



Barbara Herrera
Government Affairs Manager
Waste Management Inc. of Florida
2300 College Avenue
Davie, FL 33317
bherrera@wm.com
M: 954-856-7192

September 23, 2025

Via E-Mail

Jeffrey A. Costello, AICP, FRA-RP
JC Planning Solutions
981 Delray Lakes Drive
Delray Beach, FL 33444
jcostello@jcplanningsolutions.com

Re: 2419 - 2613 N. Federal Hwy, Delray Beach, FL 33483 / 47-Unit Townhouse Development

Dear Mr. Costello,

By way of this letter, and upon review of the site plan provided in your e-mail dated September 19, 2025, WM confirms that we are able to service roll-out carts using an Automated Side Loader (ASL) truck.

Moreover, as per our e-mail communication to you dated September 19, 2025, we expressed our concern that upon entry, our truck would need to be waived through the resident lane as the visitor lane can be too narrow with not enough clearance for the truck to access safely.

Should you have any questions or require additional information, please feel free to contact me at bherrera@wm.com or at 954-856-7192.

Sincerely,

A handwritten signature in blue ink that reads "Barbara Herrera".

Barbara Herrera
Government Affairs Manager
Waste Management Inc. of Florida

Encl.

Cc: Roger Seenath, District Manager, WM of Palm Beach, Waste Management Inc. of FL.

STRUCTURES AREA TABULATION

BUILDING A-FOOTPRINT	1173 SF
BUILDING B-FOOTPRINT	1897 SF
BUILDING C-FOOTPRINT	1097 SF
BUILDING D-FOOTPRINT	787 SF
BUILDING E-FOOTPRINT	482 SF
BUILDING F-FOOTPRINT	482 SF
BUILDING G-FOOTPRINT	933 SF
REC. CENTER	119 SF
TOTAL	7388 SF

AREA TABULATION

DRIVEWAYS	15,517 SF
ROADS & PARKING	36,189 SF
10' SETBACK REDUCTION	12,101 SF
TOTAL	63,807 SF

* IMPERVIOUS AREA = 136,895 SF. (73.94%)

PROJECT DATA

- SITE	191,134 S.F.	100.00%
- SITE (60' RIGHT OF WAY ADJUSTMENT)	185,134 S.F.	96.87%
- GROUND FLOOR AREA	73,088 S.F.	38.42%
- OPEN SPACE (LANDSCAPE)	48,239 S.F.	25.24%
- REQUIRED OPEN SPACE (25%)	46,283 S.F.	24.21%
- WATER BODIES	0 S.F.	0%
- NO. OF DWELLING UNITS	47 UNITS	
- PARKING REQUIRED	113 SPACES	
- (2.5 SPACES / UNIT)		
- PARKING PROPOSED	199 SPACES	

