



September 10<sup>th</sup>, 2025

Development Review Committee  
City of Pompano Beach  
100 West Atlantic Boulevard, Dept. 1510  
Pompano Beach, Florida 33060

RE: Site Plan for Rising Tide Car wash (2901 W ATLANTIC BOULEVARD POMPANO BEACH FL 33069, folio [484233450010](#))

Dear members of the Development Review Committee (DRC),

Thank you for providing us with comments at the August 20<sup>th</sup>, 2025 DRC 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

Max Wemyss | max.wemyss@copbfl.com

Status: Pending Development Order

1. The property is platted (Engstrom Plat; ORB 152 Pg 45). The plat restricts the development to 10,000 square feet of commercial use. This plat note was amended to restrict to a service station with 18 fuel positions and a convenience store. A new amendment application has been processed through the City (PZ25-14000004) to provide a note that states: THIS PLAT IS RESTRICTED TO A 10,000 SQUARE-FOOT AUTOMATED CAR WASH. This amended note allows the proposed use. The site plan table indicates the proposed development will be approximately 3,500 square feet. (Info Only).  
*Understood, thank you.*
2. Land use for this parcel is Commercial (C), and the proposed use is permitted in the land use category. (Info Only).  
*Understood, thank you.*
3. Broward County Trafficways Plan requires a minimum of 120 feet on West Atlantic Blvd; the survey indicates that there is 120 feet & thus no additional right-of-way is required. NW 30th is a commercial road, not specifically listed in the Trafficways Plan or Code of Ordinances & thus the 60 feet provided is sufficient. NW 1st street is both residential and commercial, where a minimum of 30 feet to the centerline would be required on the south side, consistent with existing dedications. (Info Only).  
*Dedication has already been made.*
4. The city has sufficient capacity to accommodate the proposal. (Info Only).  
*Understood, thank you.*

#### ENGINEERING DEPARTMENT

David McGirr | david.mcgirr@copbfl.com

Status: Resubmittal Required

PZ25-12000026

10/15/2025

1. The conceptual water and sewer civil plan design lacks essential details. It requires meticulous attention to detail and specific delineation of the adjacent City mains, sizes, and connection characteristics. (Condition)  
*The water and sewer plans are conceptual in design. "Meticulous attention to detail" is typically provided at preliminary and final design. The requested information has been added to the plans*
2. 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 of W. Atl. Blvd. (Condition)  
*This will be provided with building permit submittal.*
3. Submit/upload a copy of the (FDOT) Florida Department of Transportation driveway drainage connection permit or exemption for the proposed driveway, roadway curb gutter, and sidewalk to be constructed within the road right-of-way of W. Atl. Blvd. (Condition)  
*This will be provided with building permit submittal.*
4. Submit/upload a copy of the (FDOT) Florida Department of Transportation utility construction permit or exemption for the proposed off-site potable water, reclaimed water, and sewer main or lines to be constructed within the road right-of-way of W. Atl. Blvd. (Condition)  
*This will be provided with building permit submittal.*
5. Submit/upload the (FDEP) Florida Department of Environmental Protection NPDES General Permit for the proposed stormwater discharge from the proposed site construction activities. (Condition)  
*This will be provided with building permit submittal.*
6. Submit/upload the (FDEP) Florida Department of Environmental Protection (NOI) Notice of Intent for the proposed stormwater discharge from the proposed site construction activities. (Condition)  
*This will be provided with building permit submittal.*
7. Place note on landscape plans as per City Ordinance(s) 50.02(A) (3) and 100.35(G) that landscaping materials other than sod are not allowed within (5') five feet of any portion of City-owned utilities within the public street right-of-way including meters, hydrants, service lines, etc. Also, please note that no trees, shrubbery, or obstructions shall be placed within a 3 radius of a City-owned sewer lateral cleanout or water &/or reuse meter. Show the location of all existing city-owned and maintained potable water mains and services, sanitary sewer mains or laterals, and storm drainage lines on the proposed landscape plans. Contact Tracy Wynn, GIS Coordinator, Engineering Division, for Utility information. 954-545-7007 [tracy.wynn@copbfl.com](mailto:tracy.wynn@copbfl.com) Engineering Standard street tree detail 316-1 and 315-1.  
*Location of Street trees to comply with setbacks as noted from city owned utility infrastructure including sewer lateral cleanouts and/or water and reuse meters.*
8. Please note on the civil plan sheet 043 C117 that any existing water and/or sewer connection to the subject lot not utilized must be cut and capped at the water main if a water service and cut out and sleeved if a sewer lateral. Sewer Laterals that are cut and capped must be as-built per our engineering as-built standards.

