



February 26<sup>th</sup>, 2025

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

RE: PZ# 24-12000026 Minor Site Plan (KAJA Fleet Vehicle Wash @ W Atlantic Boulevard  
Pompano Beach, FL 33060, folios 484234500010; 484234500020)

Dear members of the Development Review Committee (DRC),

Thank you for providing us with comments at the December 17<sup>th</sup>, 2024 Pre-Application 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.

**BUILDING DIVISION**

**Todd Stricker** | [todd.stricker@copbfl.com](mailto:todd.stricker@copbfl.com)

**Advisory Comments- Info Only**

**DRC**

A preliminary examination of the documents has been performed; additional comments may apply when completed plans and/or specifications have been submitted for permitting to the building department. Buildings shall comply with all local, state and federal codes in effect at time of application, including FEMA Floodplain, NPDES and HVHZ regulations.

FBC\_BCA 105.2.3 Public service agencies/other approvals. The building official shall require that the laws, rules and regulations of any other regulatory AHJ, and where such laws, rules and regulations are applicable and are known to the building official, shall be satisfied before a permit shall be issued. The building official shall require such evidence, as in his or her opinion is reasonable, to show such other approvals.

City Ordinance 53.16(A)(1) Construction sites and construction activities. construction sites and operations shall be required to maintain during and after all construction, development excavation or alteration operations, structural and non-structural best management practices with the intent to reduce pollutants and sediment in stormwater runoff.

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

FBC 3306.1 Pedestrians shall be protected during construction, remodeling and demolition activities as required by this Chapter and Table 3306.1. Signs shall be provided to direct pedestrian traffic.

City Ordinance 152.25(A) Site plans and construction documents, Information for development in areas with base flood elevations. The site plan or construction documents for any development subject to the requirements of the floodplain regulations shall be drawn to scale and shall include, as applicable to the proposed development all sections from: City Ordinance 152.25 (A)(1) thru City Ordinance 152.25 (A)(7). Delineation of flood hazard areas, floodway boundaries and flood zone(s), base flood elevation(s), and ground elevations if necessary for review of the proposed development, etc. nonresidential buildings shall comply with City Ordinance 152.29(C)(1)(B).

FBC A201.1 This code establishes standards for accessibility to places of public accommodation and commercial facilities by individuals with disabilities. All new or altered public buildings and facilities, private buildings and facilities, places of public accommodation and commercial facilities subject to this code shall comply with 2020 FBC Accessibility.

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

A206.2.1 Site arrival points. At least one accessible route shall be provided within the site from accessible parking spaces complying with FBC A502 and accessible passenger loading zones complying with FBC A209; public streets and sidewalks; and public transportation stops to the accessible building or facility entrance they serve.

FBC\_BCA 107.3.4.0.6 Compliance with the specific minimum requirements of this code shall not be in itself deemed sufficient to assure that a building or structure complies with all of the requirements of this code. it is the responsibility of the architect and/or engineer of record for the building, structure or facility to determine through rational analysis what design requirements are necessary to comply with 2020 FBC.

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1. FBC\_BCA 107.1 As per the building official, separate building applications will be required for erosion control, site work, temporary fences, monumental signage and miscellaneous site structures.
2. FBC [F] 903.2 The enforcing agency will require that all provisions for an approved automatic sprinkler system in new buildings and structures be provided in the locations described in sections 903.2.1 through 903.2.12 if applicable.
3. FBC 701.1 The enforcing agency will require that the provisions of this chapter, governing the materials, systems and assemblies used for structural fire resistance and fire-resistance-rated construction separation of adjacent spaces to safeguard against the spread of fire and smoke within a building and the spread of fire to or from buildings, comply with this section of the code.
4. FBC 703.2 Fire-resistance ratings. Where materials, systems or devices that have not been tested as part of a fire-resistance-rated assembly are incorporated into the building element, component or assembly, sufficient data shall be made available to the building official to show that the required fire-resistance rating is not reduced. Materials and methods of construction used to protect joints and penetrations in fire-resistance-rated building elements, components or assemblies shall not reduce the required fire-resistance rating.

