

20 October 2020

Ms. Pamela McCleod
City of Pompano Beach, Assistant Planner
100 W. Atlantic Boulevard
Pompano Beach, FL 33060

Regarding: Folio Numbers 484228010289/4484228010284 / 7/7228010290 Sun 1,
2241 NW 15th Court, Pompano Beach, Florida

Dear Ms. McCleod

BSC Engineering, Inc (BSCEI), on behalf of LGL Systems, LLC and Prime Realty Capital, LLC (Owners) has provided the City of Pompano (City) with an application for a Site Plan approval for modifications to the Sun 1 site. The Sun 1 Site, located at 2241 NW 15th Court, Pompano Beach, Florida, is zoned Special Industrial (I-1X) and is currently used for the processing of metal materials (Junk yard or Salvage Facility). The project team for this Site Plan includes:

- The Owner, identified above
- Architect /Contractor: Team Architecture Incorporated of Lake Worth, Florida
- Landscape Architect: JBC Planning & Design
- Surveyor: Pinnell Survey, Inc.
- Engineer: BSC Engineering, Inc

The Project Team understands that a Special Exception will be required for the proposed development and will be submitted under separate cover.

The Site Plan for the current operations was approved by the City on 23 January 2012 (Development Order Planning and Zoning No. 11-12000034). The current operations generate ferrous metals. The Owners are proposing this Site Plan modification to allow for further processing of the ferrous metals. The application for the Site Plan describes the following modifications to the existing site.

- The Site will be expanded to include the property located adjacent to and west of the original property (Parcel number 484228010290).
- The existing site is owned by LGL Systems, LLC and the site for expansion is owned by Prime Realty Capital.
- The proposed expansion of the site is described in the Site Plan and as shown, the Owners are proposing the following site development:
 - The expansion of the Site to include the 0.88-acre property to the west for a total

- site area of 3.72 acres,
 - The Site will be 75 percent (%) impervious and 25% pervious,
 - There will be new processing equipment and a new Break Area Structure, and
 - The surface water management system is revised to manage surface water runoff from the expanded area.
- The site plan also demonstrates compliance with required buffers and landscaping.

The Owners have obtained a Unity of Title, which has been submitted under separate cover. The Owners have also provided a Plat Determination from Broward County and no Plat is required.

Please contact Mr. Frank Bermudez of LGL Systems, LLC (954-868-1339) or the undersigned (954-254-6866) if you have any questions or need any additional information.

Sincerely,

A handwritten signature in blue ink that reads "Brenda S. Clark". The signature is written in a cursive, flowing style.

Brenda S. Clark, PE
Senior Engineer