



Scott Reale
Senior Planner
City of Pompano Beach
100 West Atlantic Boulevard
Pompano Beach, FL 33060

May 20, 2026

Re: Special Exception – 1440 SW 28th Ave., Pompano Beach, FL 33069

Dear Mr. Reale,

Please allow this letter to be submitted in support of the Zoning Board of Appeals (“Board”) Application for Special Exception for a “Waste Related Use” at the property located at 1440 SW 28th Ave., Pompano Beach, FL 33069.

Daniels Health (“Daniels”) intends to utilize the existing building as a biomedical waste treatment and transfer facility (“Facility”), permitted through the Florida Department of Health. Daniels provides essential waste management services to the healthcare industry both nationally and internationally, specializing in the safe containment, transportation, and processing of healthcare generated wastes (regulated medical waste). Daniels is the world's largest provider of reusable sharps disposal systems and the second largest medical waste services company in the United States. With more than 30 facilities nationwide, Daniels maintains a strong operational network that provides hospitals, medical clinics and other healthcare customers with reliable and efficient service. Daniels provides industry-leading, sustainable reusable containers for the safe packaging and handling of regulated medical waste, helping to protect healthcare workers, the public, and the environment.

The proposed biomedical waste transfer and treatment facility is classified as a “Waste Related Use” under the City of Pompano Beach Zoning Code (“Code”). As required by the Code, Daniels is requesting approval through the Special Exception process to allow this use at the subject property. All operations at the proposed facility, except for vehicle parking, will be conducted entirely within the building. The Facility will warehouse and distribute properly DOT-rated containers to medical waste generators, including hospitals, nursing homes, and similar facilities, to collect biomedical waste. The waste will include items such as needles, ampoules, bags, gloves, bandages, and other materials generated during routine healthcare activities and patient care, excluding general municipal solid waste or regular trash. Generators will source segregate and dispose of medical waste into respective containers. Container types may include both industry standard single-use containers and Daniels’ patented re-usable containers. Once ready for pickup, the containers are loaded onto a Daniels commercial motor vehicle (“route truck”) for transport to the Facility.

Once delivered to the Facility, trained Daniels employees will carefully off-load the bins from the truck to stage in designated areas within the Facility for segregation, transfer and/or



processing. Daniels reusable containers are processed through one of two different wash line machines, which are fully automated systems used for emptying and cleaning reusable containers. These containers are scanned and weighed before being emptied into a container for steam sterilization or other disposal method. The now empty container continues on an automated line for cleaning. A series of quality assurance steps are performed to ensure the container is sterilized and ultimately safe for reuse by Daniels' customers. Single-use containers are manually decanted; containers that are not reusable are emptied and disposed of compliantly.

The waste that is removed from containers is moved for treatment to the on-site autoclave, which is large cylindrical machine that uses steam sterilization to neutralize the infectious nature of the waste before being transported off-site to a permitted landfill. Medical waste that cannot be autoclaved is stored and transferred off-site to an approved facility for processing by an alternative treatment technology. There will also be office administrative functions taking place on the premises.

Facility operations will not emit or produce nuisance odors, fumes, dust, glare, vibration, emissions, noise, heat or other adverse effects on any adjacent property or surrounding area. Daniels will take all measures necessary to control any pollution, health hazards, or nuisances.

Additionally, if the Board is amenable, Daniels respectfully requests that the Special Exception also allow for the storage and transfer of hazardous waste generated by healthcare facilities, contingent upon approval of a 10-day hazardous waste permit from the Florida Department of Environmental Protection. Such materials may include non-controlled pharmaceuticals, solvents, and certain clinical or laboratory-related wastes. All hazardous waste would remain sealed within approved containers during transportation and storage and would be securely maintained within a designated area of the facility. Any operations involving hazardous waste would be conducted in full compliance with all applicable federal, state, county, and local regulations governing the safe handling, transfer, and storage of hazardous materials.

Daniels' proposed operation satisfies the applicable Special Exception criteria and is compatible with the surrounding industrial area and existing land uses established within the Code and Comprehensive Plan. Please see Daniels' responses to each Review Standard listed within the Pompano Beach Zoning Code §155.2406.