5. FBC 1003.1 The enforcing agency will require that all general requirements specified in sections 1003 through 1013, applicable to all three elements of the means of egress system, in addition to those specific requirements for the exit access, the exit and the exit discharge, comply with this section of the code.
6. FBC\_BCA 107.1.1 The enforcing agency will require a life safety plan illustrating the floor area with proposed alterations with each room labeled. indicate construction type, fire rated walls, occupancy type: (current and proposed), occupancy load, means of egress, common path/travel distance/dead end corridor limits, accessibility accommodations including areas of refuge if applicable, emergency lighting, exits/exit signage, fire extinguishers, smoke alarms, fire suppression system and pull stations if applicable. Also provide tested design from accepted agency for rated walls and penetration details.
7. FBC\_BCA 107.3.5.6 The enforcing agency will require product approvals be reviewed and approved by the building designer prior to submittal to verify that such products comply with the design specifications. Reviewed and approved product approvals shall then become part of the plans and/or specifications. Product approval shall be filed with the building official for review and approval prior to installation.
8. FBC\_BCA 107.3.5.2 The enforcing agency will require that all shop drawings, (i.e. components attached to building structure, trusses/joists, window walls, railings, awnings, chutes etc), necessary to show compliance with applicable codes; shall be approved by the architect or professional engineer and submitted to the building official prior to installation.
9. F.S. 481.221(2) The enforcing agency will require digital signature panel to be active on all documents submitted for review to authenticate the serial number matches the submitted ESA. F.A.C. 61g1-16.005 Each sheet is required to be digitally or electronically signed, and bear the impress seal of, an architect or engineer (FBC\_BCA 107.3.4.0.1). DRC PZ24-12000026 07.02.2025
10. FBC\_BCA 107.3.4.0.8 All plans and/or specifications prepared by an architect or an engineer pursuant to the requirements of this code shall be hand signed, dated and sealed.
11. FBC\_BCA 110.10.1 The enforcing agency will require a special inspector for various components of the building as determined by the building official. Building dept. will require special inspector form be completed and submitted for approval.
12. FBC\_BCA 110.7 For threshold buildings, shoring and associated formwork or false work shall be designed and inspected by an engineer, employed by the permit holder or subcontractor, prior to any required mandatory inspections by the threshold building inspector.
13. FBC\_BCA 110.8.1 The enforcing agency shall require a special inspector to perform structural inspections on a threshold building pursuant to a structural inspection plan prepared by the engineer or architect of record. The structural inspection plan must be submitted to the enforcing agency prior to the issuance of a building permit for the construction of a threshold building.
14. FBC 1512.3.1 The enforcing agency will require that all new roofing construction, including recovering and reroofing, repair or maintenance shall have A HVHZ uniform roofing permit

application, as established by the authority having jurisdiction, completed and executed by a licensed contractor. Fbc 1512.3.2 The uniform roofing permit shall include calculations in accordance With Chapter 16 (High-Velocity Hurricane Zones) of this code, unless the roofing assembly is less than the height/pressure threshold allowed in the applicable protocols herein.

15. FBC A208.2 Minimum number. Parking spaces complying with 502 shall be provided in accordance with table 208.2 except as required by 208.2.1, 208.2.2, and 208.2.3. Where more than one parking facility is provided on a site, the number of accessible spaces provided on the site shall be calculated according to the number of spaces required for each parking facility.
16. FBC A208.2.3.3 Parking for guests, employees, and other non-residents. Where parking spaces are provided for persons other than residents, parking shall be provided in accordance with table 208.2.
17. FBC A502.6 The enforcing agency will require parking space identification comply with the following code: signs shall include the international symbol of accessibility complying with FBC A703.7.2.1. Signs identifying van parking spaces when required By FBC A502.2 shall contain the designation "Van Accessible". Reference Engineering Standard 300-5.
18. FBC 3303.5 Water Accumulation. The enforcing agency will require provisions be made to prevent the accumulation of water or damage to any foundations on the premises or the adjoining property.
19. 1804.4 Site Grading. The ground immediately adjacent to the foundation shall be sloped away from the building at a slope of not less than one unit vertical in 20 units horizontal (5-percent slope) for a minimum distance of 10 feet measured perpendicular to the face of the wall. If physical obstructions or lot lines prohibit 10 feet of horizontal distance, a 5-percent slope shall be provided to an approved alternative method of diverting water away from the foundation. Swales used for this purpose shall be sloped a minimum of 2 percent where located within 10 feet of the building foundation. Impervious surfaces within 10 feet of the building foundation shall be sloped a minimum of 2 percent away from the building.
20. FBC\_BCA 110.13.2.1 It shall be the joint responsibility of any owner of real property upon which construction is occurring, and any contractor responsible for said construction, to ensure that all road rights-of-way remain free at all times of all construction waste and trash resulting from such construction, and that all waste and trash resulting from the construction are contained on the real property upon which the construction occurs.
21. FBC\_BCA 109.3 Building Permit Valuations. The applicant for a permit shall provide an estimated permit value at a time of application. Permit valuations, shall include total value of work, including materials and labor, for which the permit is being issued, such as electrical, gas, mechanical, plumbing equipment and permanent systems.
22. FBC\_BCA 110.8.5.4 All plans for the building which are required to be signed and sealed by the architect or engineer of record contain a statement that, to the best of the 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: Plans for permit will comply with requirements.*

