

**DRC**

PZ25- 12000013  
12/03/2025

**Holland & Knight**

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October 28, 2025

Jonathan Cady, Planner  
City of Pompano Beach  
Pompano Beach, FL

Re: ECW/Festival – Pompano III  
Project Name: PZ25-12000013  
DRC Pre-Application Comments and Responses

Dear Jonathan:

This letter is submitted on behalf of Festival Centre, LLC (the “Owner” or “Festival”), the owner of the vacant property located at 2690 West Sample Road (the “Property”) in the City of Pompano Beach (the “City”) and in support of the application for Site Plan approval to permit an automatic car wash facility (the “Facility” or “Project”) on the Property.<sup>1</sup> The following pre-DRC comments were issued by the City at the pre-DRC meeting held on May 13, 2025. The Applicant's responses to the pre-application DRC comments are denoted with the response date, bold and italics as follows:

**BUILDING DIVISION, Todd Stricker dated May 5, 2025**

No comments - Info Only

**RESPONSE: *Acknowledged.***

**FIRE DEPARTMENT Jim Galloway dated May 5, 2025**

No comments - Info Only

**RESPONSE: *Acknowledged.***

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<sup>1</sup> A concurrent application for Special Exception approval (*Case No. 25-17000011*) has also been filed to allow the use.

**ENGINEERING DEPARTMENT David McGirr dated May 6, 2025**

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:** *Acknowledged. BCEPMGD Surface Water permit will be provided upon receipt.*

Submit/upload a sediment and erosion control plan for the subject project. All site development must be performed using Best Management Practices.

**RESPONSE:** *Please see Sheets C1.00-C1.20 for sediment and erosion control plans, notes and details indicating the appropriate use of BMPs for site development.*

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

**RESPONSE:** *FDEP NPDES permit will be provided upon receipt. No stormwater discharge is proposed.*

Submit/upload the (FDEP) Florida Department of Environmental Protection (NOI) Notice of Intent for the proposed stormwater discharge from the proposed site construction activities.

**RESPONSE:** *FDEP NOI will be provided upon receipt. No stormwater discharge is proposed.*

Submit/upload a copy of the Broward County Traffic Engineering Division permit or exemption for the proposed off-site pavement marking and traffic signage plan.

**RESPONSE:** *BCTED permit will be provided to City staff upon receipt.*

Submit/upload a copy of the Broward County Highway Construction and Engineering Division permit or exemption for the proposed street roadway improvements on Blount Rd.

**RESPONSE:** *: BCHCED permit will be provided to City staff upon receipt.*

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

**RESPONSE:** *The BCW/WW permit for proposed water and sewer work will be provided upon receipt.*

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 Sample Rd.

**RESPONSE:** *The FDOT connection permit for the proposed driveway connection, sidewalk and curb & gutter along Sample Rd will be provided to City staff upon receipt.*

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 Sample Rd.

**RESPONSE:** *The FDOT connection permit for the proposed driveway connection, sidewalk and curb & gutter along Sample Rd will be provided to City staff upon receipt.*

The City Planning and Zoning Division must approve these plans before the City's Engineering Division can.

**RESPONSE: *Acknowledged.***

**ZONING Jonathan Cady dated May 8, 2025**

Per the Broward County Trafficways plan, NW 27th Ave is dedicated to be 84'. Provide dedication of your site to ensure NW 27th Ave complies with the county's trafficways plan.

**RESPONSE: *A 2' ROW dedication along NW 27th Ave in order to comply with the Broward County Trafficways plan has been provided on the attached civil plans.***

Fenestration: 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. Provide this calculation on the elevation plan.

**RESPONSE: *See Sheet A200 includes the total calculation for the façade glazing. A total of 31.45% is being provided.***

Correct spelling so it says it's El Car Wash West Pompano. It currently says 'West Pomano'.

**RESPONSE: *Plans will be updated.***

Info Only - Please note that no overhead doors shall face the front lot line.

**RESPONSE: *Acknowledged.***

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 type B perimeter buffer shall be provided along all perimeters of the site.

**RESPONSE: *A Type B perimeter buffer has been provided along all perimeters of the site.***

Info Only - 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.

**RESPONSE: *Acknowledged.***

Per Section 155.5401.E., the maximum illumination level permitted on nonresidential development is 3.0 foot-candles at the property line. The current photometrics plan for the southwestern part is higher than 3.0 foot-candles. Update this plan to ensure you comply with this regulation in your proposal.

