

Project Narrative

New Auto Toy Store (PZ 23-12000031)

929 SW 8th St, Pompano Beach, FL 33069

The following project is proposed on a lot with an existing structure. The property is currently flooding with heavy rainfall so the entire parking lot layout will change. New paving, customer parking, vehicle display areas, and driveways are proposed. Also, a new French drain system is proposed to retain stormwater on site. There will be (2) new approaches to the property with one being the entry and the other being the exit. **The business on site will be a used car dealership with a vehicle detailing and upkeep section inside the #941 address building.**

The façade of building #1 will be changed on 3 sides. The north side (back side) is a party wall with an abutting building. The East and South façade of building one will be renovated completely with a mix of decorative scored stucco and decorative metal siding. There will also be a “band” architectural feature running around the top of the building as show on the elevations in a brown color.

The façade of building #2 will only be receiving a façade update to the South elevation. An architectural “band” feature similar to the feature running along the top of building #1 will be done to building #2. Additionally, as shown on elevation A on sheet A-2, the “band” will drop down to the ground level on the left side of the building.

All other unmentioned sides of the façade will not be receiving updates. The North and East elevation of building #2 will remain unchanged except for new garage doors.



Date: November 18th, 2025.

Project Title: The New Auto Toy Store

Project Address: 941 & 929 SW 8th Street, Pompano Beach, FL. 33069

P&Z#: 25-12000032

Folio Number: 494202030880 & 494202030870

Prepared By: M. Hudson Design.

This letter is intended to address comments from the Engineering, Urban Forestry and Zoning Department.

Comment - Engineering: (Ref #14): 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 Engineering Standard Street tree detail 316-1 and 315-1.

Response: No landscape materials other than sod was placed within five feet (5') of any portion of City-owned utilities within the public street right-of-way, including meters, hydrants, service lines, etc. A note stating that no trees, shrubbery, or other obstructions shall be placed within a three-foot (3') radius of a City-owned sewer lateral cleanout or water and/or reuse meter was provided on the landscape plan. All existing locations of City-owned and City-maintained potable water mains and services, sanitary sewer mains or laterals, and storm drainage lines are shown on sheet L1.

Comment - Urban Forestry:(Ref #18) 1. Provide a landscape plan prepared and signed and sealed by a Florida Registered Landscape Architect in accordance with Code Section 155.5203. Why are there two names of two different LA's??

Response: A landscape plan was prepared, revised, and signed and sealed by Matt S. Hudson, FL Reg. #6667597.



Comment - Urban Forestry:(Ref #19) 2. 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.

Response: A tree survey was 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

Comment - Urban Forestry:(Ref #20) 3. 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 no specimen 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.

Response: There are no specimen trees on the site. Please refer to Sheet TD-1 for the tree disposition plan.

Comment - Urban Forestry:(Ref #20) 3. 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 no specimen 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.

Response: There are no specimen trees on the site. Please refer to Sheet TD-1 for the tree disposition plan.

Comment - Urban Forestry:(Ref #21) 4. Provide a disposition for the existing trees whether they are going to remain or be removed.

Response: A tree disposition plan and table have been provided. Please refer to Sheet TD-1 for the tree disposition plan.

Comment - Urban Forestry:(Ref #22) 5. Provide a data table showing how the site is meeting the requirements of 155.5203. C Minimum Site Development Landscaping.

Response:A data table demonstrating that the proposed plan meets the requirements has been provided. Please refer to Sheet#2 - L1.

Comment - Urban Forestry:(Ref #23) 6. What does modify Swale area mean? Clarify.

Response: The previously proposed modified swale has been removed from the landscape plan. No modified swale area is proposed on the site. Please refer to Sheet#2 - L1.



Comment - Urban Forestry:(Ref #24) 7. Propose an alternate medium / large canopy species to Pigeon Plums as they do not fare well in hot urban heat island areas in Pompano.

Response: The previously proposed Pigeon Plum tree has been replaced with a Black Olive tree. Please refer to Sheet#2 - L1.