## ENGINEERING DEPARTMENT

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

### Condition

1. The following comments must be addressed before the submission of these plans to the Building Division for formal plan review and permitting:
2. 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.  
*Documentation will be provided with permit submittal.*
3. Submit/upload a sediment and erosion control plan for the subject project. All site development must be performed using Best Management Practices.  
*Please refer to Sheet C-1 "Erosion Control Plan".*
4. Submit/upload the (FDEP) Florida Department of Environmental Protection NPDES General Permit for the proposed stormwater discharge from the proposed site construction activities.  
*Documentation will be provided with permit submittal.*
5. Submit/upload the (FDEP) Florida Department of Environmental Protection (NOI) Notice of Intent for the proposed stormwater discharge from the proposed site construction activities  
*Documentation will be provided with permit submittal.*
6. Submit/upload a copy of the (FDEP) Florida Department of Environmental Protection permit or written exemption from this agency for the proposed construction of the gravity wastewater collection system shown on the civil engineering plans  
*Documentation will be provided with permit submittal.*
7. Submit/upload a copy of the (FDEP) Florida Department of Environmental Protection permit or written exemption from this agency for the proposed potable water main and service line connections shown on the civil engineering drawing.  
*Documentation will be provided with permit submittal.*
8. Submit/upload a copy of the (BCEPGMD) Broward County Environmental Protection and Growth Management Division wastewater collection system license/permit or written exemption from this agency for the proposed construction of the gravity wastewater collection systems shown on the civil engineering plans.  
*Documentation will be provided with permit submittal.*
9. Submit/upload a copy of the (FDEP) Florida Department of Environmental Protection permit or written exemption from this agency for the proposed construction of the gravity wastewater collection system shown on the civil engineering plans  
*Documentation will be provided with permit submittal.*

**DRC**

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10. The City Planning and Zoning Division must approve these plans before the City's Engineering Division can.  
*Understood, thank you.*
11. Before the approval of the City Engineering Division, the City's Utilities Division must approve these plans.  
*Understood, thank you.*
12. 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.  
*Documentation will be provided with permit submittal.*
13. The proposed roadway within the city right-of-way must be constructed per all the COPB Engineering Standard roadway details  
*The City standard details have been added to the Civil set.*
14. 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.  
*Documentation will be provided with permit submittal.*
15. Submit/upload the 2022 City Engineering standard details for the proposed off-site water, sewer connections, road restoration, paving, curbing, and sidewalks. These detailed drawings may be obtained from the City's website in pdf format.  
<https://www.pompanobeachfl.gov/government/engineering/standard-details>  
*The City standard details have been added to the Civil set.*
16. On plan sheet 006 WS-1, the existing water main is 6", not 8". You can contact Tracy Wynn, GIS Coordinator Engineering Div., for Utility information. 954.545.7007  
[tracy.wynn@copbfl.com](mailto:tracy.wynn@copbfl.com)  
*The size of the watermain has been corrected to 6 inches.*
17. On plan sheet 006 WS-1, a meter will need to be set at the property line, and the waterline after the meter will need to be listed as private.  
*The water meters have been moved to the property line and the watermain after the property line has been labeled as private.*
18. On plan sheet 006 WS-1, the existing manhole must be SEWPER-coated and the bench reworked since you are working inside the manhole. All sanitary sewer manholes owned and maintained by the city of Pompano Beach are required to be Sewper Coated. Also, any work being performed inside the City of Pompano's sanitary sewer manholes. They are required to be brought up to current city standards. Also, the type of work performed inside the manhole will depend on whether any bench work must be completed simultaneously. Only Sewpercoat & Refratta HAC 100 are the two approved products allowed in our system. Below is a list of some examples. An approved SEWPER Coat applicator must install this work. A list of approved applicators will be provided at the time of permit.
1. Core drilling for new main or lateral installation
  2. Plugging old abandoned main or lateral
  3. Installation of force main dumping into a manhole
  4. Raising or lowering the manhole for elevation changes



*Comment noted.*

19. Please note on the civil plan sheet 006 WS-1 that any existing water and/or sewer connection to the subject lots not utilized must be cut and capped at the water main if a water service and cut out and sleeved if a sewer lateral. Sewer Laterals that are cut and capped must be as-built per our engineering as-built standards. How to retire old laterals  
 • If the existing main is clay pipe and a CIPP liner is installed. (Install a sectional liner in the main over the old lateral, thus eliminating the lateral) If the existing main is a clay pipe. (Dig down cut old clay pipe, sleeve back in with PVC and city-approved couplings) If the existing main is clay pipe, you must retire multiple laterals for a project. (It may be cheaper for the contractor to install a city-approved CIPP liner from manhole to manhole and not cut out the laterals that they are retiring) If the existing main is PVC pipe. (Remove the lateral pipe from the PVC Wye fitting and install a plug into the Wye. Install a green locating marking ball at the lateral locating, no deeper than 4 ft. below grade)