**RESPONSE: *See Sheet PH01 for updated illumination levels in compliance with the Code.***

**BSO Anthony Russo dated May 9, 2025**

Please complete the Affidavit for CPTED Compliance & upload it into the Pompano e-Plan documents folder.

**A. Natural Surveillance – Security Strengthening**

- 1.) Designated ADA access ramps (if any) are to utilize see through fence railing for improved natural surveillance. Purpose: Solid walls and/ or other raised/ elevated obstructive design element features such as walkways, promenades, ramps, whether ADA compliant or not, etc., are discouraged as they hinder visibility, may encourage trespassing & provide concealment for other types of criminal activity i.e.: loitering, vandalism (graffiti), narcotic use, ambush attack, etc., and result in higher maintenance costs.

**A1. 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.**

- 1.) Security cameras must fully view all parking areas, building entrances and pedestrian paths of travel along and up to the building perimeters.

**B. Access Control – Security Strengthening**

- 1.) Wayfinding & Instructional Signage must be prominently displayed & posted where necessary. Examples of signage can include, but are not limited to: Main Entrance, Emergency Exit, Private Property, Restricted Access, Employees Only, No Admittance, No Trespassing, Visitor / Guest Parking, One Way Traffic, No Thru Traffic, Pedestrian Crossing, Hours of Operation, Rules & Regulations, Do Not Enter, Maximum Occupancy, Evacuation Route, etc.

**B1. Access Control – Security Strengthening for Dumpster Enclosures / Trash Rooms**

- 1.) To deter loitering by trespassers, illegal dumping and a concealment / ambush point for criminals, dumpster enclosures with rolling or swing gates, including those that also have a designated pedestrian entry passageway, must include all the following for both the swing and pedestrian gates:
  - 2.) 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.
  - 3.) Bottom gate clearances must be 8” above the ground.  
Purpose: 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.

4.) 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.

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

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

7.) Enclosed trash rooms (if any) must be equipped with either constant lighting &/or a secured motion sensor lighting system that will provide immediate illumination upon entry.

#### C. Security Strengthening – Parking Lots / Parking Garages / Covered Parking

1.) An Access Control vehicular gate entrance into the development will deter and help prevent trespass opportunities. These entrances must be under video surveillance.

2.) Per Broward County Fire Prevention Code, All New & Existing automatic vehicle entry gates shall be equipped with the Click 2 Enter (C2E) Universal Access System thereby providing Fire Rescue & Law Enforcement the ability to immediate access the site.

3.) Incorporate traffic calming devices, including bollards and rumble strips, to protect pedestrians, employees & to prevent excessive vehicle speed, especially in areas where doorways, pedestrian passageways, exits open directly into the vehicle lanes of travel, this includes inside enclosed garages.

4.) Vehicle parking lots & garages that exit onto the public roadway must have multiple traffic control indicators strategically placed to advise exiting vehicles to use caution before entering the right-of-way. Examples of such indicators can be, but are not limited to: Stop Signs, Stop Bar Pavement Markings, an Illuminated Stop Sign, Enter & Exit Signage, Flashing Red Light, Rumble Strips, signage indicating to watch for vehicles, bicyclists & pedestrians, etc.

#### D. Maintenance & Management – Security Strengthening

1.) For Commercial including COMMERCIAL/ INDUSTRIAL/ RESIDENTIAL/ Hotels/ Multi-Family / Offices, etc. with Security/ Front Desk Receptionists / Hosts (if any): Install a fixed concealed silent panic duress alarm at main entrance AND a provide a portable activator 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. Additional portable duress alarm activators must be provided to employees that are assigned to work on the exterior of business such as drive-thru lanes, curbside service, exterior dining, maintenance, etc.

2.) Any exterior storage tanks utilized for HVAC, 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.

**E. Activity Support – Security Strengthening**

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

2.) Valet Stations & Pedestrian Queuing Areas (if any) must be captured by electronic surveillance and benefit from natural surveillance.

3.) Valet attendants & accompanying pedestrians should be provided with protection from potential vehicle impacts. Options to consider would be the installation of traffic bollards, heavy planters, non-mountable vehicle curb, architectural / artistic features capable of deflecting such impacts, etc.

4.) To aid against potential auto thefts & auto burglaries, Valet Key Storage cabinets / closets should be kept locked at all times & be equipped with RFID (Radio Frequency Identification) protection. It is strongly recommended that a GPS tracking device be installed in any portable valet key storage podiums that are not permanently anchored in place.

