



June 7<sup>th</sup>, 2024

City of Pompano Beach  
Development Services, Planning & Zoning Division  
100 West Atlantic Boulevard, Dept. 1510  
Pompano Beach, Florida 33060

RE: PZ# 23-12000036 El Car Wash Minor Site Plan (484318010100)

Dear members of the Development Review Committee (DRC),

Thank you for providing us with Pre-Application Meeting comments at the August 8<sup>th</sup>, 2023 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.

**WASTE MANAGEMENT** (Beth Dubow | [beth.dubow@copbfl.com](mailto:beth.dubow@copbfl.com))  
Review Status: Pending Resubmit

1. Angle the dumpster enclosure or provide a more direct approach for a garbage truck to service the dumpster.

**Response: Current angle provided to avoid visibility to ROW**

2. A garbage truck needs a minimum of 40 feet of straight approach to the dumpster enclosure.  
NOTE: It is suggested to use bollards inside the enclosure to protect the walls from the rolling dumpster.

**Response: Bollards added to Plan SP-1. Pick up will be scheduled off hours. Truck can maneuver through the vacuum court in opposite flow of traffic to accommodate approach to the dumpster.**

NOTE: Owners of this commercial property are responsible for securing garbage collection service directly from Coastal Waste and Recycling, Inc.

NOTE: Recycling collection is not required, but it is encouraged. Recycling collection service may be obtained from a recovered materials hauler.

NOTE: As stated in the Pompano Beach Code of Ordinances, Chapter 96, including Section 96.12(D)(1), all construction and demolition debris removal is the responsibility of the owner. All solid waste generated within the geographic boundaries of Pompano Beach shall be collected by the franchise collector (Coastal Waste and Recycling, Inc.) and disposed of as directed by the city disposal agreement. All materials shall be generated from the property on which the materials are placed for removal. Information regarding container size and hauling costs may be found in Chapter 96, Section 96.13.

*Understood, thank you.*

NOTE: Additional comments may be necessary based upon revisions, additional plans and/or documents. Contact Beth Dubow at 954-545-7047 or [beth.dubow@copbfl.com](mailto:beth.dubow@copbfl.com) should you have any questions or concerns regarding this review.  
*Understood, thank you.*

PZ23-12000036  
07/17/2024

**PLANNING** (Daniel Keester | [daniel.keester@copbfl.com](mailto:daniel.keester@copbfl.com))  
Review Status: Authorized With Conditions

-The property is platted (North Pompano Beach Section A; Plat Book 29 Page 15), which was recorded prior to June 4, 1953. The site plan illustrates a new 4,902 square foot building for a full-service automatic car wash. It appears as though the proposed development would be exempt from platting/ replatting; however, the Applicant may seek confirmation from the Broward County Planning Council through a platting determination letter.  
*Platting Determination letter will be provided.*

-Land use for this parcel is Commercial (C), and the proposed use is permitted in the land use category.  
*Understood, thank you.*

-The property is abuts NE 18th Terrace and N Federal Highway. The overall width of NE 18th Terrace varies, but includes a minimum of 25 feet to the centerline, and N Federal Highway is a total width of 120 feet (60 feet to the center line). NE 18 Terrace is not specifically listed in the Trafficways plan or Chapter 100 of the City's code, and thus given the transition from commercial to residential zoning designation from Sample into the neighborhood, the minimum of 60 feet width is required (30 feet to the centerline) and transitions to a minimum 50 feet width, as illustrated on the survey.  
*The site plan is illustrating the additional 5 feet that is required for a 30' dimension to the centerline of NE 18<sup>th</sup> Terrace, in accordance with section 100.01.*

-The property fronts onto N Federal Highway (AKA: US-1), which is identified on the Broward County Trafficways Plan. Both the Trafficways Plan & Chapter 100.01 requires a minimum of 120 feet for this roadway. The width of the right-of-way provided on the survey confirms compliance with the plans.  
*Understood, thank you.*

-The city has sufficient capacity to accommodate the proposal.  
*Understood, thank you.*

-Applicant may submit to DRC for a formal review.  
*Understood, thank you.*

**LANDSCAPE REVIEW** (Wade Collum | [wade.collum@copbfl.com](mailto:wade.collum@copbfl.com))  
Review Status: Pending Resubmit

1. Provide evidence and note on plans and in narrative that all overhead utilities will be buried for this project as per 155.5509.

**Response: Note has been added to Landscape plan – Please refer to sheet L-200**

2. Provide a landscape plan prepared and signed and sealed by a Florida Registered Landscape Architect in accordance with Code Section 155.5203

**Response: Noted, all landscape plans have been signed and sealed by a FL Registered Landscape Architect**

PZ23-12000036  
07/17/2024

3. 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: All Signed and Sealed survey plans to be provided by ownership.**

4. 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.

