



December 4<sup>th</sup>, 2025

Development Review Committee  
City of Pompano Beach  
100 West Atlantic Boulevard, Dept. 1510  
Pompano Beach, Florida 33060

RE: Site Plan for Rising Tide Car wash (2901 W ATLANTIC BOULEVARD POMPANO  
BEACH FL 33069, folio [484233450010](#))

Dear members of the Development Review Committee (DRC),

Thank you for providing us with comments for the December 3<sup>rd</sup>, 2025 DRC Meeting. We would like to take the opportunity to respond to those comments issued from at this time. If you believe the comments have been satisfied and the project can move forward, please indicate so.

Thank you and I look forward to your response.

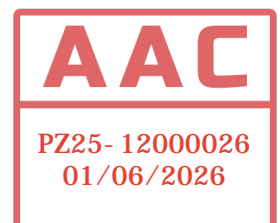
**PLANNING**

Max Wemyss | [max.wemyss@copbfl.com](mailto:max.wemyss@copbfl.com)  
Status: Pending Development Order

1. The property is platted (Engstrom Plat; ORB 152 Pg 45). The plat restricts the development to 10,000 square feet of commercial use. This plat note was amended to restrict to a service station with 18 fuel positions and a convenience store. A new amendment application has been processed through the City (PZ25-14000004) to provide a note that states: THIS PLAT IS RESTRICTED TO A 10,000 SQUARE-FOOT AUTOMATED CAR WASH. This amended note allows the proposed use. The site plan table indicates the proposed development will be approximately 3,500 square feet. (Info Only).  
*Understood, thank you.*
2. Land use for this parcel is Commercial (C), and the proposed use is permitted in the land use category. (Info Only).  
*Understood, thank you.*
3. Broward County Trafficways Plan requires a minimum of 120 feet on West Atlantic Blvd; the survey indicates that there is 120 feet & thus no additional right-of-way is required. NW 30th is a commercial road, not specifically listed in the Trafficways Plan or Code of Ordinances & thus the 60 feet provided is sufficient. NW 1st street is both residential and commercial, where a minimum of 30 feet to the centerline would be required on the south side, consistent with existing dedications. (Info Only).  
*Dedication has already been made.*
4. The city has sufficient capacity to accommodate the proposal. (Info Only).  
*Understood, thank you.*

**ENGINEERING DEPARTMENT**

David McGirr | [david.mcgirr@copbfl.com](mailto:david.mcgirr@copbfl.com)  
Status: Pending Development Order

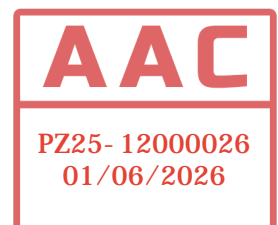


1. The conceptual water and sewer civil plan design lacks essential details. It requires meticulous attention to detail and specific delineation of the adjacent City mains, sizes, and connection characteristics. (Condition)  
*The water and sewer plans are conceptual in design. "Meticulous attention to detail" is typically provided at preliminary and final design. The requested information has been added to the plans*
2. Submit/upload a copy of the (FDOT) Florida Department of Transportation driveway connection permit or exemption for the proposed driveway, roadway curb gutter, and sidewalk to be constructed within the road right-of-way of W. Atl. Blvd. (Condition)  
*This will be provided with building permit submittal.*
3. Submit/upload a copy of the (FDOT) Florida Department of Transportation driveway drainage connection permit or exemption for the proposed driveway, roadway curb gutter, and sidewalk to be constructed within the road right-of-way of W. Atl. Blvd. (Condition)  
*This will be provided with building permit submittal.*
4. Submit/upload a copy of the (FDOT) Florida Department of Transportation utility construction permit or exemption for the proposed off-site potable water, reclaimed water, and sewer main or lines to be constructed within the road right-of-way of W. Atl. Blvd. (Condition)  
*This will be provided with building permit submittal.*
5. Submit/upload the (FDEP) Florida Department of Environmental Protection NPDES General Permit for the proposed stormwater discharge from the proposed site construction activities. (Condition)  
*This will be provided with building permit submittal.*
6. Submit/upload the (FDEP) Florida Department of Environmental Protection (NOI) Notice of Intent for the proposed stormwater discharge from the proposed site construction activities. (Condition)  
*This will be provided with building permit submittal.*
7. Place note on landscape plans as per City Ordinance(s) 50.02(A) (3) and 100.35(G) that landscaping materials other than sod are not allowed within (5') five feet of any portion of City-owned utilities within the public street right-of-way including meters, hydrants, service lines, etc. Also, please note that no trees, shrubbery, or obstructions shall be placed within a 3 radius of a City-owned sewer lateral cleanout or water &/or reuse meter. Show the location of all existing city-owned and maintained potable water mains and services, sanitary sewer mains or laterals, and storm drainage lines on the proposed landscape plans. Contact Tracy Wynn, GIS Coordinator, Engineering Division, for Utility information. 954-545-7007 [tracy.wynn@copbfl.com](mailto:tracy.wynn@copbfl.com) Engineering Standard street tree detail 316-1 and 315-1.  
*See revised sheets.*