*Comment noted.*

20. Place note on landscape plans as per City Ordinance(s) §50.02(A) (3) and §100.35(G) that landscaping materials other than sod are not allowed within (5') five feet of any portion of City-owned utilities within the public street right-of-way including meters, hydrants, service lines, etc. Also, please note that no trees, shrubbery, or obstruction shall be placed within a 3' radius of a City-owned sewer lateral cleanout or water &/or reuse meter. Show the location of all existing city-owned and maintained potable water mains and services, sanitary sewer mains or laterals, and storm drainage lines on the proposed landscape plans. Contact Tracy Wynn, GIS Coordinator Engineering Div., for Utility information. 954-545-7007 [tracy.wynn@copbfl.com](mailto:tracy.wynn@copbfl.com) Engineering Standard street tree detail 316-1 and 315-1.

*Noted – all proposed landscaping is in compliance.*

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21. PLEASE PROVIDE A NARRATIVE RESPONSE TO THESE REVIEW COMMENTS (IF APPLICABLE) TO DEMONSTRATE UNDERSTANDING AND INTENT TO ADDRESS THEM, SEE MARKUPS (IF REFERENCED) AND CLEARLY SHOW CHANGES ON PLANS USING CLOUDED DETAILS AND DELTA REVISION MARKS AS NECESSARY.  
 \*\*\*\* Please note - the City Engineering Division may issue additional review comments throughout the remainder of the permitting process while the civil engineering plans are finalized for this project. \*\*\*\*

*Responses are provided herein.*

22. Cross walk needs to be approved by Broward County traffic engineering.

*Understood, thank you.*

## **FIRE DEPARTMENT**

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

**Condition**

Relocate Fire Hydrant, 006 WS-1 WS Plan.pdf

Locate fire hydrant to North end of parking spaces. before turn around access before building.

*The fire hydrant has been moved as requested.*

**LANDSCAPE REVIEW**Wade Collum | [wade.collum@copbfl.com](mailto:wade.collum@copbfl.com)**Unresolved**

1. Provide evidence and note on plans and in narrative that all overhead utilities will be buried for this project as per 155.5509.  
*This issue is being explored with Max Wemyss, as FPL cannot underground less than 1000 linear feet of utilities, or 2 blocks. Contact Devindra Ramdeen at [devindra.ramdeen@fpl.com](mailto:devindra.ramdeen@fpl.com) for more information. Communication has been provided in the Documents folder for this project specifically.*
2. Provide a landscape plan prepared and signed and sealed by a Florida Registered Landscape Architect in accordance with Code Section 155.5203.  
*Landscape plan will be signed and sealed by a FL Registered Landscape Architect.*
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.  
*Tree survey has been included as part of this submittal.*
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. Palm tree values will be based on the Cost Replacement method.  
*Please see the Tree Disposition Plan, included as part of this submittal. The list on sheet TD-2 includes all trees onsite, as well as all trees within a 25' proximity to our site. The tree list includes condition ratings and disposition of each tree. No specimen trees are being proposed for removal.*
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.  
*No specimen trees are being proposed for removal. Palm height, tree DBH, palm height and caliper of trees to replaced has been provided on sheet TD-2.*
6. As per 155.5204.E.1.b.i-iv; Mitigation is to be replacement trees above and beyond required plantings.  
*Noted – see mitigation summary on sheet TD-2, which does not include required plantings.*
7. Provide an elevations sheet as the height of required trees and palms are contingent on the height of the building.  
*See architectural sheets for building elevations.*
8. As per 155.5203.B.2.ii.Based on the height of the building half of all required canopy trees may need to be 14 / 16' tall and palms to be 18' / 22' OA, please adjust.



*See Landscape Plan for tree and palm sizes, as well as Landscape Code Data table.*

9. All trees are required to be large canopy unless OHW exist.  
*Small trees have been proposed where there are OHW on site. All other trees are large canopy trees where feasible – in some of the more crowded areas and up against the building, medium sized trees such as Dahoon Holly, Crape Myrtles and Silver Buttonwood have been proposed.*
10. Show how requirements from 155.5203.D.5 VUA Landscaping are being met. Provide a minimum of 8' and up to 24' 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.  
*Please see the Landscape Code Data table on sheet LP-2.*
11. 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.  
*Please see the Landscape Code Data table on sheet LP-2. We are meeting or exceeding the minimum requirements.*
12. Provide a Photometric plan.  
*Please see Photometric Plan included with this submittal.*
13. 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).  
*No light fixtures are proposed within landscape planting areas required in and around vehicular use areas. Please see sheet LP-2 and Photometric Plan.*
14. Provide, note and clarify the required Type C Perimeter Buffers on the West and North sides as per 155.5203.F.3. and provide a cross section detail showing the wall in the center and landscaping on both sides. 15 canopy and 15 understory with 5' shrubs along the West property line, and 6 of each with 4' shrubs along the North property line.  
*The perimeter buffers have been identified on the Landscape Code Data table on sheet LP-2. As per our phone call in the beginning of February, it was agreed that the required buffer walls would be provided at the property lines to prevent forming a landscape area that was not able to be maintained between the adjacent homeowners' properties and our required wall and fence. Therefore, landscape has only been provided on the inside portion of the wall/fence.*

