

DRC

From: [Russell Ketchem](#)
To: [Paola West](#)
Cc: [Monica Arcila](#); [Saul Umana](#); [John Tice](#); [James Argyropoulos](#)
Subject: RE: DRC Comment
Date: Sunday, July 13, 2025 9:13:35 AM

PZ24-12000026

08.20.2025

No. Not necessary. This eMail should be enough to satisfy.

I have no issues with the plan as it has been submitted, as it pertains to the garbage service.

Let me know if you need anything else.

Enjoy the rest of your weekend.



From: Paola West <pwest@planw3st.com>
Sent: Saturday, July 12, 2025 9:13 AM
To: James Argyropoulos <the.kajaproperties@gmail.com>
Cc: Russell Ketchem <Russell.Ketchem@copbfl.com>; Monica Arcila <MArcila@gha.ai>; Saul Umana <Saul.Umana@copbfl.com>; John Tice <JTice@gha.ai>
Subject: Re: DRC Comment

Russ, do we add this note to the plan then?

“Waste disposal; we will be getting monthly service with refillable containers with no additional packaging.”

Sent from my iPhone

On Jul 11, 2025, at 6:09 PM, James Argyropoulos <the.kajaproperties@gmail.com> wrote:

No food service at all.

On Fri, Jul 11, 2025 at 6:08 PM Russell Ketchem <Russell.Ketchem@copbfl.com> wrote:

James,

My concerns are the bulky types of waste that come with a car/truck washing

DRC

operation. However, you stated that you are going to contract with a service to refill the containers. Other than a vending area, which I would assume more for soda and chip dispensing machines, there are no other food services... correct?

<image001.jpg>

From: James Argyropoulos <the.kajaproperties@gmail.com>

Sent: Friday, July 11, 2025 3:26 PM

To: John Tice <JTice@gha.ai>

Cc: Russell Ketchem <Russell.Ketchem@copbfl.com>; Paola West <pwest@planw3st.com>; Monica Arcila <MArcila@gha.ai>; Saul Umana <Saul.Umana@copbfl.com>

Subject: Re: DRC Comment

Hi Russell,

We are not a car wash and will be attending to fleets in the area. Which for the most part will participate in a drive through exterior maintenance wash. We do not allow self service cleaning, nor do we offer too much interior cleaning for debris. Any interiors cleaned will be performed on a set appointment basis.

As for the chemical usage we will be getting monthly service with refillable containers with no additional packaging. One of my major goal for this operation is minimal waste. I think 2or3 (maybe 4?) roll away plastic containers is probably good. We have lots of space in our storage area to expand into more or a larger solution, as John mentioned. As of now, we will not be leaving our containers outdoors..

On Fri, Jul 11, 2025 at 3:08 PM John Tice <JTice@gha.ai> wrote:

Hi Russell,

The equipment room is large and we planned for storage along the wall under stair. Its about 8 feet clear from the sink and continues up higher.

I highlighted it on the attached

We also have a second floor for some of the equipment. Which requires only maintenance access.

Thanks

John

<image002.png>

PLEASE NOTE: OUR EMAIL & WEBSITE ADDRESS HAS CHANGED TO gha.ai

08.20.2025

From: Russell Ketchem <Russell.Ketchem@copbfl.com>

Sent: Friday, July 11, 2025 2:33 PM

To: Paola West <pwest@planw3st.com>

Cc: John Tice <JTice@gha.ai>; Monica Arcila <MArcila@gha.ai>; Saul Umana <Saul.Umana@copbfl.com>

Subject: Re: DRC Comment

Some people who received this message don't often get email from russell.ketchem@copbfl.com. [Learn why this is important](#)

the larger items such as soaps and boxes for the miscellaneous stuff?

Russell S. Ketchem
Director of Environmental Services
City of Pompano Beach

Sent via the Samsung Galaxy S23 Ultra 5G, an AT&T 5G smartphone
Get [Outlook for Android](#)

From: Paola West <pwest@planw3st.com>

Sent: Thursday, July 10, 2025 3:35:39 PM

To: Russell Ketchem <Russell.Ketchem@copbfl.com>

Cc: John Tice <JTice@gha.ai>; Monica Arcila <MArcila@gha.ai>; Saul Umana <Saul.Umana@copbfl.com>

Subject: RE: DRC Comment

We are providing them in the building.

Paola A. West, AICP, ISA CA

President

PLANW3ST

954-529-9417

From: Russell Ketchem <Russell.Ketchem@copbfl.com>

Sent: Thursday, July 10, 2025 2:12 PM

To: Paola West <pwest@planw3st.com>

DRC

Cc: John Tice <JTice@gha.ai>; Monica Arcila <MArcila@gha.ai>; Saul Umana <Saul.Umana@copbfl.com>

PZ24-12000026

Subject: RE: DRC Comment

08.20.2025

Hello Paola. Hope all is well.

Perhaps I'm getting old... well, I am... but, I cannot seem to find where the dumpster enclosure is located on the plan. Perhaps you can highlight or somehow indicate where it will be located.

Thanks,

<image003.jpg>

From: Paola West <pwest@planw3st.com>

Sent: Wednesday, July 9, 2025 3:59 PM

To: Russell Ketchem <Russell.Ketchem@copbfl.com>

Cc: John Tice <JTice@gha.ai>; Monica Arcila <MArcila@gha.ai>; Saul Umana <Saul.Umana@copbfl.com>

Subject: DRC Comment

Importance: High

Hi Russ! Hope all is well with you.

Can you confirm if this design is acceptable and addresses the comment below for project PZ# 24-12000026 Minor Site Plan (KAJA Fleet Vehicle Wash @ [W Atlantic Boulevard Pompano Beach, FL 33060](#), folios 484234500010; 484234500020)?

DRC

1. *Provide confirmation from Environmental Services that the proposed trash collection is satisfactory.*

PZ24-12000026

08.20.2025

Sincerely,

Paola A. West, AICP, ISA CA

President

<image004.png>

www.planw3st.com

954-529-9417