5.) For Commercial / Industrial / Retail / Multiple Unit Dwellings: light weight exterior furniture that is not permanently secured to the ground & designated for public use should be marked & identifiable as belonging to that development. Additionally, said furniture items should be securely stored when not needed &/or the site is closed to the public.

Purpose: To deter acts of theft & to properly identify such items if stolen and located off site.

6.) Public, Customer, Employee Use Restrooms, Storage Rooms Locker Rooms, Saunas (if any) must be equipped with either constant lighting &/or a secured motion sensor lighting system that will provide immediate illumination upon entry.

**RESPONSE: A CPTED Site Plan (Sheet PS-1) and CPTED Principal and Security Notes (Sheet PS-2) is included in the Application submittal.**

**ZONING Jonathan Cady dated May 12, 2025**

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.

**RESPONSE: There are no overhead utilities running along the property lines of NW 27th Avenue or Sample Road.**

Please provide a trash collection circulation plan showing how trash will be picked up. For dumpster regulations, refer to Section 155.5301.

**RESPONSE:** *See Sheet C5.10 for the Trash Truck Maneuverability Plan.*

Per Section 155.9401.(G), The height of a structure shall be determined by measuring the vertical distance from the average elevation of the existing finished grade at the front of the structure to the top of the roof for a flat roof, to the deck line for a mansard roof, or to the mean height between eaves and ridge for a gable, hip, cone, gambrel, or shed roof. Ensure the elevation plan complies with this.

**RESPONSE:** *Acknowledged.*

Clarify where employees of the car wash business will park.

**RESPONSE:** *It is anticipated the employees will park in the four spaces located at the south end of the parking area.*

Provide verification that FDOT accepts your proposal for moving the entrance on Sample Road.

**RESPONSE:** *FDOT approval for the proposed driveway connection will be provided upon receipt.*

Please note, that 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:** *As noted previously, a Special Exception application (Case No. 25-17000011) has previously been submitted.*

Please note that 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.

**RESPONSE:** *Acknowledged. See Sheet A200.*

#### **UTILITIES Nathaniel Watson dated May 12, 2025**

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

**RESPONSE:** *A BCSWM permit will be provided to the City upon receipt.*

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

**RESPONSE:** *Please refer to Sheets C1.00-C1.20 for sediment and erosion control plans, notes and details for the use of BMPs in the intended site improvements.*

4. Please submit a sedimentation and erosion control plan. Please correct.

**RESPONSE:** *A Erosion Control and Demolition Plan has been provided with the Submittal. See Sheets C1.00, C1.10 and C1.20.*



5. Broward County Water & Wastewater service area. Please procure a Broward County permit for the proposed off-site utility connections.

**RESPONSE: Acknowledged. A BCW/WW will be pursued and provided to the City upon receipt.**

**ZONING Jonathan Cady dated May 12, 2025**

A Plat note amendment for the existing Non-Vehicular Access Line is required through Broward County.

**RESPONSE: Acknowledged.**

A Plat is required for your proposal. Provide a Plat with your next submittal.

**RESPONSE: A copy of the Pompano Industrial Park Third Addition plat (PB 111/33) has been included.**

The proposed location of the new entrance on sample road causes conflict with the existing bus stop at the location, as it blocks it. Contact Broward County for an alteration to the ROW and the existing Bus stop. Provide a letter of approval from the county.

**RESPONSE: Acknowledged. The existing bus stop shall be redesigned as shown on Sheet C6.00 per the FDOT Transit Facility Guidelines. A letter of approval from BCHCED will be provided.**

**ZONING Jonathan Cady dated May 13, 2025**

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.

**RESPONSE: Acknowledged.**

The following alternatives can be used alone or in combination as an alternative to the required front facade offsets:

- i. Changes in facade color or material that follow the same dimensional standards as the offset requirements;
- ii. Columns or pilasters that are at least eight inches deep and at least eight inches wide, and have a height equal to at least 80 percent of the facade's height;
- iii. Roofline changes that vertically align with a corresponding wall offset or change in facade color or material, including changes in roof planes and changes in the height of a parapet wall (such as extending the top of pilasters above the top of the parapet wall); or
- iv. Awnings or other shading devices over doors and windows that follow the same dimensional standards as the offset requirements.