#### **FIRE DEPARTMENT**

Jim Galloway | [jim.galloway@copbfl.com](mailto:jim.galloway@copbfl.com)  
Status: Pending Development Order

No Comments have been rendered as of November 20<sup>th</sup>, 2025.  
*Thank you.*



**BUILDING DIVISION**

Todd Stricker | todd.stricker@copbfl.com

Status: Pending Development Order

**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.

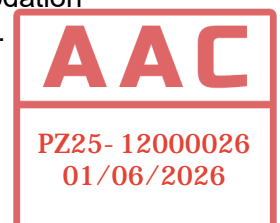
City Ordinance 152.06(A): If applicable, contractor shall provide temporary screened fence complying with City Ordinance 152.06(B) through 152.06(G).

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. residential buildings shall comply with City Ordinance 152.29(C)(1)(A).

FHA Title VIII of the Civil Rights Act of 1968, commonly known as the Fair Housing Act, prohibits discrimination in the sale, rental, and financing of dwellings based on race, color, religion, sex, and national origin. In 1988, Congress passed the Fair Housing Amendments Act. The Amendments expand coverage of Title VIII to prohibit discriminatory housing practices based on disability and familial status. Now it is unlawful to deny the rental or sale of a dwelling unit to a person because that person has a disability.

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 A221.1.1 Florida vertical accessibility. Nothing in this code relieves the owner of any building, structure, or facility governed by this code from the duty to provide vertical accessibility to all levels above and below the occupiable grade level, regardless of whether the ADA standards for accessible design require an elevator to be installed in such building, structure or facility.

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.

1. 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.
2. FBC [F] 903.2 The enforcing agency will require that all provisions for an approved automatic sprinkler systems in new buildings and structures be provided in the locations described in sections 903.2.1 through 903.2.12 if applicable.
3. 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.
4. FBC 703.2 Fire-resistance ratings. Where materials, systems or devices that have not been tested as part of a fire
  - a. -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.
5. 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.
6. 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.
7. FBC\_BCA 107.3.5.6 The enforcing agency will require product approvals 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.

8. 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.
9. 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).
10. 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.
12. FBC\_BCA 110.7 For threshold buildings, shoring and associated formwork or false work shall be designed and inspected by an engineer, employed by the permit holder or subcontractor, prior to any required mandatory inspections by the threshold building inspector.
13. FBC\_BCA 110.8.1 The enforcing agency shall require a special inspector to perform structural inspections on a threshold building pursuant to a structural inspection plan prepared by the engineer or architect of record. The structural inspection plan must be submitted to the enforcing agency prior to the issuance of a building permit for the construction of a threshold building.
14. 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.
  - a. 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.
15. FBC A208.2 Minimum number. Parking spaces complying with 502 shall be provided in accordance with table
  - a. 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.
16. FBC A208.2.3.3 Parking for guests, employees, and other non-residents. Where parking spaces are provided for persons other than residents, parking shall be provided in accordance with table 208.2.
17. 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.
18. 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.
19. 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.

20. 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.
21. 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.
22. 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.

*All building comments will be addressed with building permit submittal.*

## BSO

Anthony Russo | [Anthony\\_Russo@sheriff.org](mailto:Anthony_Russo@sheriff.org)

Status: Pending Development Order

## \*\*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.

*A note was previously added to sheet PS-1 to this effect.*

## \*\*PLEASE NOTE\*\*

When a Broward Sheriff's Office CPTED Practitioner is required to assist in an inspection of the project during the Certificate of Completion &/or Certificate of Occupancy Application Phase, Security Strengthening & CPTED measures that have not been adequately addressed will still be required to ensure the safety & well-being of the employees, residents, tenants, visitors & all legitimate users of the site.

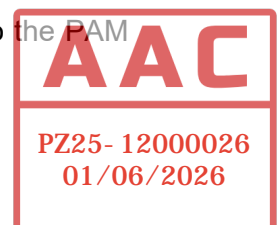
*A note was previously added to sheet PS-1 to this effect.*

## UTILITIES

Nathaniel Watson | [Nathaniel.Watson@copbfl.com](mailto:Nathaniel.Watson@copbfl.com)

Status: Pending Development Order

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





*Understood, thank you.*

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.

