



October 29<sup>th</sup>, 2025

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

RE: Big Tree BBQ Site Plan @ N POWERLINE RD POMPANO BEACH FL 33069 (Folios  
[484233020220](#); [484233020230](#); [484233020550](#); [484233020560](#); [484233040770](#))

Dear members of the Development Review Committee (DRC),

Thank you for providing us with comments at the October 1<sup>st</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.

**BUILDING DIVISION**

Pending Development Order  
Todd Stricker  
9/3/25 3:42 PM

1. Advisory Comments

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.

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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. nonresidential buildings shall comply with City Ordinance 152.29(C)(1)(B).

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.

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

2. 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.

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.

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.

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.

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.

FBC 1029.1 In addition to the means of egress required by this chapter, provisions shall be made for emergency escape and rescue openings in Group R-2 Occupancies in accordance with Tables 1021.2(1) and 1021.2(2) and Group R-3 Occupancies. Basements and sleeping rooms below the fourth story above grade plane shall have at least one exterior emergency escape and rescue opening in accordance with this section.

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.

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.

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.

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).

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.

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.

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.

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.

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.

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.

If Applicable, FBC R802.1.7.1 [IRC R802.10.1] Truss design drawings, prepared in conformance with section R802.1.7.1, shall be provided to the building official and approved prior to installation.

FBC 3303.5 Water Accumulation. The enforcing agency will require provisions be made to prevent the accumulation of water or damage to any foundations on the premises or the adjoining property.

1804.4 Site Grading. The ground immediately adjacent to the foundation shall be sloped away from the building at a slope of not less than one unit vertical in 20 units horizontal (5-percent slope) for a minimum distance of 10 feet measured perpendicular to the face of the wall. If physical obstructions or lot lines prohibit 10 feet of horizontal distance, a 5-percent slope shall be provided to an approved alternative method of diverting water away from the foundation. Swales used for this purpose shall be sloped a minimum of 2 percent where located within 10 feet of the building foundation. Impervious surfaces within 10 feet of the building foundation shall be sloped a minimum of 2 percent away from the building.

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.

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.

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.

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

## **FIRE DEPARTMENT**

Pending Development Order

Jim Galloway

9/4/25 2:39 PM

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.*

## **ENGINEERING DEPARTMENT**

Resubmittal Required

David McGirr

9/5/25 10:26 AM

1. Submit/upload the (BCEPMGD) Broward County Environmental Protection and Growth Management Division Surface Water Management permit or exemption for the proposed paving and drainage shown on the civil engineering drawings.

*This drainage permit will be submitted at the time for Building Permit.*

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

*At the time of Building Permit the contractor will apply for and upload this NPDES permit.*

3. Submit/upload the (FDEP) Florida Department of Environmental Protection (NOI) Notice of Intent for the proposed stormwater discharge from the proposed site construction activities.

*At the time of Building Permit the contractor will apply for and upload this NPDES permit.*

4. Before the approval of the City Engineering Division, the City's Utilities Division must approve these plans.

*Noted*

5. The City Planning and Zoning Division must approve these plans before the City's Engineering Division can.

*Noted*

6. On plan sheet 013 C@ WSS, why are there two valves on both taps?

*The Utilities Department asked for a double valve tap.*

7. On the PMS plan, shouldn't there be a right turn only sign at the south exit?

*Yes. A R3-5R 'Right Turn Only' Sign has been added to this exit.*



Anthony Russo  
 Pending Development Order  
 9/5/25 10:41 AM

**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. *This note has been incorporated into drawing PS-1 CPTED Plan.*

**B. \*\* PLEASE NOTE \*\***

When a Broward Sheriff's Office CPTED Practitioner is required to assist in an inspection of the project during the Certificate of Completion &/or Certificate of Occupancy Application Phase, Security Strengthening & CPTED measures that have not been adequately addressed will still be required to ensure the safety & well-being of the employees, residents, tenants, visitors & all legitimate users of the site. *This note has been incorporated into drawing PS-1 CPTED Plan.*