#### How to retire old laterals

If the existing main is clay pipe and a CIPP liner is installed. (Install a sectional liner in the main over the old lateral, thus eliminating the lateral)

If the existing main is a clay pipe. (Dig down cut old clay pipe, sleeve back in with PVC and city-approved couplings)

PZ25-12000026

10/15/2025

If the existing main is clay pipe, you must retire multiple laterals for a project. (It may be cheaper for the contractor to install a city-approved CIPP liner from manhole to manhole and not cut out the laterals that they are retiring)

If the existing main is PVC pipe. (Remove the lateral pipe from the PVC Wye fitting and install a plug into the Wye. Install a green locating marking ball at the lateral locating, no deeper than 4 ft. below grade)

*A note has been added to sheet C115*

9. On your existing plan sheet 029 C103, there is a state storm catch basin on Atl. Blvd. where your proposed driveway is going. You are not showing on your PGD what you are going to do with the existing catch basin.

*The existing curb inlet will be converted to a gutter top inlet.*

## FIRE DEPARTMENT

Jim Galloway | jim.galloway@copbfl.com

Status: Resubmittal Required

1. Submit site/civil plans showing location of existing or proposed water mains (including size) and fire hydrants in area. Refer to NFPA 1 2018ed Chapter 18 for required fire flow, minimum number of hydrants and spacing.

*There are three fire hydrants located at the proposed entrance, the NWC of Atlantic Blvd and NW 30th Ave, and the SEC of NW 30th Ave and NW 1st St. The hydrants average 130 feet from the proposed building, which meets the require hydrant spacing.*

2. Sweep of the front bumper of apparatus is within the parking space of a parked car. (044 C118 Fire Truck Exhibit).

*Site was adjusted so that the sweep in not in the parking space of a parked car.*

3. Approved signs required on vehicle access canopies indicating the established vertical clearance. Minimum vertical clearance for fire apparatus access is 13ft 6in. (Florida Fire Prevention Code 8 ed, NFPA 1 2018ed Chapter 18 section 18.2.3.4.1.2)

*Canopy at the pay gate do not extend into the outside fire lane (no canopy for fire truck to go under.*

4. Please provide height of all structures along fire apparatus access route. (refer to drawing for two key points of issue). (044 C118 Fire Truck Exhibit).

*No structures along fire apparatus access route.*

5. Provide Required Fire Flow Data for each proposed structure (this flow will either be the total flow required for a non-fire sprinklered building or the fire sprinkler/standpipe demands): Fire flow calculations are determined from square footage and construction type of structure. Refer to NFPA 1 chapter 18 for required fire flow, number/spacing of fire hydrants. Depending on the hydrant flow test results additional fire protection systems or change in construction type maybe required for project (NFPA 1 2021 ed chapter 18). This information must be provided at DRC to evaluate current water supply conditions. City of Pompano requires a minimum of 2 fire hydrants. Maximum distance to secondary fire hydrant is 400ft of any future building. Distance is measured by fire apparatus travel on access roadways. (042 C116 Utility Plan).

*A fire flow test has been requested. The test results will be forwarded upon receipt.*

## BUILDING DIVISION

Todd Stricker | todd.stricker@copbfl.com

Status: Pending Development Order

## PZ25-12000026 Advisory Comments

10/15/2025

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)(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. residential buildings shall comply with City Ordinance 152.29(C)(1)(A).

FHA Title VIII of the Civil Rights Act of 1968, commonly known as the Fair Housing Act, prohibits discrimination in the sale, rental, and financing of dwellings based on race, color, religion, sex, and national origin. In 1988, Congress passed the Fair Housing Amendments Act. The Amendments expand coverage of Title VIII to prohibit discriminatory housing practices based on disability and familial status. Now it is unlawful to deny the rental or sale of a dwelling unit to a person because that person has a disability.

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

PZ25-12000026 facility.

10/15/2025

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 systems 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
  - a. -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



PZ25-12000026

10/15/2025

- 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.
    - a. 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
    - a. 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

PZ25-12000026

10/15/2025

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 architects or engineers 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.

*All building comments will be addressed with building permit submittal.*

## BSO

Anthony Russo | [Anthony\\_Russo@sheriff.org](mailto:Anthony_Russo@sheriff.org)

Status: Resubmittal Required

### \*\*\*ATTENTION\*\*\*

Please complete the Affidavit for CPTED Compliance & upload it into the DRC Documents Folder for review.

*Affidavit has been completed and a draft has been provided. Filing will be coordinated during permitting.*

### \*\*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.

*A note was previously added to sheet PS-1 to this effect.*

### \*\*PLEASE NOTE\*\*

When a Broward Sheriffs 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.