PARKING ANALYSIS

GARAGE PARKING	94
DRIVEWAY PARKING	94
ADDITIONAL PARKING	11
TOTAL PARKING	199

UNIT PARKING	94	188
ADDITIONAL PARKING	19	11
TOTAL PARKING	113	199

UNIT TYPE 1 A/C AREA TABULATION

UNIT 1 (1ST FLOOR)	123 SF
UNIT 1 (2ND FLOOR)	162 SF
TOTAL	285 SF

UNIT TYPE 1 NON A/C AREA TABULATION

BALCONY 1	87 SF
BALCONY 2	60 SF
COVERED PATIO	402 SF
GARAGE	658 SF

UNIT TYPE 2 A/C AREA TABULATION

UNIT TYPE 2 (1ST FLOOR)	1119 SF
UNIT TYPE 2 (2ND FLOOR)	1587 SF
TOTAL	2706 SF

UNIT TYPE 2 NON A/C AREA TABULATION

BALCONY 1	53 SF
BALCONY 2	89 SF
COVERED PATIO	129 SF
GARAGE	386 SF
TOTAL	647 SF

UNIT TYPE 3 A/C AREA TABULATION

UNIT TYPE 3 (1ST FLOOR)	708 SF
UNIT TYPE 3 (2ND FLOOR)	1013 SF
UNIT TYPE 3 (3RD FLOOR)	1092 SF
TOTAL	2813 SF

UNIT TYPE 3 NON A/C AREA TABULATION

BALCONY 1	146 SF
BALCONY 2	141 SF
BALCONY 3	129 SF
BALCONY 4	141 SF
COVERED PATIO	191 SF
GARAGE	419 SF
TOTAL	1155 SF

CLUBHOUSE A/C AREA TABULATION

CLUBHOUSE 1ST FLOOR	1189 SF
CLUBHOUSE 2ND FLOOR	1223 SF
TOTAL	2412 SF

CLUBHOUSE NON A/C AREA TABULATION

COVERED AREA	962 SF
TOTAL	962 SF

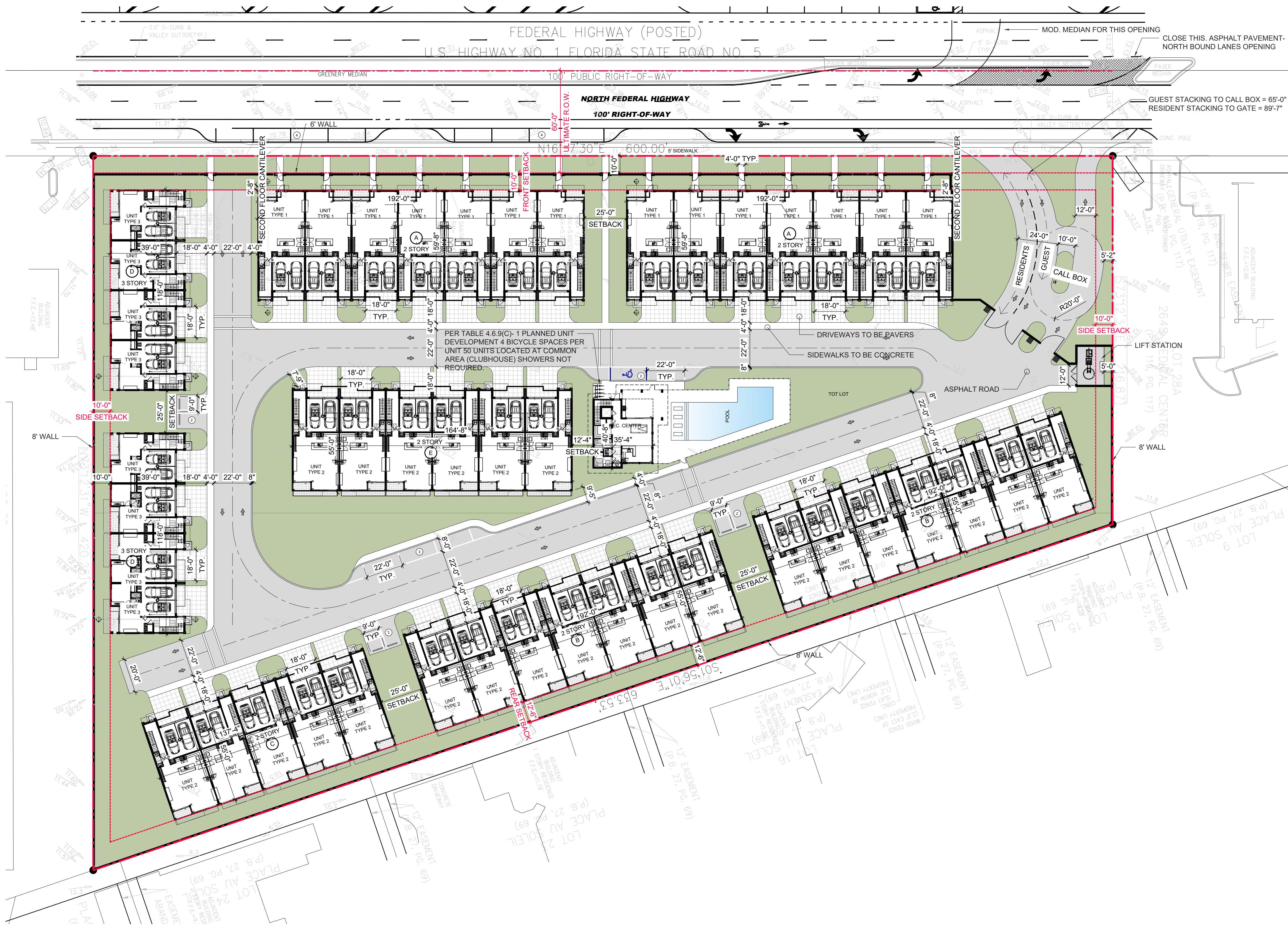
LEGEND

UNIT TYPE 1 (3 BEDROOMS) - 28' WIDE	14
UNIT TYPE 2 (3 BEDROOMS) - 28' WIDE	25
UNIT TYPE 3 (3 BEDROOMS) - 30' WIDE	8
TOTAL	47