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

Please note that participation in the BSO No Trespassing Program is required. If this site is already on the program, then additional signage may be necessary along with an updated affidavit signed by authorized personnel. Please contact the BSO Pompano Beach C.P.T.E.D Advisor regarding placement of the No Trespass Signs. *This property will participate in the No Trespass Program. Sign locations are shown on drawing PS-1, and noted on PS-2, as well as the CPTED Narrative. Sign locations and affidavit will be coordinated at permit submittal.*

**UTILITIES**

Nathaniel Watson  
 9/6/25 4:08 PM  
 Comment

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.  
*Noted and 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 is submitted as part of this resubmittal package.*
4. Please note that as 50.02 WATER DISTRIBUTION; GENERAL. (B) (7) All new dedicated fire line connections to private property shall be provided with an approved type fire line meter that has been tested in accordance with AWWA standards. The meter shall be capable of accurately recording flow. The customer shall pay all costs involved in the installation of the fire line and meter. The meter shall be installed by the city. This shall be a City meter before the DDCV and not a meter associated with the DDCV.  
*Noted and a dedicated fire main tap has been provided and the associated details added.*
5. Civil plan 013 C2 WSS proposes a 2" domestic water tap with a 1" water meter, which is not to the City Engineering Standard detail. Propose a 1" water metered connection as

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per detail 107-1 Typical 1" Water Service or a 2" water metered connection as per detail 107-2 Typical 2" Water Service. Please correct.

*We are proposing a 2" tap with a reducer down to a 1" water service and 1" water meter. This will guarantee enough flow.*

6. Please attach the following City Engineering Standard detail as it applies: 106-3 Fire Meter and Backflow Device, 107-2 Typical 2" Water Service, 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.

*These details have been added except for a 2" water service. This project has only a 1" water service and meter and this 1" service and meter detail have been added.*

7. Please note that any proposed metered service 3 or larger is not a stock item. These meters are subject to a 6 to 8-month order lead time. Please order these items promptly to ensure the services are available for installation.

*Noted but we do not have any water meters this large.*

## ZONING

Diego Guevara

9/9/25 5:41 PM

1. Add general dimensions of the proposed building.  
*General Dimensions have been added to Floor plan A-2.0.*
2. Show the proposed hardscape around the proposed building. Show the location of the required bicycle rack.  
*Proposed hardscape and bike rack have been revised to show more clearly on the Floor plan A-2.0.*
3. Identify the primary entrance of the building. It must have clearly identifiable by the public. Any other entrance shall be identified also. as secondary entry to the structure.  
*On Floor plan sheet A-2.0, primary entrance and secondary entrance verbiage has been added to the proper doors.*
4. Provide a more visible color line for the proposed hatch. Include general dimensions.  
*A more pronounced hatch with color has been added to Exterior Elevations A-3.0 and A-3.1 to identify new construction building materials. Legend has also been added for additional clarity.*
5. Revise Intensity and Dimensional Standards Chart. (Pervious Calculation seems to be off). Sec. 155.3402.C. Do not add or remove items. Include all items listed. You added a percentage (%) column, then use it to provide de percentage value of the corresponding item and on the following column provide the square footage value for the subject item. Revise and coordinate.  
*Chart directly from Zoning code 155.3303. COMMUNITY BUSINESS (B-2) has replaced the old chart and populated to show correct site information.*
6. The square footage of the property is listed two times and the numbers provided are conflicting. (20,012 Sf. Zoning Chart/ Site plan vs. 21,416 Sf. Narrative; Landscaping plan). The Zoning Chart provided in the Site plan does not include the square footage of the property. Revise and coordinate.  
*The site plan now has a line item on the site data table showing the difference (dedication).*
7. The proposed south access driveway does not comply with Sec. 155.5101.G.3 Vehicular Access Management. This provision of the Code requires any driveway access to be at least 100 feet from the intersection of a principal arterial street, minor arterial street, or collector designated on the Broward County Trafficways Plan. The driveway will create a potential traffic conflict with the existing traffic pattern of the area. The applicant must obtain approval from Florida DOT.