Comment - Urban Forestry:(Ref #25) 8. Understory trees are only used when there are OHW present, please adjust.

Response: No understory trees are proposed on the site. Please refer to Sheet#2 - L1.

Comment - Urban Forestry:(Ref #26) 9. Edge of pavement appears different from the west side to the center area as it relates to where the landscape ends against the edge of roadway, correct.

Response: The landscape plan has been updated to show the edge of the road. Please refer to Sheet#2 - L1.

Comment - Urban Forestry:(Ref #27) 10. Large areas of proposed brown mulch must be changed to living plant material.

Response: No large areas of brown mulch are proposed on the landscape plan. Please refer to Sheet#2 - L1.

Comment - Urban Forestry:(Ref #28) 11. Please clarify the repeated use of aluminum edging.

Response: No aluminum edging is proposed on the landscape plan. Please refer to Sheet#2 - L1.

Comment - Urban Forestry:(Ref #29) 12. There appears to be utilities proposed bisecting required landscape areas, please adjust and relocate away from planting areas.

Response: All existing utilities are highlighted in red, and all proposed landscape materials have been updated to avoid conflicts with the existing utilities. Please refer to Sheet#2 - L1.

Comment - Urban Forestry:(Ref #30) 13. Provide VUA requirements as per 155.5203.D along the South side at 1:30' for a total of 7, and add 1 additional tree along the West perimeter for a total of 2.

Response: The south side has been updated to meet VUA requirements. A total of seven canopy trees have been added as suggested—five along the south side and two along the west side. Please refer to Sheet#2 - L1.



Comment - Urban Forestry:(Ref #31) 14. As per 155.5203. B.2.ii.Based on the height of the building half of all required canopy trees are to be 16' tall and palms to be 22' OA, please adjust.

Response: All proposed canopy trees have been updated to a 16' overall height. No palms are proposed. Please refer to Sheet#2 - L1.

Comment - Urban Forestry:(Ref #32) 15. 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: A 10-foot perimeter landscape buffer is proposed on the site plan, except in areas where vehicle lifts are located. Due to site constraints, there is limited space to provide a continuous perimeter buffer around the entire property. Please refer to Sheet#2 - L1.

Comment - Urban Forestry:(Ref #33) 16. Show how requirements from 155.5203.D.5 VUA Landscaping are being met. Provide a minimum of 10' on the west bldg. and 14' on the east building of landscape areas between a vehicular use area.

Response:The planting bed on the west side of the building has been updated to a 10-foot width, and the planting bed on the east side has been increased to 14 feet. Adjustments were made only in the area adjacent to the vehicle lift due to limited available space. Please refer to Sheet#2 - L1.

Comment - Urban Forestry: (Ref #34) 17. 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, 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:

- 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:The site has limited space to accommodate a continuous 10-foot buffer around the entire property. The west planting bed has been expanded to a 10-foot width and includes a privacy hedge and two tree species. On the east side, only the southeast portion has been increased to a 14-foot planting bed with a hedge and two tree species; the northeast portion does not have sufficient space between the property line and the building to provide a planting bed. Please refer to Sheet#2 - L1.



Comment - Urban Forestry:(Ref #35) 18. Show how requirements as per 155.5203.E., Building Base Plantings are being met.

Response: A planting buffer has been added along both buildings without obstructing any building entrances. On the west building, layered shrubs have been provided, and on the east building, a tree and groundcover have been included. Please refer to Sheet#2 - L1.

Comment - Urban Forestry:(Ref #36) 19. 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.

Response: All proposed light poles have been removed from the landscape plan. Please refer to Sheet#2 - L1.

Comment - Urban Forestry:(Ref #37) 20. No exterior lighting fixtures shall be located in any landscaped planting areas required in and around vehicular uses areas in accordance with Section 155.5401.C, Vehicular Use Area Landscaping (e.g., perimeter landscaping strips, landscaped island in parking bays, landscaped areas between parking bays, and landscaping between vehicular use areas and buildings).

Response: All proposed light poles have been removed from the landscape plan. Please refer to Sheet#2 - L1.