*A note was previously added to sheet PS-1 to this effect*

\*\*\*THE CPTED & SECURITY STRENGTHENING CONDITIONS STATED BELOW MUST BE INCORPORATED INTO YOUR CPTED NARRATIVE PLAN & ONTO YOUR CPTED DRAWING DIAGRAM FOR APPROVAL. THE PURPOSE IS ESTABLISH CONSISTENCY BETWEEN THE NARRATIVE DOCUMENT & DRAWING DIAGRAM THIS WILL ALSO AID IN EXPEDITING THE CPTED INSPECTION PROCESS BY ENSURING THAT THE ON-SITE PROJECT MANAGERS HAVE ALL THE NECESSARY INFORMATION TO MEET EXPECTATIONS. \*\*\*

PZ25-12000026 All conditions have been added to the CPTED Plan, CPTED Notes/CPTED Narrative, or  
10/15/2025 responded to below.

#### A2. Natural Surveillance Security Strengthening

1.) Designated ADA access ramps and/ or exterior publicly accessible design features, whether elevated or not, such as walkways, stair wells, promenades, ramps are to utilize see through fence railing for improved natural surveillance.

Purpose: Solid walls and/ or other raised/ elevated obstructive design element features such as walkways, promenades, ramps, whether ADA compliant or not, etc., are discouraged as they hinder visibility, may encourage trespassing & provide concealment for other types of criminal activity i.e.: loitering, vandalism (graffiti), narcotic use, ambush attack, etc., and result in higher maintenance costs.

*A type B perimeter buffer (solid fence) is required by zoning for the car wash use. A type C buffer (solid wall) is required by zoning for the use abutting residential to the north. We are requesting to modify the west, south, and east buffer barrier to one that provides visibility in order to comply with this comment and provide site security.*

2.) Design out existing or potential concealment & ambush points to deter / prevent violent criminal acts & criminal activity.

*The area near the dumpster has been revised to eliminate this concealment/ambush point.*

#### A3. Electronic Surveillance Security Strengthening

1.) Required to meet 115.26 - City of Pompano Beach BUSINESS SECURITY CODE: ... use security cameras to protect employees and the consumer public from robbery, burglary and other violent crimes.

*This is not proposed to be a LATE-HOURS BUSINESS, as defined in code section 115.26(D). Operating hours will be 8am-7pm so as to limit any after-hours activities.*

2.) Ensure video surveillance at all exterior building entrances.

*All entrances are covered by video surveillance.*

#### B. Access Control - Security Strengthening

1.) Any existing or future fencing anywhere on the site should be CPTED oriented such as metal rail bars with 'see-through' spacing to maintain critical Natural Surveillance. Note that hollow aluminum is weak & is easily bent/ pried to facilitate climbing through so steel is much preferred.

*Perimeter fencing proposed is 358 Security fencing (<https://www.cld-systems.com/2023/10/09/what-is-358-security-fencing>). A note was added to this effect on sheet PS-2 and CPTED Narrative.*

2.) Fences should not have easily accessible horizontal bars that could be used to facilitate climbing over & breaching any security fencing. Use narrow spacing between vertical bars to prevent providing footholds.

*Perimeter fencing proposed is 358 Security fencing (<https://www.cld-systems.com/2023/10/09/what-is-358-security-fencing>). A note was added to this effect on sheet PS-2 and CPTED Narrative.*

3.) Do not block the Natural Surveillance benefit of CPTED 'see-through' fencing by placing high obstructive objects, landscaping hedges or groundcover placed closely on either side of it. Any landscaping in front of fencing should be low ground cover with a maximum height of 2' to 2.5' feet, preferably use harsh Territorial Reinforcement type landscaping to strengthen the fence perimeter Access Control barrier.

*TYPE "B" BUFFER HAS BEEN REQUESTED AND INCLUDED FOR ALL PERIMETER EDGES OF PROPERTY INCLUDING WALLS/FENCES AND HEDGES.*



PZ25-12000026

10/15/2025

**B1. Access Control - Security Strengthening for Dumpster Enclosures / Trash Rooms**

1.) To deter loitering by trespassers, illegal dumping and a concealment / ambush point for criminals, dumpster enclosures with rolling or swing gates, including those that also have a designated pedestrian entry passageway, must include all the following for both the swing and pedestrian gates:

*The area near the dumpster has been revised to eliminate this concealment/ambush point.*

2.) A robust locking mechanism such as a throw bolt with a robust shielded padlock for example rather than only a vulnerable chain and non-shielded padlock.

*Noted, doors will include a locking system for a robust shielded padlock. A note was added to this effect on sheet PS-2 and CPTED Narrative.*

3.) Bottom gate clearances must be 8" above the ground.