*This will be completed before building permit submittal.*

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

*A Stormwater Pollution Prevention Plan was previously submitted.*

4. Please note that the proposed 3 master meter is not a stock item and is subject to an order lead time. In relation to your construction schedule, please order the meter as soon as possible from the City's Customer Service Department to ensure a timely installation. Order lead times can be up to 4 months.

*Understood, thank you.*

5. Civil plan 041 C115 Utility Plan proposes a 2-inch water service with a 2-inch corporation stop. 2-inch water services must be shown with a resilient seated gate valve. Please correct.

*City detail is referenced on the plan. The detail has been added to C116. The detail shows the valve.*

6. Civil plans 038 C112 Paving & Grading and 042 C116 Utility Plan are missing. Please upload these drawings for review consideration.

*See revised plans.*

7. Please attach City Engineering Standard detail 107-2 Typical 2" Water Service.

*This has been added to C116.*

## LANDSCAPE REVIEW

Mark Brumet | [mark.brumet@copbfl.com](mailto:mark.brumet@copbfl.com)

Status: Resubmittal Required

1. Plans and comment response sheet do not reflect corrections.

*Plans and comment response sheet reflect corrections.*

2. Please just note how mitigation is going to be handled.

*According to the tree disposition plan we are removing 31 Sabal palms from the site. Our planting plan shows 12 Sabal Palms and 3 Royal Palms. 16 Sabal Palms would have to be mitigated, which will need to be done as payment to the City Tree Trust Fund as the site is proposed to be planted out.*

3. As per 155.4219 please provide a Type B Buffer along all other perimeters, please note on the plans and provide a cross-section detail.

*The perimeters propose a modified Type B Buffer. The Waiver/Modification letter is included in the Documents folder and we are waiting for official response from the Director.*

4. Show the buffer wall 5' inside of the property line with the required landscaping on the outside of the wall on the N, W, & E sides.

*The perimeters propose a modified Type B Buffer. The Waiver/Modification letter is included in the Documents folder and we are waiting for official response from the Director.*

5. Shrubs associated with the Type B Buffer must be 4' tall at time of installation.

*The perimeters propose a modified Type B Buffer. The Waiver/Modification letter is included in the Documents folder and we are waiting for official response from the Director.*

6. Label all lines and dimensions on the site plan. I.e., fence vs property line, south side, fence and arrow on the SW corner.

*All lines and dimensions are labeled.*

7. Shrubs associated with the Type B Buffer must be 4' tall at time of installation.

*This is comment #5 repeated.*

8. Provide Street Trees at 1:40' as per 155.5203.G.2.c. along NW 30 Av. Relocate the sidewalk to against the property line to allow proper planting space. Street trees are required in the ROW along NW 30th Ave.

*This was discussed in a meeting on 12/2. The sidewalk is existing and to remain and the street trees are being provided within the site as there is no planting room in the right-of-way.*

9. 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, in location where 13 spaces are shown on either side of the south drive aisle. Middle teardrop island.

*See revised sheets.*

10. Please provide a detailed comment response sheet as to specifically how comments have been addressed at time of permit submittal.

*Comment responses are provided herein.*

11. Additional comments may be rendered a time of resubmittal.

*Understood, thank you.*

## ZONING

Jonathan Cady | [Jonathan.Cady@copbfl.com](mailto:Jonathan.Cady@copbfl.com)

Status: Resubmittal Required

1. Please provide a comment response sheet with a narrative response addressing all comments received in this DRC review. The response should be organized in a point-by-point format, referencing each comment and explaining how it has been addressed or revised in the resubmittal. (Info Only).

*Comment responses are provided herein.*

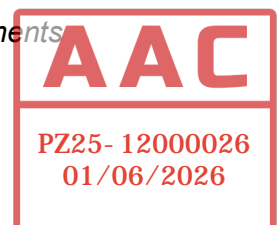
2. Per Section 155.5602.C.7.a., at least 30 percent of the street-facing facade area of the ground-level floor of buildings (as measured from the grade to the underside of the eave, top of the parapet, or the story line denoting the second floor) shall be occupied by windows or doorways. Please update the elevation drawings to clearly demonstrate how the proposed design complies with this regulation. Be sure to indicate the specific features or dimensions that show how the requirement is being met.