15. Space VUA trees (7) along the East property line evenly along the run at 1:40'.  
*Trees have been spaced as evenly as possible. The area between the proposed building and fence line is proposed to have Sabal Palms, as that area is only 10' in width.*
16. Space VUA trees along the South property line evenly along the run at 1:30' large canopy.  
*Trees have been placed at approximately 1 per every 30 lineal feet along the south property line.*
17. All trees are required to be large canopy unless OHW exist.  
*Please see response to comment #9.*
18. Change proposed CES's in parking islands to be large canopy.  
*Large canopy trees have been used in all parking islands where feasible. A Dahoon Holly has been used in the terminal island adjacent to the wash tunnels, due to space limitations.*
19. 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.  
*Irrigation plans have been provided as part of this submittal.*
20. Bubblers will be provided for all new and relocated trees and palms. **DRC**  
*Please see the provided irrigation plans, which includes a bubbler plan on sheet IR-3.*
21. Remove reference to 3:1 palms for canopy trees. **PZ24-12000026**  
*Reference has been removed.* **07.02.2025**
22. Adjust planting details to only show sisal or other biodegradable material attached to trunk of tree.  
*Details have been revised, see sheet LP-4.*
23. Adjust details and notes to show root flare above or equal to surrounding grade and note that mulch not be placed against trunk.  
*Please see note regarding mulch on sheet LP-3 (note 19.D). Details include notes regarding rootball placement. Please see tree and palm planting details on sheet LP-4.*
24. Correct planting detail to reflect the planting hole be 2 ½ – 3 times the size of the root ball to more closely mirror industry best management practices.  
*Detail has been corrected.*
25. If trees are to be containerized specify that the root ball will be shaved at the periphery to remove all circling roots.  
*Note has been added.*
26. Show sod and irrigation in the ROW on the South side along Atlantic  
*Sod and irrigation is included in the Atlantic Boulevard right-of-way.*

27. All sod is to be St. Augustine, correct on plant list.  
*Sod is all St. Augustine. Bahia has been omitted from the plan.*
28. There is a considerable amount of large existing trees that could be protected and preserved please consider making changes to preserve existing mature canopy trees.  
*Due to the site layout being conducive for large vehicle movements, as well as the required site grading, it is not possible to preserve the existing trees on site. Most are not in great condition either. We are relocating all Cabbage Palms that are in good condition and replanting the site with a large amount of canopy trees. We are amenable to meeting with the City on site to look at the existing trees.*
29. As per 155.5204.F. No development, work, or demo activity shall be allowed within the dripline of a tree or tree protection area.  
*Agreed and notated on plans.*
30. 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.  
*See notes on the plans.*
31. 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.  
*See notes on the plans.*
32. 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.  
*No canopy trees are being relocated.*
33. 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)  
*See notes on the plans.*
34. As per 155.5204.F.3.d; Underground utility lines shall be routed around the tree protection area where possible. If this is not possible, a tunnel made by a power-driven soil auger may be used under the tree.  
*At this time no existing trees are within proximity to proposed underground utilities.*
35. 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.

*See notes on the plans.*

36. 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.  
*See notes on the plans.*
37. As per 155.5203.B.2.b; 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 and be replaced with planting soil prior to landscape installation.  
*See notes on the plans.*
38. All tree work will require permitting by a registered Broward County Tree Trimmer.  
*See notes on the plans.*
39. Please provide a comment response sheet as to specifically how comments have been addressed at time of resubmittal.  
*Comment responses are provided herein.*
40. Additional comments may be rendered a time of resubmittal.  
*Understood, thank you.*

**DRC**

## PLANNING

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

**Info Only**

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-Land use for this parcel is Industrial (I), with a small portion of land within the residential land use (L). The proposed use listed on the site plan, site data & narrative suggest that this is a "truck wash for ... fleet vehicles and trucks that cannot obtain that service from a typical commercial car wash," (approximately 7,282 square feet) which is a permitted use in this land use category. As illustrated on the site plan the proposed buildings are all located on the property with an industrial land use category; no improvements (except landscaping) are proposed on the portion of property with residential land use designation.

*Thank you. The project is a fleet vehicle wash, not solely a truck wash.*

- Application requires improvement to the dedicated ROW for NW 1st Street of 55 feet, subject to approval by the engineering division.