**Response: Please refer to Arborist Report and appraisal document prepared by C. Way Hoyt, RCA, ASCA. Registered Consulting Arborist #288. ISA Certified Arborist # SO- 0104**

5. 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: Please refer to Arborist Report and appraisal document prepared by C. Way Hoyt, RCA, ASCA. Registered Consulting Arborist #288. ISA Certified Arborist # SO- 0104**

6. As per 155.5204.E.b.i-iv; Mitigation is to be above and beyond required plantings.

**Response: Noted, refer to tree disposition and landscape plans.**

7. Please remove all colors from the landscape plan as ePlan has a difficult time navigating the document.

**Response: Noted, Plans have been produced in B&W format.**

8. Show Sod on the plan

**Response: Noted, Plans have been produced in B&W format.**

9. Provide a graphic scale on all plans. Landscaped plan has it.

**Response: Noted.**

10. Correct data table showing how the site is meeting the requirements of 155.5203. C Minimum Site Development Landscaping; i.e. # of existing trees does not match / add up. Street trees cannot be counted toward the site requirement.

**Response: Please refer to revised site requirements chart on sheet L-200**

11. Provide VUA requirements as per 155.5203.D 10' wide, shrubs, and trees @ 1:30' along the West, East and North sides.

**Response: Please refer to 155.5203.D vehicular use area landscaping chart on sheet L-200**

12. 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: Noted, please refer to plant list for tree and palm height specifications**

13. Move Ligustrums to the tree column in the plant list and shown them to be the minimum of 10' tall if counting towards the tree requirement.

**Response: Ligustrum trees have been moved to understory trees category on plant list**

14. Show how requirements from 155.5203.D.5 VUA Landscaping are being met. Provide a minimum of 10' of landscape areas between a vehicular use area and an abutting building. Provide what is required vs. what is going to be proposed as to a superior landscape design.

**Response: Please refer to revised Landscape plan**

15. 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: Noted , see revised landscape plan and plant schedule**

16. Show how requirements as per 155.5203.E., Building Base Plantings are being met.

**Response: Please refer to Landscape plan - Shrubs planted around the base of a building to help soften its appearance along N. Federal highway and N.E 18<sup>th</sup> Terrace. Proposed shrubs are planted within three feet of the base of the building**

17. 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: Per consultant coordination, we have removed as many light poles as possible. Please refer to Landscape plan for locations ( Radius clearance dimensions) and photometrics plan PH-1 for details.**

18. 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 islands in parking bays, landscaped areas between parking bays, and landscaping between vehicular use areas and buildings).

**Response: Light poles removed form 10' perimeter LA and VUA placed 24" from back of curb on a concrete base to illuminate drive aisle. Wall packs added in lieu of poles along building.**

19. As per 155.5203.D.3.b VUA Perimeter Understory trees spaced a maximum average Of 20 feet on center may be substituted for canopy trees in areas beneath overhead utility lines;

**Response: Noted , see revised landscape plan**

20. 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 as noted on the site plan.

**Response: Please refer to landscape plan, we are showing dimensions and landscape as required**

21. 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: Minimum planting areas are shown in landscape plan**

22. As per 155.5102.C.9; provide continuous curbing around all VUA area to prohibit vehicular encroachment into required landscaping.

**Response: Curbs around all VUA areas are shown in the landscape plans to prevent vehicular encroachments. See civil plans for curb type and details.**

23. Correct site plan to show that ROW Swale to continue north up to the ingress / egress to match the landscape plan.

**Response: Noted, coordination has been made between disciplines. See landscape, site plan and civil plans.**

24. Show overhead and underground utilities on landscape plan

**Response: All utilities are shown per coordination with civil engineering. Please note that we have included an additional note on the landscape plans " ANY UTILITY FEEDERS WILL BE PROVIDED UNDERGROUND IN ACCORDANCE WITH THE FLORIDA BUILDING CODE**

25. Provide soil specifications.

**Response: Please refer to general landscape notes on sheet L-202 and Planting soil specifications Sheets L-203 through L-205**

26. Shift on the plans and provide a dumpster detail including hedges in accordance with 155.5301.C. (see zoning comment)

**Response: The dumpster location, size and configuration currently shown in the landscape plan has been coordinated with the architect's site design. The enclosure has been designed to the best of the team's abilities, considering site restrictions. The enclosure features solid walls on three sides, with a continuous landscape hedge proposed along the entire perimeter. Please refer to landscape plan L-200. Refer to detail is sheet L-201**

27. 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.

**Response: Please see Irrigation plan on sheet L-300**

28. Bubblers will be provided for all new and relocated trees and palms. **PZ23-12000036**  
**Response: Noted, Please see Irrigation plan and details on sheet L-300 and L-301** 07/17/2024

29. If trees are to be containerized specify that the root ball will be shaved at the periphery to remove all circling roots.

**Response: Note has been added to sheet L-200**

30. Remove gallon size from plant list.

**Response: Gallon sizes have been removed from plant list as requested on sheet L-200**

31. Provide a mechanical equipment screening detail.

**Response: Refer to noted added on plans that indicating roof equipment is lower than proposed parapet wall and therefor completely concealed.**

32. 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: Understood, note has been added to sheet L-200. Thank you for your recommendation, we will propose VUA trees to be 14' – 16' overall height ( see landscape list)**

33. As per 155.5204.F. No development, work, or demo activity shall be allowed within the dripline of a tree or tree protection area.