Comment - Urban Forestry:(Ref #38) 21. 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. Add a large canopy tree and relocate the proposed bike racks.

Response: There are no more than ten continuous parking spaces proposed on the site plan; therefore, the landscape island requirement does not apply to this project. Please refer to Sheet#2 - L1.

Comment - Urban Forestry:(Ref #39): 22. As per 155.5203. B.2.g.ii. a minimum area for planting a tree shall be 120 square feet, with a minimum dimension of eight feet.

Response: The planting beds between the parking areas have been increased to 8 feet in width, and additional trees have been added. Please refer to Sheet#2 - L1.

Comment - Urban Forestry:(Ref #40): 23. As per 155.5102.C.9; provide continuous curbing around all VUA area to prohibit vehicular encroachment into required landscaping.

Response: Continuous curbing has been provided around all VUA areas to prevent vehicular encroachment into the landscaping. Please refer to Sheet#2 - L1.



Comment - Urban Forestry:(Ref #41): 24. 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 rainsensing cutoff device, providing 100% coverage with 50% overlap, and reuse water wherever practicable and available.

Response: An updated irrigation plan has been provided showing an automatic underground irrigation system installed in accordance with Building Code requirements. The system includes a rain-sensing cutoff device, provides 100% coverage with 50% overlap, and utilizes reuse water wherever practicable and available. Please refer to Sheet#4 - I1 and sheet #5 - I2.

Comment - Urban Forestry:(Ref #42): 25. Bubblers will be provided for all new and relocated trees and palms.

Response: No trees or palms are proposed to be relocated on the site. Please refer to Sheet#1 - TD.

Comment - Urban Forestry:(Ref #43): 26. Adjust planting details to only show sisal or other biodegradable material attached to trunk of tree.

Response: The planting details have been updated to show biodegradable material used for attaching to the tree trunk. Please refer to Sheet#3 - L2.

Comment - Urban Forestry:(Ref #44): 27. Provide plant list on the actual landscape plan.

Response: The plant list has been incorporated into the landscape plan. Please refer to Sheet#2 - L1.

Comment - Urban Forestry:(Ref #45): 28. Provide a soil specification in percentage form. i.e. 70/30.

Response: A soil specification has been provided under the general landscaping notes. Please refer to Sheet#3 - L2.

Comment - Urban Forestry:(Ref #46): 29. Provide a note on the plans specifying that all hedges abutting City Rights of way are maintained at a height no greater than 24". It is staffs recommendation that all trees VUA perimeter trees be 14' OA to create a largest CPTED clear line of sight from roadway.

Response: The requested note has been added to the landscape plan. Please refer to Sheet#2 - L1.

Comment - Urban Forestry:(Ref #47): 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: The requested note has been added to the landscape plan. Please refer to Sheet#2 - L1.



Comment - Urban Forestry:(Ref #48): 31. Provide a note on plan that a Pre Construction meeting with Urban Forestry is required before any work is performed onsite. where there is tree protection and/or plant material is installed on site.

Response: The requested note has been added to the landscape plan. Please refer to Sheet#2 - L1.

Comment - Urban Forestry:(Ref #49): 32. Provide a note that all road rock, concrete, asphalt and other non natural material be removed from all planting areas prior to landscape installation and be replaced with planting soil prior to landscape installation.

Response: The requested note has been added to the landscape plan. Please refer to Sheet#2 - L1.

Comment - Zoning #13. Vehicular Use Area Landscaping: Perimeter landscaping strips shall be provided and maintained around the perimeter of a vehicular use area to screen view of it from any abutting public right-of-way, private roadway, alley, property, or waterway The minimum width of the perimeter landscaping strip shall be: Ten feet in all other developments on lots greater than 100 feet wide.

Response: A landscape strip was provided around the perimeter of a vehicular area to screen view from any abutting public right-of-way, private roadway, alley, property, or waterway. A landscape area of 36' has been provided. Please refer to Sheet#2 - L1.

