

To: City of Pompano Beach
Permit comment responses
100 West Atlantic Blvd.
Pompano Beach, FL 33060

Nov 5, 2025

Re: Major Site Plan
2100 West Atlantic Blvd.
Pompano Beach, FL 33069

Project No. 24109

To whom it may concern:

The following responses serve to address comments in reference to
Project Name(#)- **BD25-00004174** for the review dated 23/10/2025

Advisory Comments

A preliminary examination of the documents has been performed; additional comments may apply when completed plans and/or specifications have been submitted for permitting to the building department. Buildings shall comply with all local, state and federal codes in effect at time of application, including FEMA Floodplain, NPDES and HVHZ regulations.

FBC_BCA 105.2.3 Public service agencies/other approvals. The building official shall require that the laws, rules and regulations of any other regulatory AHJ, and where such laws, rules and regulations are applicable and are known to the building official, shall be satisfied before a permit shall be issued. The building official shall require such evidence, as in his or her opinion is reasonable, to show such other approvals.

City Ordinance 53.16(A)(1) Construction sites and construction activities. construction sites and operations shall be required to maintain during and after all construction, development excavation or

alteration operations, structural and non-structural best management practices with the intent to reduce pollutants and sediment in stormwater runoff.

City Ordinance 152.06(A): If applicable, contractor shall provide temporary screened fence complying with City Ordinance 152.06(B) through 152.06(G).

FBC 3306.1 Pedestrians shall be protected during construction, remodeling and demolition activities as required by this Chapter and Table 3306.1. Signs shall be provided to direct pedestrian traffic.

City Ordinance 152.25(A) Site plans and construction documents, Information for development in areas with base flood elevations. The site plan or construction documents for any development subject to the requirements of the floodplain regulations shall be drawn to scale and shall include, as applicable to the proposed development all sections from: City Ordinance 152.25 (A)(1) thru City Ordinance 152.25 (A)(7). Delineation of flood hazard areas, floodway boundaries and flood zone(s), base flood elevation(s), and ground elevations if necessary for review of the proposed development, etc. nonresidential buildings shall comply with City Ordinance 152.29(C)(1)(B).

FBC A201.1 This code establishes standards for accessibility to places of public accommodation and commercial facilities by individuals with disabilities. All new or altered public buildings and facilities, private buildings and facilities, places of public accommodation and commercial facilities subject to this code shall comply with 2020 FBC Accessibility.

FBC A206.2.1 Site arrival points. At least one accessible route shall be provided within the site from accessible parking spaces complying with FBC A502 and accessible passenger loading zones complying with FBC A209; public streets and sidewalks; and public transportation stops to the accessible building or facility entrance they serve.

FBC_BCA 107.3.4.0.6 Compliance with the specific minimum requirements of this code shall not be in itself deemed sufficient to assure that a building or structure complies with all of the requirements of this code. It is the responsibility of the architect and/or engineer of record for the building, structure or facility to determine through rational analysis what design requirements are necessary to comply with 2020 FBC.

FBC_BCA 107.1 As per the building official, separate building applications will be required for erosion control, site work, temporary fences, monumental signage and miscellaneous site structures.

FBC [F] 903.2 The enforcing agency will require that all provisions for an approved automatic sprinkler system in new buildings and structures be provided in the locations described in sections 903.2.1 through 903.2.12 if applicable.

FBC 701.1 The enforcing agency will require that the provisions of this chapter, governing the materials, systems and assemblies used for structural fire resistance and fire-resistance-rated construction separation of adjacent spaces to safeguard against the spread of fire and smoke within a building and the spread of fire to or from buildings, comply with this section of the code.

FBC 703.2 Fire-resistance ratings. Where materials, systems or devices that have not been tested as part of a fire-resistance-rated assembly are incorporated into the building element, component or assembly, sufficient data shall be made available to the building official to show that the required fire-resistance rating is not reduced. Materials and methods of construction used to protect joints and penetrations in fire-resistance-rated building elements, components or assemblies shall not reduce the required fire-resistance rating.

FBC 1003.1 The enforcing agency will require that all general requirements specified in sections 1003 through 1013, applicable to all three elements of the means of egress system, in addition to those specific requirements for the exit access, the exit and the exit discharge, comply with this section of the code.

