

April 1, 2025

City of Pompano Beach, Planning and Zoning  
100 West Atlantic Boulevard  
Pompano Beach, FL 33060

RE: PZ25-12000007 – Coastal Waste and Recycling 18 – 2281 NW 16<sup>th</sup> Street  
Justification Statement for Site Plan Application

Dear Planning and Zoning Department:

We are pleased to submit this Site Plan Application for revisions to the previously approved Sun Recycling 2 development (PZ10-12000015) on behalf of Coastal Waste & Recycling ("Applicant"). As discussed herein, the application, plans, and supporting documents demonstrate compliance with the pertinent criteria and requirements of the Pompano Beach Zoning Code ("Code"), and therefore the Applicant respectfully requests approval.

### **Description of Project**

On April 1, 2024, Coastal Waste & Recycling ("Coastal Waste") became a tenant of the +/- 6.9-acre site, described as folio number 484228010050 by the Broward County Property Appraiser, which is generally located on the west side of NW 22<sup>nd</sup> Avenue between NW 16<sup>th</sup> Street and NW 17<sup>th</sup> Street (the "Property"), within the City of Pompano Beach (the "City"). The Property is zoned as special industrial (I-1X) and has an industrial land use classification. Historically, the Site has been permitted and used as a solid waste management facility, processing construction and demolition (C&D) debris, yard trash, Class III waste (bulky waste), clean debris, and recovered materials. The existing development order for the Property was approved on July 6, 2010 as Planning and Zoning No. 10-12000015.

### **Changes from Previous Approval**

Applicant is seeking to modify the site plan by adding a new 16,000 sq ft. enclosed structure on the southern/southwestern section of the Property to be utilized as a Class I (MSW) transfer station (the "Project"). Applicant is also proposing new parking, landscaping, and drainage in the affected areas of the Property. Applicant is also improving landscaping in various areas of the overall Site.

### **Code Criteria Analysis**

For the proposed use, the primary focus of the Code criteria analysis is compliance with the Review Standards listed in Section 155.2407(E) of the Code. Each requirement is listed below with the Applicant's response.

#### Sec. 155.2407(E) - Review Standards

1. *Is consistent with the comprehensive plan*

As mentioned above, the Property's land use designation is industrial. The existing and proposed use for the Property is consistent with the goals, objectives, and policies of the City's comprehensive plan.

2. *Complies with the applicable district, use, and intensity and dimensional standards of this Code (Articles 3, 4, and 5).*

The Property has been permitted and used as a solid waste management facility, processing construction and demolition (C&D) debris, yard trash, Class III waste (bulky waste), clean debris, and recovered materials. The Applicant is seeking to modify the site plan by constructing a 16,000 sq ft. enclosed structure on the southern section of the Property to be utilized as a Class I (MSW) transfer station which is a continuation of the existing, permitted use of the Property. The proposed site plan complies with the intensity and dimensional standards of the I-1X district.

3. *Complies with the applicable development standards of this Code (Article 5).*

The proposed Project complies with the applicable development standards of this Code, including setbacks and height.

*Access, circulation, parking, and loading:*

The Project's proposed access, circulation, parking, and loading comply with the standards required by the Code. Access, parking, and loading are not changing with this Project.

*Landscaping and tree preservation:*

The Project complies with all landscaping and tree preservation requirements provided in the Code. Applicant is adding new landscaping, adding or enhancing landscaping buffers, and replacing some landscaping that was

shown on the original site plan for the Property that may have died or been damaged over the years.

*Screening, fences and walls:*

The Project complies with all screening, fences, and walls development standards provided in the Code as there is an existing, approved wall on several sides of the Property.

*Exterior lighting:*

The Project complies with all exterior lighting development standards provided in the Code.

*Environmental protection/infrastructure:*

The Project complies with all environmental protection/infrastructure standards provided in the Code.

*Design standards:*

The Project complies with all Design standards provided in the Code. Applicant is proposing a simple industrial building which will be used as a waste transfer building.

*Lots:*

The Project complies with all Lots standards provided in the Code as the Property is existing and the lot is not changing.

*Sustainable development standards:*

Per Code, Applicant must achieve 12 sustainable development points. Applicant is proposing the following sustainable development features with the corresponding points shown:

White Roof	2 points
Hurricane Resistant Structure (150 Mph)	4 points
Infill Development	4 points
<u>Other – R39 Insulation in Building</u>	<u>2 points</u>

TOTAL: 12 points

*Performance and maintenance:*

The Project complies with all Performance and Maintenance standards provided in the Code.

*Sign structure design standards:*

No new signage is proposed with this Project.

4. *Complies with all other applicable standards in this Code.*

The proposed Project complies with all other applicable standards in the Code.

5. *Complies with all requirements or conditions of any prior applicable development orders.*

The proposed project is designed for consistency with the prior development order and approved plans associated with Planning and Zoning No. 10-12000015.

6. *Is issued a concurrency review certificate in accordance with Chapter 154 (Planning) of the Code of Ordinances.*

N/A.

7. *Is designed to provide safe, adequate, paved vehicular access between buildings within the development and streets as identified on the Broward County Trafficways Plan;*

The Project was designed to provide safe, adequate, paved vehicular access within the development and streets as identified on the Broward County Trafficways Plan. The Project also complies with the Broward County Trafficways Plan with regard to roadway width.

8. *Complies with any applicable hazardous material licensing requirements in the Broward County Wellfield Protection Ordinance.*

N/A.

9. *Complies with crime prevention security strengthening and CPTED standards for natural surveillance, natural access control, territorial reinforcement, maintenance, and activity support.*

The Project complies with crime prevention, security strengthening and CPTED standards for natural surveillance, natural access control, territorial reinforcement, maintenance, and activity support. Please refer to CPTED Plan for further details.

10. *Complies with the approved Transportation Corridor Study, unless in direct conflict with another zoning code provision.*

The Project is not located on a Transportation Corridor.

Thank you for reviewing this Application. Please contact me if you require additional information. On behalf of the Applicant, we look forward to working through the site plan review process with you and your team.

Sincerely,

GREENSPOON MARDER LLP



Matthew H. Scott, Esq.