**Response: Please refer to tree disposition notes and details on sheet L-101 and L-102**

34. Provide a note on the plan describing fines and penalties for encroachment into the critical root zones and within--

35. For example; Penalties would be incurred by the contractor for damages to the existing trees on site from the contractor, the subcontractors, or employees. Any encroachment within the tree protection zone, failure to maintain the tree protection zone, or any damage to the tree(s) or critical root zones will result in mitigation. The cause of damages would include, but not be limited to, storage of materials, placing fill or debris, disposal of paint or solvents, parking of machines under trees or tree protection zone encroachment. An example of this would be; Violations of this will result in a fine of \$1000.00 for the first offense, \$1500.00 for the second, and \$2000.00 for the third, etc. If physical damage is done to the tree, an appraisal of the damages and related fees will be determined by an ASCA Registered Consulting Arborist, and be based on all, or a percentage of, the established value assigned to the tree.

**Response: Please refer to tree disposition notes and details on sheet L-101 and L-102**

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

**Response: Please refer to tree disposition notes and details on sheet L-101 and L-102**



37. 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.

**Response: Please refer to tree disposition notes and details on sheet L-101 and L-102**

38. 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 codominant trunks will not be accepted. Trees with girdling, intact leader circling and/or plunging roots will be rejected.

**Response: Note has been added to sheet L-200**

39. 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: Please refer to general landscape notes on sheet L-202**

40. 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: See note # 3 on sheet L-202 ( UNDER CITY OD POMPANO BEACH NOTES)**

41. All tree work will require permitting by a registered Broward County Tree Trimmer.

**Response: See note # 6 on sheet L-202 ( UNDER CITY OD POMPANO BEACH NOTES)**

42. Provide a comment response sheet as to specifically how comments have been addressed at time of resubmittal.

**Response: Comment response is provided herein.**

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

**Response: Understood, thank you.**

**FIRE DEPARTMENT** (Jim Galloway | [jim.galloway@copbfl.com](mailto:jim.galloway@copbfl.com))

Review Status: Pending Resubmit

7/31/2023

( ) 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.

**Response: Please see the attached revised sheet C-4 showing the location of existing water mains, sizing and existing hydrants within the immediate area.**

( ) 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 builder's 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 Fire Flow test will be conducted, and date provided to the City of Pompano Beach Fire Rescue for witnessing and recording data be sent to their office when available.**

( ) 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 2018ed chapter 18). This information must be provided at DRC to evaluate current water supply conditions.

**Response: Acknowledged - pending Fire Flow Test**

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.

**Response: Please see the attached revised plan showing the location of 2 hydrants along N.E. 18<sup>th</sup>. There is an existing hydrant adjacent to the property and another ~220ft south of the project next to the existing Wawa gas station.**

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

Review Status: Pending Resubmit

**Response: Applicant would like to discuss comments below with reviewer to further understand how to address.**

1. Territorial Reinforcement and Access Control - Trespass, Wayfinding, Ground Rules & Other Signage a. Submit a Broward Sheriff's Office No Trespass Program Affidavit simultaneously with the application.

Initials \_\_\_\_\_

b. Post sufficient "Broward Sheriff's Office No Trespass" signage so that it is readily available at all entrances and all sides of the property: North, South, East, and West.

Initials \_\_\_\_\_

c. Post BSO Trespass signs prominently with bottom edge of sign at approximately a minimum of 6' foot height from ground level for clear unobstructed viewing throughout property and from the site perimeter lines. Secure robustly using sturdy fasteners at all corners to help prevent vandalism.

Initials \_\_\_\_\_

d. Property Rule signage language must be clear and prominently posted in appropriate areas listing clear policies and regulations regarding authorized legitimate activities and/ or unauthorized prohibited activities on the property. This helps to prevent, deter and/ or reduce disturbances and/ or violations that would otherwise occur and lead to avoidable and unnecessary calls for police response.

Initials \_\_\_\_\_

e. Way-Finding signage must be clear and prominently posted in appropriate areas indicating safe directional travel routes to warn and avoid users from getting confused and wandering into potentially unsafe and dangerous areas that might expose them to increased safety and security risks.



Initials \_\_\_\_\_

## 2. CPTED Landscaping Standards

### 2A: Natural Surveillance - Landscaping

a. Ensure to design out all landscaping and lighting conflicts to avoid existing or future obstructions to Natural or Electronic Surveillance which frequently occurs due to a lack of CPTED/ Security Strengthening planning and design experience in this specialized field.

b. Ensure to design out existing or potential concealment and ambush points to deter/ prevent criminal activity. Again, planning and design experience in this area is vital.

c. Maintain 2' to 2.5' foot maximum height for all hedges, bushes, low plants, and ground cover.

d. Maintain an 8'- foot clear tree trunk for canopy trees and tall plants without any obstructive limbs or foliage hanging down below 8" feet that would in the present or future obstruct Natural &/ or Electronic Surveillance.

e. Note that young immature trees with 6" inch or less diameter trunks are excluded from this condition ONLY WHILE MATURING per code,

### 2B: Territorial Reinforcement - Landscaping

a. Design in dense, low-profile and/ or harsh thorny-like non-obstructive (maximum height 2' to 2.5' feet) landscaping in any vulnerable areas such as under windows, around fencing or walls, remote property lines, etc., as a deterrent to loitering, trespassing and to deny any concealed staging and ambush opportunity for potential more serious criminal activity such as burglary, robbery, sexual crimes, etc. Do not place hedges or plants too close to fences or walls so that it obstructs Natural Surveillance and results in providing concealment/ ambush opportunities.