Purpose: For viewing underneath to deter loitering and trespassing inside the enclosures, and to deter/ prevent the enclosure from being used as concealment/ ambush for a more serious crime such as a violent robbery, sexual assault/ battery, etc.

*A note was added to this effect on sheet PS-2 and CPTED Narrative.*

4.) If there is a pedestrian passageway into the dumpster enclosure it must have the lockable gate which remains closed and locked except when in active use by authorized persons.

*No pedestrian passageway is proposed, though dumpster doors will include a locking system for a robust shielded padlock.*

5.) Dumpster area must have a vandal resistant/ proof motion-sensor security light to illuminate the area when in use between sunset and sunrise.

*A note was added to this effect on sheets PS-1 and PS-2, as well as the CPTED Narrative.*

6.) Dumpster areas must be secured with Access Control and video surveillance.

7.) *A note was added to this effect on sheets PS-1 and PS-2, as well as the CPTED Narrative.*

8.) Enclosed trash rooms (if any) must be equipped with either constant lighting &/or a secured motion sensor lighting system that will provide immediate illumination upon entry.

*A note was added to this effect on sheets PS-1 and PS-2, as well as the CPTED Narrative.*

**B2. Access Control - Security Strengthening for Key Control & Management Offices**

1.) Management / Security Office door must have a security viewer (door scope / peephole) or reinforced security window.

*All doors will be impact, gas filled, and double paned glass. A note was previously included in sheet PS-2 and the CPTED Narrative to this effect.*

**C. Territorial Reinforcements - Security Strengthening**

1.) Solid walls (if any) and elevated platform features used in design elements, specifically those used as perimeter / privacy boundaries, should not have a flat top, and should be designed with an angled, beveled, curved, or otherwise shaped top to deter easy climbing over which is a potential trespassing/ breaching vulnerability, and/ or to deter sitting and loitering upon which could also be a potential fall and injury hazard. Signage prohibiting trespass or sitting upon walls should be included in the design as necessary.

*Perimeter fencing proposed is 358 Security fencing (<https://www.cld-systems.com/2023/10/09/what-is-358-security-fencing>)*

**C1. Security Strengthening - Parking Lots / Parking Garages / Covered Parking**

1.) Incorporate traffic calming devices, including bollards and rumble strips, to protect pedestrians, employees & to prevent excessive vehicle speed, especially in areas where doorways, pedestrian passageways, exits open directly into the vehicle lanes of travel, this includes inside enclosed garages.

*As the property is proposed to be gated and enclosed, which will provide traffic calming, high speed vehicles are not anticipated.*

PZ25-12000026

10/15/2025

2.) Install convex security mirrors to increase visibility around blind corners, ramps & any points of intersection between vehicle lanes of travel & pedestrian pathways.

*We would prefer to exclude convex mirrors and instead proposed more video surveillance at corners and doorways.*

3.) Vehicle parking lots & garages that exit onto the public roadway must have multiple traffic control indicators strategically placed to advise exiting vehicles to use caution before entering the right-of-way. Examples of such indicators can be, but are not limited to: Stop Signs, Stop Bar Pavement Markings, an Illuminated Stop Sign, Enter & Exit Signage, Flashing Red Light, Rumble Strips, signage indicating to watch for vehicles, bicyclists & pedestrians, etc.

*As the property is proposed to be gated and enclosed, which will provide traffic calming, high speed vehicles are not anticipated. Typical signage and striping will be provided and are shown on the C109 Horizontal Geometry Plan,*

#### D. Maintenance & Management Security Strengthening

1.) For Commercial including COMMERCIAL/ INDUSTRIAL/ Offices, etc: 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.

*We will install silent panic buttons as specified. A note was added to sheet PS-2 and CPTED Narrative to this effect.*

2.) Costly equipment such as ground floor exterior air conditioning units (if any) must be firmly secured in place to deter theft. Options to consider are Metal Strap Tie Downs, Secured Enclosures &/or Sensor Equipment, etc. Serial numbers & photos of such equipment must be stored & readily available for possible criminal or property damage reports.

*A note was previously added to sheet PS-2 and CPTED Narrative to this effect.*

3.) Any exterior storage tanks utilized for keeping contents under pressure and / or containing any flammable or hazardous contents must be properly secured against any acts of vandalism, theft, or misuse of any kind. Only use fire code approved security systems / mechanisms.

*No such storage tanks are proposed. Our reclaim tanks are not under pressure and do not contain any flammable or hazardous contents.*

#### E. Activity Support Security Strengthening

1.) For Commercial: light weight exterior furniture that is not permanently secured to the ground & designated for public use should be marked & identifiable as belonging to that development. Additionally, said furniture items should be securely stored when not needed &/or the site is closed to the public.

