**2 attachments**

 **Coastal Waste Confirmation.pdf**  
480K

 **LT 20 Site Plan.pdf**  
1316K

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**Russell Ketchem** <Russell.Ketchem@copbfl.com>  
To: Geo <georger250@gmail.com>  
Cc: steven rembos <stevenr4444@gmail.com>

Tue, Jul 15, 2025 at 5:02 PM

George,

DRC

PZ25-1200013  
08/20/2025

I see that you will be remodeling the bays and adding an addition. So please walk me through how this will (or currently) works. You stated that each tenant will be responsible for their garbage service. So each tenant will be provided a cart(s) for service, which they will be billed separately.

Without me digging into this too much... is this your process now?

My main concern is the size of the addition. Seems large. My suggestion would be that each tenant will be responsible for their solid waste needs... if that is a 95-gallon cart, fine... if that entails a larger 4-yard dumpster on casters, fine. Understanding that in both options, the carts/dumpster need to be kept in their bay, only to be rolled out for service.

Also keep in mind that any and all garbage that is onsite remains your responsibility. So if one of your tenants decides to get a small 95-gallon container and they end up piling everything outside their bay making a mess... and Code swings on by, it is your headache. I say that so you can ensure you have significant language in your lease agreements that allows you to enforce your tenant to follow the City Codes.



[Quoted text hidden]

**Russell Ketchem** <Russell.Ketchem@copbfl.com>

To: Matthew Scott <Matthew.Scott@gmlaw.com>

Cc: steven rembos <stevenr4444@gmail.com>, Geo <georger250@gmail.com>, Ernesto Canela <ecanela@dynamiccec.com>

Tue, Jul 15, 2025 at 5:11 PM

Matthew,

It appears that we have multiple conversations pertaining to this matter.

DRC

PZ25-12000016  
08/20/2025

Not clear on who is doing what... however, please see my response below.



[Quoted text hidden]

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**Matthew Scott** <Matthew.Scott@gmlaw.com>

Tue, Jul 15, 2025 at 5:56 PM

To: Geo <georger250@gmail.com>, steven rembos <stevenr4444@gmail.com>, Ernesto Canela <ecanela@dynamicec.com>

George- give me a call when you have a minute. 954-298-0285.

Matthew Scott  
Greenspoon Marder LLP  
Partner  
200 East Broward Boulevard, Suite 1800  
Fort Lauderdale, FL 33301  
Direct Phone Number: 954-298-0285  
[Matthew.Scott@gmlaw.com](mailto:Matthew.Scott@gmlaw.com)

Begin forwarded message:

**From:** Russell Ketchem <[Russell.Ketchem@copbfl.com](mailto:Russell.Ketchem@copbfl.com)>  
**Date:** July 15, 2025 at 5:11:37 PM EDT  
**To:** Matthew Scott <[Matthew.Scott@gmlaw.com](mailto:Matthew.Scott@gmlaw.com)>  
**Cc:** steven rembos <[stevenr4444@gmail.com](mailto:stevenr4444@gmail.com)>, Geo <[georger250@gmail.com](mailto:georger250@gmail.com)>, Ernesto Canela <[ecanela@dynamicec.com](mailto:ecanela@dynamicec.com)>  
**Subject:** RE: LT 20 115 NW 16th Street Waste Collection

Matthew,

DRC

PZ25-12000014  
08/20/2025

It appears that we have multiple conversations pertaining to this matter.

Not clear on who is doing what... however, please see my response below.



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**From:** Russell Ketchem  
**Sent:** Tuesday, July 15, 2025 5:03 PM  
**To:** 'Geo' <georger250@gmail.com>  
**Cc:** steven rembos <stevenr4444@gmail.com>  
**Subject:** RE: LT 20 115 NW 16th Street Waste Collection

George,

I see that you will be remodeling the bays and adding an addition. So please walk me through how this will (or currently) works. You stated that each tenant will be responsible for their garbage service. So each tenant will be provided a cart(s) for service, which they will be billed separately.

DRC

PZ25-12000014

08/20/2025

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<image001.jpg>

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**From:** Geo <[georger250@gmail.com](mailto:georger250@gmail.com)>  
**Sent:** Tuesday, July 15, 2025 12:44 PM  
**To:** Russell Ketchem <[Russell.Ketchem@copbfl.com](mailto:Russell.Ketchem@copbfl.com)>  
**Cc:** steven rembos <[stevenr4444@gmail.com](mailto:stevenr4444@gmail.com)>  
**Subject:** LT 20 115 NW 16th Street Waste Collection

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Hi Russell,

Appreciate your assistance with this matter.