Review Standards

a. Is consistent with the comprehensive plan

According to the City of Pompano Beach Future Land Use Map, the proposed Facility is located within a General Industrial land use designation. Per the City of Pompano Beach Zoning Code, the General Industrial land use designation is intended to accommodate a broad range of industrial activities, including light and moderate manufacturing, assembly, fabrication, processing, distribution, warehousing, research and development, and similar industrial operations. Daniels' proposed biomedical waste

treatment and transfer facility functions similarly to other industrial type uses already permitted and operating within the area.

Daniels also provides an essential public health service to support the health, safety, and welfare of the community by safely managing biomedical waste generated by healthcare facilities throughout South Florida to prevent the spread of infectious disease, protect healthcare workers, and ensure the safe destruction of biohazardous material.

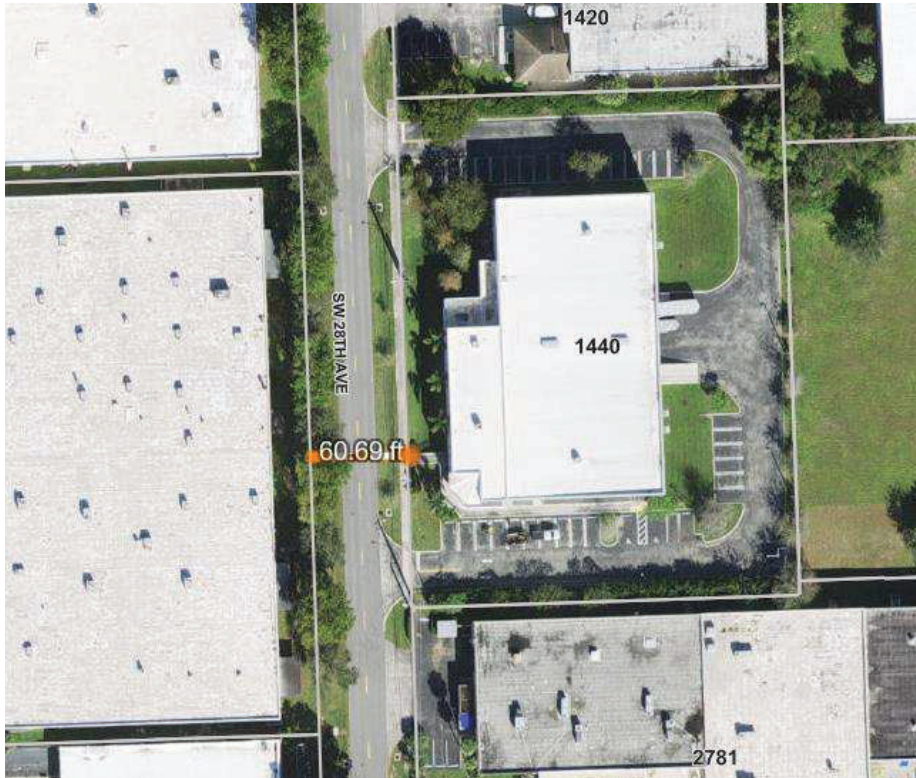
Additionally, according to the City of Pompano Beach Comprehensive Plan, Solid Waste Facilities, which include biomedical waste treatment and transfer stations, will focus on *“keeping as much material out of the solid waste stream by promoting the reduction and reuse of recoverable materials.”* Daniels’ reusable containers eliminate over 33% of plastic and cardboard from the healthcare waste stream.

b. Complies with all applicable zoning district standards

Daniels proposed operations are consistent with the intent and permitted operational characteristics of the General Industrial zoning district. All operational activities occur entirely within an enclosed building which functions similarly to warehouse, logistics and processing operations common within industrial districts. Daniels’ operations are conducted with minimal generation of off-site impacts and do not involve heavy manufacturing or industrial production.

c. Complies with all applicable use-specific standards in Article 4: Use Standards

Daniels’ proposed facility complies with these standards because all operations, including storage and sorting, will occur within a fully enclosed building, access to the site is provided via a paved public roadway with a minimum width of 60 feet (see image below), access to the property will be secured through fencing and controlled access measures, and Daniels will obtain and maintain all required federal, state, county, and local permits. All operations will be conducted in compliance with all applicable regulatory requirements, permit conditions, and operational standards prior to and throughout facility operations.



