



May 28th, 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 April 2nd, 2025 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

Authorized with Conditions

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.

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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. DRC

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. F24-16-016
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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).
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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~~ ^{DRC} 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. ~~09-02-2023~~
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 DEPARTMENTDavid McGirr | david.mcgirr@copbfl.com**Resubmittal Required**

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.
Response: Documentation will be provided with permit submittal.
3. Submit/upload the (FDEP) Florida Department of Environmental Protection NPDES General Permit for the proposed stormwater discharge from the proposed site construction activities.
Response: Documentation will be provided with permit submittal.
4. 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: Documentation will be provided with permit submittal.
5. 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. **DRC**
Response: Documentation will be provided with permit submittal.
6. 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. **PZ24-12000026**
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Response: 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 construction of the gravity wastewater collection system shown on the civil engineering plans
Response: Documentation will be provided with permit submittal.
8. The City Planning and Zoning Division must approve these plans before the City's Engineering Division can.
Response: Response Understood, thank you.
9. Before the approval of the City Engineering Division, the City's Utilities Division must approve these plans.
Response: Understood, thank you.
10. 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.
Response: Documentation will be provided with permit submittal.

11. 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: Documentation will be provided with permit submittal.

12. 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.

Response: Comment response letter is provided herein.

13. Submit/upload the 2025 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>. You have 2022 details.

Response: The City standard details have been added to the Civil set.

14. 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. ****

Response: Responses are provided herein.

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15. On the plan sheet, 011 C-3 WS, a meter and backflow must be set at the property line. (Where it goes from Public to Private)

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Response: Acknowledgement, Plans have been revised per coordination with Nathaniel in Utilities...

16. On plan sheet 011 C-3 WS the existing manhole must be SEWPER-coated and the bench reworked since you are working inside the manhole.

Response: Acknowledgement, Plans have been revised per coordination with Nathaniel in Utilities.

FIRE DEPARTMENT

Jim Galloway | jim.galloway@copbfl.com

Authorized

This P&Z application is able to meet all of the Fire Department requirements at this time for Site Plan Review. However, the petitioner shall maintain all proper fire department access and water supply requirements as per chapter 18 of NFPA 1 as amended from time to time.

*Additional comments may follow throughout the remainder of the permitting process. The buildings shall be in compliance with All NFPA Standards prior to receiving Fire Department approval.

Response: Understood, thank you.

PLANNING

Max Wemyss | max.wemyss@copbfl.com

Resubmittal Required

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 7,188 square feet) which is a permitted use in this land use category. As illustrated on the site plan the proposed buildings and commercial activity 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.

Response: Correct, thank you.

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. The site plan shows a "no right turn" sign and a painted left turn lane marking. Engineering division to confirm that the proposed condition is permitted and satisfies the condition.

Response: As discussed in the DRC meeting, we would like the option of exiting out onto NW 1 ST so that larger vehicles can maneuver easier exiting out of the site and then out onto Atlantic Boulevard. We will be adding a "No Right Turn Trucks" sign to discourage truck vehicles from going north on NW 16 AV. Furthermore, an FPL pole will be relocated to that corner, further discouraging traffic from turning right.

The property 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 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.

Response: Per the City Engineer, no additional right-of-way is required. See determination in the Documents folder.

The city has sufficient water and wastewater treatment capacity to accommodate the proposal based on recycled water rates typical for a car wash. Utilities to confirm sufficient water demand for the specifics of this proposed application.

Response: 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.)

Response: To ensure this project is a good fit for the neighborhood, I've taken several steps to address compatibility with the nearby residential community. I personally walked the area, knocked on doors, and spoke directly with neighbors to explain the project, listen to their concerns, and answer any questions. I also met with the commissioner of my district to discuss the project in detail and get feedback on how best to make it work alongside existing residential uses. In addition, I presented the project to the Pompano Beach CRA to seek their input and support, emphasizing how the design promotes safety, cleanliness, and economic growth within the community. We've

included thick landscape buffers with native, pollution-tolerant trees to soften the view and reduce noise. The building is set back from property lines, and our circulation plan avoids overnight parking and long engine idling. Vehicles will enter and exit the site facing forward, minimizing disruption. Lighting and site layout follow CPTED safety standards. These efforts reflect our commitment to building a quiet, well-run facility that adds value to the neighborhood while respecting the residents who live nearby.

