



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	11753 SF	
BUILDING B-FOOTPRINT	10857 SF	
BUILDING C-FOOTPRINT	7787 SF	
BUILDING D-FOOTPRINT	4802 SF	
BUILDING E-FOOTPRINT	4802 SF	
BUILDING F-FOOTPRINT	9010 SF	
REC. CENTER	1189 SF	
	73088 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.	
- SITE (BY RIGHT OF WAY ADJUSTMENT)	185,134 S.F.	100.00%
- GROUND FLOOR AREA	73,088 S.F.	39.48%
- OPEN SPACE (LANDSCAPE)	48,239 S.F.	25.06%
- REQUIRED OPEN SPACE (25%)	46,283 S.F.	
- WATER BODIES	0 S.F.	0%
- NO. OF DWELLING UNITS	47 UNITS	
- PARKING REQUIRED	113 SPACES	
- (2.5 SPACES / UNIT)		
- PARKING PROVIDED	199 SPACES	

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

UNIT PARKING	REQ.	PROP.
ADDITIONAL PARKING	19	11
TOTAL PARKING	113	199

UNIT TYPE 1 A/C AREA TABULATION		
UNIT 1 (1ST FLOOR)	1203 SF	
UNIT 1 (2ND FLOOR)	1854 SF	
	2859 SF	

UNIT TYPE 1 NON A/C AREA TABULATION		
BALCONY 1	87 SF	
BALCONY 2	100 SF	
COVERED PATIO	60 SF	
GARAGE	402 SF	
	649 SF	

UNIT TYPE 2 A/C AREA TABULATION		
UNIT TYPE 2 (1ST FLOOR)	1119 SF	
UNIT TYPE 2 (2ND FLOOR)	1587 SF	
	2706 SF	

UNIT TYPE 2 NON A/C AREA TABULATION		
BALCONY 1	53 SF	
BALCONY 2	60 SF	
COVERED PATIO	129 SF	
GARAGE	386 SF	
	647 SF	

UNIT TYPE 3 A/C AREA TABULATION		
UNIT TYPE 3 (1ST FLOOR)	708 SF	
UNIT TYPE 3 (2ND FLOOR)	1093 SF	
UNIT TYPE 3 (3RD FLOOR)	1093 SF	
	2894 SF	

UNIT TYPE 3 NON A/C AREA TABULATION		
BALCONY 1	140 SF	
BALCONY 2	141 SF	
BALCONY 3	129 SF	
BALCONY 4	141 SF	
COVERED PATIO	181 SF	
GARAGE	419 SF	
	1150 SF	

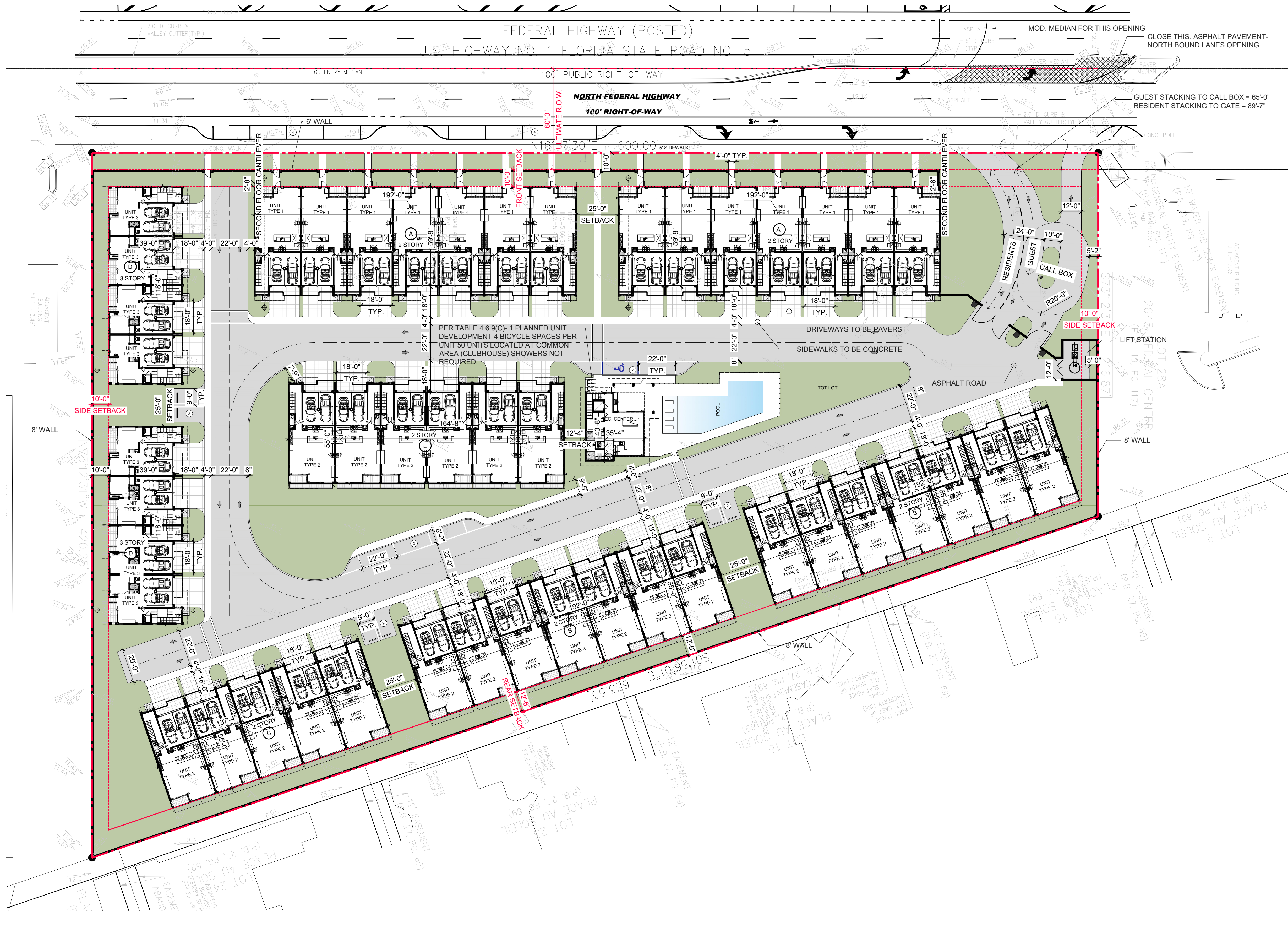
CLUBHOUSE A/C AREA TABULATION		
CLUBHOUSE 1ST FLOOR	1189 SF	
CLUBHOUSE 2ND FLOOR	1223 SF	
	2411 SF	

