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January 27, 2026

City of Pompano Beach
100 W. Atlantic Boulevard
Pompano Beach, FL 33060

Re: DRC – Review
P&Z#: 25-12000010
980 SW 12th Avenue Pompano Beach, FL
Response Letter

To Whom It May Concern:

This letter addresses the comments received on December 3, 2025, for the above-mentioned project. Below are your comments with our responses following the comment:

Fire Department Jim Galloway

“Info only” comments acknowledged.

Building Division – Todd Stricker

“Info only” comments acknowledged.

Building Division – Todd Stricker

“Info only” comments acknowledged.

Engineering Department – David McGirr

“Info only” comments acknowledged.

BSO – Anthony Russo

“Info only” comments acknowledged and will comply.

Zoning – Pamela Stanton

Unresolved Comments:

1. A Unity of Title is required for 956 and 980 SW 12 Ave prior to building permit approval.
Applicant’s 1st Response: Please see draft of the Unity of Control previously submitted. Please also confirm that the City Attorney is OK with the language in this document prior to re-cording.
Reviewer’s Response: The submitted draft of the Unity of Control is under review. The Unity of Control has been assigned the number PZ#25-21000010, and a fee of \$239.00 is due for processing this legal document.
Applicant’s 2nd Response: This fee has been paid. A copy of the receipt was sent to Frank Manusky on 1/27/2026.

2. Clarify the purpose of the Pedestrian & Vehicular Ingress & Egress Easement shown on the survey and multiple drawings. The easement is located on the property to the south at 1000 SW 12 Ave and appears to serve the property at 1040 SW 10 Ave. If the easement is to remain with the intent to provide cross-access to and from other properties onto and through 980 SW 12 Ave, an additional easement is needed to cover the ingress/egress path on 980 SW 12 Ave.

Applicant's 1st Response: This easement is in favor of the subject property to have access to the south. The applicant is intended to put a gate there for security purposes, but not for cross-access for any properties to the south or east.

Reviewer Response: The response states that a gate will be installed. Show and label the gate on the site plan. In addition, provide further clarification on this item, particularly the reason for maintaining the access.

Applicant's 2nd Response: This gate is existing and call outs have been revised/added to the C-06 Site Plan. The reason for maintaining the access is because it is in the property owner's favor and should remain in case there is a change in use in the future that requires this connection. It also give the Fire Department access through property if necessary.

Reviewer's 2nd Response: If the easement is to remain with the intent to provide cross-access to and from other properties onto and through 980 SW 12 Ave, an additional easement is needed to cover the ingress/egress path on the property at 980 SW 12 Ave between the existing easement and the NW 12 Ave right-of-way.

Applicant's 3rd Response: Per email with Pamela Stanton on 1/21/2026, this comment has been resolved.

3. The Truck Exhibit does not show truck movement within the site, in the areas of the proposed improvements. Show how a truck or other large vehicle will maneuver into and out of a 55' x 14' space within the paved area.

Applicant's 1st Response: Truck Exhibit has been updated.

Reviewer's 1st Response: The response states the Truck Exhibit has been updated. However, an updated exhibit was not found.

Applicant's 2nd Response: A new Truck Exhibit has been added to this submittal.

Reviewer's 2nd Response: The parking spaces have been reduced in length from 55 feet to 45 feet. Provide information on the type(s) of trucks and fleet vehicles that will be parked on site.

Applicant's 3rd Response: Per email with Pamela Stanton on 1/21/2026, this comment has been resolved.

4. Two-way driveways must be a minimum of 23 feet wide. The dimensions on the site plan vary from 16.7 feet in width to 21.74 feet, not in compliance with the minimum required width.

Applicant's 1st Response: The drive aisles have been modified to meet city standards. The drive aisle on the East side of the property has been changed to a one-way drive aisle.

Reviewer's 1st Response: The response states that the drive aisle has been changed to a one-way drive aisle. Clarify how vehicles traveling southward onto the property to the south will exit that property and to which roadway (SW 12 Ave, SW 10 Ave, or if other roadway, please identify).

Applicant's 2nd Response: The driveway was converted to one-way southbound in case emergency vehicles need to exit through the existing gate to SW 10th Ave as the confirmed easements allow. The Property Owner doesn't intend to use this south access point for daily operations. The intent is to keep this south access and the easements in place for the benefit of the Property Owner in case they need to be utilized in the future, if the property is ever redeveloped.

5. On the demolition plan, show the areas that are proposed to become landscape areas as demolished and excavated to remove the compacted subgrade and backfilled with a proper and suitable planting soil, subject to approval by Urban Forestry.

Applicant's Response: As discussed in the DRC meeting, this is covered by Landscape Plan General Notes N.4 and N.5 on sheet LA.03 Landscape General Notes.

Landscape – Wade Collum

“Info only” comments acknowledged.

Utilities – Nathaniel Watson

“Info only” comments acknowledged.

PLANNING – Max Wemyss

“Info only” comments acknowledged.

Thomas Engineering Group