- During the Plat approval in July of 2022, the applicant agreed to provide a traffic diverter to limit the egress from NW 1st St to NW 16th Ave to left out only for traffic coming from the project. Please provide the same configuration.

*Signage and curb placement have been designed so as to discourage right-hand turn movements exiting the site. This includes a stop sign with a "No Right Turn" sign as well as a sharply-radiused curb on the north side of the entry drive.*

-The property is abuts West Atlantic Blvd & NW 16 Avenue. The survey indicates that there is an existing 105 feet total right-of-way dedicated for W Atlantic Blvd, and 55 feet for NW 1st Street. The entrance into NW 16th Avenue from West Atlantic Blvd illustrates 28.93 feet to the center line

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on the survey with the plat showing a 48' ROW overall (24 feet to center line). Confirm with the City Engineer that the width at this location is sufficient or if an additional land must be dedicated. *The plat shows ROW for NW 1<sup>st</sup> Street at 30' to the centerline (our side) with a dedication that was done at platting.*

-The property is platted, recorded plat provided (Atlantic Industrial Park - PB183, Pg630). *Understood, thank you.*

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

As this project abuts residential, compatibility is a major concern and a public outreach meeting and/or a meeting with the district commissioner is advised. Please provide in your narrative all that is being provided to address the compatibility of the existing use with the proposed residential abutting. (landscaping/buffers, separation of the building from the property lines, operationally/circulation to limit noise like backups or idle engines, no extended parking or overnight, turning to exit property, CPTED, etc.)  
*See revised narrative.*

## ZONING

Saul Umana | [saul.umana@copbfl.com](mailto:saul.umana@copbfl.com)

### Unresolved

1. Expand the narrative to clearly state that the site plan is exclusively for truck washing operations and will not be used for any other activities, such as truck idling associated with truck stop functions. Specify whether the service will accommodate the entire truck, including the tractor cab and trailer, or just specific parts.  
*RESPONSE: Narrative has been updated.*
2. Address prior concerns about limiting truck flow into the neighboring area. Confirm that the exit is designed for a left turn only and clarify whether this restriction will be enforced.  
*The exit lane has a "No Right Turn" Sign and left arrow stripe painted on the pavement all to restrict trucks from going through the neighborhood.*
3. The Transit Corridor Study recommends positioning the building near Atlantic Blvd. While staff understands the proposed location of the truck wash, Staff suggest implementing superior landscaping along W Atlantic Blvd to enhance the area.  
*The Landscape design along West Atlantic Blvd. incorporates Superior Design as well as a combination of site walls and fences to enhance the street view from Atlantic.*
4. The interior driveway curb touches the property line which does not provided (Vehicular Use Area) perimeter landscaping.  
*We have located the curbs and driveways to provide access and meet VUA landscaping wherever possible to meet the intent of these codes. We do make up for the few tight areas with adjacent landscape areas which open up and exceed the minimum in a substantial way.*
5. Provide specific details regarding the required Type C buffer between the site and the adjacent neighborhood.

*We have designed the buffer between residential property and our site with an 8-foot-high precast concrete fence and a 10-foot minimum landscape zone with multiple layers of trees and hedges. See Landscape Plan*

6. Specify the estimated noise levels and potential sounds associated with the truck wash operation. Include details of any restrictions on operational hours.  
*We have not selected a vendor to provide the equipment for the automated wash system so we do not have data on sound levels. We have designed the facility to locate the wash building away from adjacent residential property and will contain the equipment within the building to absorb sound as much as possible.*
7. Provide details for the proposed free-standing monument sign, including its dimensions and material callouts.  
*The free-standing Monument sign is currently planned as a masonry structure utilizing similar material and colors as the building. We are still developing the design so no details exist at this time. We will provide a detail when able.*
8. Illustrate the circulation pattern for trucks entering the site.  
*Trucks will enter the site and bear right along the east driveway and proceed to the building and enter one of the two bays of the wash building from south to north. When the wash is complete, the vehicles will exit through the north side of the wash building and turn left 90 degrees two times and exit to south along the west driveway. Then the exiting trucks will turn right towards NW 16<sup>th</sup> Ave. then follow the instructions to turn left towards Atlantic Blvd. and out.*
9. Include a detailed zoning data table showing what is required versus what is proposed.  
*See zoning table on site plan sheet SP-1.*
10. Provide the width of the driveway at the entrance.  
*The driveway width at the entrance is 30 feet. See sheet SP-1*
11. Show the vehicle stacking plan, clarifying whether the stacking is designed for the tractor cab only or for the entire trailer. Include references to the following standards: Car wash and auto detailing, automatic (See Section 155.4219.H): 4 spaces per bay at the bay entrance. Car wash and auto detailing, self-service (See Section 155.4219.H): 2 spaces per bay at the bay entrance.  
*The available stacking distance is extremely generous and exceeds city code by a large margin. The distance from our entry to the wash building is approximately 510 feet and the area in front of the wash building is double loaded so the total available stacking is approximately 790 feet. This distance will allow up to 9 vehicles to stack which exceeds minimum code standard.*
12. Add a note indicating that all striping will be double-striped.  
*Acknowledged*
13. Provide a detailed plan for the raised sidewalk, as it will serve as part of the continuous curbing.  
*The civil engineer will provide standard curb detail between concrete walk and VUA which will protect the pedestrian and landscape as well.*

