



PROJECT NARRATIVE
BANYAN ENVIRONMENTAL (Demisol Holdings LLC)
1550 NW 24 AVENUE

The application by Demisol Holdings LLC is for a major site plan and building application located at 1550 NW 24th Avenue. The property is at the NE corner of 24th Avenue and MLK Blvd. and is comprised of three parcels:

- 4842 28 01 0560, 4842 28 01 0570, 4842 28 01 0480

The property is part of the Pompano Manor Plat recorded in Plat Book 22, Page 14 and is 1.78 acres. The zoning and land use on the parcel are split with a small front portion on MLK being zoned B-4 with a Commercial land use and the north portion of the site as I-1 and a Industrial land use classification.

The property currently has a main structure on the north end adjacent to the property lines. Next to the building on the south is a waste-related services facility with outdoor storage tanks. The balance of the site is utilized for outdoor storage.

The City of Pompano Beach has cited the waste-related services facility for not conducting operations within an enclosed building. The city has made a determination that the facility is permitted as a special exception (see attached letter). The proposed site plan accomplishes the requirement of placing the waste-related services facility in an enclosed building and proposes to redevelop the remainder of the site. A special exception application will also be submitted with the formal site plan submittal. Application will also be submitted to certify the existing structure as nonconforming. The proposed site plan includes the following features:

- New building to enclose waste-related services facility operations
- New industrial building to the south of the main driveway
- Dedicate additional 5 feet ROW up to the existing building.
- Request certification of existing building as non-conforming structure
- Improve property perimeter with type C buffer (NW 24th Ave and MLK)
- Provide adequate parking on site to eliminate ROW parking

The proposed redevelopment of the site will be an improvement to the area and meet all requirements except for the existing building which is to remain and proposed to be approved as non-conforming structure.

James Kahn, AICP

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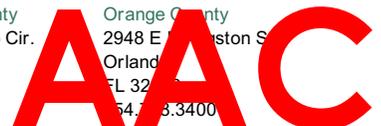
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