**RESPONSE: Please see the enclosed Architectural Narrative prepared by Arturo Fanjul, Project Architect.**

The street-facing side facades of buildings shall be articulated with the same facade details as provided on the building's front facade, or be screened from off-site views through fences, walls, or landscaping at least eight feet high.



**RESPONSE:** *Acknowledged. Please see the enclosed Architectural Narrative prepared by Arturo Fanjul, Project Architect.*

Provide a narrative describing how the exterior building elevations qualify for Vernacular or Superior Design Alternative approval by the Architectural Appearance Committee. The narrative must include language that illustrates how the building is superior in design compared to a building that was designed to comply with the minimum design standards of Section 155.5602 for commercial development.

**RESPONSE:** *Please see the enclosed Architectural Narrative prepared by Arturo Fanjul, Project Architect.*

Below are the Vernacular or Superior Design Alternative Options that you must demonstrate that ONE of the following Vernacular or Superior Design Alternative Options has been successfully applied for each requested Design Standard deviation:

1. The proposed feature(s) or element(s) contributes to the overall design and helps the project achieve excellence by creating a project of distinction, and thus exceeds the deviation from the Code requirement in terms of aesthetic quality.
2. The project portrays a superior design of a building or development that celebrates, honors and pays visual tribute to a specific style or theme.
3. Materials of exceptional or extraordinary quality are applied in a manner that is pronounced and visible from public areas.
4. The project proposes one or more prominent or remarkable iconic structures.
5. The project proposes conspicuous and exemplary displays of sustainability and sustainable design.
6. The project proposes other creative, innovative or artistic applications of design that may be deemed to be of superlative or outstanding aesthetic quality by the AAC.

The building elevations show “security wall pack 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 information verifying compliance with all regulations of this Section, including the light output of 900 lumens or less for the wall packs.

**RESPONSE:** *Information on the proposed security wall pack lights is included on Sheet PH01.*

Provide a Unity of title for the three parcels that are proposed for this development. These three parcels have to be unified in order to be developed.

**RESPONSE:** *A unity of title will be provided.*

The survey dictates existing wetlands, which cover a portion of the site. Provide clarification on the status of these wetlands from Broward County, including but not limited to permission to develop on these wetlands, and if they are Environmentally Sensitive Land.

**RESPONSE:** *The existing wetlands will be removed. Approval will be provided to City staff upon receipt.*

**PLANNING Frank Manusky dated May 13, 2025**

See the provided zoning comments.

**RESPONSE:** *Acknowledged.*

**LANDSCAPE REVIEW Mark Brumet dated May 13, 2025**

1. Submit a tree survey prepared, signed, and sealed by a Florida Registered Surveyor showing the locations of all existing trees and palms in accordance with Code Section 155.2411, and Part 5.

**RESPONSE:** *Refer to resubmittal package, which included signed and sealed/certified survey.*

2. Submit a Tree Appraisal prepared by an ISA Certified Arborist in accordance with Rule 14-40.030 of the Florida Administrative Code as amended, for all trees and palms that are specimen size, and DBH for caliper for all nonspecimen trees, that assigns each existing tree a number; that specifies the common and botanical name for each existing tree; describes the overall size and caliper of each existing tree; evaluates the health condition of each existing tree; identifies the status of each existing tree (whether the tree is to be protected in place, be relocated, or be removed); and provides a dollar value for each existing tree included on the tree survey in accordance with Code Section 155.2411, and Part 5. Palm tree values will be based on the Cost Replacement method.

**RESPONSE:** *Arborist Report has been provided as apart of this application resubmittal, and mitigation calculations have been provided to provide dollar values for all trees and palms.*

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

**RESPONSE:** *Refer to revised mitigation calculations for dollar value of Specimen trees removed, height on palms, and DBH of all non-specimen trees vs. the replacement value.*

4. As per 155.5204.E.1.b.i-iv; Mitigation is to be replacement trees above and beyond required plantings.

**RESPONSE:** *Refer to revised mitigation calculations, which provides breakdown of code min. planting DBH vs. DBH applied towards mitigation requirements.*

5. Provide VUA requirements as per 155.5203.D along all sides. Large canopy trees at 1:30' along the north and west sides and 1:40 along the east and south sides.

