



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".

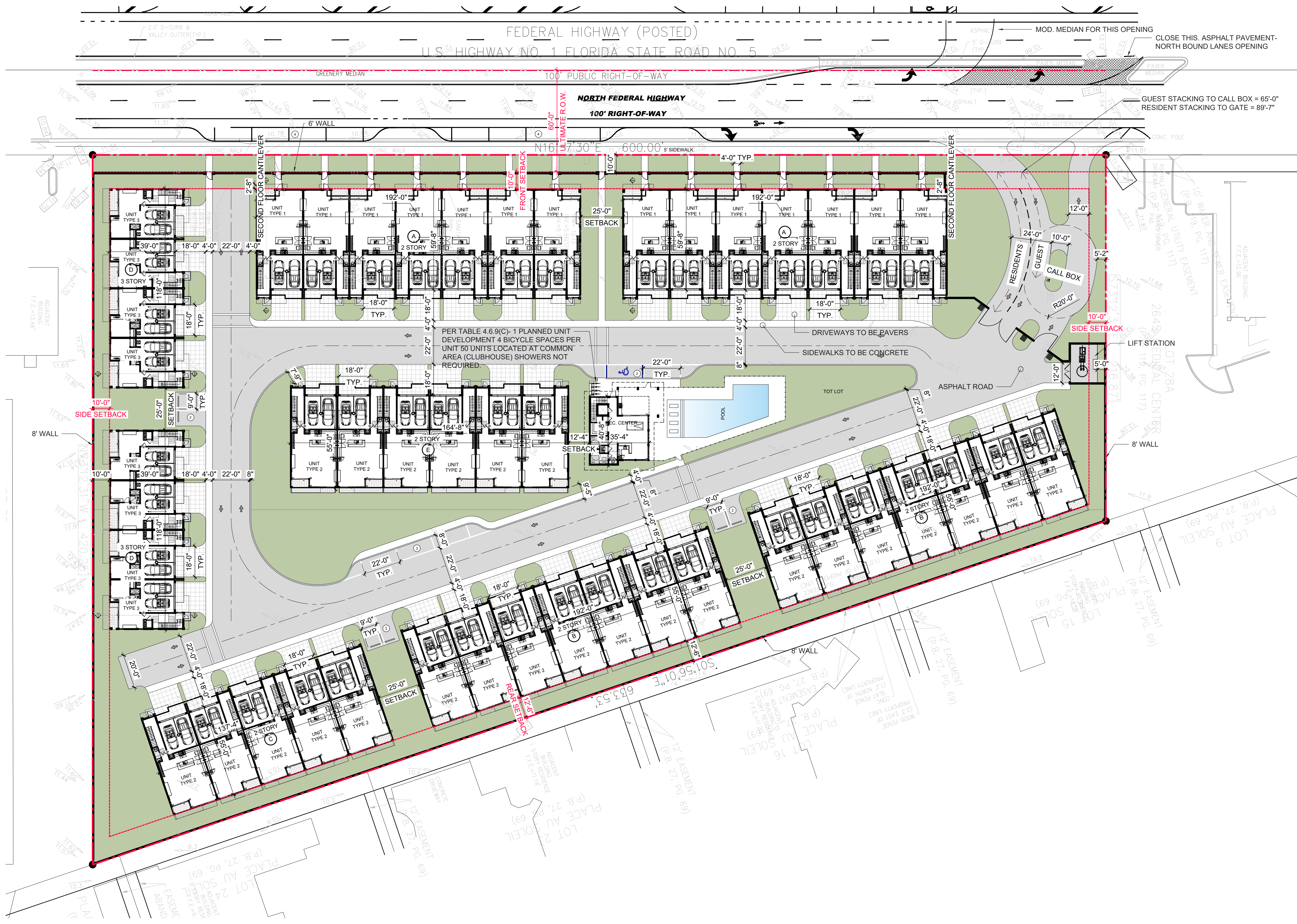
Barbara Herrera
Government Affairs Manager
Waste Management Inc. of Florida

Encl.

