



August 23rd, 2024

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

RE: PZ# 23-12000036 El Car Wash (484318010100)

Dear members of the Development Review Committee (DRC),

Thank you for providing us with comments at the September 4th, 2024 meeting. We would like to take the opportunity to respond to those comments issued from at this time. If you believe the comments have been satisfied and the project can move forward, please indicate so.

Thank you and I look forward to your response.

PLANNING (Jean Dolan | Jean.Dolan@copbfl.com)

Review Status: Status: Authorized with Conditions

The property is platted (North Pompano Beach Section A; Plat Book 29 Page 15), which was recorded prior to June 4, 1953. The site plan illustrates a new 4,902 square foot building for a full-service automatic car wash.

-Land use for this parcel is Commercial (C), and the proposed use is permitted in the land use category.

-The property is abuts NE 18th Terrace and N Federal Highway. The overall width of NE 18th Terrace varies, but includes a minimum of 25 feet to the centerline, and N Federal Highway is a total width of 120 feet (60 feet to the center line). NE 18 Terrace is not specifically listed in the Trafficways plan or Chapter 100 of the City's code, and thus given the transition from commercial to residential zoning designation from Sample into the neighborhood, the minimum of 60 feet width is required (30 feet to the centerline) and transitions to a minimum 50 feet width, as illustrated on the survey.

-The property fronts onto N Federal Highway (AKA: US-1), which is identified on the Broward County Trafficways Plan. Both the Trafficways Plan & Chapter 100.01 requires a minimum of 120 feet for this roadway. The width of the right-of-way provided on the survey confirms compliance with the plans.

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

Understood, thank you.

ZONING (Pamela Stanton | pamela.stanton@copbfl.com)

Review Status: Pending Resubmittal

1. Provide written responses to each comment.

Responses are provided herein.

2. Provide a narrative describing how the exterior building elevations qualify for Vernacular or Superior Design Alternative approval by the Architectural Appearance Committee. The narrative must include language that illustrates how the building is superior in design compared to the

building if it was designed to comply with the minimum design standards of Section 155.5602 for commercial development.

Narrative has been included with AAC submittal. The building has been designed to comply with the Zoning code. After review by staff, the concern for the visibility of the vacuum producer mechanical equipment we intend to place inside the transparent required structure is not desirable in staff opinion. To mitigate this, we are proposing the use of spandrel glass that is translucent but not transparent. 3. Show and label the overhead element that covers the parking spaces and vacuum stations on the site plan.

The vacuum arch tubular canopy elements have been added to the site plan.

4. Provide a clear and complete path for truck maneuvering for trash pick-up from the proposed trash enclosure location.

Refer to sheet GT-1 in the Drawings folder.

5. The height of the building from finished grade to the top of the roof remains unclear. Provide one single dimension from finished grade to the top of roof (T.O.R), and from top of roof to top of parapet on the building elevation sheet. Label the location of the top of roof and the top of parapet.

Additional notation added to the building elevations.

6. The existing pylon sign must be addressed at this time. Provide detailed information pertaining to how the nonconforming sign will be brought into compliance with the standards for free-standing signs as outlined in Section 156.04(C).

The sign will be brought up to code at a later date in compliance with city regulations.

7. The following will be a condition of the Development Order: A 5-foot right-of-way dedication is required for NE 18 Terrace.

Understood, thank you. The 5'-0" right of way dedication is clearly noted on the site plan as a requirement of project. This shall be completed prior to permit issuance.

LANDSCAPING / URBAN FORESTRY (Wade Collum | wade.collum@copbfl.com)

Review Status: Pending Resubmittal

1. Thank you for the exquisite Comment response sheet.

You're very welcome.

2. As per 155.5204.E.b.i-iv; Mitigation is to be above and beyond required plantings.

Understood. Please refer to sheets L-100 (Tree Disposition plan) and sheet L-200 (Landscape Plan), where the proposed trees intended for mitigation have been clearly identified with distinct tags. These tags differentiate between mitigation trees and new trees proposed to meet the site requirements as specified in code 155.5203.

3. 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 sheet L-102 Penalties are written under notes # 8 labeled warranty and penalties bottom right of sheet)

4. 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 sheet L-102 Penalties are written under notes # 8 labeled warranty and penalties (bottom right of sheet)

5. 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. Please put this directly on the landscape plan.