BUILDING SEPARATION (DISTANCE BETWEEN RESIDENTIAL BUILDINGS)

	REQUIRED	PROVIDED
PROVIDED DISTANCE BETWEEN BUILDING A TO BUILDING A	55.3' + 55.3' + 2(22' + 22')/6 = (110.6 + 88) / 6 = 33.1'	25'-0" (SEEKING RELIEF)
PROVIDED DISTANCE BETWEEN BUILDING B TO BUILDING B	55.3' + 55.3' + 2(22' + 22')/6 = (110.6 + 88) / 6 = 33.1'	25'-0" (SEEKING RELIEF)
PROVIDED DISTANCE BETWEEN BUILDING D TO BUILDING D	37' + 37' + 2(33' + 33')/6 = (74 + 132) / 6 = 34.3'	25'-0" (SEEKING RELIEF)
PROVIDED DISTANCE BETWEEN BUILDING E TO REC. CENTER	35.3' + 35.3' + 2(22' + 23')/6 = (70.6 + 90) / 6 = 26.76'	12'-4" (SEEKING RELIEF)

GC (PUD) MULTIFAMILY	MIN. LOT SIZE (SQ. FT.)	MIN. LOT WIDTH (FT.)	MIN. LOT DEPTH (FT.)	MIN. FLOOR AREA (SQ. FT.)	MIN. LOT FRONTAGE (FT.)	MIN. OPEN SPACE (%)	MIN. FRONT SETBACK (FT.)	MIN. SIDE SETBACK (FT.) N	MIN. SIDE ST. SETBACK (FT.) S	MIN. REAR SETBACK (FT.)	MAX. BLDG HEIGHT (FT.)
REQUIRED	N/A	0	0	N/A	0	25	10	10	10	10	48
PROVIDED	185,134	600	420.25	73,088	X	26.06	10	10	10	10	X



SITE PLAN REVIEW SUBMITTAL 04-21-25

REVISIONS	BY	DATE
1	ZF	02.23.24
2	GL	03.07.24
3	GL	04.10.24
4	GL	05.06.24
5	GL	07.17.24
6	GL	10.25.24
7	GL	12.11.24
8	GL	04.21.25

MULTIFAMILY
2419 N. FEDERAL HWY.
DELRAY BEACH, FLORIDA

RANDALL STOFFT
ARCHITECTS
distinctive. inspirational. architecture.