The subject property is located at [115 NW 16th Street](#) in Pompano Beach. Our process tracking number is: PZ25-12000014.

DRC

Saul Umana from the zoning department requested we confirm "the proposed waste collection is satisfactory".

PZ25-12000014

08/20/2025

The project is an existing industrial building consisting of 7 bays. We intend to collect waste from the tenants using the 96 gallon toter carts. It will be the tenants responsibility to pay for service, however, coastal waste will be the waste provider for the entire building. I have also attached the site plan for your reference.

Additionally, attached is confirmation from Coastal Waste stating they are able to service the property in this manner.

Please confirm the proposed waste collection is satisfactory.

Regards,

George Rembos

[georger250@gmail.com](mailto:georger250@gmail.com)

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A portion of our practice involves the collection of debt and any information you provide will be used for that purpose if we are attempting to collect a debt from you.

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Geo <[georger250@gmail.com](mailto:georger250@gmail.com)>

Wed, Jul 16, 2025 at 6:32 AM

To: Russell Ketchem <[Russell.Ketchem@copbfl.com](mailto:Russell.Ketchem@copbfl.com)>

Cc: steven rembos <[stevenr4444@gmail.com](mailto:stevenr4444@gmail.com)>, Matthew Scott <[matthew.scott@gmlaw.com](mailto:matthew.scott@gmlaw.com)>

Hi Russell,

Currently the building is not in use, it is being used for storage. Correct, each tenant will be provided cart(s) for service from coastal waste, they will be billed separately. All carts are to be kept in their respective bays and rolled out on service dates.

DRC

PZ25-12000611

08/20/2025

The primary purpose of the addition is to build a space to accommodate my business. Currently my business uses one cart serviced twice weekly, which is what the City of Pompano requires.

I will be the onsite contact for tenants and personally manage the property. This will be an owner occupied property. I do not foresee any issues with code enforcement.

Regards,  
George Rembos  
[georger250@gmail.com](mailto:georger250@gmail.com)

[Quoted text hidden]

**Russell Ketchem** <[Russell.Ketchem@copbfl.com](mailto:Russell.Ketchem@copbfl.com)>

Wed, Jul 16, 2025 at 8:44 AM

To: Geo <[georger250@gmail.com](mailto:georger250@gmail.com)>

Cc: steven rembos <[stevenr4444@gmail.com](mailto:stevenr4444@gmail.com)>, Matthew Scott <[matthew.scott@gmlaw.com](mailto:matthew.scott@gmlaw.com)>

George,

As long as the containers/dumpsters are of adequate size and frequency to handle the materials generated... AND... are kept inside each bay, I have no issues with the proposal.

Feel free to use this eMail as confirmation on the solid waste plan.

Let me know if there are questions.



Russell S. Ketchem  
*Director of Environmental Services*  
[Russell.Ketchem@copbfl.com](mailto:Russell.Ketchem@copbfl.com)  
954-786-5516  
[Pompanobeachfl.gov](http://Pompanobeachfl.gov)



DRC

PZ25-1200014

08/20/2025

**From:** Geo <[georger250@gmail.com](mailto:georger250@gmail.com)>  
**Sent:** Wednesday, July 16, 2025 6:33 AM  
**To:** Russell Ketchem <[Russell.Ketchem@copbfl.com](mailto:Russell.Ketchem@copbfl.com)>  
**Cc:** steven rembos <[stevenr4444@gmail.com](mailto:stevenr4444@gmail.com)>; Matthew Scott <[matthew.scott@gmlaw.com](mailto:matthew.scott@gmlaw.com)>  
**Subject:** Re: LT 20 115 NW 16th Street Waste Collection

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**Geo** <[georger250@gmail.com](mailto:georger250@gmail.com)>  
To: Russell Ketchem <[Russell.Ketchem@copbfl.com](mailto:Russell.Ketchem@copbfl.com)>  
Cc: steven rembos <[stevenr4444@gmail.com](mailto:stevenr4444@gmail.com)>, Matthew Scott <[matthew.scott@gmlaw.com](mailto:matthew.scott@gmlaw.com)>

Wed, Jul 16, 2025 at 8:47 AM

Thank you Russell.

Regards,  
George Rembos  
[georger250@gmail.com](mailto:georger250@gmail.com)

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