Purpose: To deter acts of theft & to properly identify such items if stolen and located off site.  
*No exterior furniture is shown or proposed.*

2.) Public, Resident, Tenant, Visitor &/or Common Use Restrooms, Storage Rooms Locker Rooms, (if any) must be equipped with either constant lighting &/or a secured motion sensor lighting system that will provide immediate illumination upon entry and a locking system that identifies if the restroom is occupied/vacant.

*A note was added to this effect on sheets PS-1 and PS-2, as well as the CPTED Narrative.*

\*\*\*Note\*\*\*

**PZ25-12000026** For DRC Comment Responses Letters, Please Issue Responses in the Affirmative such as Will Comply or Will Be Done. Comment Responses such as Acknowledged, Understood or Noted are ambiguous & do not clarify compliance.

**10/15/2025**

*Comment responses are provided herein and corrections have been identified.*

Additionally, the author of your CPTED & Security Strengthening Plan should provide their name & contact information on the CPTED Narrative Document. This would help to expedite any necessary communication for the approval process.

*CPTED Designer has been identified on PS-1 and PS-2 (Paola A. West).*

\*\*\*Important Please Read\*\*\*

The CPTED Narrative & the CPTED Drawing Diagram should be synonymous. Please incorporate all the above stated CPTED & Security Strengthening measures onto your existing CPTED Drawing Diagram & CPTED Narrative Document when re-submitting into the Pompano ePlan.

*All notes on sheet PS-2 are also in the CPTED Narrative.*

## UTILITIES

Nathaniel Watson| Nathaniel.Watson@copbfl.com

Status: 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.  
*This will be completed before building permit submittal.*
3. Please follow best management practices for sedimentation and erosion control of on-site and off-site storm systems.  
*A Stormwater Pollution Prevention Plan was previously submitted.*
4. The proposed 3" water main or service shown on civil plan 042 C116 Utility is not permitted. The main/service line shall be 4". Please correct.  
*The line has been revised to a 2" water line, which will be sufficient for the use.*
5. Please note that the proposed 3" water meter shall be an above-ground meter with a DDCV.  
*A 2" backflow preventer has been added to the plans.*
6. The proposed water service on civil plan 042 C116 Utility must show an 8" X 4" ductile iron mechanical joint tapping sleeve with a 4" resilient seated gate valve boxed to grade. The fitting before the meter connection shall be a 4" X 3" reducer. Please note on 042 C116 Utility plan.  
*A 2" corp stop connection is being proposed.*
7. The proposed meter must be located just behind the recorded property line. Please correct.  
*The water meter has been relocated as requested.*
8. Please note on Landscape plan 021 L-200 Plating 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.  
*Location of Street trees to comply with setbacks as noted from city owned utility infrastructure including sewer lateral cleanouts and/or water and reuse meters.*

PZ25-12000026

10/15/2025

9. Please indicate the estimated daily water consumptive use of the development in (GPD) gallons per day on Civil plan 042 C116 Utility.  
*Water use calculations have been added to C115.*
10. Please indicate the estimated daily wastewater discharge of the development in (GPD) gallons per day on Civil plan 042 C116 Utility.  
*Wastewater use calculations have been added to C115.*
11. Please attach the following 2025 City Engineering details as they apply: 102-1 Valve Box Settings, 103-1 Gate or Valve Plug Settings, 106-2 Master Meter and Backflow Device, 106-4 Meter Install Dimensions List, 115-1 Underground Valve Identification Marker, 200-1 Service Laterals with Risers, 210-3 Sewer Box and Cover Heavy Traffic, 315-1 Typical Screen For Utilities, 316-1 Required Tree Locations.  
*The details have been added to C116.*
12. Please note that the proposed 3 master meter is not a stock item and is subject to an order lead time. In relation to your construction schedule, please order the meter as soon as possible from the City's Customer Service Department to ensure a timely installation. Order lead times can be up to 4 months.  
*Understood, thank you.*

## LANDSCAPE REVIEW

Mark Brumet | [mark.brumet@copbfl.com](mailto:mark.brumet@copbfl.com)