Job No. 2403032D

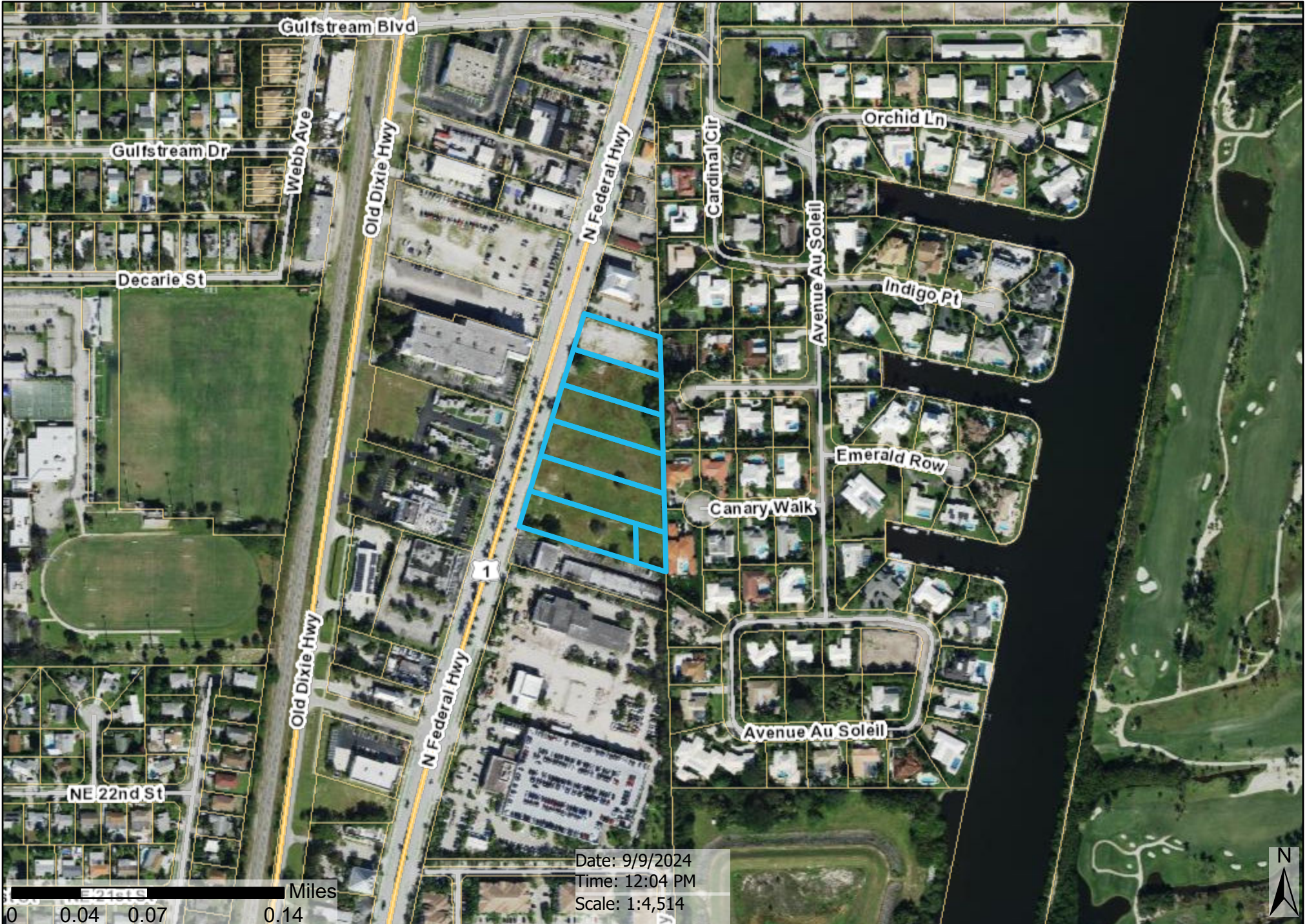
FL-001105 FIRM-AA003379

ALL IDEAS, DESIGN ARRANGEMENTS, AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY A. RANDALL STOFFT ARCHITECTS, P.A. THE PROPERTY OF THIS FIRM IS HEREBY GRANTED TO THE CLIENT FOR THE PROJECT ONLY. NO PART OF THIS DRAWING, DESIGN, ARRANGEMENTS, OR PLANS SHALL BE USED BY OR FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF RANDALL STOFFT ARCHITECTS, P.A. WRITTEN PERMISSION ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER ANY ORAL PERMISSIONS. CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB. A THIRD PARTY MUST BE NOTIFIED OF ANY CHANGES TO THE DRAWINGS. SHOP DETAILS OF ALL MATERIALS MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION. ON TIME SO NOTED © 2024. ALL RIGHTS RESERVED. RANDALL STOFFT ARCHITECTS P.A.