Comment - Zoning #14. A landscaped island shall be provided at each end of every row of parking spaces. Where a row of parking spaces contains ten or more parking spaces, additional landscaped islands shall be provided at a spacing no greater than one every ten parking spaces.

Response: A landscaped island was provided at each end of every row of parking spaces. Please refer to Sheet#2 - L1.

Comment - Utilities #12: 4. Please note on Landscape plan 013 L1 Landscape Plan that as per City Ordinance(s) §50.02(A) (4) and §100.35(E), street trees shall not be placed on top of or 5' of either side of any City owned utility infrastructure. Also, please note that no trees, shrubbery or obstruction shall be placed within a 3' radius of a City owned sewer lateral cleanout or water &/or reuse meter.

Response: The requested note has been added to the landscape plan. Please refer to Sheet#2 - L1.

Should you have any questions, please feel free to reach out at mh@mHUDSONSDSIGN.COM and to olga@mHUDSONSDSIGN.COM.

Matt Hudson

Matt Hudson, PLA, ASLA
Landscape Architect
FL Reg #6667597
561-319-2474

RESPONSE LETTER

Attention:

Pompano Beach Building Department
100 Atlantic Blvd,
Pompano Beach, FL, 33060

December 18th, 2025

Address: 941 & 929 SW 8th Street, Pompano Beach, FL, 33069

DRC File #: LN-777

Engineering Reviewer:

(1) Submit/upload a sediment and erosion control plan for the subject project. All site development must be performed using Best Management Practices. – Please see new sheet CV-4 for a sediment and erosion control plan showing a silt fence as required and the required silt fence detail.

(2) Submit/upload a site paving plan- with paving details – Please see a new paving plan on CV-4 with the spot elevations shown on CV-1 as well.

Zoning Reviewer:

(1) Provide both addresses as the “project address” on the site plan: 929 SW 8th ST & 941 SW 8 ST, as this site plan is for both properties. – Updated addresses on the site plan and titleblock.

(2) The total parking required is being shown as 13 required spaces. How is the team getting the 10 spaces required for building two? (1 per 400 sq ft of indoor sales display area and office space) The floor plan for Building #2 show indoor display area of 3505 for first floor but also a mezzanine storage labeled as 3,505 (but floor plan shows a 342 sq ft mezzanine only). Revise/Clarify. – The floor plan for building #2 has been changed since then. There is no longer a mezzanine being proposed. There is an existing permit for this building with the proposed floor plan and this set has been revised to show this change. After calculating 1 parking space per 400 sq ft, building #2 only calls for 9 spots. The calculations have been revised as such in sheet SP-1. However, the number of proposed parking spots still remains as 13.

(3) The site plan and landscaping plan are not the same. Site plan has an additional parking space than the landscaping plan and also the direction of the proposed dumpster gate/ service area. Clarify/ Revise. – Revised the site plan and the landscape architect is working off our site plan CAD file.

(4) Label all the sodded areas on the site plan to match the landscaping plan. Verify the pervious measurement on the site plan as I measured around 5,000 sq ft of pervious. – The landscape architect worked off our CAD file for the site plan so they both match. Additionally, the pervious calculation number has been updated on sheet SP-1.

(5) What does “modified swale” mean and what is the intention? – That annotation has been removed and it is no longer applicable.

(6) Provide colored elevations or elevations with a legend stating the finish, material and color legend. Clarify in narrative what will be new and what will remain existing for the façade. Facade Articulation: Street-facing front building facades that are greater than 60 feet wide shall be articulated with wall offsets (e.g., projections or recesses in the facade plane) that are at least one foot deep, at least ten feet wide, and spaced no more than 40 feet apart. (See Figure 155.5602.C.5.a Example of front facade offsets.) –

Revised sheet A-2 to have colored elevations that comply with façade requirements as noted. Also, updated the project narrative with information on what will be new and what will remain existing on the façade and copied required notes from this comment into sheet A-2.