Status: Resubmittal Required

1. Great Landscape Plan.  
*Thank you!*
2. Provide evidence and note on plans and in narrative that all overhead utilities will be buried for this project as per 155.5509.  
*NOTE ADDED TO L-200*
3. As per 155.5204.E.1.b.i-iv; Mitigation is to be replacement trees above and beyond required plantings.  
*COMMENT NOTED AND WILL BE COORDINATED WITH ARBORIST AND TREE DISPOSITION PLANS.*
4. Provide VUA requirements as per 155.5203.D along the south side at 1:30'. Change IA's to maybe Cypress.  
*VUA ALONG SOUTH SIDE ADDED TREE COUNTS IN CHART @ 1/30'- IA CHANGED TO CYPRESS AS NOTED.*
5. Love the Oak Street trees. Please scoot the northern trees to the middle of the ROW.  
*OAKS SHIFTED AS NOTED TO 'MIDDLE' OF R.O.W.*
6. Change BS and CD on corner to Peltophorum's please.  
*CORNER TREES CHANGED TO PELTOPHORUM AS NOTED.*
7. Clarify how requirements from 155.5203.D.5 VUA Landscaping are being met. Provide a minimum of 8' of landscape areas between a vehicular use area and an abutting building.  
*We have added multiple landscape areas varying from 15'-2", 8'-11", 5'-8", & 3'-0" to try and meet this requirement.*
8. 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:
  - a. Palms must be provided in multiples (doubles or triples);
  - b. If palms and trees are combined, one row of shrubs can be provided;

PZ25-12000026

10/15/2025

- c. If palms or trees are provided, shrubs must be included in layering or height tiering with a minimum of 2 layers or tiers;
  - d. If trees are provided, design must include a minimum of 2 species;
  - e. Trees or palms must be a minimum of 14 feet in height;
  - f. Layered or height tiered shrubs are provided in variety with a minimum of two (2) species;
  - g. Suspended pavements systems are provided for the adjacent vehicular use area.
- Plan has been modified to accommodate various comments- and superior landscape design includes a & d currently. Additional items are being considered.*
9. Show how requirements as per 155.5203.E., Building Base Plantings are being met, could be combined with above.  
*Building base planting areas have been increased as well as perimeter buffer type B added on perimeters (including fences/walls and hedging).*
  10. As per 155.4219 please provide a Type B Buffer along all other perimeters, please note on the plans and provide a cross-section detail.  
*Type B buffer has been included with walls/fences on all sides with shrubs/hedges on both sides along with street trees and buffer trees. Atlantic Blvd. has hedge on the outside of the fence, and groundcover on the inside of the fence as it is fronting Atlantic boulevard the main commercial street.*
  11. Please clarify the north property lines and ROW. Show wall on the site and not on the property line with the wall in the middle of the landscape buffer and 5 of landscaping on either side. Please also correctly show the proposed edge of pavement.  
*FENCE IS SHOWN 'INSIDE' PROPERTY LINE AS NOTED. PLANTING MODIFIED TO ALIGN WITH EDGE OF PAVEMENT IN UPDATED BASE AS NOTED.*
  12. Clearly designate the wall(s) on the landscape plan.  
*SITE WALLS HAVE BEEN HATCHED TO APPEAR DARKER AS NOTED.*
  13. Clearly define the trees that are street trees and those the trees required as part of the Type B Buffer on the north side.  
*Street trees are shown closer to NW 1st street and the buffer trees shown 'behind' the wall/hedge due to proper spacing.*
  14. Provide Street Trees at 1:40 as per 155.5203.G.2.c. along NW 30 Av. Relocate the sidewalk to against the property line to allow proper planting space.  
*Street trees have been added along NW 30th Avenue but due to wall/fence location and existing sidewalk configuration; all street trees and buffer trees here are behind the hedge. This stretch of roadway is under powerlines and existing poles along sidewalk would conflict with relocation and/or street trees in front of wall/fence.*
  15. As per 155.5203.D.4., a landscaped island shall be provided at each end of every row of parking spaces and per every 10 spaces. Landscape parking islands are to be a minimum 8 wide and contain trees, sod and irrigation, in location where 13 spaces are shown on either side of the south drive aisle.  
*COMMENT NOTED*
  16. As per 155.5203.B.2.g.i.B. a minimum area for planting a tree shall be 120 square feet, with a minimum dimension of eight feet.  
*COMMENT NOTED.*
  17. Label sod on the plan.  
*SOD AREAS LABELLED/TAGGED. ADDITIONAL LABELS ADDED AS NOTED.*
  18. Please update COPB details with the more current version showing planting hole to be 2 1/2 - 3 times the size of the root ball.  
*TREE/ PALM PLANTING DETAILS UPDATED TO CURRENT VERSIONS AS NOTED.*
  19. Please provide a detailed comment response sheet as to specifically how comments have been addressed at time of resubmittal.



PZ25-12000026 RESPONSES IN RED AS NOTED

- 10/15/2025 20. Additional comments may be rendered a time of resubmittal.  
Understood, thank you.

