



ISO 9001:2015 CERTIFIED

ENGINEERS • PLANNERS • SCIENTISTS • CONSTRUCTION MANAGERS

1425 W Cypress Creek Road, Suite 101 • Fort Lauderdale, FL 33309 • Phone 954-776-1616

February 2, 2023

Mr. Daniel T. Keester, AICP
Senior Planner
City of Pompano Beach
Department of Development Services Planning & Zoning
Division 100 West Atlantic Blvd.
Pompano Beach, FL 33060

**RE: O'CONNOR HOLDINGS, LLC
NW 15 AVE., POMPANO BEACH, FL
LAKE REMEDIATION
MAJOR TEMPORARY USE PERMIT APPLICATION**

Dear Mr. Keester:

Enclosed please find the following material required for a Major Temporary Use Permit for the above referenced project. We understand that there are two (2) required submissions, i.e. Paper and Electronic.

Paper Submission includes:

1. Completed ZBA application with original signatures
2. Owner's Certificate
3. Application Fee (\$1,715.00)

Electronic Submission includes:

4. Written Narrative with a response to each of 7 Review Standards
5. Current Survey
6. Legal Description of the property (in Word/text format)
7. Conceptual Site Plan demonstrating requested Variance (*no variance is requested; detailed engineering plans have been submitted in lieu of a conceptual site plan; lake is to be in conformance with previous SWM Permit*).

The Major Temporary Use Permit (MTUP) being requested is for the remediation/restoration of the 8.0-acre storage lake that is an integral SWM component of the Gold Coast Plat master drainage system permitted in 1990.

The project is located on the west side of NW 15 Ave. at NW 15 Street in the City of Pompano Beach, FL. The lake was constructed in 1990 as part of a master development known as the Gold Coast Plat. It was designed to provide water storage for multiple properties, comprising a total of 69.3 acres of industrial development and a Broward County roadway (N. Andrews Ave.).

The nature of development of the parcels was modified through the years and O'Connor Holdings, LLC applied for a modification to fill in a portion of the lake. Broward County EPGMD determined that O'Connor Holdings was allowed to fill a portion of the lake that was deeper than the permitted depth of (-) 30 feet NGVD and issued a SWM License and a Borrow Pit Reclamation License.

O'Connor Holdings, LLC filled more of the lake than allowed under the Broward County licenses and is now required to excavate and remove the excess fill from the property and restore the lake to its intended use.

The Major Temporary Use Permit (MTUP) application herein entails the following:

- **Remove all existing stockpiles from the property;**
- **Dredge the excess fill from the existing property and bring the lake and lake banks into compliance with the previously permitted SFWMD Permit No. 06-01260-5 and the Broward County Borrow Pit Reclamation License;**
- **Remove all excess fill from the property;**
- **Replace two (2) existing damaged drainage pipes/drainage structures that outfall into the lake from the Gold Coast Plat master drainage system (NE and SE corners of the property);**
- **Provide (1) a new 54" outfall pipe (and a new manhole) providing a direct connection from N. Andrews Ave. piping system directly to the lake (NE corner of the property); or (2) modify the existing piping network within Andrews Ave. with certain segment pipe upsizing per new design modeling to allow for all flows to discharge into the lake at the SE corner of the property. Plans and support documentation will be submitted by 2/10/23 to BCEPGMD for their approval and issuance of a SWM License;**
- **Landscaping, in accordance with the City of Pompano Beach requirements, around the perimeter of the property**

Below are the Temporary Use Standards and our responses:

- I. Is on its face temporary in nature:

This project meets the definition of temporary since Broward County EPGMD is requiring the lake to be restored to its initial permitted condition in compliance with the Gold Coast SWM Master Drainage Permit #06-01260-S in 1990. Past operations resulted in the lake being overfilled. The Work will be done in accordance with the Final Orders on Broward County NOV17-0019, Broward County Surface Management License issued on Application L2002-107 and Borrow Pit Reclamation License issued on the Application SW-BP16659-22

2. Is in harmony with the spirit of the code

This project is in harmony with the spirit of the code whereby the originally permitted use of the site is being restored to eliminate any negative storm water impacts on the property owners (and the Broward County roadway) served by the Gold Coast Plot SWM Master Permit.

3. Will not be detrimental to the property or improvements in the surrounding area, or to the health, safety, security, morals, or general welfare of the neighborhood

The project will not be detrimental to the use, economic value or development of the surrounding properties since all surrounding properties are of similar type uses (industrial). There is no building construction proposed on the site. The total parcel area of 9.6 acres will be restored comprising an 8.0-acre lake with 1.6 acres of lake bank, enhanced with landscaping as required by City of Pompano code. There will be no substantial; noise, vibrations, odors, dust or other environmental hazards generated from this project since construction activity will be limited to excavation of surplus material which will be hauled off-site.

4. Does not have any substantial adverse effects or noise impacts on any adjoining permanent uses or nearby residential neighborhoods

The remediation project will not have any substantial adverse effects or noise impacts to the surrounding properties which are for the most part of similar type uses (primarily industrial to the west, north and east, with a small pocket of single family residences on the south side of the project). There will be no substantial noise, vibrations, odors, dust or other environmental hazards generated from this project since construction activity will be limited to the excavation of surplus material which will be hauled off the site resulting in the restoration of an 8.0 +/- acre lake to be used for stormwater storage, no recreational activities will be take place. The owner of the property is cognizant and sensitive to the adjacent residential properties and the contractor will be

required to minimize potential disturbance and conduct his remediation activities in strict compliance with all issued jurisdictional permit requirements

5. Is compatible with any principal uses on site.

The project will be restored to its original permitted use, i.e., an integral part of the Gold Coast SWM Master Permit providing fake storage for the 69.3-acre Gold Coast Plat serving several properties of the newly formed POA, as well as Broward County's N. Andrews Ave. roadway.

6. Is located on a site containing sufficient land area to allow the temporary use and associated structures and accommodate any associated parking and traffic movement without disturbing environmentally sensitive lands

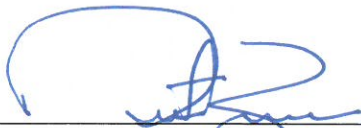
This project will have no building structures, no environmentally sensitive lands and no associated parking. The traffic will be minimal with only temporary excavation equipment on-site and several trucks hauling the excess material off-site.

7. Complies with all applicable use-specific standards in Section 155.4403

This project complies with all applicable use-specific standards in Section 155.4403

The documents listed, along with the Narrative and responses to the Temporary Use Standards included herein should provide proper evidence to justify the application and sufficient for approval, issuance of a Major Temporary Use Permit.

Very truly yours,



Robert Zuccaro, PE, ENV SP
Senior Project Manager