LANDSCAPE REVIEW

Wade Collum | mark.brumet@copbfl.com

Resubmittal Required

1. Comments response provided was vague and did not fully address comments.
Response: A more detailed comment response letter has been provided.
2. Provide evidence and note on plans and in narrative that all overhead utilities will be buried for this project as per 155.5509.
Response: All overhead utilities will be undergrounded, we are currently coordinating with FPL to relocate poles and bury overhead wires.
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. Trees quantity identified in the tree survey does not match the tree disposition; correct to match.
Response: An updated survey that matches the Tree Disposition Plan has been provided.
4. Provide appraised values for all palm trees identified on the tree disposition list.
Response: Appraised values have been provided for all palms identified on the tree disposition list.
5. As per 155.5204.E.1.b.i-iv; Mitigation is above and beyond required plantings. Tree #15 Ficus aurea is a specimen tree appraised at \$29,867.00 proposed to be removed, and 302" of non-specimen trees proposed to be removed equal to \$77,740.00. A total payment to the Zoning Tree Canopy Trust Fund of \$107,607. Update mitigation table to reflect options selected.
Response: The removal of non-specimen tree inches has increased to 360 DBH. An updated contribution amount is needed to calculate the total contribution to the Zoning Tree Canopy Trust Fund.
6. As per 155.5203.B.2.ii. Based on the height of the building half of all required canopy trees may need to be 16' tall and palms to be 22' OA, adjust required heights in plant list.
Response: Please see revised Landscape Plan. Half of the trees are now 16' height. No palms are proposed around the building.
7. All trees are required to be large canopy unless OHW exist.
Response: All trees have been changed to large canopy, with the exception of the planter area around the building. As discussed during our DRC meeting, we feel that large canopy trees within such proximity to the building would be detrimental and poorly planned for the future growth of the trees and their root systems. Therefore, we are using more suitable species for the space, including Spanish Stoppers and Grape Myrtles.

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8. Show how requirements from 155.5203.D.5 VUA Landscaping are being met. Provide a minimum of 7' of landscape areas between a vehicular use area and an abutting building specifically at the entrance and exit to the wash bays. Provide what is required vs. what is going to be proposed as to a superior landscape design.

Response: The landscaping area between the wash tunnels equals 233.5 sf. We are providing more than 300 additional sf around the north and west sides of the building.

9. 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: As per comment No.8 above, we are exceeding the minimum VUA landscaping area. DRC

10. Provide, note and clarify the required Type B Buffer on the east side, C Perimeter Buffers on the South, West and North sides as per 155.5203.F.3. and provide a cross-section detail per side.

Response: Perimeter Landscape Buffers and cross sections have been provided, see sheets LP-1, LP3, & LP-4. #24120016
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11. As per 155.5203.B.5.a thru e: Provide irrigation along the north side of NW 1 St.

Response: Irrigation has been provided along the north side of NW 1 St.

12. Move pedestrian walkway out of the required parking landscape islands to provide the required area and location for the code required tree in the large center landscape island.

Response Pedestrian walkways have been relocated outside of the landscape parking islands.

13. Relocate waterline from parking island south side of structure by ADA parking stall.

Response: The waterline has been relocated.

14. Move proposed irrigation service away from required buffer area.

Response: The proposed irrigation service has been relocated away from the required buffer area.

15. Provide appraiser information and Certified Arborist number.

Response: As per the DRC meeting, it was determined that the project Landscape Architect, Nicole Pastre, is verified to certify the arborist data and information.