## 3. CPTED Lighting Standards

a. Must include a comprehensive detailed description in Narrative Plan of how CPTED lighting standards will be addressed at this specific site.

b. Lighting must comply with the Illuminating Engineering Society of North America "IESNA" G-1-2016 "Guide for Security Lighting for People, Property, and Critical Infrastructure."

c. All Structures: Install vandal proof/ resistant motion-sensor security alert lights over all exterior unit doors and overhangs (if any), including main, garage, storage doors, storage sheds (if any), etc. Security motion sensors are very effective in capturing an intrusion and creating the perception by the intruder of being discovered, therefore these should be utilized in strategically targeted areas after careful consideration, especially with regards to any building design feature area that has an overhang or obstructive feature that would attract loiterers, trespassers, thieves, burglars, robbers, etc., who may use these areas for concealment, sleeping, urinating, or ambush in the case of more serious crimes such as burglary, robbery, sexual battery, etc.

d. Security lighting should usually be primarily concentrated at gateways, doorways & windows; it should not over-illuminate or create shadows.

e. To enhance security, use carefully focused bright soft lights with shielded fixtures to eliminate glare and undesirable light pollution trespass.

f. Adequate soft lighting is preferable to high intensity "spotlights" so as not to 'blind' desirable users and make them prone to surprise hazards such as an ambush. With soft bright lighting the field of vision is greatly extended.

g. Design out any potential landscaping and lighting conflicts to avoid existing or future obstructions to natural or mechanical lighting and surveillance.

h. Ensure all lighting (and cameras) are strategically placed so they will not be obstructed by the growth of existing, or installation of future landscaping.

i. Ensure lighting placement will enhance rather than conflict with camera placement. Avoid placing a light that would concentrate light directly into a camera lens thereby causing interference in operational efficiency.

#### 4. Security Strengthening, Natural Surveillance and Access Control - Doors, Windows, Overhangs, Perimeter Fences and Walls, Etc.

a. For Commercial & Industrial, all solid exterior doors must have a see-through reinforced security window, or an audible/ video intercom pager including service doors, garage, or bay doors (if any), etc. This feature provides an opportunity to monitor and surveil the exterior prior to exiting to avoid being ambushed upon exiting. This also provides an opportunity to visually identify and screen visitors in the event of an attempted criminal ruse entry such as by a fake Delivery Driver, UPS/ FEDEX, Utility Worker, etc. Criminal incidents of theft, burglaries and robberies can have very deadly consequences, so strategically planning and designing defenses ahead of time to prevent or deter these incidents is vital for safety and security.

b. Any existing or future fencing anywhere on the site should be CPTED oriented such as metal rail bars with 'see-through' spacing to maintain critical Natural Surveillance. Note that hollow aluminum is weak and is easily bent/ pried to facilitate climbing through so steel is much preferred.

c. Fences, gates and / or any exterior ground level architectural abstract design features should not have easily accessible horizontal bars that could be used to facilitate climbing over and breaching any security fencing. Use narrow spacing between vertical bars to prevent providing footholds.

d. Solid walls, specifically those used as perimeter / privacy boundaries, should not have a flat top and should be designed with an angled, beveled, curved or otherwise shaped top to deter easy climbing over which is a potential trespassing/ breaching vulnerability, and/ or to deter sitting and loitering upon which could also be a potential fall and injury hazard. Signage prohibiting trespass or sitting upon walls should be included in the design as necessary.

e. Solid walls that are low to the ground & used as symbolic barriers should have a topside shape to prevent the potential for misuse, damages &/or vandalism inflicted by skateboarding, rollerblading, bicycling, etc. Examples of such shapes include, but are not limited to angled, curved, ridged, beveled &/or incorporated with cleats, intermittent spacing or other architectural design to dissuade such unauthorized activity.

f. Do not block the Natural Surveillance benefit of CPTED 'see-through' fencing by placing high obstructive objects, landscaping hedges or groundcover placed closely on either side of it. Any landscaping in front of fencing should be low ground cover with a maximum height of 2' to 2.5' feet, preferably use harsh Territorial Reinforcement type landscaping to strengthen the fence perimeter Access Control barrier.

g. All exterior doors must have non-removable door hinge pins, and it is recommended to include the capacity for electronic door position switches to signal a security alarm system that a door, which should not have been opened, has been opened and breached. Occupants or the alarm company will then investigate and/ or address any emergency accordingly.

h. Include anti-pry robust security bar device on any ground or second level sliding glass doors (if any).