A preconstruction meeting note has been included on the Tree Disposition Plan (Sheet L-100) under "Important Notes" and on the Proposed Landscape Plan (Sheet L-200). The note is highlighted in red to ensure that this requirement is not overlooked by the appointed general contractor and the arborist responsible for the sitework. This note is shown with red letter in both the landscape and tree disposition plan Sheet L-100 and L-200.

6. 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.

Noted, this note has been included directly on the landscape plan (Sheet -L-200) shown underneath plant schedule. A full list of landscape notes and specifications have been developed for this project and are shown on sheet L-202. We kindly ask for your review and please provide us with your feedback and any additional information that you think needs to be added or modified for the benefit of this project.

Please put this directly on the landscape plan.

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

Noted, this note has been included directly on the Tree Disposition plan (Sheet L-100 and on the Landscape plan (sheet L-200).

8. Provide a comment response sheet as to specifically how comments have been addressed at time of resubmittal.

Comment response is provided herein.

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

Understood, thank you; however, we are not required to resubmit to DRC. This comment response is being provided for AAC and permit submittal.

FIRE DEPARTMENT (Jim Galloway | jim.galloway@copbfl.com)

Review Status: Authorized With Conditions

This P&Z application is able to meet all of the Fire Department requirements at this time for PLAT APPROVAL ONLY. Site plan approval will be required, maintaining 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 follow All NFPA Standards prior to receiving Fire Department approval.

Understood, thank you.

ENGINEERING DEPARTMENT (David McGirr | david.mcgirr@copbfl.com)

Review Status: Authorized with Conditions

The following comments must be addressed prior to the submission of these plans to the Building Division for formal plan review and permitting:

1. 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

This will be provided for permit approval.

2. Prior to the approval of the City Engineering division, the City's Planning and Zoning Division must approve these plans.

Understood, thank you.

3. Prior to the approval of the City Engineering division, the City's Utilities Division must approve these plans.

Understood, thank you.

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

This will be provided for permit approval

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

This will be provided for permit approval

6. Submit / upload a copy of the (FDOT) Florida Department of Transportation driveway connection permit or right-of-way of N. Fed. Hy.

This will be provided for permit approval

7. Submit / upload a copy of the (FDOT) Florida Department of Transportation driveway drainage connection permit or exemption for the proposed driveway, roadway curb and gutter and sidewalk to be constructed within the road right-of-way of N. Fed. Hy.

This will be provided for permit approval

UTILITIES (Nathaniel Watson | nathaniel.watson@copbfl.com)

Review Status: Review Complete Pending Development Order

No comments, county-serviced area.

Understood, thank you.

BSO (Anthony Russo | Anthony_Russo@sheriff.org)

Review Status: Authorized with Conditions

A. *** DISCLAIMER ***

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

This was previously noted on sheet PS-1.

B. *** 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.

This was previously noted on sheet PS-1.

C. ***BROWARD SHERIFF'S OFFICE NO TRESPASSING PROGRAM***

Please note that participation in the BSO No Trespassing Program is required. If this site is already on the program, then additional signage may be necessary along with an updated affidavit signed by authorized personnel. Please contact the BSO Pompano Beach C.P.T.E.D Advisor regarding placement of the No Trespass Signs.

This site will participate in the BSO No Trespassing Program at time of building permit. Sign locations were previously noted on sheet PS-2.

***THE CPTED & SECURITY STRENGTHENING CONDITIONS STATED BELOW MUST BE INCORPORATED INTO YOUR CPTED NARRATIVE PLAN & ONTO YOUR CPTED DRAWING DIAGRAM FOR APPROVAL: ***

A. Maintenance & Management – Security Strengthening

1.) For Commercial including COMMERCIAL/ INDUSTRIAL/ RESIDENTIAL/ Hotels/ Multi-Family 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.

This does not apply as we do not have any customer facing office areas or cash on site.

BUILDING DIVISION (Todd Stricker | todd.stricker@copbfl.com)

Review Status: Authorized with Conditions

Advisory Comments

Thank you, all information requested in these Building comments will be provided for permit approval.

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

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 2017 FBC Accessibility.

BC 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 2017 FBC.

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. 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).

3. 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.

4. 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.
5. 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.
6. 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.
7. 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.
- 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.
9. 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.
10. 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.
11. 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.

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



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