16. Update note on sheet IR-6 to say 100% / 50% coverage.
Response: Note on sheet IR-6 has been updated to say 100% / 50% coverage.
17. Remove references on LP-4 and any other LP sheets pertaining to use of rubber hose, wire, or nylon straps attached to tree trunks. Correct notes and details.
Response: Notes pertaining to the use of rubber hose, wire, or nylon straps attached to tree trunks have been removed.
18. Provide a ground mounted mechanical screening detail on sheet LP-4.
Response: Ground mounted mechanical screening detail provided, see detail 2, sheet LP-6.
19. Adjust note #5 under Soil Prep on sheet LP-3 to reflect only for Date palms, Coconut palms, Sabal palms, etc. All other tropical palms shall be planted in 50%/50%.
Response: Note has been modified to reflect only Date, Coconut, Sabal Palms, etc. All other tropical palms shall be planted in 50%/50%.
20. Correct proposed tree heights on sheet LP-2 to be single number minimums instead of a size range.
Response: Proposed tree heights have been corrected to single number minimums. Sabal Palms remain at a range to provide a staggered height aesthetic.
21. Add Royal palm specification to be heavy trunked on sheet LP-2; in addition provide verification of availability of 14'-16' GW that meet Florida Grade #1.
Response: The Royal Palms specification has been updated to include "heavy trunked." Multiple nurseries on planANT.com can provide Florida Grade #1 Royal Palms.
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22. Propose another species for the proposed Dahoon Holly as they perform poorly in our area. Staff recommends Clusia or Tabebuia.
Response: The proposed Dahoon Holly's were substituted with Gumbo Limbos and Live Oaks.
23. Remove Highrise specification from Live Oaks and change to no cultivars only seed grown Live Oak.
Response: Highrise specification has been removed from Live Oaks and updated to include no cultivars, seed grown only.
24. All trees to be minimum 12' tall unless OHW exist.
Response: All trees specified at a minimum of 12' tall.
25. Plant spacing shall match spread. Adjust specifications on LP-2.
Response: Plant spacing has been adjusted to match the spread.
26. Provide 6 street trees along Atlantic Blvd ROW; only 5 provided.
Response: Six street trees have been provided along the Atlantic Blvd ROW.
27. Change 4 proposed Royal palms along north side ROW of NW 1st St to canopy trees.
Response: The proposed Royal Palms along the north side ROW of NW 1st St have been substituted with canopy trees.

28. Adjust planting details to only show sisal or other biodegradable material attached to trunk of tree.

Response: Planting details have been adjusted to show only sisal or other biodegradable material attached to the trunk of the tree.

29. 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. Correct all tree and palm details to reflect this.

Response: Planting details have been updated to show planting hole to be 2 ½ - 3 times the size of the root ball. See sheet LP-6, details 1 through 4.

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. 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: Note has been provided, see note #3 on sheet TD-2.

DRC

31. 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.

Response: Underground utilities have been routed around the tree protection area where possible.

32. 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: Note has been provided, see note #6 on sheet LP-2.

33. Provide a note on plan that a Pre-Construction meeting with Urban Forestry is required before any work is performed onsite. where there is tree protection and/or plant material is installed on site.

Response: Note has been provided, see sheet LP-3 and note #1 on TD-2.

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

Response: Note provided, see note #2 on sheet TD-2.

35. Tree Protection Barricade Detail on sheet LP-4 is incorrect remove from sheet.

Response: Tree Protection Barricade Detail removed from sheet LP-4. See TD-2 for correct detail.

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

Response: Comment response provided herein.

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

Response Understood, thank you.

ZONING

Saul Umana | saul.umana@copbfl.com

Resubmittal Required

1. Please note that at this time all dues associated with this site plan application have been paid. Be aware of potential scams.

Response: Understood, thank you.

2. Applicant has stated on the narrative that the proposed project will not include activities typical of a truck stop/terminal. No long-term idling.

Response: That's correct, thank you.

3. In order to prevent Trucks from entering into the neighborhood, the applicant has proposed "No Right Turn" Sign and curbing to discourage traffic flow. Provide confirmation from Engineering that the proposed condition is permitted.

Response: At the DRC meeting, Engineering did not object to a sign stating "No Right Turns" or "No Right Trucks". If the county is the authority for this, please provide a contact.

DRC

4. Urban Forestry to confirm Superior Landscaping along street frontage (Atlantic) - Comment in reference (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)

Response: Understood, thank you.

5. Provide evidence and note on plans and in narrative that all overhead utilities will be buried for this project as per 155.5509. (Inside the property).

Response: Note/callout added to Site Plan and narrative.