## ZONING

Jonathan Cady | [Jonathan.Cady@copbfl.com](mailto:Jonathan.Cady@copbfl.com)

Status: Resubmittal Required

1. Please provide a comment response sheet with a narrative response addressing all comments received in this DRC review. The response should be organized in a point-by-point format, referencing each comment and explaining how it has been addressed or revised in the resubmittal. (Info Only).  
*Comment responses are provided herein.*
2. Please note that in order to receive confirmation for concurrency, the narrative must include information regarding the proposal of a water recycling system within the car wash. Update the narrative to ensure this is done, and label the location of the water recycling system on the plans.  
*See revised narrative.*
3. Please provide parking space numbers for each individual parking stall on the site plan. Based on the submitted plan, it appears there may be 30 or 32 parking spaces, whereas the site data table states there are 31. Numbering each space will help confirm the correct total and ensure consistency with the site data table.  
*There are 30 parking spaces in total, updated A-1.0 to reflect this.*
4. The site plan incorrectly states that the property is located within the County's utility service area. However, the site is actually within the Pompano utility service area. Please update the plans to reflect this correction and ensure that any other references to the County's utility service area are also updated accordingly.  
*Updated the cover sheet A-0.0 with correct Pompano Beach Utility.*
5. Per Section 15.4219.H.3.b., no overhead doors shall face the front lot line. Based on renderings and plans, it appears that the proposed bifold doors do, in fact, face the front lot line. To potentially comply with this regulation, provide screening by adding a wall as a cover of the service bay entrances Per Section 155.5602.C.7.c., Street-facing facades of the ground level floor for uses involving repair, servicing and/or maintenance shall not include service bay entrances, overhead doors, sliding glass doors, removable panels, or similar type of doors. Based on the layout of your site, NW 30<sup>th</sup> Avenue is the front lot line. This will officially determine whether your proposal will qualify as a superior design alternative. Refer to Section 155.2408.E. for the standards and procedures.  
*Bi-Fold doors are now removed and added the Solid Site Wall to along the property line to hide the overhead door to the car wash tunnel per DRC staff meeting.*
6. Per Section 155.5602.C.7.a., at least 30 percent of the street-facing facade area of the ground-level floor of buildings (as measured from the grade to the underside of the eave, top of the parapet, or the story line denoting the second floor) shall be occupied by windows or doorways. Please update the elevation drawings to clearly demonstrate how the proposed design complies with this regulation. Be sure to indicate the specific features or dimensions that show how the requirement is being met.  
*Requesting a superior design alternative at AAC.*
7. Screening of this use shall meet the general requirements of Section 155.4219.A. Standards Applicable to Motor Vehicle Sales, Service, and Storage Uses. - A type B perimeter buffer shall be provided along all perimeters of the site.  
*Solid Fence and open fence have been added to the perimeter buffer.*

PZ25-120000268.

10/15/2025

8. Per Section 155.5509, In all new development, as well as redevelopment that increases gross floor area by 50 percent or more, all overhead utilities located on the development site and/or along the public right-of-way fronting the development site shall be placed underground to the maximum extent practicable-provided that the Development Services Director shall waive this requirement where the relevant utility company demonstrates that undergrounding will be detrimental to the overall safety and/or reliability of the circuit. Note on all plans that all overhead utilities located on the development site and/or along the public right-of-way fronting the development site shall be placed underground to the maximum extent practicable. Provide evidence and note on plans and in narrative that all overhead utilities will be buried for this project as per 155.5509.  
*We have reached out to FPL for a response and will provide when obtained.*
9. Provide a trash collection circulation plan showing how trash will be picked up. For dumpster regulations, refer to Section 155.5301.  
*A trash collection circulation plan has been added to the set.*
10. Per Section 155.9401.(G), The height of a structure shall be determined by measuring the vertical distance from the average elevation of the existing finished grade at the front of the structure to the top of the roof for a flat roof, to the deck line for a mansard roof, or to the mean height between eaves and ridge for a gable, hip, cone, gambrel, or shed roof. Ensure the elevation plan and how the elevation is measured comply with this. The height measurement should begin from the average elevation of the existing finished grade at the front of the structure.  
*"Height of Structure" is shown on sheet A-6.1 Elevations. The mean height from average grade is 22'-4.5" to the mean sloped roof of the car wash tunnel*
11. Per the Broward County Trafficways plan, W Atlantic Blvd is dedicated to be 120'. Provide dedication of your site to ensure W Atlantic Blvd complies with the county's trafficways plan. If already provided, ensure that the measurement is included on the site plan. Also, label the Center Line on the site plan.  
*No additional ROW dedication is required, as indicated in detail on the project narrative.*
12. Explain where employees of the car wash business will park. It appears that the proposed parking spaces are mainly for customers as they provide amenities associated with the business.  
*The Employees will park in the (5) no-vacuum parking spaces to the east of the building, if there are any additional employees they will park in one of the vacuum spaces.*
13. Provide dimensions for the parking spaces to confirm that they comply with the parking standards.  
*Civil and Architectural have dimensioned the parking spaces on our site plans.*
14. On the Site Plan, the hatch goes from gray to white. Explain the reasoning for the change in the hatching.  
*White areas are concrete and gray are asphalt.*
15. Please provide a cross-access easement on the site plan, as the project is proposing access to the adjacent parcel on the left. This easement is necessary to formalize shared access and ensure compliance with regulations.  
*Easement is existing and was granted by plat.*
16. Please ensure that all plans are consistent across the submittal. Portions of the site plan do not appear to match what is shown on the planting plan. Review all plans thoroughly and confirm that the site layout, proposed improvements, and landscaping elements are accurately and consistently represented throughout.  
*All plans have been coordinated.*
17. Per Section 155.5203.D.4.b., A landscaped island shall be provided at each end of every row of parking spaces. Where a row of parking spaces contains ten or more parking spaces, additional landscaped islands shall be provided at a spacing no greater than one