## 5. Security Strengthening - Burglar Security Alarms/ Safes – Physical & Mechanical Security Strengthening

a. 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.

b. 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.

c. For Commercial including COMMERCIAL RESIDENTIAL/ Hotels/ Multi-Family with Security/ Front Desk Receptionists / Hosts (if any): Install a fixed concealed silent panic duress alarm at main entrance AND a portable lanyard for redundancy in the event the fixed alarm is compromised due to the fixed alarm post being vacant, or for any serious incident such as an active killer or other emergency.

## 6. Dumpster, Trash Pick Up Locations & Enclosure (if any): CPTED, Natural Surveillance and Security Strengthening

a. To deter loitering by trespassers, illegal dumping and a concealment/ ambush point for criminals, dumpster enclosures that also have a pedestrian access entry passageway in addition to swing gates must include all the following on both the swing and pedestrian gates: b. A robust locking mechanism such as a throw bolt with a robust shielded padlock for example rather than only a vulnerable chain and non-shielded padlock.

c. Bottom gate clearances must be 8" above the ground for viewing underneath to deter loitering and trespassing inside the enclosures, and to deter/ prevent the enclosure from being used as concealment/ ambush for a more serious crime such as a violent robbery, sexual assault/ battery, etc.

d. If there is a pedestrian passageway into the dumpster enclosure it must have the lockable gate which remains closed and locked except when in active use by authorized persons.

e. Dumpster area must have a vandal resistant/ proof motion-sensor security light to illuminate the area when in use between sunset and sunrise.

f. Dumpster areas must be secured with Access Control and video surveillance.

7. Key Security: Access Control and Security Strengthening (For businesses with numerous keys on site such as residential or commercial management offices, warehouses with numerous vehicles, trucks, etc., valuable assets on site including equipment, tools, supplies, etc., property management offices, realtors, car dealerships, restaurants, valets, etc.)

a. Describe access key control security system - general description only, avoid specific location of key storage safe.

b. Key security office/ room/ key storage closet door must have an alarm and robust mechanical locking system.

c. A surveillance camera must monitor the office key storage area.

d. Management office door must have a security viewer (peephole) or reinforced security window.

8. Parking Garage &/ or Lot, and Adjacent Access Egress and Perimeters:

a. Parking garages and lots have one of the highest crime rates therefore the following facts must be thoroughly acknowledged and addressed:

b. Explain how this development will securely operate the parking lot/ garage (if any), &/ or lot Access Control systems (if any) to avoid allowing non-legitimate unauthorized users and dangerous trespassers from breaching inside private property to burglarize, steal cars, commit robberies, sexual assaults & batteries, etc.

c. Vehicles have been burglarized in parking lots leading to significant property loss and the theft of personal identification which has resulted in identity theft fraud; therefore, no security surveillance camera coverage gaps can exist (see Electronic Surveillance Section).

d. Violent Robbery incidents, primarily in parking lots, have resulted in serious personal injuries and death to customers and employees, therefore no security surveillance camera coverage gaps can exist.

e. Ensure comprehensive parking lot area surveillance camera coverage/capture. Show overlapping sight "cones".

f. (Only if applicable such as with a garage) An Access Control vehicular gate entrance into the parking garage / development will deter and help prevent trespass opportunities. These entrances must be under video surveillance.

g. (Only if applicable such as with a garage) In order to prevent unauthorized access trespassing, install a robust security roll down gates that can be operated in times of need to close and secure the garage, such as during a hurricane or other emergency including a serious or life-threatening criminal situation.

h. (Only if applicable) Use highly reflective light color paint for covered parking areas &/or multi-level parking garages to increase the overall amount of natural & artificial internal light.

i. (Multi-residential or commercial office only) Parking spaces should be clearly and individually marked and assigned for owners/ authorized guests use only. (In the case of a retail, restaurant or like business this is optional)

j. (Multi-residential or commercial only) Post signage in parking areas forbidding vehicles other than owner's/ authorized guests to park and loiter in private parking lot.

k. (Multi-residential or commercial only) Post towing sign and enforce tow away policy consistently concerning illegally parked or abandoned vehicles.

l. Install sufficient sidewalk safety aisles in front of the parked cars to protect pedestrians from dangerously having to walk behind other parked cars that may be backing up, and from having to risk walking dangerously in conflict with the car travel lanes.

## 9. Graffiti Maintenance – CPTED

a. Commercial, Industrial and Multi-Family Residential exterior wall surfaces along the building perimeter must be treated with a graffiti resistant resin up to 8 feet to prevent vandalism. Graffiti vandalism is chronic these days and therefore becomes very expensive to repeatedly address. It leads to unsightly blight conditions, and often also costly Code Enforcement violations, therefore incorporating it into the project beforehand is financially strategic and vital to project sustainability.