6. On the site Plan, add and label the Type C and B Buffers.

Response: Buffers have been labelled accordingly on the Site Plan.

7. Add Note on Plans that No Trucks/ fleet vehicles will be there for idling/ overnight stays.

Response: Note added to the Site Plan. See SP-1, under the Site Plan Data Table.

8. Interior Side setback is listed as 73.1 On Table but labeled as 66.6 On Site Plan. Revise.

Response: Setback distances updated to match dimensions on the Site Plan.

9. A monument Sign is shown on the site plan. As part of the AAC, monument signs are subject to review. If no details are shown at the time of the AAC review, a condition on the development order will be that the sign structure returns to AAC. Otherwise, provide sign details which include landscaping elements, height and lettering.

Response: Understood and acknowledged.

10. How is trash collection being serviced on this lot? The proposed commercial container disappeared from the site plan. Where is garbage located on the floor plan? Have these plans been shared with Environmental Services?

Response: Trash will be a roll-out container, kept inside the building except during waste collection days. Refer to the Architectural plans for trash room location within the building.

11. The floor plan shows that the wash tunnels are different sizes and the site plan shows stacking for fleet vehicles and trucks separately. Is this the proposed condition? - if so, please add note/sign details denoting each service bay as "Truck Only"

Response: The wash tunnel at the top (west) is intended for smaller vehicles such as box trucks, while the other, larger tunnel is for large tractor-trailer type vehicles. It will be evident that the larger vehicles can only fit through the east tunnel. The intent is for the door sizing and tunnel sizing to make it obvious that the larger vehicles cannot be accommodated in the west tunnel.

12. Is Water being recycled? Please ensure to reach out to Utilities to obtain information is any separate water use approval is needed.

Response: The automated wash system has built in water re-use for most of the wash cycle as has been the standard in the industry. Approximately 20% of the wash water is not recycled so these projects do not use unusually large quantities of water. We will work closely with Utilities for water and engineering for drainage.

13. Provide Note that the proposed gate will be maintained open during business operations. If not, 3 stacking spaces are required.

Response: The gate will remain open during business hours/operations. Note has been added to the gate callout on sheet SP-1 to indicate this.

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14. Specify the estimated noise levels and potential sounds associated with the truck wash operation. Include details of any restrictions on operational hours.

Response: No one on the design team is qualified to guess or estimate the sound levels during operation. To do this would require advanced acoustical modeling by an acoustical engineering consultant which is well beyond the scope of a project this size. We are however qualified to state that the Owner / Operator are taking positive steps to limit the sound levels emanating from the facility through design of the structure and location of the equipment at the facility. It is important to note that there will be no outside vacuums and the automated car wash equipment is fully enclosed in a separated and enclosed equipment room. The wash tunnels are open but the equipment is separated and enclosed. There are no electric air dryers or blowers in use in the tunnel as is typical for truck wash which are drip or hand dry. The trucks and vehicles while in motion will account for fairly low level sounds. The nearest existing residential building is approximately 125 feet away and we have a concrete fence and landscaping along that fence which will also aid in reducing sound transmission.

15. Provide details for the proposed free-standing monument sign, including its dimensions and material callouts. Most important before AAC.

Response: The sign details, including dimensions and material callouts have been added to sheet SD-001

16. Site Details: Provide material and color legend on pre-cast wall

Response: Refer to Architectural drawings SD 001

17. Provide Raised Concrete detail used on the parking as the continuous curbing. Add Note that parking will be doubled stripped on site plan.

Response: Curbing and parking details have been provided – see the Engineering Details sheets.

18. Street-facing front building facades that are greater than 60 feet wide shall be articulated with wall offsets (e.g., projections or recesses in the facade plane) that are at least one foot deep, at least ten feet wide, and spaced no more than 40 feet apart. (See Figure 155.5602.C.5.a

https://codelibrary.amlegal.com/codes/pompanobeach/latest/pompanofl_zone/0-0-0-39355 Example of front façade offsets.)

Response: The Façade facing the street is 82 wide and has a 40 foot deep step back in plan near the mid-point. The wash entry section has 1 foot deep inset doors and a canopy projection above doors which articulate the structure in compliance with 155.5602.C.5. We also have a colonnade and roof projection at the people entry which is an added architectural element with a color change and functional use.