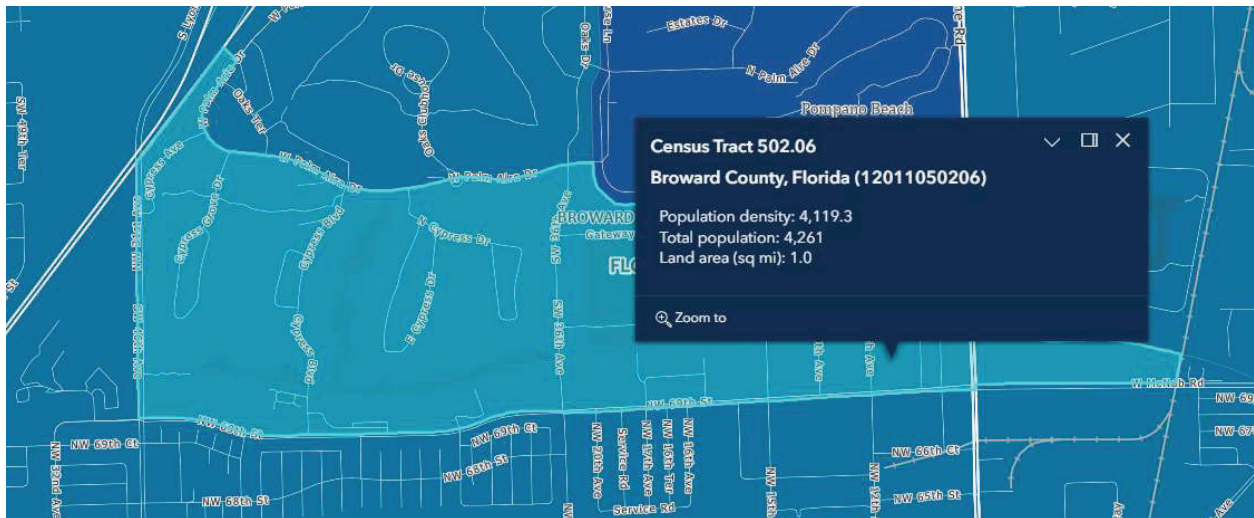
- d. *Avoids overburdening the available capacity of existing public facilities and services, including, but not limited to, streets and other transportation facilities, schools, potable water facilities, sewage disposal, stormwater management, and police and fire protection*

Daniels' proposed biomedical waste treatment and transfer operations will not overburden the available capacity of existing public facilities and services because the operations are low-intensity and will occur within an established industrial area already serviced by adequate infrastructures and municipal services. The facility is located within an existing industrial corridor served by major transportation routes, and Daniels' truck operations will not significantly impact the Annual Average Daily Traffic (AADT) for nearby road accessway. In addition, operations will remain well below the 25,000 gallons per day wastewater discharge threshold established by the Florida Department of Environmental Protection for classification as a significant industrial user. Daniels' operations also do not require additional police and fire protection beyond standard municipal services typically provided within industrial areas.

- e. *Is appropriate for its location and is compatible with the general character of neighboring lands and the uses permitted in the zoning district(s) of neighboring lands. Evidence for this standard shall include, but not be limited to, population density, intensity, character*

of activity, traffic and parking conditions and the number of similar uses or special exception uses in the neighborhood

Daniels' proposed facility is appropriate for its location and is compatible with the general character of neighboring lands and the uses permitted in the zoning district(s) of neighboring lands because it is situated within an established industrial area with other industrial operations of similar intensity. The properties surrounding the proposed facility primarily consist of industrial and manufacturing-related uses that generate comparable levels of activity and operational intensity to the proposed biomedical waste treatment and transfer facility. Similarly to the surrounding businesses, Daniels' operations will be conducted entirely indoors, with exterior activities generally limited to employee parking and scheduled truck movements. Due to the limited nature of the facility's operations and traffic volumes, the proposed use is not expected to create undue burdens on the surrounding road systems, as current Annual Average Daily Traffic (AADT) for McNab Road was listed at 20,600 AADT and 40,000 AADT for Powerline Road, both of which are designed to accommodate industrial and commercial traffic and are the two main access roads to the facility. Additionally, the surrounding area has a relatively lower population density (shown below) compared to other portions of Pompano Beach, making it well suited for industrial and commercial land uses. In addition, Daniels' proposed facility provides a specialized industrial service that supports the regional healthcare system while maintaining operational characteristics similar to other permitted industrial uses in the area.