FBC_BCA 107.1.1 The enforcing agency will require a life safety plan illustrating the floor area with proposed alterations with each room labeled. indicate construction type, fire rated walls, occupancy type: (current and proposed), occupancy load, means of egress, common path/travel distance/dead end corridor limits, accessibility accommodations including areas of refuge if applicable, emergency lighting, exits/exit signage, fire extinguishers, smoke alarms, fire suppression system and pull stations if applicable. Also provide tested design from accepted agency for rated walls and penetration details.

FBC_BCA 107.3.5.6 The enforcing agency will require product approvals to be reviewed and approved by the building designer prior to submittal to verify that such products comply with the design specifications. Reviewed and approved product approvals shall then become part of the plans and/or specifications. Product approval shall be filed with the building official for review and approval prior to installation.

FBC_BCA 107.3.5.2 The enforcing agency will require that all shop drawings, (i.e. components attached to building structure, trusses/joists, window walls, railings, awnings, chutes etc), necessary to show compliance with applicable codes; shall be approved by the architect or professional engineer and submitted to the building official prior to installation.

F.S. 481.221(2) The enforcing agency will require digital signature panel to be active on all documents submitted for review to authenticate the serial number matches the submitted ESA. F.A.C. 61g1-16.005 Each sheet is required to be digitally or electronically signed and bear the impress seal of an architect or engineer (FBC_BCA 107.3.4.0.1).

FBC_BCA 107.3.4.0.8 All plans and/or specifications prepared by an architect or an engineer pursuant to the requirements of this code shall be hand signed, dated and sealed. 11.FBC_BCA 110.10.1 The enforcing agency will require a special inspector for various components of the building as determined by the building official. Building dept. will require special inspector form be completed and submitted for approval.

FBC 1512.3.1 The enforcing agency will require that all new roofing construction, including recovering and reroofing, repair or maintenance shall have A HVHZ uniform roofing permit application, as established by the authority having jurisdiction, completed and executed by a licensed contractor. FBC 1512.3.2 The uniform roofing permit shall include calculations in accordance With Chapter 16 (High-Velocity Hurricane Zones) of this code, unless the roofing assembly is less than the height/pressure threshold allowed in the applicable protocols herein.

FBC A208.2 Minimum number. Parking spaces complying with 502 shall be provided in accordance with table 208.2 except as required by 208.2.1, 208.2.2, and 208.2.3. Where more than one parking facility is provided on a site, the number of accessible spaces provided on the site shall be calculated according to the number of spaces required for each parking facility.

FBC A502.6 The enforcing agency will require parking space identification comply with the following code: signs shall include the international symbol of accessibility complying with FBC A703.7.2.1. Signs identifying van parking spaces when required By FBC A502.2 shall contain the designation Van Accessible. Reference Engineering Standard 300-5.

FBC 3303.5 Water Accumulation. The enforcing agency will require provisions be made to prevent the accumulation of water or damage to any foundations on the premises or the adjoining property.

1804.4 Site Grading. The ground immediately adjacent to the foundation shall be sloped away from the building at a slope of not less than one unit vertical in 20 units horizontal (5-percent slope) for a minimum distance of 10 feet measured perpendicular to the face of the wall. If physical obstructions or lot lines prohibit 10 feet of horizontal distance, a 5-percent slope shall be provided to an approved alternative method of diverting water away from the foundation. Swales used for this purpose shall be sloped a minimum of 2 percent where located within 10 feet of the building foundation. Impervious surfaces within 10 feet of the building foundation shall be sloped a minimum of 2 percent away from the building.

FBC_BCA 110.13.2.1 It shall be the joint responsibility of any owner of real property upon which construction is occurring, and any contractor responsible for said construction, to ensure that all road rights-of-way remain free at all times of all construction waste and trash resulting from such construction, and that all waste and trash resulting from the construction are contained on the real property upon which the construction occurs.

FBC_BCA 109.3 Building Permit Valuations. The applicant for a permit shall provide an estimated permit value at a time of application. Permit valuations shall include total value of work, including materials and labor, for which the permit is being issued, such as electrical, gas, mechanical, plumbing equipment and permanent systems.

FBC_BCA 110.8.5.4 All plans for the building which are required to be signed and sealed by the architect or engineer of record contain a statement that, to the best of the architects or engineers

knowledge, the plans and specifications comply with the applicable minimum building codes and the applicable fire-safety standards as determined by the local authority in accordance with this section and chapter 633, Florida Statutes.