## 10. Electronic Surveillance – Security Strengthening

\*\*\* ATTENTION \*\*\* PROPOSED CAMERA AND MONITORING LOCATIONS WILL BE COORDINATED WITH A SECURITY AND ACCESS CONTROL CONSULTANT AND THE BROWARD SHERIFF'S OFFICE CPTED REVIEWER \*\*\* PRIOR \*\*\* TO PERMITTING. PLANNING AND INSTALLATION OF THE SURVEILLANCE MONITORING SYSTEM MUST INCLUDE FIELD INPUT FROM EXPERIENCED CPTED/ SECURITY STRENGTHENING LAW-ENFORCEMENT TO ENSURE OPTIMAL RESULTS

### a. M.O. 155.2407.E AND M.O. 115.26 Site Plan Review Standards:

Development complies with Crime Prevention \*\*\*Security Strengthening - includes Mechanical and Electronic Security\*\*\* AND CPTED standards, this requires BOTH to be addressed including Electronic Surveillance. Security cameras help deter and protect property and persons from theft, burglary, robbery, and other violent crimes."

b. Ensure electronic surveillance cameras and monitors are strategically located for maximum active and passive observation. Show sight "cones" indicating comprehensive coverage. Monitors must be strategically located for maximum overlapping active and passive observation. Placement in strategic locations is to increase surveillance and reporting of suspicious or illegal activity including dangerous incidents. Large monitors are recommended for optimal viewing. They should be placed strategically wherever they would receive the most viewing from personnel traffic such as at the manager's office, front desk, lobbies, etc.

c. Ensure all cameras are strategically placed so they will not be obstructed by the growth of existing or installation of future landscaping.

d. Ensure lighting placement will enhance rather than conflict with camera placement. Avoid placing a light that would concentrate light directly into a camera lens thereby causing interference in operational efficiency.

e. Security cameras must fully view all parking areas, building entrances and pedestrian paths of travel along and into the building perimeters.

f. Any potentially vulnerable areas that cannot be observed through Natural Surveillance must be covered by electronic surveillance monitoring.

g. Ensure video surveillance at all exterior building entrances. Include an audible/ video intercom and call system for example at main entrance.

h. Install motion activated security cameras up to and at the perimeter boundaries, the parking areas, and activity areas such as any exterior amenity areas to deter criminal activities such as burglary, vandalism, autotheft, robbery, sexual assault & battery, etc.

i. Install video surveillance of any rooftop areas, etc., to deter/ prevent rooftop burglaries which occur in commercial businesses that are in areas of generally lower late dark hour operations or pedestrian/ vehicle traffic that would otherwise act as a Natural Surveillance deterrent.

## 12. Miscellaneous: CPTED & Security Strengthening

a. Ensure all publicly accessible exterior electrical power outlets have a lock or (although both preferred) power nearby easily accessible secure internal cutoff switch to deny unauthorized use by vagrants, etc. who may be attracted to the property's amenities and/ or vulnerabilities, and then trespass and loiter to charge their mobile phones, etc., or commit other crimes of opportunity once they're on site.

b. Ensure all publicly accessible exterior water outlet spigots have a nearby easily accessible secure locking cap to deny unauthorized use by vagrants, etc., who may be attracted to the property's amenities and/ or vulnerabilities, and then who frequently trespass and loiter to wash themselves and their clothes, who frequently leave soiled clothing and lots of litter behind or commit other crimes of opportunity once they're on site.

c. Any blind areas not covered by security cameras, including shared interior hallways of the resident housing for example, must have corner / convex security mirrors installed to assist in visibility around blind spot corners to deter/ prevent concealment/ ambush opportunities.

d. Costly equipment such as ground floor exterior air conditioning units (if any) must be clearly and permanently marked with serial numbers and images of equipment and serial stored for criminal investigation. This information must be readily available in the event of a theft or burglary to help law enforcement investigators to quickly track and recover the stolen items. The equipment must be secured robustly to deter/ prevent theft.

e. Place bike storage racks (if any) close to the main access doors providing convenience and maximum Natural and Electronic Security Surveillance.

f. Install anti-vehicular impact traffic safety bollards and/ or large heavy, preferably lighted, planters along street front pedestrian entrance and exit areas to prevent serious vehicle intrusion accidents/ incidents.



g. If the building/ development has a Wi-Fi system, it needs to be encrypted and password protected. An open Wi-Fi system will attract non-legitimate users to loiter and use the open Wi-Fi.

h. Any exterior storage tanks utilized for keeping contents under pressure and / or containing any flammable or hazardous contents must be properly secured against any acts of vandalism, theft or misuse of any kind. Only use fire code approved security systems / mechanisms.

**ENGINEERING DEPARTMENT** (David McGirr | david.mcgirr@copbfl.com)

Review Status: Pending Resubmit

1. 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: This will be submitted with building permits.**

2. Prior to the approval of the City Engineering division, the City's Planning and Zoning Division must approve these plans.

**Response: Understood, thank you.**

3. Prior to the approval of the City Engineering division, the City's Utilities Division must approve these plans.

**Response: Understood, thank you.**

4. Submit / upload the (FDEP) Florida Department of Environmental Protection NPDES General Permit for the proposed storm water discharge from the proposed site construction activities

**Response: This will be submitted with building permits.**

5. Submit / upload a sediment and erosion control plan for the subject project.

**Response: Please see the attached sheet C-5, which is the Erosion Control Plan for the project.**

6. Submit / upload a copy of the (BCOES) Broward County Water and Waste Water Service Utility permit or exemption for the proposed utility work.