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14. The site plan designates parking for an office space. Clarify whether this is a separate principal use.  
*The office area is ancillary to the vehicle truck wash use. There is a service desk area approx. 150 sf where customers transact and there is a small Managers office which is also 150 sf.*
15. Indicate the location of mechanical equipment on the site and provide details of the required screening.  
*The wash machine equipment is fully enclosed in the building. There will also be one air conditioning condenser unit either mounted on the flat roof above the office or in the landscape area on the west side of the building. Either way will be screened by either a parapet wall matching the height of the unit or a vinyl fence surrounding the small unit on the ground.*
16. Commercial containers must be screened on three sides with a durable, sight-obscuring wall made of brick, masonry, stone, or similar material. The fourth side should be screened with a wood or metal gate.  
*We have opted to place our trash container in the enclosed building equipment room. We have a roll up door which will allow the business to bring it out on collection days.*
17. Note that accessory uses and structures are prohibited in front of the principal structure.  
*There are no accessory uses or structures in front of the principal building.*
18. Submit a photometric plan. Include a note stating that the maximum lighting height is 20 feet within 200 feet of residential areas.  
*The photometric plan shows the mounting height of all the pole mounted fixtures at 20 feet, even those which are in excess of 200 feet from residential property.*
19. Provide building elevations with dimensions, material callouts, and height. Include the overall height of the truck wash facility.  
*See architectural Elevations showing the peak of the wash building roof at 29'-4" and the average roof at 26 feet for the wash building with the office portion with a parapet of 16 feet. We are still deciding on building type so we have reserved the material selection for the next submittal. If this is a masonry building it will incorporate a stucco exterior finish with aluminum color canopies. The roof is metal and reflective light color.*
20. Ensure compliance with commercial design standards:
21. Fenestration/Transparency: Street-facing facades of the ground-level floor for repair, servicing, and maintenance uses shall not include service bay entrances, overhead doors, sliding glass doors, removable panels, or similar doors.  
*GHA will provide proof of commercial building design standards. We have studied the code and do comply with the standards for fenestration and massing.*
22. For all commercial, institutional, and industrial uses in commercial zoning districts and mixed-use developments, street-facing facades shall not include roll-up doors.  
*We are not using roll up doors on the street facing façade. We are using bi folding glass doors. See Response above.*

BSO

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

Unresolved

\*\*\* ATTENTION \*\*\* Please Thoroughly Read & Initial All The Following Important Statements To Attest That The Security Plan Preparer/ Owner's Agent Understands & Will Comply With All The Following Conditions:

A. **\*\*CONFIDENTIALITY STATEMENT\*\*** PLEASE STAMP YOUR CPTED NARRATIVE & DIAGRAM "CONFIDENTIAL" Information contained in CPTED & Security Strengthening Narrative Documents & Diagram Drawings are considered Confidential Pursuant to Florida State Statutes 119.071 (3); 119.15 (6b1); 281.301 & 286.011. Dissemination of security plans should be limited to authorized personnel only. All CPTED & Security Strengthening Plans submitted to the City of Pompano Beach must be stamped CONFIDENTIAL to ensure restricted access. Initials\_\_\_\_\_

*Plans have a **CONFIDENTIAL** watermark.*

B. **\*\* PRELIMINARY APPLICATION REVIEWS (PAM) \*\*** All comments made by the Broward Sheriff's Office regarding your plan are preliminary only, as additional SECURITY STRENGTHENING & CPTED attributes may be required as development progresses. Initials\_\_\_\_\_

*RESPONSE: Understood, thank you.*

C. **\*\*SECURITY PERSONNEL\*\*** If this project includes a dedicated on-site Security Guard(s) &/or Loss Prevention Employees, provide the hours of operation & scope of duties such as active patrol of the interior / exterior, stationary location inside / outside, monitoring security surveillance video, uniformed, plain clothes, etc. Please incorporate this information into your CPTED Narrative & Drawing Diagram. Initials\_\_\_\_\_