Development Review Committee Date Reviewed: 10/23/2025

Subject: CPTED and Security Strengthening Report: PZ#:25-12000021

Name: Shell Building/Master Carwash LLC Address / Folio: 2100 W Atlantic Blvd, Pompano Beach, Florida

Type: Major Site Plan

Reviewer: Saul Umana for the City of Pompano Beach saul.umana@copbfl.com

M- (954)786-4662

Monday Thursday; 8 AM 3 PM

ENGINEERING DEPARTMENT: DAVID McGIRR

1.) Condition: The following comments must be addressed before the submission of these plans to the Building Division for formal plan review and permitting:

Response: Understood.

2.) Condition: Submit/upload the (BCEPMGD) Broward County Environmental Protection and Growth Management Division Surface Water Management permit or exemption for the proposed paving and drainage shown on the civil engineering drawings.

Response: The project has been submitted to Broward County for a Surface Water Management License under Application No. L2025-211 and is currently being reviewed.

3.) Condition: Submit/upload the 2025 City Engineering standard details for the proposed off-site water, sewer connections, road restoration, paving, curbing, and sidewalks. These detailed drawings may be obtained from the City's website in PDF format.

<https://www.pompanobeachfl.gov/government/engineering/standard-details> Current details are 2022

Response: The civil plans have been updated to the 2025 City Engineering standard details.

4.) Condition: Before the approval of the City Engineering Division, the City Utilities Division must approve these plans.

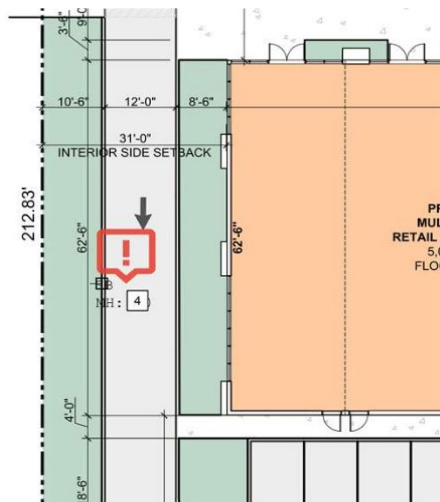
Response: Acknowledged.

5.) Condition: The City Planning and Zoning Division must approve these plans before the City Engineering Division can.

Response: Acknowledged.

FIRE: JIM GALLOWAY:

1.) Unresolved: Ref#26() Submit site/civil plans showing location of existing or proposed water mains (including size) and fire hydrants in area. Refer to NFPA 1 2018ed Chapter 18 for required fire flow, minimum number of hydrants and spacing. site plan page sp1.1 shows fire access lane along West side of proposed building as 12ft wide. Minimum 20ft wide.



Response: Per coordination with the Fire Department, the previously shown 12'-0" fire access lane along the west side of the building has been removed as requested by the fire reviewer. The area has been revised to landscape and complies with the Fire Department's direction. FDC remains with direct access from the public way. See updated Sheet SP1.1.

- 2.) *Provide Required Fire Flow Data for each proposed structure (this flow will either be the total flow required for a non-fire sprinklered building or the fire sprinkler/standpipe demands):*

Fire flow calculations are determined from square footage and construction type of structure. Refer to NFPA 1 chapter 18 for required fire flow, number/spacing of fire hydrants.

Depending on the hydrant flow test results additional fire protection systems or change in construction type maybe required for project (NFPA 1 2021 ed chapter 18). This information must be provided at DRC to evaluate current water supply conditions.

City of Pompano requires a minimum of 2 fire hydrants. Maximum distance to secondary fire hydrant is 400ft of any future building. Distance is measured by fire apparatus travel on access roadways. (COPFL ORD. 95.09(C)) Complete attached form Water Supply Fire Flow. Document located in the E-files folders of e-Plan. Reviewer Response: Jim Galloway

Response: *The existing building is currently sprinklered. The new 5,000s.f. building will be sprinklered. As discussed during our DRC follow up meeting on 11-24-2025 and a note has been sheet SP1.1. The existing 12" line would be sufficient for flow for a building this size and we've relocated the sprinkler line to the west side of the building where the hydrant is within 100'. See civil and SP-1.1.*