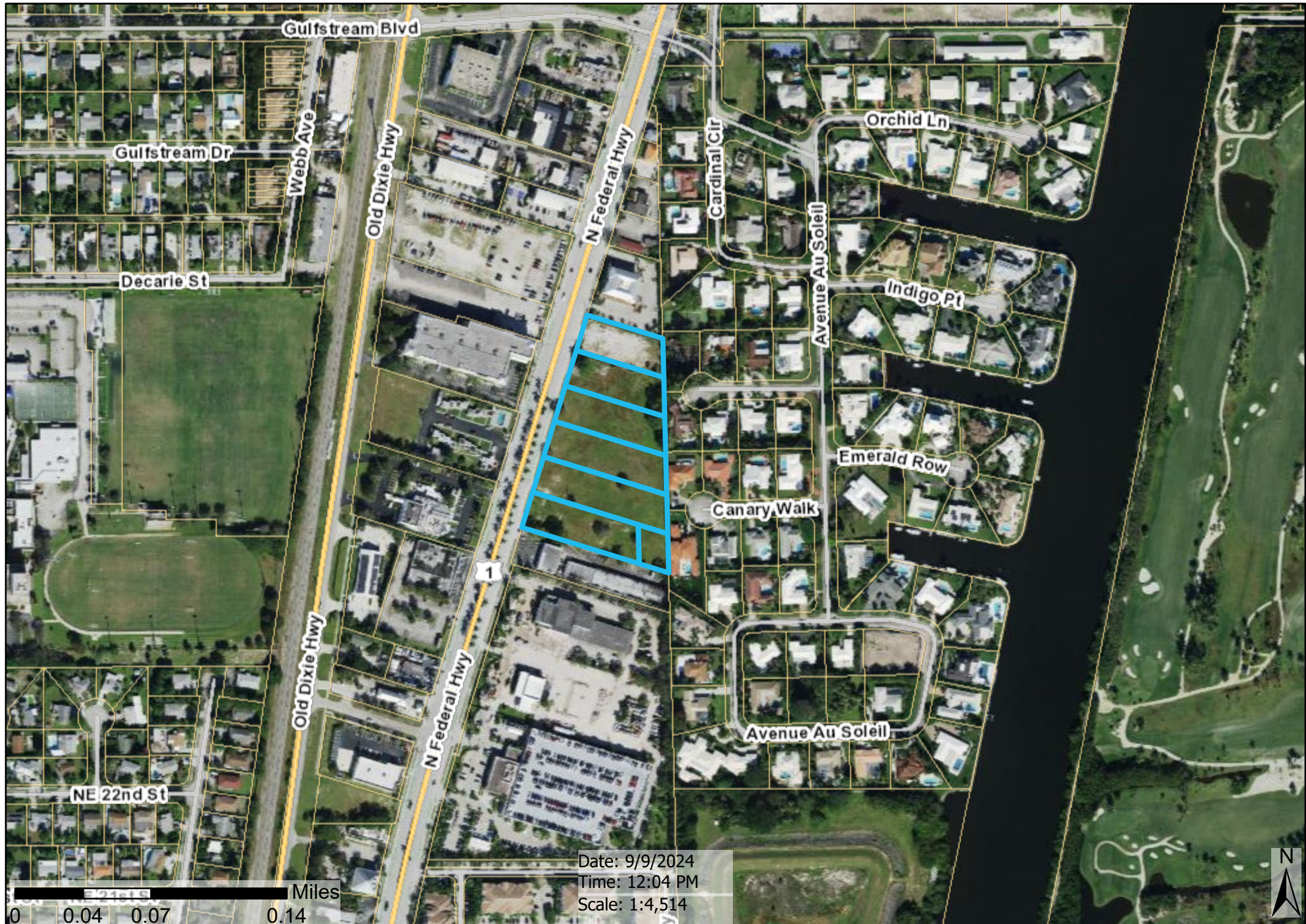
Cc: Roger Seenath, District Manager, WM of Palm Beach, Waste Management Inc. of FL.

BUILDING SEPARATION (DISTANCE BETWEEN RESIDENTIAL BUILDINGS)		
	REQUIRED	PROVIDED
PROVIDED DISTANCE BETWEEN BUILDING A TO BUILDING A	$55.3' + 55.3' \div 2 \times 2 + 22' = 6' + (110.6' + 88) / 6 = 33.1'$	25'-0" (SEEKING RELIEF)
PROVIDED DISTANCE BETWEEN BUILDING B TO BUILDING B	$55.3' + 55.3' \div 2 \times 2 + 22' = 6' + (110.6' + 88) / 6 = 33.1'$	25'-0" (SEEKING RELIEF)
PROVIDED DISTANCE BETWEEN BUILDING D TO BUILDING D	$37' \times 37' + 33.3' \div 3 = 6' + (74' + 132) / 6 = 34.3'$	25'-0" (SEEKING RELIEF)
PROVIDED DISTANCE BETWEEN BUILDING E TO REC. CENTER	$35.3' \times 35.3' \div 2 + 22' = 6' + (70.6' + 90) / 6 = 26.76'$	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 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



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

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