**Response: This will be submitted with building permits.**

7. Submit / upload a copy of the (FDOT) Florida Department of Transportation driveway connection permit or exemption for the proposed driveway, roadway curb and gutter and sidewalk to be constructed within the road right-of-way of N. Fed. Hy.

**Response: This will be submitted with building permits.**

8. Submit / upload a copy of the (FDOT) Florida Department of Transportation driveway drainage connection permit or exemption for the proposed driveway, roadway curb and gutter and sidewalk to be constructed within the road right-of-way of N. Fed. Hy.

**Response: This will be submitted with building permits.**

PLEASE PROVIDE A NARRATIVE RESPONSE TO THESE REVIEW COMMENTS (IF APPLICABLE), SEE MARKUPS (IF REFERENCED) AND CLEARLY SHOW CHANGES ON PLANS USING CLOUDED DETAILS AND DELTA REVISION MARKS AS NECESSARY.

**Response: Comment response is provided herein.**

**BUILDING DIVISION** (Todd Stricker | [todd.stricker@copbfl.com](mailto:todd.stricker@copbfl.com))  
Review Status: Authorized With Conditions

PZ23-12000036  
07/17/2024

**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.

**Response: Understood, buildings will comply.**

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.

**Response: Understood, thank you.**

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.

**Understood, project will comply.**

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

**Response: Understood, temporary fencing will be submitted for permitting.**

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.

**Response: Understood, project will comply.**

City Ordinance 152.25(A) Site plans and construction documents, Information for development in areas

**Response: Site plans and construction documents will be provided for permitting.  
Comment seems incomplete.**

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 2017 FBC Accessibility.

**Response: Understood, project will comply.**

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.

**Response: Understood, project will comply.**

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 2017 FBC.

**Response: Understood, thank you.**

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.

**Response: Understood, permits will be submitted.**

2. 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).

**Response: Understood, all plans are digitally signed and sealed, and 3<sup>rd</sup> party verified.**

3. 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.

**Response: Understood, all plans are digitally signed and sealed, and 3<sup>rd</sup> party verified.**

4. 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.

**Response: Understood, project will comply.**

5. 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.

**Response: Understood, project will comply.**

6. 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.

**Response: Understood, project will comply.**

7. 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.

**Response: Understood, project will comply.**

8. 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.

**Response: Understood, project paving and drainage plans will comply.**

9. 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.

**Response: Understood, project will comply.**

10. 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.

**Response: Understood, all permits will include an accurate job valuation.**

11. 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 architect's or engineer's 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.

**Response: Notation added to title block**

**ZONING** (Pamela Stanton | [pamela.stanton@copbfl.com](mailto:pamela.stanton@copbfl.com))

Review Status: Pending Resubmit

1. This project is subject to Minor Site Plan and Building Design approval.

**Response: Understood, thank you.**

2. A Car Wash or Auto Detailing Use is permitted in B-3 Zoning District only by Special Exception, pursuant to Section 155.4219.H.

**Response: Understood, thank you. Special Exception has been granted.**

3. The layout of the car wash and the use falls under the "Drive-Through Service" Use, pursuant to Section 155.4303.I. The Standards for Drive-Through Service uses includes a requirement that the facilities must be at least 100 feet from any residential Zoning District. The Zoning District on the west side of NE 18 Ter. is RM-12, and the site plan depicts the drive through lanes in close proximity to the RM-12 Zoning District boundary. Drive-Through Service, Definition: Drive-through service is the provision of products or services to customers who remain in their vehicles, whether through a window or door in a building, a machine in a building or detached structure (e.g., ATM), or via a mechanical device (e.g., a pneumatic tube system). In addition to the pick-up window or door, drive-through service facilities also may include remote menu boards and ordering stations. Use types that commonly have drive-through service include banks or financial institutions, restaurants, specialty eating or drinking establishments, and drug stores or pharmacies. Drive-Through Service, Standards: A use with drive-through service shall comply with the following standards:

- a. The drive-through service facilities must be located at least 100 feet from any residential Zoning District.

*A variance has been issued to this project pertaining to this requirement.*

- b. The drive-through service facilities must be designed in accordance with Section 155.5101.G.8, Vehicle Stacking Space.

*The project more than complies with required stacking.*

- c. The drive-through service facilities must be designed to avoid obstructions to pedestrian movement along sidewalks, through public use areas, or between parking spaces and building entrances.

*The project complies with this requirement.*

4. Provide verification that FDOT accepts the two curb cuts on N Federal Hwy.

**Response: FDOT pre-approval letter is uploaded to the Documents folder. The design was revised to only have one curb cut on Federal Highway.**

5. The survey depicts an existing 120-foot right-of-way width on N Federal Hwy. The "Planning & Community Details" on the site plan lists a small right-of-way dedication on N Federal Hwy. Clarify where the proposed dedication is located on the site plan.