*No security personnel are anticipated to be hired.*

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D. **\*\* LATE-NIGHT BUSINESS NOW OR LATER? \*\*** YES \_\_\_\_ OR NO X Must indicate if there will be any late-night business operations planned for this property, or the option to have one in the future." Note that the municipal ordinance absolutely requires additional special conditions to be met for any late-night business, therefore all development projects, new & retrofit, must include the required conditions for a late-night business to legally open & operate. If a development project is authorized & completed without including all the late-night business safety & security conditions, it cannot open after the fact until all the required conditions are first met which may result in much more additional costly & disruptive retrofit construction alterations, etc. Opening any Late-Night Business without meeting the conditions in the law may also result in additional statutory penalties. Initials \_\_\_\_\_

*This business will operate from 7am to 9:30 pm and thus does not fall under the Late-Night Business category.*

\*\*\*THE CPTED & SECURITY STRENGTHENING CONDITIONS STATED BELOW MUST BE INCORPORATED INTO YOUR CPTED NARRATIVE PLAN & ONTO YOUR CPTED DRAWING DIAGRAM FOR APPROVAL. THE PURPOSE IS ESTABLISH CONSISTENCY BETWEEN THE NARRATIVE DOCUMENT & DRAWING DIAGRAM. \*\*\*

*Understood, refer to revised sheets PS-1 and PS-2 located in the Drawings folder, as well as revised CPTED Narrative located in the Documents folder.*

A. Natural Surveillance Security Strengthening

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1.) The placement of a window within a door must not facilitate the easy reach of the door's locking mechanisms (i.e. deadbolts, lockable doorknobs, slide locks, etc.) Goal: To aid in preventing a criminal offender from gaining unlawful forced entry. Windows within entry doors should be impact resistant &/or have a security reinforced design.

*Refer to revised sheet PS-2 located in the Drawings folder, as well as revised CPTED Narrative located in the Documents folder.*

2.) For Commercial, Industrial & Multifamily, exterior stairwell risers (if any) should be of a see-through design. Goal: To enhance Natural Surveillance & to prevent the underside of the stairwell from being used as place for criminal activity, concealment, ambush attack as well as to deter trespass & loitering.

*The building proposed is single story.*

#### B. Access Control - Security Strengthening for Dumpster Enclosures / Trash Rooms

1.) Bottom gate clearances for dumpster enclosures & any designated pedestrian entrances into a dumpster enclosure 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.

*This note is already included in sheet PS-2 as well as page 3 of the CPTED Narrative.*

2.) 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.

*There is no pedestrian passage proposed for the dumpster, specifically for safety purposes.*

3.) 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.

Ref. # 68, BSO, Anthony Russo

*The dumpster enclosure is covered with camera views and includes ample lighting.*

#### B1. Territorial Reinforcements - Security Strengthening

1.) Solid walls (if any) and elevated platform features used in design elements, 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.

*Refer to revised sheet PS-2 located in the Drawings folder, as well as revised CPTED Narrative located in the Documents folder.*

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

1.) 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.

*Our engineer has advised against anything like speed bumps at these critical points of access. We are dealing with restrictions of height and weights on vehicles. Larger vehicles also need to engage more torque to proceed over them, which could be very loud for neighbors.*

2.) Install anti-vehicular impact traffic safety bollards preferably lighted &/or large heavy planters secured to the ground along street front pedestrian entrance and exit areas to prevent serious vehicle intrusion accidents/ incidents.

*RESPONSE: Refer to revised sheets SP-1, PS-1, and PS-2 located in the Drawings folder, as well as revised CPTED Narrative located in the Documents folder.*

#### 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.

*Refer to revised sheet PS-2 located in the Drawings folder, as well as revised CPTED Narrative located in the Documents folder.*

2.) The number address signage must be unobstructed by landscaping or external features, provide good color contrast, be visible from the roadway & preferably be reflective for instant recognition by law enforcement & EMS when responding to emergency calls for service.

*Refer to revised sheet PS-2 located in the Drawings folder, as well as revised CPTED Narrative located in the Documents folder.*

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#### E. Activity Support - Security Strengthening

1.) Exterior bench seating (if any) for public use should be CPTED orientated to include spacers / dividers / arm rests or preferably use a single seat design. Purpose: To deter unintended excessive loitering, trespassing, lying down, sleeping, etc thereby depriving legitimate users to ability to utilize the designated seating.

*Refer to revised sheet PS-2 located in the Drawings folder, as well as revised CPTED Narrative located in the Documents folder.*

2.) Public, Resident, Tenant, Visitor &/or Common 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.

*The only common facilities are the pay counter, waiting area and bathrooms accessible only from the inside and will be controlled via constant and motion sensor lighting.*

\*\*\*Note\*\*\* For DRC Comment Responses Letters, Please Issue Responses in the Affirmative such as "Will Comply" or "Will Be Done". Comment Responses such as "Acknowledged", "Understood" or "Noted" are ambiguous & do not clarify compliance.

*RESPONSE: Understood, responses are provided herein, noted on sheet PS-2, and/or shown on sheet PS-1.*

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



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

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