**RESPONSE:** *Refer to revised landscape plan, which provided Canopy Trees @ 1:30 LF along north and west side and 1:40 LF along east and south side.*

6. Remove note referencing Wetland Undisturbed area and show tree requirements.

**RESPONSE:** *Note has been removed.*

7. Scoot proposed perimeter trees to the middle of the required 10' landscape buffers.

**RESPONSE:** *Revised.*

8. All trees are to be large canopy unless OHW's exist.

**RESPONSE:** *Landscape Plan has been revised to provide large canopy trees in all locations where overhead or underground utilities do not exist.*

9. Show how requirements from 155.5203.D.5 VUA Landscaping are being met. Provide a minimum of 8' 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:** *Per coordination with City staff, refer to the revised planting plan, which provides superior landscaping within the foundation planting strip. This consists of 2 tiers of shrub plantings, and double trunk solitaire palms.*

10. 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:** *Per coordination with City staff, refer to the revised planting plan, which provides superior landscaping within the foundation planting strip. This consists of 2 tiers of shrub plantings, and double trunk solitaire palms.*

11. 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:** *Noted. Photometric and landscape plans have been coordinated accordingly.*

12. 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.

**RESPONSE:** *Noted and revised in conjunction with civil site plan.*

13. Provide soil specifications in percentage for i.e. 70/30, 50/50, etc.

**RESPONSE:** *Refer to note E.1/L2.11 for soil specifications, in percentage.*

14. Provide Street Trees at 1:40' as per 155.5203.G.2.c. in the ROW along Sample Rd. Be prepared to execute a MMOA with FDOT for this requirement.

**RESPONSE:** *Revised landscape plan has been provided to include Street trees at 1:40 LF along Sample Road. FDOT permitting is on-going, and Planting Plans shall be included in upcoming submittal.*

15. Staff recommends changing out the Gumbo's in the interior for an alternate large canopy species.

**RESPONSE:** *Interior parking area has been revised to proposed Live Oaks (QV) and Green Buttonwood (GB) trees.*

16. Show on the plans and provide a dumpster detail including hedges in accordance with 155.5301.C.

**RESPONSE:** *Refer to Civil drawings for dumpster detail - code required screening has been provided around base of dumpster.*

17. 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:** *Refer to revised resubmittal package for schematic irrigation plan showing 100% head to head coverage with 50% overlap. Full irrigation plan drawings to be provided at the time of Building Department submittal*

18. Bubblers will be provided for all new and relocated trees and palms. It is recommended to provide bubblers for all new tree installations until establishment.

**RESPONSE:** *Refer to revised resubmittal package for schematic irrigation plan.*

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

**RESPONSE:** *All trees and palms are specified as Field Grown.*

20. Provide a mechanical equipment screening detail.

**RESPONSE:** *Refer to Civil.*

21. Please note that plant spacing shall supersede plant quantity to fill the bed.

**RESPONSE:** *Noted.*

22. As per 155.5203.D.4: Landscaping of vehicular use area interior d. Landscaped Driveway Medians. Driveways within vehicular use areas may include a center landscaped median provided the median: i. Is at least eight feet wide; ii. Is maintained in grass, groundcover, shrubs, ornamental trees, or understory trees; and iii. Is protected from vehicular encroachment by curbing.

**RESPONSE:** *Noted and provided.*

23. Provide a note on the plans specifying that all shrubs abutting City Rights of way are maintained at a height no greater than 24". It is staffs recommendation that all VUA perimeter trees be 14' OA to create a CPTED clear line of sight from the roadway.

**RESPONSE:** *Noted provided.*

24. 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: *Noted provided.***

25. Provide a note on the plan describing fines and penalties for encroachment into the critical root zones and within the tree protection zone for existing trees to be protected and preserved.

**RESPONSE: *Noted provided.***

26. 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: *Noted provided.***

27. Provide a note that all existing trees will be pruned by an ISA Certified Arborist under the direction of a BCMA or ASCA Registered Consulting Arborist with a Florida Chapter ISA Prescription Pruning Qualification (PPQ)

**RESPONSE: *Noted provided.***

28. 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: *Noted provided.***

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

**RESPONSE: *Acknowledged***

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

**RESPONSE: *Acknowledged.***

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

**RESPONSE: *Acknowledged.***

**DRC**

PZ25- 12000013  
12/03/2025

Based on the foregoing, the Applicant respectfully request that the City act favorably on its Application for Site Plan approval to allow the use of the Property for a medical office building as described above. Should you have any questions regarding the foregoing or require any additional information, please do not hesitate to contact my office.

Sincerely yours,

HOLLAND & KNIGHT LLP

*Janna P. Lhota*  
Janna P. Lhota