- The applicant is currently requesting approval of a superior design alternative at the Architectural Appearance Committee (AAC). Please note that if the proposed design is denied at AAC, you may be required to reapply through the Development Review Committee (DRC) process, especially if the denial results in substantial design revisions. (Condition).

*We will request AAC approval for alternative.*

3. Per Section 155.5509, In all new development, as well as redevelopment that increases gross floor area by 50 percent or more, all overhead utilities located on the development site and/or along the public right-of-way fronting the development site shall be placed underground to the maximum extent practicable-provided that the Development Services Director shall waive this requirement where the relevant utility company demonstrates that undergrounding will be detrimental to the overall safety and/or reliability of the circuit. Note on all plans that all overhead utilities located on the development site and/or along the public right-of-way fronting the development site shall be placed underground to the maximum extent practicable. Provide evidence and note on plans and in narrative that all overhead utilities will be buried for this project as per 155.5509. (Condition).

*We will comply for permit approval. An email was included as backup in the Documents folder.*





4. The site data table should include the Lot Coverage and Impervious/Pervious calculation. Please note that the canopy area should be included within the lot coverage.
  - Please provide the impervious and pervious surface area calculations directly on the Site Data Table within the site plan. Be sure to break down the calculations clearly, showing both the square footage and percentage of impervious and pervious areas to confirm compliance.

*See revised sheets. Canopies are included and broken down in the site data.*
5. Please confirm whether the wall along NW 1st Street is located on the property line. The wall is required to be placed in the middle of the landscape buffer, not along the edge. If the wall is currently located directly on the property line, it will need to be relocated to comply with this requirement.
  - Comment not addressed. Prior to Zoning approval, the request to modify the required buffer must first be approved. If this request is not approved, you will need to revise the plans to comply with the original buffer requirements, as outlined in the previous comment. Please note that there may be issues with the buffer modification request, and a revised plan may be necessary. To avoid delays, we recommend addressing the potential outcome now by either securing approval of the buffer modification or updating the plan to meet the standard buffer regulations.

*Refer to CPTED waiver. The wall will not be on the property line. Waiver request has been included in the last several submittals (refer to Documents folder) pending determination from the Director.*
6. Please note per section 155.5602.C.7.b., that all ground-level windows on street-facing facades shall be transparent. Mirrored or heavily-tinted glass that prevents views into the building is prohibited on street-facing front building facades. (Info Only).  
*We will request AAC approval for alternative.*
7. Please note that the front of the property is along NW 30th Avenue; therefore, when showing setback dimension on the plan, ensure that the setback demonstrates the correct layout of the plan. (Info Only).  
*See revised sheets.*
8. Please note that if this project proposes a security wall that includes lights, Wall packs on buildings may be used at entrances to a building to light unsafe areas, pursuant to Section 155.5401.I. They are not intended to draw attention to the building or provide general building or site lighting. Wall packs on the exterior of the building shall be fully shielded (e.g., with true cut-off type bulb or light source not visible from off-site) to direct the light vertically downward and have a light output of 900 lumens or less. Provide a detailed sheet that is fully shielded. (Info Only).  
*No wall packs are proposed for site lighting.*
9. Please note that the proposed signs, although included with this submittal, would not be concurrently approved with this Minor Site Plan if approved and will need a separate building permit approval. (Info Only).  
*Understood. Sign Package has been included with this submittal to be reviewed by the AAC.*
10. Please note that additional comments may be provided based on your next submittal, especially if revisions reveal items that were not previously reviewed or addressed. (Info Only).  
*Understood, thank you.*
11. Please note that once the vacant lot to the right of the subject property is developed, the entry gates on the subject property must be removed to comply with the existing cross-access easement. This requirement ensures unobstructed shared access between properties, as intended by the easement agreement. Be sure to account for this condition in the project planning and coordination moving forward. (Info Only).

*Understood. Gates need to remain for now and were requested by BSO for CPTED purposes. The access also needs to remain as it is required by plat.*

12. Based on the submitted plans and the way the site is currently laid out, the circulation does not appear to be functional, particularly in relation to entering and exiting the lot, exiting the car wash, and simultaneously using the cross-access easement to the east. The proposed layout raises concerns about how vehicles will navigate the site, especially during peak use. For example, if all three vacuum spaces are occupied, it is unclear how a vehicle exiting the car wash would be able to exit the site safely and efficiently without obstruction. This situation could lead to traffic congestion or operational challenges on-site. Please clarify the proposed circulation pattern and how vehicle flow is intended to function under typical and peak conditions. If necessary, revise the site plan to improve circulation and address these concerns, ensuring that vehicles can move safely and efficiently throughout the site without interference from bottlenecks or blocked access points.

