



July 9th, 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

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)(7) thru City Ordinance 152.29 (C)(1)(B). ^{PZ24-12000036} ~~152.25 (A)(7)~~

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.

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. PZ24-12000926
08.20.2025

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).
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. P724-12000036
lowered in

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

Authorized

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 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.
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
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.
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.
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
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.
Understood, thank you.
9. Before the approval of the City Engineering Division, the City's Utilities Division must approve these plans.
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.
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.
Documentation will be provided with permit submittal.

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.

Understood, thank you.

PLANNING

Max Wemyss | max.wemyss@copbfl.com

Authorized With Conditions

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.

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.**

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. We PROPOSE an FPL pole will be relocated to that corner. Final approval for this overhead line and power pole replacement is currently pending an engineering approval from FPL.

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.**

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.)

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 setback from property lines, and our circulation plan avoids overnight parking and long engine idling. Vehicles will enter and exit the site quickly and quietly. 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.

URBAN FORESTRY

Mark Brumet | mark.brumet@copbfl.com

Resubmittal Required

1. Provide evidence and note on plans and in narrative that all overhead utilities will be buried for this project as per 155.5509.
A note has been provided on the Site Plan and Landscape Plans, see sheets SP-1 and LP-1.
2. 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. Survey shows 44 trees and the Tree Disposition shows 61 trees.
Tree quantities identified on the tree survey match the quantities on the tree disposition plans, see Survey and sheets TD-1 and TD-2.
3. Provide appraised values for all palm trees identified on the tree disposition list. In addition, staff to field verify tree assessment and appraised values information provided.
Appraised values for all palm trees identified on the tree disposition list have been provided, see sheet TD-2.
4. 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 360" of non-specimen trees proposed to be removed.
Acknowledged.
5. 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. Only 5 trees are shown to be 16', correct plant list.

There are 102 proposed canopy trees on site. We have increased the heights of (20) Live Oaks and (25) Gumbo Limbos to 16' in order to meet the canopy tree requirement (26 = 25 + 1).

6. Provide evidence of availability 16' tall Spanish Stopper.
Spanish Stoppers specified at 16' tall are no longer being proposed, see sheet LP-2.
7. Remove plant material shown on site lighting plan.
Refer to updated sheet SL-001.
8. Buffer details provided on sheet LP-4 do not meet requirements per code section 155.5203.F.3 as it pertains to placement of plant material and wall or fence and composition. Correct details and plans.
Please refer to Document 018 "Waiver Request".
9. Type C Buffer along the north side cannot vary in width. Correct to show a consistent 10' An administrative adjustment is being requested to allow for varying widths, and a buffer exhibit is included as part of this submittal.
10. Define wall or fence including heights on details sheet.
Fence and wall heights are called out and defined on the Site Plan, see sheet SP-1. Wall detail is included on the Site Plan as well, specifying the manufacturer, type and color.
11. Provide a CPTED waiver approved by the DSD for altering buffer makeups.
Please refer to Document 018 "Waiver Request".
12. Define option 1 or 2 for each buffer type on sheet LP-4.
See Landscape Code Compliance Chart, "Perimeter Buffers" on sheet LP-4.
13. Provide small tree planting detail on sheet LP-6.
A small tree planting detail has been provided, see detail #9 on sheet LP-6.
14. If trees are to be containerized specify that the root ball will be shaved at the periphery to remove all circling roots.
No proposed trees on site are to be containerized.
15. 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.
As per the DRC meeting conducted on 7/2/2025, it was determined that an arborist is not needed due to only Sabal Palms being relocated.
16. 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)
Note provided, please see note #2 on sheet TD-2.
17. 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. Provide note on site and civil plans.
Note has been provided, see note #2 on sheet SP-1 and C-2, C-4, & C-5.

18. Please provide a comment response sheet as to specifically how comments have been addressed at time of resubmittal.
Comment response provided herein.