- f. *Avoids significant adverse odor, noise, glare, and vibration impacts on surrounding lands regarding refuse collection, service delivery, parking and loading, signs, lighting, and other site elements*

Daniels prides itself on operating in a way that minimizes potential impacts to neighboring properties, including odor, noise, glare and vibration. All waste is transported

in fully sealed containers that remain closed until they are received inside the Facility, where they are stored in climate-controlled areas and managed in accordance with Florida Department of Health requirements. As a result, the Facility is not expected to produce odors or emissions affecting neighboring properties. Truck loading, unloading, and parking activities will occur at the rear of the building, away from adjacent properties, to further reduce potential noise and vibration associated with truck operations. All activities will occur entirely within an enclosed building, substantially limiting the potential for off-site impacts.

g. Adequately screens, buffers, or otherwise minimizes adverse visual impacts on neighboring lands

A privacy fence and secured gate will be installed surrounding the rear portion of the property, where the truck operations will take place. This privacy fence and secured gate, along with all operations taking place within the enclosed building, will minimize the visual impact of our activities from neighbors and from vehicles passing along SW 28th Avenue. In addition, the Facility is located within a General Industrial area, so the proposed use is visually compatible with the surrounding businesses.

h. Avoids significant deterioration of water and air resources, scenic resources, and other natural resources

Daniels' operations will not contribute to the significant deterioration of water, air, scenic resources, or other natural resources. Facility operations are estimated to remain below applicable air permitting thresholds, and the autoclave treatment system utilizes steam sterilization as opposed to combustion-based treatment methods, which minimize air emissions. Water usage and wastewater discharge will stay within the applicable regulatory limits, and only approved cleaning agents are used during the container washing process. Additionally, Daniels works to prevent the deterioration of natural resources by reducing the distance biomedical waste must travel throughout South Florida and utilizing reusable medical waste containers. Currently, South Florida has some of the largest hospital systems within the United States as well as countless outpatient facilities, which generate tremendous amounts of Biomedical waste. By providing localized treatment of the waste at the proposed Pompano Beach facility, Daniels will help reduce transportation times and any environmental impacts associated with the movement of biomedical waste.

i. Maintains safe and convenient ingress and egress and traffic flow onto and through the site by vehicles and pedestrians, and safe road conditions around the site and neighborhood

Daniels designs its operations to schedule the majority of truck traffic outside of peak rush hour times in order to minimize the impact on the roadway. All Daniels vehicles are DOT certified and operated by professionals trained in the safe transportation of biomedical waste. Additionally, the facility has an internal driveway which circles around

the facility. Trucks will access the loading dock located at the rear of the Facility, secured by a fence and gate, ensuring loading, unloading, and vehicle movements occur entirely on Daniels' property and minimizing potential impacts to surrounding streets and neighboring properties. Vehicle activity will be compatible with the existing industrial traffic patterns, and pedestrian access and employee parking will remain separate from the parking.

- j. Allows for the protection of property values and the ability of neighboring lands to develop uses permitted in the zoning district*

Daniels' operations will allow for the protection of property values and the ability of neighboring lands to develop uses permitted in the zoning district because Daniels' operations will be conducted entirely within an enclosed building and are designed to minimize off-site impacts related to noise, odor, traffic, glare, and visual appearance. Operations at the Facility will be comparable to surrounding warehouse and manufacturing facilities and will not adversely affect the character of the neighboring lands.