- 3.) *Provide a Hydrant Flow Test to determine the available water supply to this project. This test must be performed by a qualified company of the builders choice. In addition, the static pressure at the water main shall be determined by a recorded method (ie. water wheel) for a minimum twenty-four (24) hour period. The actual flow test must be witnessed by, and recorded data sent to City of Pompano Beach Fire Prevention.*

Response: *A flow test has been ordered.*

- 4.) *Will this proposed shell building be protected by a fire sprinkler system? provide civil plans supporting. Depending on occupancy classifications, occupant loads fire sprinklers and alarms would be required.*

Response: *The proposed building will be protected by a fire sprinkler system. Fire protection and fire alarm will be provided. Civil drawings have been updated and the architectural drawings SP-1.1 have been updated to add a note for clarification.*

URBAN FORESTRY: WADE COLLUM

INFO ONLY: REF#94 - 1. REVIEW IS FOR THE SITE IN ITS ENTIRETY.

- 1.) *Submit a tree survey prepared, signed, and sealed by a Florida Registered Surveyor showing the locations of all existing trees and palms in accordance with Code Section 155.2411, and Part 5. Label Survey as Tree Survey. Survey tree numbering and tree disposition do not match, correct. Currently shown as a tree disposition plan – is this based on an actual tree survey*

Response: *The tree survey by New Leaf Environmental was submitted. If submitted, please advise how to resolve this comment.*

- 2.) *Submit a Tree Appraisal prepared by an ISA Certified Arborist in accordance with Rule 14-40.030 of the Florida Administrative Code as amended, for all trees and palms that are specimen size , and DBH for caliper for all nonspecimen trees, that assigns each existing tree a number; that specifies the common and botanical name for each existing tree; describes the overall size and caliper of each existing tree; evaluates the health condition of each existing tree; identifies the status of each existing tree (whether the tree is to be protected in place, be relocated, or be removed); and provides a dollar value for each existing tree included on the tree survey in accordance with Code Section 155.2411, and Part 5. Palm tree values will be based on the Cost Replacement method. Staff could not locate tree disposition appraisal list / Arborist report.*

Response: *We assume the arborist assessment was submitted. If submitted, please advise how to resolve this comment.*

- 3.) *Provide the dollar value for specimen trees, height on palms, and DBH of all non specimen trees removed vs. the dollar value, palm height, and caliper of trees replaced.*

Response: *Values for trees removed were provided in the previous submittal. Replacement tree values cannot be provided because no replacement trees are being provided. Please advise how to resolve this comment.*

4.) As per 155.5204.E.1.b.i-iv; Mitigation is to be replacement trees above and beyond required plantings. Provide mitigation information in data table.

Response: *Mitigation cannot happen on site due to space as noted in responses previously. There is no mitigation information to provide. Please advise how to resolve this comment.*

5.) Tree disposition is not complete for the entire site and is not matching up to the proposed landscape plan for trees / palms to remain.

Response: *The drawings were amended in the last submittal to include the entire site and match the quantities on the landscape plan. Please advise how to resolve this comment.*

6.) Provide all existing tree numbers on the landscape plan for trees proposed to remain. Some existing trees may not be sustainable candidates for retention.

Response: *Tree numbers for remaining trees were provided in the last submittal. Trees in poor condition were updated to be removed from the site. Please advise how to resolve this comment.*

7.) Provide VUA requirements as per 155.5203.D along all sides with trees at 1:30' against all roadways / drive aisles. Incomplete south side. 1:40' on west side 10 trees.

Response: *Existing trees are being used to meet this requirement. The breakdown of the South side is 217' excluding driveways / 30' = 7.233 – 7 trees – 7 existing trees provided. West side 213' / 40' = 5.3 trees – 5 existing trees provided. A breakdown will be provided on the next plans submitted.*

8.) Provide Street Trees at 1:40' as per 155.5203.G.2.c. along Premier Dr. / SW 21st Ave. palms can stay, intermingle canopy trees to meet the count.

Response: *Street trees will be provided at 1:40' within the palms.*

9.) Provide 10' perimeter landscaping strip requirements around entire property as per 155.5203.D. This is to be a clear measurement not to include vehicular overhang.