- Comment not addressed. The response provided does not offer sufficient justification to resolve the comment. Please clarify how site circulation will function. Staff has concerns regarding potential traffic backup caused by vehicles exiting the car wash, the need for cars to circulate around the site to reach the single exit, and additional traffic that will be generated once the vacant parcel to the east is developed. Please provide a detailed explanation to demonstrate that circulation will operate safely and efficiently.

*The circulation issue east of the vacuum exit has been resolved and converted to a 2-way.*

13. Please provide a fence and wall detail sheet that clearly illustrates the height, material, and design of the proposed fencing and walls. From the submitted plans, it appears that a chain link fence may be proposed. Please note that, per code, chain link fences are prohibited along arterial or collector streets. Therefore, if you are proposing a chain link fence along any frontage that abuts such a roadway, an alternative material will be required. The detail sheet should include the type of material, height, finishes, and any other relevant specifications. This will ensure that the proposed fencing complies with the City's development standards and can be accurately reviewed.

*Fence detail is provided on the site plan sheet.*

14. Provide the mounting height of the proposed light poles. The maximum height for lighting fixtures within 200 feet of a residential zoning district (the north property line) is 20'. For all other fixtures outside of this 200' distance, the maximum height is 30' (155.5401.D).

- Comment not addressed. Stating "Project complies with these requirements" does not resolve the previous comment. It remains unclear where revisions were made, and the height of the proposed light pole is still not identified. The diagram indicates to "see schedule for height," but the schedule does not list the height. Please update the plans to clearly show the light pole height and identify the revisions made.

*Detail will be revised and provided (in compliance with code) at permitting submittal.*

24. Provide a narrative that outlines how this project will achieve 12 sustainable development points, as referred to in section 155.5802.

*See revised sheets.*

15. Provide a narrative that outlines how this project will achieve 12 sustainable development points, as referred to in section 155.5802.

- Comment not addressed. The response stating "See revised sheets" does not resolve the previous requirement. Please provide a written narrative outlining how the project will achieve the required 12 Sustainable Development Points, in accordance with Section 155.5802. The narrative should clearly identify each selected sustainability measure and explain how the project complies. This should be a separate document.

*Per meeting on 12/3/2025, this comment was deemed by staff to not apply.*

16. A utility easement agreement form must be submitted at time of building permit for the

pavement located within the utility easements on the east, west, and southern parts of the property (unless vacated). If these easements are vacated provide evidence of this.

- A Cross Access easement agreement form must be submitted at time of building permit for the pavement located within the utility easements on the east, west, and southern parts of the property (unless vacated). In your response to this comment, please provide clarification of how you intend to resolve this comment.

*This comment was discussed at the 10/2 DRC meeting and was determined to not apply by Max Wemyss. The access easement is granted by plat, without a specific agreement in place. We would prefer not to have the access easement, but it is required by plat and cannot be eliminated. Nothing more needs to be done.*

17. Light poles must be at least 15' from any existing or proposed trees per section 155.5203.B.2.g.i.c. Provide the 15' radius for all light poles.
  - Please show the location of all light poles on the planting plan to confirm compliance with landscape and lighting regulations. Additionally, provide the required 15-foot radius around each light pole directly on the planting plan. This will ensure there are no conflicts between proposed landscaping and the light poles.

*Project complies with these requirements. Refer to revised Planting Plan.*

18. Please note that all signage will be reviewed as a separate permit and is not part of the site plan approval process. (Info Only).

*Understood, thank you.*

19. Per Section 155.4219.H.3., A car wash or auto detailing use shall comply with the following standards:

- The use shall be designed to ensure proper functioning of the site as related to vehicle stacking, circulation, and turning movements.
- No overhead doors shall face the front lot line.
- Each lane shall be covered with a permanent canopy which shall have a maximum clearance height of 14 feet above grade, except where state or federal law requires a higher clearance.
- Outdoor activity may occur during business hours; such activity shall be limited to the washing, drying and other superficial detailing of the interior/exterior of the vehicles in accordance with an approved site plan.
- Screening of this use shall meet the general requirements of Section 155.4219.A. Standards Applicable to Motor Vehicle Sales, Service, and Storage Uses.
- A drive-through that is incorporated as an essential function of the operation shall be permitted by right as accessory to the principal business. Therefore, this use shall not be subject to the accessory use standards for Drive-Through Services within Code Section 155.4303.I. (Condition).

*Use complies with these requirements. Refer to Special Exception order.*

Please do not hesitate to contact me with any questions.

Paola A. West, AICP, ISA-CA  
President, Land Planner