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- We will be requesting a variance from this provision. FDOT does not own the side streets.*
8. Provide a plan showing the pedestrian circulation within the project.  
*SP-1.1 has been added to the drawing set to show all circulation including vehicular, pedestrian, bike circulation.*
  9. Add sight Triangles to the south driveway as required by Sec. 155.5101.G.9.a. Triangles must be added to both, north and south driveways. The proper location/direction of the triangles is out of the property boundary, creating a "funnel effect" where the narrow portion is at property line starting at the proposed circulation driveway and the wider is opening toward the street.  
*Sight Triangles to the south and north have been added to the plan.*
  10. Add the required bicycle rack to the site and building floor plan as needed.  
*Bike Rack has been added to the site plan and floor plan.*
  11. Sec. 155.5203.D requires the provision of landscaping at the Vehicular Use Areas (VUA). Provide the vehicular use area calculation as required. Provide a drawing showing the VUA area with a hatch or color. Include the square footage of the subject area.  
*Hatch pattern added to denote vehicular use area Vehicle area calculation added to Zoning code chart on SP -1.0.*
  12. Provide a Type B Buffer Option 1, along the property line abutting the abutting residential area. Add notes as needed to identify the required Buffer with its type and description.  
*See revised site plan.*
  13. Revise the location of the trash containers. The trash container shall not be visible from the street. Provide an illustration showing the garbage truck movement for picking up the disposal material.  
*To improve clarity, an illustration showing the garbage truck movement has been added to the circulation plan. Additionally, the trash location is currently situated on the far west of the property, away from Powerline Road and any other street. We intend to have landscaping to further block the view of dumpster enclosure. A code-compliant enclosure with landscaping and a gate will be installed to conceal the dumpster from view.*
  14. Extend the building floor plan drawing to show the hardscape adjacent to the proposed building, as illustrated in the landscaping plan. All plans must be coordinated. Include dimensions and material description as needed.  
*Plans have been coordinated and revised to show hardscape adjacent to building in both Site plan SP-1.0 and Floor plan A-2.0*
  15. Sec. 155.5602.C.2 Building Orientation. This provision of the Code requires the primary entrance of the building to front onto a street, not an off-street surface parking area. Provide a direct pedestrian connection between the building and the street. Add a note to identifying the main entrance. A secondary entrance facing a surface parking is allowed. Show clearly also, any connection from Powerline Rd. to the building/patio. Item has been noted.  
*On Floor plan sheet A-2.0, primary entrance and secondary entrance verbiage has been added to the proper doors. Sidewalk has been added to connect building to existing street sidewalk from both powerline and NW 5th Street. The main building entrance is oriented on NW 5th street.*
  16. The same Section listed above requires the building to be configured with the long axis of the building parallel to the street it fronts, or be consistent with existing development patterns. The applicant shall consider to reconfigure the proposed cover patio to align it to Powerline Rd. This possible change will provide a more accessible facade of the building along a main transit axis of the City.  
*The lots that make up the subject property will be combined from past lots too small to develop on their own. As this building is not residential and will be facing NW 5<sup>th</sup> Street (and obtaining its address from that street), the most logical orientation is the one we are*



presenting to permit the proper circulation. Additionally, this layout is the best layout for the remainder of the site, as meeting buffers, parking, and the aforementioned circulation is already challenging and will need additional relief. As most of these corner lots have not yet been developed, and the ones that are follow a similar layout, there is no established existing development pattern for these corner lots.



17. Provide a written response addressing all comments issued during the Preapplication review as well as this DRC review cycle. Additional comments may be rendered after resubmittal.
18. Responses are provided herein.