Response: *As previously discussed the parking lot is to be rebuilt in the existing location. Please advise how to resolve this comment.*

10.) As per 155.5203.B.2.ii. Based on the height of the building half of all required canopy trees are to be 14' tall and palms to be 18' OA, please adjust.

Response: *All palms are specified as 18'oa. Existing trees are used to meet the 14' ht canopy tree requirement. Please advise how to resolve this comment.*

- 11.) *Show how requirements from 155.5203.D.5 VUA Landscaping are being met. Provide a minimum of 9' of landscape areas between a vehicular use area and an abutting building. North side, remove sidewalk.*

Response: *Per previous meeting 6' width will be provided and include superior landscape design. Does the planting width on the north side need to expand from 3 to 6 ft (or 4.5' see below comment) on the west building? Does planting need to be provided between the doors on the east building? Please advise how to resolve.*

- 12.) *As per 155.5203.D.5 VUA in part, the Development Services Director may grant modifications to the required landscaping between vehicular use areas and buildings for development that provide at least 50% of the required width (4.5'), subject to providing superior landscape design that includes a minimum of trees or palms as follows within the subject area and must include one or more of the following elements: All elements do not appear to be met on new and existing building.*
- i. Palms must be provided in multiples (doubles or triples);*
 - ii. If palms and trees are combined, one row of shrubs can be provided;*
 - iii. If palms or trees are provided, shrubs must be included in layering or height tiering with a minimum of 2 layers or tiers;*
 - iv. If trees are provided, design must include a minimum of 2 species;*
 - v. Trees or palms must be a minimum of 14 feet in height;*
 - vi. Layered or height tiered shrubs are provided in variety with a minimum of two (2) species;*
 - vii. Suspended pavements systems are provided for the adjacent vehicular use area.*

Response: *It is stated above (see highlight) that the requirement can be met with one or more of the following elements. We are providing 3 elements. (Double Alexander Palms, Palm height of 18', Shrubs are planted in layers) Please confirm all elements do not need to be provided*

13.) Provide the required landscape elements (tree and palms) above for these areas.

Response: 3 elements are being provided which is above and beyond the one or more required. Please advise how to resolve.

14.) Show all suspended pavement on the Civil / PGD Plans if required.

Response: Civil to provide.

15.) Provide a cross-section detail of the proposed building footers / slab as it appears that it will encroach into the required foundation landscaping soil space at the footers of the building. Provide drawings and verification of the use of monolithic / eccentric footings as it relates to these areas.

Response: Details provided. See sheet SP-5

16.) As per 155.5401.C. remove light poles from required VUA areas, perimeter landscaping strips, landscaped islands in parking bays, landscaped areas between parking bays, and landscaping between vehicular use areas and buildings. There are still conflicts.

Response: Architect to coordinate.

17.) As per 155.5203.D.4., a landscaped island shall be provided at each end of every row of parking spaces and per every 10 spaces. Landscape parking islands are to be a minimum 8' wide and contain trees, sod and irrigation. Palms do not qualify

Response: Palms in landscape islands are existing to remain. Each island has a canopy tree as well. Please advise which specific island needs to be adjusted and what should be proposed.

18.) As per 155.5203.B.2.g.i.B. a minimum area for planting a tree shall be 120 square feet, with a minimum dimension of eight feet. North side and along the existing building.

Response: Island dimensions are from the current existing layout. One island has an existing tree, and the other island needs a new tree since the existing one is damaged. Please advise how to resolve.

19.) *As per 155.5203.B.5.a thru e: Provide a scaled Irrigation Plan illustrating a rust free, automatic underground irrigation system installed in accordance with requirements of the Building Code, include a rain-sensing cutoff device, providing 100% coverage with 50% overlap, and reuse water wherever practicable and available. No plan showing the balance of the site. Please provide a note that no trenching will be allowed within the roots zones of existing trees.*

Response: *A note will be added that no trenching will be allowed within the root zones of existing trees.*

20.) *Bubblers will be provided for all new and relocated trees and palms. It is recommended to provide bubblers for all new tree installations until establishment. Quantity shows 15 only.*

Response: *Bubbler quantity will be updated to include all new trees (18).*

21.) *Adjust planting details to only show sisal or other biodegradable material attached to trunk of tree. No reference to wire and rubber hose.*

Response: *Will be revised for next submittal.*

22.) *Adjust details and notes to show root flare above or equal to surrounding grade and note that mulch not be placed against trunk. No change on multi trunk.*