- k. Fulfills a demonstrated need for the public convenience and service of the population of the neighborhood for the special exception use with consideration given to the present availability of such uses*

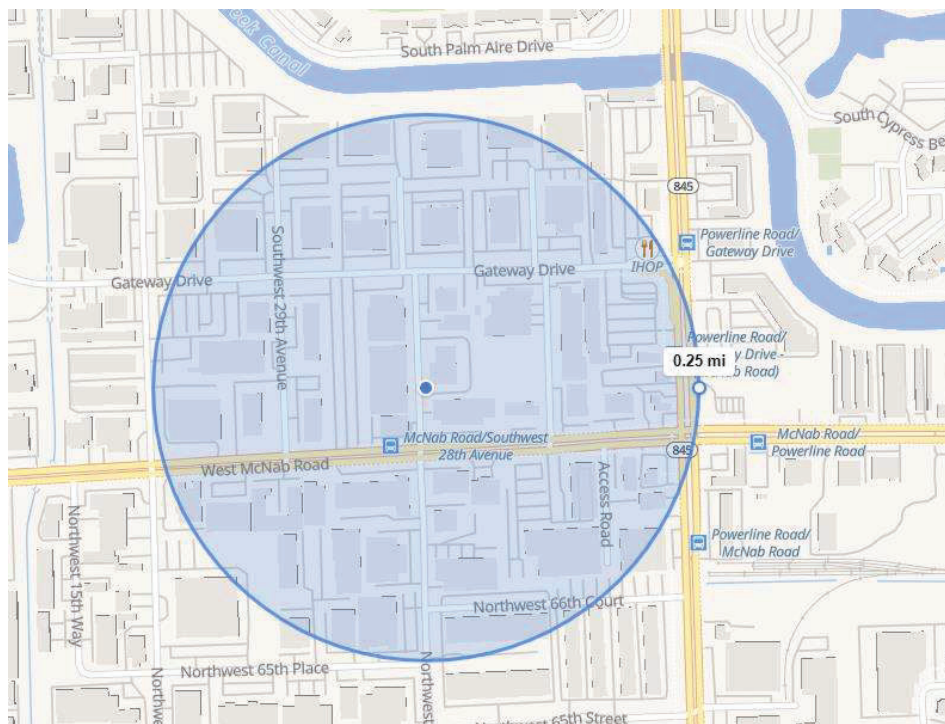
With more than 50,000 biomedical waste producing facilities throughout Florida, the majority of which are in the South Florida tri-county area, it is imperative to properly manage this waste as close to generation as possible. Currently, there are limited biomedical waste treatment facilities located within South Florida. There is a significant reduction in risk associated with transporting waste that has been rendered non-infectious as opposed to infectious biomedical waste, especially considering the long traffic times and heat in South Florida. Currently, waste generated in some of the largest hospitals in the nation will have to remain infectious as they travel along dangerous, high-traffic roads until they reach a facility capable of providing them with a treatment service. Providing treatment capacity closer to where waste is generated significantly improves operational efficiency and reduces the amount of time regulated medical waste remains untreated during transportation. Additionally, it is anticipated that this facility will create over 50 full-time jobs, varying from truck drivers to supervisors and customer service roles, which will create long-lasting positions and build transferrable employment skills to the local community.

- l. Complies with all other relevant city, state and federal laws and regulations*

Daniels has conducted an internal review of all applicable local, county, state, and federal permitting requirements. Daniels is working with the appropriate state and county environmental permitting agencies at each level of government to ensure full facility compliance with all regulatory requirements. Daniels further commits that Facility operations will not begin until all applicable permits, licenses, and approvals have been obtained.

- m. For purposes of determining impacts on neighboring properties and/or the neighborhood, the terms neighboring properties and neighborhood shall include the area affected by the requested special exception, which is typically an area of 500 ft to a one-half mile radius from the subject site

The surrounding area is predominantly characterized by industrial, warehouse, and manufacturing uses operating within the General Industrial area. A radius of 0.25 miles around the property was selected to evaluate potential operational impacts since this area is the most likely to be impacted. This area would experience the effects of traffic coming in and out of the property, particularly along West McNab road. Daniels' operations are designed to function with low odor and low noise, akin to a distribution or warehouse center, which has a low impact on the surrounding properties. Exterior activities are limited to the transportation of sealed waste containers by truck, and Daniels has a longstanding operational history at similar facilities nationwide while maintaining minimal impacts within surrounding industrial and manufacturing areas.



Based on the information provided above, Daniels Health believes that the proposed biomedical waste treatment and transfer facility meets the applicable Special Exception criteria and respectfully requests approval of the Special Exception for Waste Related use at 1440 SW



28th Avenue, Pompano Beach, Florida. We appreciate your time and consideration throughout this process.

Sincerely,

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