



January 6<sup>th</sup>, 2026

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

RE: Big Tree BBQ Site Plan @ N POWERLINE RD POMPANO BEACH FL 33069 (Folios [484233020220](#); [484233020230](#); [484233020550](#); [484233020560](#); [484233040770](#))

Dear members of the Development Review Committee (DRC),

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

Thank you and I look forward to your response.

## PLANNING

Max Wemyss; [max.wemyss@copbfl.com](mailto:max.wemyss@copbfl.com)

Status: Pending Resubmit

1. Property is platted "Collier City" PB 31, Pg 1 (1953), which appears unrestricted in terms of uses or points of access.  
*Understood thank you.*
2. The land use for this parcel is Commercial, and the zoning is B-2 (Community Business). The proposed use is Restaurant, which is listed as a permitted use in this zoning district.  
*Understood, thank you.*
3. Broward County Trafficways Plan requires a minimum of 144' (up to 164') feet on Powerline Road; the survey and site plan indicate that there is approximately 65 feet to the center line of the road, where a minimum of 72 feet will be required, thus additional dedications are required. Broward County Trafficways Plan is regulated by the Broward County Planning Council. Questions may be directed to 954-357-6695. Chapter 100 of the City's Code of Ordinances also requires the ROW to be a minimum of 144 feet in width. The City Engineer must confirm any variation from this.  
*Additional 7' right of way has been added to meet the minimum required 144' on Powerline Road. This was previously addressed.*
4. Access to this site will be difficult to accommodate. Our code does not allow access to the property within 100 linear feet of the intersection with Powerline Road. Only one two-way driveway, or one pair of one-way driveways, is allowed onto lots with 200 or less feet of lot frontage on the arterial or collector street. A variance may be the only appropriate path to accommodate the proposal. A variance will be required prior to development order issuance.  
*The 100' linear feet have been correct to meet the code on the north side. However, on the south side or NW 4<sup>th</sup> court poses a challenge and we anticipate a variance. This section will be one way exit only. A variance application has been submitted for the upcoming ZBA meeting. This comment was previously addressed.*
5. Should a one-way exit to the south be permitted, vehicles can only exit to the east as a

west or left turn is prohibited by the constructed traffic diverter.

*Engineering reviewed this project as part of DRC and they confirmed at our pre-app meeting that the better access into the site was from the north and egress would be at the south end right turn only. This was previously addressed.*

6. The city has sufficient water and wastewater treatment capacity to accommodate the proposal.

*Understood, thank you.*

## ZONING

Diego Guevara; [diego.quevara@copbfl.com](mailto:diego.quevara@copbfl.com)

Status: Pending Resubmit

1. The proposed south access driveway does not comply with Sec. 155.5101.G.3 Vehicular Access Management. This provision of the Code requires any driveway access to be at least 100 feet from the intersection of a principal arterial street, minor arterial street, or collector designated on the Broward County Trafficways Plan. The driveway will create a potential traffic conflict with the existing traffic pattern of the area. The applicant must obtain approval from Florida DOT.

*A variance application has been submitted for the upcoming ZBA meeting. FDOT does not own the side streets.*

2. Provide a drawing showing the VUA area with a hatch or a color, include the square footage of the hatched/colored area.

*The site plan shows the VUA in gray and includes this area in the site data.*

3. Revise the buffer types listed. In the previous DRC review meeting we established the need to provide a Type C buffer on the southern parcel as required by Sec. 155.5604 Residential Compatibility Standards. The site plan list all the buffer areas as Type B.

*The landscape plan has been revised to correct this.*

## UTILITIES

Nathaniel Watson

9/6/25 4:08 PM

Comment

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

*Understood, thank you.*

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

*Noted and this will be completed before Building Permit submittal*

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

*A Stormwater Pollution Prevention Plan is submitted as part of this resubmittal package.*

4. Please note that as 50.02 WATER DISTRIBUTION; GENERAL. (B) (7) All new dedicated fire line connections to private property shall be provided with an approved type fire line meter that has been tested in accordance with AWWA standards. The meter shall be capable of accurately recording flow. The customer shall pay all costs involved in the installation of the fire line and meter. The meter shall be installed by the city. This shall be a City meter before the DDCV and not a meter associated with the DDCV.

*Noted and a dedicated fire main tap has been provided and the associated details added.*

5. Civil plan 013 C2 WSS proposes a 2" domestic water tap with a 1" water meter, which is not to the City Engineering Standard detail. Propose a 1" water metered connection as per detail 107-1 Typical 1" Water Service or a 2" water metered connection as per detail

107-2 Typical 2" Water Service. Please correct.

*This project's design shows a separate 1" domestic water tap and 1" water meter. There is also a dedicated and separate 1" water tap for irrigation and 1" irrigation meter.*

6. Please attach the following City Engineering Standard detail as it applies: 106-3 Fire Meter and Backflow Device, 107-2 Typical 2" Water Service, 200-1 Service Laterals with Risers, 210-3 Sewer Box and Cover Heavy Traffic, 315-1 Typical Screen For Utilities, 316-1 Required Tree Locations.

*All appropriate details have been added to various sheets. There is no longer a 2" anything so those details were not added.*

7. Please note that any proposed metered service 3 or larger is not a stock item. These meters are subject to a 6 to 8-month order lead time. Please order these items promptly to ensure the services are available for installation.

*Noted.*

#### **BUILDING DIVISION**

Todd Stricker; [tod.stricker@copbfl.com](mailto:tod.stricker@copbfl.com)

Status: Pending Development Order

*All advisory building comments will be addressed with building permit submittal, thank you!*

#### **FIRE DEPARTMENT**

Jim Galloway; [jim.galloway@copbfl.com](mailto:jim.galloway@copbfl.com)

Status: Pending Development Order

*All advisory fire comments will be addressed with building permit submittal, thank you!*

#### **ENGINEERING DEPARTMENT**

David McGirr; [david.mcgirr@copbfl.com](mailto:david.mcgirr@copbfl.com)

Status: Pending Development Order

*All advisory engineering comments will be addressed with building permit submittal, thank you!*

#### **BSO**

Anthony Russo; [anthony\\_russo@sheriff.org](mailto:anthony_russo@sheriff.org)

Status: Pending Development Order

*All advisory BSO comments will be addressed with building permit submittal, thank you!*

#### **URBAN FORESTRY**

Wade Collum; [wade.collum@copbfl.com](mailto:wade.collum@copbfl.com)

Status: Pending Development Order

*All advisory landscape comments will be addressed with building permit submittal, thank you!*

Please do not hesitate to contact me with any questions.



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