Response: *Note will be added "Root flare to be above or equal to surrounding grade". Current note states to keep mulch away from trunk.*

23.) *Correct planting detail to reflect the planting hole be 2 ½ - 3 times the size of the root ball to more closely mirror industry best management practices. No change.*

Response: *A note was added in the previous submittal stating for the planting hole to be 2.5-3 times the size of the root ball.*

24.) *Provide spreads of proposed shrubs and groundcover material so as to align with spacing. Also, please note that plant spacing shall supersede plant quantity to fill the bed. Could locate note.*

Response: *Acknowledged, will be updated and note added..*

25.) *Please remove gallon size from plant list.*

Response: *Acknowledged, sizes will be updated to CG (container grown).*

26.) Please provide specifications and directives by an ASCA Registered Consulting Arborist prescribing timelines, watering, root pruning procedure and rootball size for all relocation proposed if any.

Response: *No trees are being relocated on site.*

27.) Provide a note that all existing trees will be pruned by an ISA Certified Arborist under the direction of a BCMA or ASCA Registered Consulting Arborist with a Florida Chapter ISA Prescription Pruning Qualification (PPQ). Staff could not locate note.

Response: *Note has been added to the end of landscape notes on sheet LA-1.*

28.) As per 155.5204.F.3.d; Underground utility lines shall be routed around the tree protection area where possible. If this is not possible, a tunnel made by a power-driven soil auger may be used under the tree.

Response: *Note has been added in the previous submittal to address this. Please advise how to resolve.*

29.) As per Article 9, Part 5, Pervious Area; The area of a site covered by living plant material that allows precipitation to infiltrate directly into the ground. Up to 15% of the area may be covered with mulch or other types of non-living pervious materials.

Response: *Please advise how to address.*

30.) Provide a note stating, All trees designated as single trunk shall have a single, relatively straight, dominant leader, proper structural branching and even branch distribution. Trees with bark inclusion, tipped branches, and co-dominant trunks will not be accepted. Trees with girdling, intact leader circling and/or plunging roots will be rejected.

Response: *Acknowledged, note will be added.*

31.) Please provide a detailed comment response sheet as to specifically how comments have been addressed at time of resubmittal.

Response: *Acknowledged and provided.*

32.) Additional comments may be rendered a time of resubmittal.

Response: *Acknowledged.*

ZONING: SAUL UMANA

1.) *This application is subject to Major Site Plan Review standards, as the thresholds for Major Site Plan criteria have been met. This requires obtaining a development order from the Planning and Zoning Board in addition to a development order from the Architectural Appearance Committee.*

Response: *The chart that was sent over denoted existing building with addition. This is a new building that does not exceed the 5,000 s.f. threshold and as previously discussed and reviewed with the city is a Minor site plan submittal.*

2.) *There is conflicting information regarding the scope of work. If the interior renovations and exterior changes to the Golden Corral have already been approved, a reference to the building permit approval is required, and the corresponding areas should be greyed out. However, based on the narrative and the lack of permits in the system, the project is being reviewed as a whole. Remove references to the existing structure and include all components in the site plan, including floor plans and elevations.*

Response: *As previously discussed with the city, the interior shell space creation and façade modifications only needed to go through permitting. The project was submitted under Permit No. BP25-00007117 and is currently in review.*

3.) *Sheet 003 SP-1.1 - Zoning Data Table*

Make the following corrections:

- Zoning is B-3/PCI - General Business with Planned Commercial Industrial Overlay.*
- The lot coverage listed in the table is 16,708 sq. ft., however, the footprint of the existing and proposed buildings totals 15,325 sq. ft. Revise or clarify.*
- Include information regarding the existing structure, including building height.*
- Setback labels and measurements do not align. Premier Drive (SW 21st Street) is the front yard. The interior side setback is labeled "Abutting Canal." Correct or clarify.*

Response: *The mentioned corrections have been adjusted. See revised sheet SP-1.1.*

- 4.) *Parking calculations for restaurants are based on 1 space per 4 persons of maximum occupancy capacity for customer service areas, and 1 space per 8 persons of maximum occupancy capacity for outdoor seating areas - not per seat.*

Clarify how the “potential restaurant” calculation was determined (currently showing a required 164 spaces, which would result in a parking deficiency).