19. Additional comments may be rendered a time of resubmittal.
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.
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.
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.
That's correct, thank you. 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.
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) Superior landscaping is being provided to help screen the building from view along Atlantic Boulevard. As discussed during the DRC meeting, staff is supportive of the proposed types and quantities of trees and shrubs.*
5. A monument Sign is shown on the site plan. As part of the AAC, monument signs are subject to review provide sign details which include landscaping elements, height and lettering.
Acknowledged. Sign details, including landscaping elements, heights and lettering will be provided for AAC.
6. Provide confirmation from Environmental Services that the proposed trash collection is satisfactory.
An email was sent to Russell Ketchem on 7/9/2025 with the site plan attached, cc'ing Saul Umana. Response is pending.
7. Applicant to minimize sound level to the maximum extent practicable. No outdoor vacuums being proposed per Narrative. **(Previous comment:** Specify the estimated noise levels and potential sounds associated with the truck wash operation. Include details of any restrictions on operational hours.
No long-term idling is allowed on the property. Any short term idle has a 100-foot separation before entering the building. Pre-cast concrete by nature has noise

dampening qualities. If you are next to a neighborhood, it greatly reduces the sound of noise and the hustle-bustle of traffic. In addition, we are proposing a buffer along the residential areas.

8. Provide material and color legend on pre-cast wall.
See detail on Site Plan (SP-1).
9. 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
Understood, thank you.
10. The use of aluminum siding, vinyl siding, corrugated metal siding, or other metal cladding other than decorative or ornamental metal siding is prohibited on any facade visible from a street right-of-way. Nothing shall limit the use of high -quality, decorative metal (e.g., brass, copper, steel) as a building accent material, or in a manner subject to the discretion of the Development Services Director.
Refer to updated sheet A-201.
11. All elevations must include a decorative pattern such as the decorative pattern used in the East Elevation.
Refer to updated sheet A-201.
12. In addition, the rendering image provided does not match the current elevations
Refer to updated sheet G-000.
13. Perimeter Fences and Walls Abutting Street Rights-of-Way Be of a uniform style; There is a note on the site plan that mentions that the front fencing is both aluminum and 8 ft perimeter wall. Specify/Revise.
The note has been adjusted – please see the Site Plan.
14. Landscaping Type C Buffers require 10 ft in width. There is mention of an adjustment being proposed. Please submit the application and justification for the adjustment
An administrative adjustment is being requested to allow for varying widths, and a buffer exhibit is included as part of this submittal. Please refer to Document 018 "Waiver Request" for the CPTED waiver for the aluminum fencing along the eastern property line as well.

BSO

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

A. **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.
Understood, thank you.

B. **BROWARD SHERIFFS OFFICE NO TRESPASSING PROGRAM**

Please note that participation in the BSO No Trespassing Program is required. ^{P724-12000026} 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. Sign locations are shown on CPTED Plan PS-1 and notes have been added to this effect on both sheets PS-1 and PS-2. BSO will have input on sign placement during construction and prior to CPTED/Zoning inspection closeout.

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.

Understood, thank you.

UTILITIES

Nathaniel Watson

nathaniel.watson@copbfl.com

Resubmittal Required

1. Additional comments may be forthcoming contingent upon future submittals to the PAM and/or DRC review process.
Understood, thank you.
2. Please procure an approved Broward County EPD Surface Water Management permit or exemption for the proposed site and off-site work. Required during official Bldg. E-plan submittal.
Documentation will be provided with permit submittal.
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.
Understood, thank you.
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.
Comment has been addressed, as confirmed by Nathaniel Watson via email on 6/20/2025.
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.
Comment has been addressed, as confirmed by Nathaniel Watson via email on 6/20/2025.
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. R724-12000026
08.20.2025

Comment has been addressed, as confirmed by Nathaniel Watson via email on 6/20/2025.

7. Please submit an approved FDEP notice of intent permit for the proposed water main installation. Required during official Bldg. E-plan submittal.
Documentation will be provided with permit submittal.
8. Please submit a Broward County Wastewater Collection permit for the proposed sanitary sewer system. Required during official Bldg. E-plan submittal.
Documentation will be provided with permit submittal.
9. Please specify the storm drainage material propose on Civil plan C-2 PGD. Please correct.
The pipe material proposed is ADS HP Storm. Labels indicating the proposed material have been added to Sheet C-2.
10. 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.
Sheet C-14 has been revised to included the required details (106-2, 211-1 and 215-1).

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



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