42 N SWINTON AVE. DELRAY BEACH, FL 33444 (561) 245-0799 • NAPLES, FL (239) 262-6677 • WWW.STOFFT.COM

A101

2419-2613 N Federal Hwy



Herrera, Barbara

From: Seenath, Roger
Sent: Friday, September 19, 2025 4:01 PM
To: Jeff Costello
Cc: Herrera, Barbara; Clerisier, Jocelyn; Valiant, Sherrod
Subject: RE: 2419 - 2613 N. Federal Hwy, Delray Beach, FL 33483 - 47-unit townhouse development

Good Afternoon Jeff,

In review with the site layout, carts being serviced by an ASL (Automated Side Loaders) curbside is acceptable. One concern, would be upon entry... our trucks typically get waived through the residents travel lane due to their size.

The visitor lane can be tight, especially with guard shacks etc.

Overall rule for truck clearances, if a fire truck can access... so can we. 😊

Let us know if other questions. Have a great weekend!

ROGER B. SEENATH

District Manager
WM of Palm Beach

rseenath@wm.com

C: 561.718.4825

651 Industrial Way
Boynton Beach, FL 33426



From: Jeff Costello <jcostello@jcplanningsolutions.com>
Sent: Friday, September 19, 2025 9:20 AM
To: Seenath, Roger <RSeenath@wm.com>; Herrera, Barbara <bherrera@wm.com>; Clerisier, Jocelyn <jclerisi@wm.com>; Valiant, Sherrod <svaliant@wm.com>
Subject: [EXTERNAL] Re: 2419 - 2613 N. Federal Hwy, Delray Beach, FL 33483 - 47-unit townhouse development

Good morning, Roger.

That would be great.

Thank you for the quick response.

Much appreciated.

Sincerely,
Jeff

Get [Outlook for Android](#)

From: Seenath, Roger <RSeenath@wm.com>
Sent: Friday, September 19, 2025 7:45:47 AM
To: Jeff Costello <jcostello@jcplanningsolutions.com>; Herrera, Barbara <bherrera@wm.com>; Clerisier, Jocelyn <jclerisi@wm.com>; Valiant, Sherrod <svaliant@wm.com>
Subject: RE: 2419 - 2613 N. Federal Hwy, Delray Beach, FL 33483 - 47-unit townhouse development

Good Morning Jeff,
We have had some management changes since our last review. I've added Joselyn (Residential Manager) and Sherrod (Commercial Manager) to the distribution.
I'll get together with them today and review the plans. We should be able to get you some insight by end of day.

Thank you,

ROGER B. SEENATH

District Manager
WM of Palm Beach
rseenath@wm.com
C: 561.718.4825
651 Industrial Way
Boynton Beach, FL 33426



From: Jeff Costello <jcostello@jcplanningsolutions.com>
Sent: Thursday, September 18, 2025 3:52 PM
To: Herrera, Barbara <bherrera@wm.com>; Seenath, Roger <RSeenath@wm.com>; Oropesa, Rafael <roropesa@wm.com>; Lyons, Marvin <mlyons3@wm.com>
Subject: [EXTERNAL] 2419 - 2613 N. Federal Hwy, Delray Beach, FL 33483 - 47-unit townhouse development
Importance: High

Good afternoon, Waste Management Team.

Hope everyone is well.

Attached for the Team's review is the site plan for a 47-unit townhouse condominium development to be located at 2419 - 2613 N. Federal Hwy, Delray Beach, FL 33483.

Regarding trash disposal, the intent is to accommodate trash via rollout carts, which will be stored in the garages of each unit along with bins for recyclables. On trash pickup days, residents will locate their rollout carts at the end of their driveway similar to single family residences. The amenity building will also have rollout carts.

The following is City staff's technical comment.

STAFF: Provide confirmation from Waste Management that the proposed method of trash service is feasible. If roll-out containers are proposed, then accessibility of a trash truck to each unit must be proven feasible. Otherwise, consider use of common dumpster(s).

Please provide documentation stating the proposed method of trash pick-up is acceptable and serviceable.

Contact me should you have any questions or require additional information.

Thank you for your assistance on this matter.

Sincerely,
Jeff

Jeffrey A. Costello, AICP, FRA-RP



Delray Beach, FL

561-573-1486

jcostello@jcplanningsolutions.com

Recycling is a good thing. Please recycle any printed emails.