**Response: No dedications are proposed for Federal Highway. A 5-foot dedication is proposed for NE 18 Terrace.**

6. Section 155.5301.C.2.a states that trash containers for commercial developments cannot be within five feet of any property line. The plans depict the trash enclosure encroaching into the minimum required five-foot setback. Revise the plans to provide compliance, along with all requirements of same Code Section: trash enclosures cannot be in required landscape areas; cannot interfere with utilities; cannot be within any easement.

**Response: Location and orientation of trash containers has been revised to comply with code section.**

7. The trash enclosure gates are proposed to face toward N Federal Hwy. Although the enclosure is set back a distance from the road, it may be visible from the public right-of-way. Address this issue.

**Response: The trash enclosure gates are now parallel to federal**

8. The plans show a 4-foot-high chain-link fence at the northwest corner of the property. Clarify whether it is existing or proposed, and whether it will be blocking the proposed sidewalk.

**Response: Chainlink fence is existing. 6' picket estate fence is proposed in this area.**

9. Provide the widths of the perimeter landscape strips on the site plan, in compliance with Section 155.5203.D.3.c where perimeter landscape strips around the perimeter of a vehicular use area must be a minimum width of ten feet on lots greater than 100 feet wide.

**Response: Notation added to plans and highlighted in green.**

10. Pursuant to Section 155.5102.C.9, Curbing, remove the wheel stops from the parking spaces, and extend the green island/landscape area with continuous curbing by 2 feet so that the curb will act as the wheel stop for vehicles. The striping for the parking spaces may be shortened to 16 feet so that the required 18 foot parking space length is still provided. Delineate the 2-foot overhang with a dashed line on the landscape area and the concrete walkway on the site plan. The overhang cannot be counted toward the width of the walkway or the landscape area. Provide a dimension and label for the overhangs, walkway, and landscape area.

**Response: This has been corrected.**

11. The Vehicular Parking Requirement data on the site plan indicates 11 standard spaces, which appears to be incorrect. The site plan depicts 20 standard spaces and 21 spaces overall. Section 155.5102.D.5 states that any use listed under the commercial use classification in Table 155.5102.D.1, the number of off-street parking spaces cannot exceed 125 percent of the minimum number of parking spaces required, except through the approval of an alternative parking plan.



**Response:** The 21 spaces provided is 210 percent of the minimum number required.  
**Address this issue.**

PZ23-12000036

07/17/2024

**The are not solely parking spaces but Vacuum bays for patrons to self service vacuums.**

12. Section 155.5101.G.7.a requires that each lane of a driveway must be at least 12 feet wide, as measured between the edges of paving. The 2-lane driveway into the site from N Federal Hwy is dimensions as 22 feet in width and the 2-way driveway at NE 18 Ter is 23 feet and 2 inches. Address the driveway width issue at both locations of the site, particularly on N Federal Hwy where the curb cut is existing at a FDOT roadway (see comment #4).

**Response: Queue lanes and driveway have been increased to 24'-0"**

13. The site plan depicts a 2-way drive aisle between the rows of parking spaces, and a 12-foot bypass lane entering the drive aisle in the opposite direction of the oncoming lane. Address this circulation issue and revise plans to provide safe and convenient vehicular movement.

**Response: This has been corrected.**

14. Clarify where employees of the car wash business will park.

**Response: 3 Parking spaces provided along Federal Highway are for employees.**

15. Building elevations: label all building elements. Provide labels/key legend for all exterior building materials and colors.

**Response: Refer to A200 call out added to elevations**

16. Verify all dimensions shown on the building elevations, and provide accurate dimensions in a legible format.

**Response: Currently FFE shall be +13.0 NAVD**

17. Section 155.4219.H.3.c states that each car wash lane must be covered with a permanent canopy that must have a maximum clearance height of 14 feet above grade, except where state or federal law requires a higher clearance. The north building elevation appears to have a dimension of 12 foot and 8 inches from grade to the top of the area labeled "Open Vehicle Exit Archway." Address the insufficient clearance requirement.

**Response: Height of overhead doors archways to access tunnel entry increased to the Maximum 14'-0" not sure why 12'-8" is insufficient height.**

18. The east elevation depicts double doors and louvres facing N Federal Hwy, set back from the front property line by approximately 60 feet. Please consider revising the east elevation to provide doors and louvres that are "less utilitarian" in appearance to face the main thoroughfare.

**Response: Elevation revised and door relocated to the north elevation louver remains east facing for proper airflow in equipment room.**

19. The site plan includes a call-out "EXISTING PYLON SIGN TO BE UPDATED." Clarify how the sign structure and sign will be treated. Be advised that all signs must comply with the regulations of Chapter 156, Sign Code.

**Response: This is a place holder we do not want to loose the opportunity to sign.**

20. Provide written responses to all comments from the Pre-Application Meeting.

**Response: Comment responses are provided herein.**

Thank you for your consideration. Please do not hesitate to contact me with any questions.





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

**DRC**

PA A WEST

PZ23-12000036

07/17/2024

**DRC**

PZ23-12000036

09/04/2024