(7) Provide product details of the “LED rope lighting” and the aluminum stamped panels on the east elevation. “The use of aluminum siding, vinyl siding, corrugated metal siding, or other metal cladding other than decorative or ornamental metal siding is prohibited on any facade visible from a street right-of-way. Nothing shall limit the use of high-quality, decorative metal (e.g., brass, copper, steel) as a building accent material, or in a manner subject to the discretion of the Development Services Director”

(155.5602.C.6). – Updated the East elevation on sheet A-2 to remove the aluminum siding and annotated it instead as decorative panels that will be manufactured and submitted to the department for approval before manufacturing. Also, provided product details for the rope lighting. It will be commercially available LED rope lighting running the full height of the column feature.

(8) In the project narrative, describe the proposed business at this site. Clarify in the narrative if the proposed business will include service, repair, installation, and/or maintenance of the vehicles for sale. A used car dealership with maintenance requires a type B buffer on all sides. – Updated the project narrative. Please see the last sentence that was updated. **Last sentence of the first paragraph**

(9) Where is the bicycle parking being proposed (at least four bicycles for each ten parking spaces) 4 spaces is sufficient. – Please see the bike racks called out near the middle of the parking lot on sheet SP-1.

(10) Show the degree of the parking angle - on the standard details – Showed the degree of the parking angle on sheet SP-2 standard detail. Some of the lengths such as aisle width and double row + aisle, curb to curb were shown on SP-1.

(11) Commercial containers shall be located so as to be substantially hidden from view from the adjacent property and the public rights-of-way(155.5301.C.b). Change the direction of the dumpster enclosure opening to face the parking lot rather than the street. (site plan and landscaping plan differ) – Updated the site plan to comply with this comment and the landscape architect is working off of this same CAD file.

(12) Sheet 009 PH-2 show detail to ensure that the lightning options are shielded. all lighting above 900 lumens shall be concealed or shielded with full cut-off style fixture with an angle not exceeding 90 degrees to minimize glare and unnecessary light diffusion onto adjacent properties and streets (155.5401.G). Provide the photometric details for all proposed exterior wall lighting. – Provided photometric detail specifications on sheet PH-2.

(13) Any ground floor mechanical equipment must be at least 3 feet from the property line and screened with either a solid fence or dense landscaping per 155.5301.A. Mechanical equipment mounted on the roof of a building shall be screened by a parapet wall, roof screen, or similar device of a height equal to or exceeding the height of the mechanical equipment being screened. Note that mechanical equipment is not permitted to be placed in front of the principal structure. If the mechanical equipment will be placed on the roof, show this on the elevations. If it will be on the ground, show it on the site plan. – Existing mechanical equipment on top of building #1 will be screened in as called out in elevations on sheet A-2 and new mechanical equipment under separate permit for building #2 will be wall mounted behind the building out of the view of any right of ways.

Yours Sincerely,

Don Arpin



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Professional Engineer

DRC

PZ25-12000032
05/20/2026



Cross County Fire & Security
9200 Melody Rd
Lake Worth, FL 33467
Phone: 561-562-1344

April 14, 2026

Attention:
Broward County Fire Rescue
City of Pompano Beach Fire Department
Broward County Building Code Services
Pompano Beach Building & Zoning Department
Pompano Beach, FL 33060

Re: Response to Comments on Fire Life Safety and Security Plans for Auto Toy Store Project

Dear Sir/Madam,

We are writing in response to the comments submitted regarding the fire life safety and security camera/access control plans for the Auto Toy Store project. We appreciate the feedback provided and have addressed the comments as follows:

1. Fire Life Safety Comments:

- Fire Alarm System: Updated to include additional devices per NFPA 72.
- Exit Access and Egress: Revised to meet Florida Building Code requirements.

2. Security Camera / Access Control / Gated Entry:

- Security Cameras: Updated for full coverage including entry/exit points.
- Access Control: Additional control points added with remote monitoring capability.
- Gated Entry: Adjusted for proper vehicle clearance and compliance.

We believe these revisions address all comments. Please advise if additional information is required.

Sincerely,

Andreas Hatzilouloudes
Cross County Fire & Security
Phone: 561-562-1344
Email: andy@crosscountyfireandsecurity.com