19. On the elevation provide material call outs.

Response: Sheet A-201 has colors and materials called out.

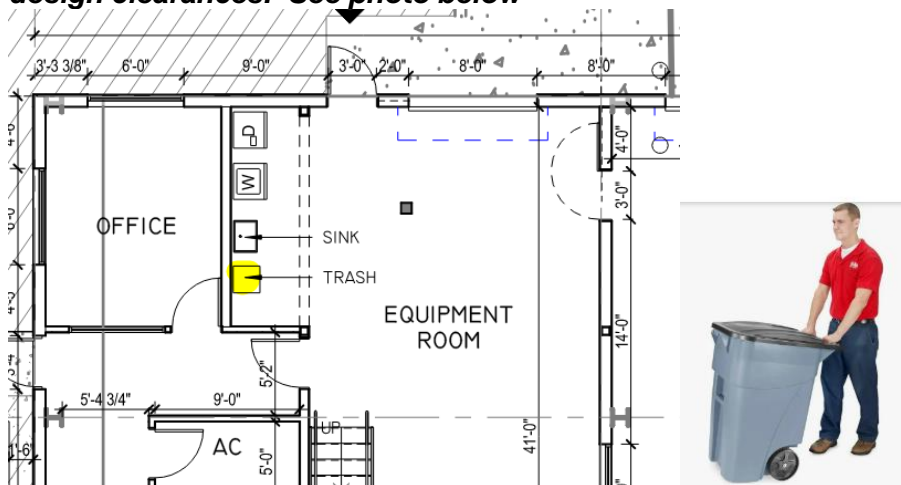
20. Specify the estimated noise levels and potential sounds associated with the truck wash operation. Include details of any restrictions on operational hours.

Response: See item 14 above,

DRC

21. Please email Russell Ketchem the plans for the trash container and request confirmation that it will be serviced. Show circulation plan - is it on the floor plan?

RESPONSE: This business has a low trash volume and we are planning on storing one or two 50 gallon roll out containers in our equipment room which has a roll up door and easy access to the driveway where we have ample truck maneuvering design clearances. See photo below



22. Upon next submittal please make sure to address the code sections that deal with roll up doors and the service doors facing Atlantic via superior design/ screening. 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

Response: We have designed the building as a superior design with use of color, shape and proportion which will address the overhead doors facing the right of way. It is important to note that there is repair, servicing or maintenance use in the wash building. It is important to note the great distance from Atlantic blvd to our building and also the use of the concrete fence and extensive landscaping which will screen visibility of the building from the right of way.

23. Perimeter Fences and Walls Abutting Street Rights-of-Way Be of a uniform style

Response: We have made the concrete fence uniform across the south, west and north property lines. We also use a picket style decorative fence along the east rail road facing property line.

BSO

Deputy Anthony Russo | Anthony.Russo@sheriff.org
Authorized

A. **CONFIDENTIALITY STATEMENT**

PLEASE STAMP YOUR CPTED NARRATIVE "CONFIDENTIAL"

Response: CPTED Narrative has been stamped.

B. **DISCLAIMER**

SAFETY & SECURITY REVIEWS do not guarantee a crime will never occur, it is an effort to mitigate opportunities for crime & to help avoid any present & future security deficiencies, conflicts, threats, breaches, or liabilities that might occur without any review.

Response: Understood, thank you.

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C. **PLEASE NOTE**

When a Broward Sheriff's Office CPTED Practitioner is required to assist in an inspection of the project during the Certificate of Completion &/or Certificate of Occupancy Application Phase, Security Strengthening & CPTED measures that have not been adequately addressed will still be required to ensure the safety & well-being of the employees, residents, tenants, visitors & all legitimate users of the site.

Response: Understood, thank you.

UTILITIES

Nathanial Watson
nathanial.watson@copbfl.com
Resubmittal Required

1. Additional comments may be forthcoming contingent upon future submittals to the PAM and/or DRC review process.
Response: Acknowledgement.
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: Acknowledgement, Broward County EPD permit is in the process of being submitted.

3. Please note that any proposed metered service 3 or larger are not stock items. These meters are subject to an order lead time. Please order these items promptly to ensure the services are available for installation.