CLUBHOUSE NON A/C AREA TABULATION		
COVERED AREA	962 SF	
	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)	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 INT. 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



04-21-25

SITE PLAN REVIEW SUBMITTAL

MULTIFAMILY
2419 N. FEDERAL HWY.
DELRAY BEACH, FLORIDA

RANDALL STOFFT
ARCHITECTS
distinctive. inspirational. architecture.

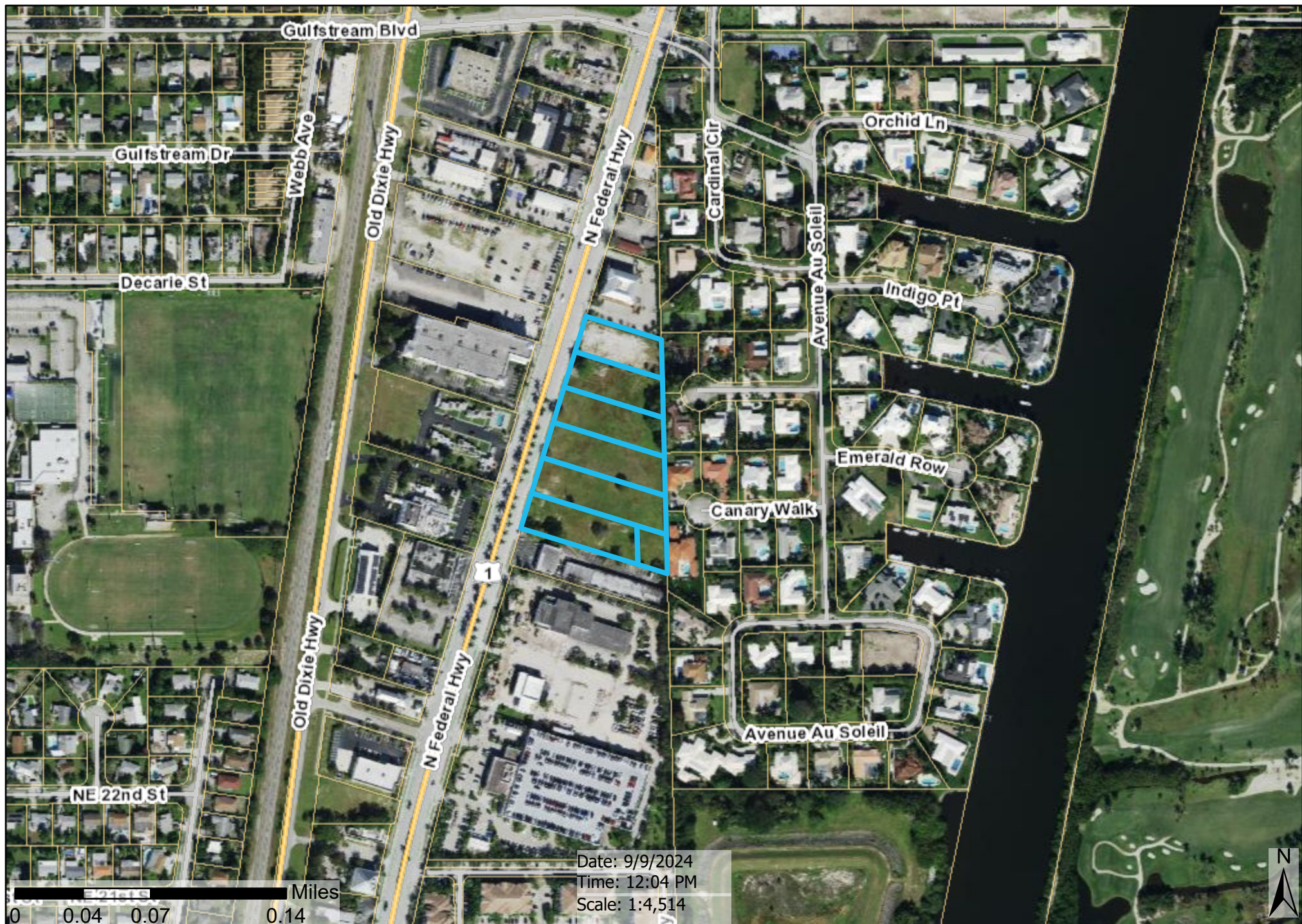
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FL-001105 FIRM-AA003379

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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 shack 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

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

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