PZ25-12000026

10/15/2025

every ten parking spaces. Each landscaped island shall be at least eight feet wide and at least as long as the adjacent parking spaces, with the long axis of the landscaped island running approximately parallel to that of the adjacent parking spaces. Each landscaped island shall contain at least one canopy tree. Understory trees may be substituted for canopy trees in areas beneath overhead utility lines. Trees shall be maintained to provide maximum canopy crown. Ensure that the proposed site complies with this regulation.

*Landscape Island was added to the row of vacuum spaces adjacent to the building.*

18. Per Section 155.5203.D.5., a landscaped area shall be provided between a vehicular use area and an abutting building in accordance with the following standards. No landscaped area is required along those parts of an abutting building facade containing building entrances, driveways into garages or carports, or loading docks. Ensure that the proposed site complies with this regulation.  
*We have added multiple landscape areas varying from 15'-2", 8'-11", 5'-8", & 3'-0" to try and meet this requirement.*
19. Please provide the driveway aisle dimensions for the on-site access to confirm that it is adequately sized to accommodate two-way traffic, as well as vehicles backing in and out of parking spaces.  
*The 24'-0" for two way traffic is dimensioned on the Architectural and Civil site plans.*
20. Include the Lot Coverage and Impervious/Pervious calculation on the Site Data Table. Please note that the canopy area should be included within the lot coverage.  
*These are called out on the Landscape data calculations.*
21. Provide the dimension of the ROW on the site plan to confirm that it is consistent with the Survey/Plat.  
*The ½ ROW dimension has been added to sheet C109 and A-1.0 Site Plan.*
22. Please confirm whether the wall along NW 1st Street is located on the property line. The wall is required to be placed in the middle of the landscape buffer, not along the edge. If the wall is currently located directly on the property line, it will need to be relocated to comply with this requirement.  
*The buffer wall being provided along the north perimeter will be requested as a modified buffer for security reasons, as well as to provide privacy for the residents to the north.*
23. Please note per section 155.5602.C.7.b., that all ground-level windows on street-facing facades shall be transparent. Mirrored or heavily-tinted glass that prevents views into the building is prohibited on street-facing front building facades. (Info Only).  
*Fully transparent openings provided.*
24. Please note that the front of the property is along NW 30<sup>th</sup> Avenue; therefore, when showing setback dimension on the plan, ensure that the setback demonstrates the correct layout of the plan. (Info Only).  
*Updated sheet A-1.0 Site Plan with new setback dimension to show setback to column face of 64'-2.5" we also dimensions the roof overhang above 56'-10"*
25. Please note that if this project proposes a security wall that includes lights, Wall packs on buildings may be used at entrances to a building to light unsafe areas, pursuant to Section 155.5401.I. They are not intended to draw attention to the building or provide general building or site lighting. Wall packs on the exterior of the building shall be fully shielded (e.g., with true cut-off type bulb or light source not visible from off-site) to direct the light vertically downward and have a light output of 900 lumens or less. Provide a detailed sheet that is fully shielded. (Info Only).  
*Understood, thank you.*
26. Please note that the proposed signs, although included with this submittal, would not be concurrently approved with this Minor Site Plan if approved and will need a separate building permit approval. (Info Only).  
*Understood, thank you.*

PZ25-12000026 27. Please note that additional comments may be provided based on your next submittal,  
10/15/2025 especially if revisions reveal items that were not previously reviewed or addressed. (Info  
Only).  
*Understood, thank you.*

Please do not hesitate to contact me with any questions.



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