Response: Acknowledgement

4. Civil plan 011 C-3 WS Plan proposes an unmetered water main beyond the recorded property line. As per City Ordinance § 50.02 WATER DISTRIBUTION; GENERAL. (A)(1), show the main just behind the recorded property metered. Please correct.

Response: Acknowledgement, Plans have been revised per coordination with Nathaniel in Utilities.

5. Civil plan 011 C-3 WS Plan proposes 2" domestic and irrigation water services beyond the recorded property line. As per City Engineering Standard Detail 107-2 Typical 2" Water Service, show the services just behind the recorded property line. Please correct.

Response: Acknowledgement, Plans have been revised per coordination with Nathaniel in Utilities.

6. Civil plan 011 C-3 WS Plan proposes a dedicated fire service with domestic water use. As per City Ordinance § 50.02 WATER DISTRIBUTION; GENERAL. (B)(9), dedicated fire service lines are for the purpose of extinguishing fires or for periodic tests of the fire system. Please remove the domestic water services or show the point of connection as a master-metered service for water and fire use or show the two domestic water service connections independent of the proposed fire line. Please correct.

DRC

Response: Acknowledgement, Plans have been revised per coordination with Nathaniel in Utilities.

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7. Please submit an approved FDEP notice of intent permit for the proposed water main installation. Required during official Bldg. E-plan submittal.

Response: Acknowledgement, Documentation is in the process of being submitted to FDEP. Acknowledgement that is the documentation is required for Building E-plan submittal.

8. Please submit a Broward County Wastewater Collection permit for the proposed sanitary sewer system. Required during official Bldg. E-plan submittal.

Response: Acknowledgement, Documentation is in the process of being submitted to Broward County Wastewater. Acknowledgement that is the documentation is required for Building E-plan submittal.

9. Please specify the storm drainage material proposed on Civil plan C-2 PGD. Please correct.

Response: Acknowledgement, the proposed storm material is HP Storm.

10. Civil plan 011 C-3 WS Plan proposes an existing City sewer manhole to be cored. Please note that the existing sewer manhole proposed to be cored shall be sewer coated to City specification with the bench reworked to accommodate the new flow. Please correct.

Response: Acknowledgement, Plans have been revised per coordination with Nathaniel in Utilities. A sewer manhole has been added to the plan.

11. Please show a point of service sewer manhole just behind the recorded property line on Civil plan 011 C-3 WS Plan. Please note that the point of service sewer manhole shall be sewer coated to City specification. Please correct.

Response: Acknowledgement, Plans have been revised per coordination with Nathaniel in Utilities. A sewer manhole has been added to the plan.

12. Civil plan 011 C-3 WS Plan fails to show an existing sewer lateral to the subject lot just west of the City's terminal

Response: Plans have been revised to include the existing sewer lateral location.

13. sewer manhole. Please show the lateral and indicate that the lateral shall be terminated at the main per City specification. Please correct.

Response: Acknowledgement, Plans have been revised per coordination with Nathaniel in Utilities. The lateral is called out to be terminated at the main.

14. Please indicate on civil plan 011 C-3 WS Plan the estimated total water consumption in (GPD) gallons per day for the subject site.

Response: Plans have notes that call out the water consumption for the site.

15. Please indicate on civil plan 011 C-3 WS Plan the estimated total wastewater discharge in (GPD) gallons per day for the subject site.

Response: Plans have notes that call out the total wastewater for the site.

Please note on 021 LP-1 Landscape plan that as per City Ordinance(s) §50.02(A) (4) and §100.35(E), street trees shall not be placed on top of or 5' of either side of any City owned utility infrastructure. Also, please note that no trees, shrubbery or obstruction shall be placed within a 3' radius of a City owned sewer lateral cleanout or water &/or reuse meter.

Response: Provided, see Notes 1 and 2 on sheet LP-1.

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16. Please attach the following City Engineering details as they apply: 106-2 Master Meter and Backflow Device, 211-1 Traffic Related Sewer Frame & Cover, 215-1 Standard Manhole.

Response: Acknowledgement, Plans have been revised per coordination with Nathaniel in Utilities.

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

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