An estimate of occupancy should be used to calculate parking requirements. The more restrictive parking standard should serve as the basis for future development.

Response: *Shown on the site plan calculation, the restaurant uses and location is not known at this time. During permitting, when an available space is used for restaurant, the seating count (interior and exterior) would be calculated and determined if allowed based on the number of parking spaces available at that time. There is an excess of parking allotted for this.*

- 5.) *Has an access agreement been established for the internal driveways?*

Response: *Yes, this site is part of an overall association with existing agreements.*

- 6.) *Two-way driveways must be at least 24 feet wide, as measured between the edges of paving. The proposed new curbing for the landscaping strip should be modified to make the driveway entrance compliant (currently shown as 22 feet).*

Response: *The current plan uploaded has one drive that is existing shown at 23'-0", there was existing curbing that was shown that has been reduced to allow the 23' drive.*

- 7.) *In parking areas where a sidewalk is used in lieu of a continuous curb, the sidewalk should extend beyond the parking area. The parking depth should be measured as 16 feet, with an additional 2 feet for vehicle overhang (i.e., a 7-ft sidewalk should increase to 9 ft).*

This applies to all nonconforming site features around the existing building, including the row of 5 parking spaces.

Similarly, in parking areas with a continuous curb, parking spaces should be 16 feet deep, with an additional 2 feet of pervious area for overhang.

Response: *Parking dimensions and adjacent sidewalk/pervious overhang areas have been revised to comply. See sheet A-104.*

8.) *Add a note to the site plan stating that all parking spaces shall be double-striped.*

Markings: Except for parking areas serving single-family dwellings, each required off-street parking space and loading area shall be identified by double striping and other surface markings arranged to provide for safe and orderly parking.

Response: *Note added to site plan. See Sheet A-104.*

9.) *On the elevations, provide:*

Color key legend for both existing and proposed buildings.

All material notes and finish information on both black-and-white and color elevations.

Response: *Color key legends are provided for both existing and proposed buildings. Proposed building materials are shown on the color elevation sheet, the black-and-white and color elevations will remain as two separate sheets.*

10.) *Revise the existing building elevations to remove separate building permit approval notes.*

Include material and color key legends, ensure compliance with Commercial Design Standards, and provide height measurements.

Flat roofs must be screened by a 3-ft parapet.

A minimum of 30% glazing is required for street-facing façades (East and North elevations).

Response: *As per our DRC meeting dated 11.05.2025 the east elevation of the building does not need to meet the 30% glazing because there is an existing building which blocks the view. The north façade faces the street and meets this requirement.*

11.) *All applications for approval of a Major Site Plan for multifamily residential, nonresidential, and mixed-use development shall incorporate a sufficient number of sustainable design options from Table 155.5802, Sustainable Development Options and Points, to demonstrate achievement of the minimum number of points required below for the specific type of development.*

3. Nonresidential and mixed-use development in all other districts shall achieve at least 12 points.

Response: *The project meets the Sustainable Development requirement. A total of 18 points have been provided in accordance with Table 155.5802, exceeding the 12-point minimum.*

PLANNING: MAX WEMYSS

- 1.) Info only: land use for this parcel is commercial (c), and the proposed use (5,000 square foot retail/restaurant shell) is permitted in the land use category.
-the property is platted (tract "a" of atlantic business center; plat book 169 page 126), which was recorded March 6, 2001. There have been two plat note amendments (pb 38277 pg 0406 & pb 50161, pg 568). The original plat note restricted the property to 490,300 square feet of office/ industrial uses, 203,750 square feet of assembly/ distribution industrial use and 50,000 square feet of commercial use. Subsequent plat note amendments changed the note to decrease the amount of office space (253,300 square feet) and increase the industrial use to 1,013,250 square feet) and added a children's recreation facility.
- 2.) Info only: the property abuts w atlantic blvd, which is listed on the trafficways plan, the remaining streets are private. The overall width of w atlantic blvd exceeds the minimum width required of 120 feet (60 feet to the center line). No additional right-of-way is required.
- 3.) Info only: -the city has sufficient capacity to accommodate the proposal.

BSO: DAVID CAPELLAZO

INFO ONLY: A.**CONFIDENTAILITY STATEMENT** PLEASE STAMP YOUR CPTED
NARRATIVE & DIAGRAM "CONFIDENTIAL"

I noticed it was stamped on the narrative report but not on the CPTED diagram

B. **DISCLAIMER**

SAFETY & SECURITY REVIEWS do not guarantee a crime will never occur; it is an effort to mitigate opportunities for crime & to help avoid any present & future security deficiencies, conflicts, threats, breaches, or liabilities that might occur without any review.

C. ****BROWARD SHERIFFS OFFICE NO TRESPASSING PROGRAM****

Please note that participation in the BSO No Trespassing Program is required. If this site is already on the program, then additional signage may be necessary along with an updated affidavit signed by authorized personnel. Please contact the BSO Pompano Beach C.P.T.E.D Advisor regarding placement of the No Trespass Signs.

*****THE CPTED & SECURITY STRENGTHENING CONDITIONS STATED BELOW MUST BE INCORPORATED INTO YOUR CPTED NARRATIVE PLAN & ONTO YOUR CPTED DRAWING DIAGRAM FOR APPROVAL. THE PURPOSE IS ESTABLISH CONSISTENCY BETWEEN THE NARRATIVE DOCUMENT & DRAWING DIAGRAM THIS WILL ALSO AID IN EXPEDITING THE CPTED INSPECTION PROCESS BY ENSURING THAT THE ON-SITE PROJECT MANAGERS HAVE ALL THE NECESSARY INFORMATION TO MEET EXPECTATIONS. *****

1.) For Commercial and Industrial: Install hard-wired burglar security alarms and safes at any commercial property, retail businesses and residential management offices, and/ or wherever valuables of any kind are stored such as cash, jewelry, electronic equipment such as computers, monitors, and any other costly inventory, including potentially sensitive or personal or business identification documents, electronic files or financial information etc., that are frequently targets of theft, frauds, burglaries and robberies. Alarms must be monitored and activated whenever businesses are closed, or all personnel are out of the building offices.

Response: *Hard-wired burglar alarms and secure safes will be installed where valuables are stored, including offices and areas with sensitive information or equipment, see revised sheet SP-1.8.*

2.) For Commercial and Industrial: Burglary / Intrusion / Sensor alarms must be activated whenever the business is closed, or all authorized personnel are out of the business.

Response: *Security alarm systems will remain active at all times when the building is closed or unoccupied by authorized personnel, see revised sheet SP-1.8.*

Please add these two conditions to your CPTED diagram and narrative as discussed via our telephone conversation

UTILITIES: NATANIEL WATSON

As of 10/23/2025 - Utilities has not completed their review. The comments below are from the previous cycle for reference only.

Info Only: 1. Additional comments may be contingent upon future submittals to the PAM and/or DRC review process.

Response: *Acknowledged.*

Info Only: 2. Please procure an approved Broward County EPD Surface Water Management permit or exemption for the proposed site and off-site work. Required during official Bldg. E-plan submittal.

Response: *The project has been submitted to Broward County for a Surface Water Management License under Application No. L2025-211 and is currently being reviewed.*

Info Only: Please follow best management practices for sedimentation and erosion control of on-site and off-site storm systems.

Response: *Sheet C-4 SWPPP provides best management practices for sedimentation and erosion control of on-site and off-site storm systems.*

- 1.) *The attached City Engineering Standard details are dated. Please update the details to the 2025 versions. Please correct. Also, please add city standard details 107-1 Typical 1" Water Service*

Response: *The civil plans have been updated to the 2025 City Engineering standard details. Standard Detail 107-1 has been added to Sheet C-3.1.*

- 2.) *Please indicate on civil plan 026C-3 WS Utility Plan the total site water consumption in (GPD)gallons per day*

Response: *The total site water consumption in GPD has been added to Sheet C-3.*

3.) Please indicate on civil plan 026 C-3 WS Utility Plan the total wastewater discharge from the site in (GPD) gallons per day

Response: The total wastewater discharge from the site in GPD has been added to Sheet C-3.

4.) Please attach the following 2025 City Engineering Standard Details and any other that apply as per the design: 113-1 Meter Bank Typical

Response: The civil plans have been updated to the 2025 City Engineering standard details. Standard Detail 113-1 has been added to Sheet C-3.1.

Sincerely,



Terry Runyan

November 24, 2025

Design Tech International Associates, Inc.

Sr. Project Manager