## LANDSCAPE REVIEW

Wade Collum

9/15/25 4:44 PM

1. Please provide a reason for the suspended pavement – if not needed please remove. Only required as part of the foundation planting for VUA. But looks like it's not needed.  
*Suspended pavement not needed and removed from landscape plans.*
2. Provide palms as multiples, and shrubs in this area per the below.  
*Single Trunk Solitaire Palms revised to Double Trunk Solitaire Palms.*
3. 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:
  - i. Palms must be provided in multiples (doubles or triples);
  - ii. If palms and trees are combined, one row of shrubs can be provided;
  - iii. If palms or trees are provided, shrubs must be included in layering or height tiering with a minimum of 2 layers or tiers;
  - iv. If trees are provided, design must include a minimum of 2 species;
  - v. Trees or palms must be a minimum of 14 feet in height;
  - vi. Layered or height tiered shrubs are provided in variety with a minimum of two (2) species

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- i. *Palms provided along the building are double trunked Solitaire Palms.*
- ii. *One row of Ficus Green Island provided under the row of double Solitaire Palms*
- iii. *Tiered shrubs provided along the VUA on the western property line*
- iv. *More than (2) species of trees provided in landscape design*
- v. *Trees and palms are listed at a minimum of 14' ht.*
- vi. *At least (2) species provided in layered tiered shrub design*
- 4. Provide soil specifications in percentage for i.e. 70/30, 50/50, etc.  
*Planting soil percentages provided. Please refer to plant list on sheet LA2-01*
- 5. Provide a notes and details sheet  
*Planting specifications and details sheet provided. Please refer to sheet LA2-02.*
- 6. Provide Street Trees at 1:40' as per 155.5203.G.2.c. in the ROW on the north side.  
*(13) Required street trees provided by (11) Live Oaks and (2) Ligustrums*
- 7. Please note the Type B Perimeter Buffers on West side as per 155.5203.F.3. and provide a cross section detail. Please note on the plans.  
*Type B perimeter noted and cross section detail provided. Please refer to sheet LA2-01.*
- 8. As per 155.5203.B.5.a thru e: Provide a scaled Irrigation Plan illustrating a rust free, automatic underground irrigation system installed in accordance with requirements of the Building Code, include a rain-sensing cutoff device, providing 100% coverage with 50% overlap, and reuse water wherever practicable and available. Including ROW and bubblers. Staff could not locate bubbler symbols.  
*Irrigation Head Layout provided including bubblers on all trees and palms. Bubblers added to irrigation materials legend. Irrigation zones, piping, and pipe sizes to be provided as per code requirements.*
- 9. As per 155.5401.C. remove light poles from required VUA areas, perimeter landscaping strips, landscaped islands in parking bays, landscaped areas between parking bays, and landscaping between vehicular use areas and buildings. Please show light poles on the LP w/ radii.  
*No light poles provided in VUA areas. Please refer to Lighting Plans by others*
- 10. Provide 10' perimeter landscaping strip requirements around entire property as per 155.5203.D. This is to be a clear measurement not to include vehicular overhang.  
*10' perimeter landscaping strip (not including vehicular overhang) to be provided in site plan by others.*
- 11. Clarify the one way drive aisle onto the south parcel to reduce width to 12' and allow for proper perimeter width of 10' wide.  
*To be clarified by others*
- 12. Please provide a detailed comment response sheet as to specifically how comments have been addressed at time of resubmittal.  
*Comment responses are provided herein.*
- 13. Additional comments may be rendered at a time of resubmittal.  
*Understood, thank you.*

## PLANNING

Max Wemyss

9/18/25 8:53 AM

- 19. Property is platted "Collier City" PB 31, Pg 1 (1953), which appears unrestricted in terms of uses or points of access.  
*Understood thank you.*
- 20. The land use for this parcel is Commercial, and the zoning is B-2 (Community Business). The proposed use is not listed on the Site Plan; the assumption is a Restaurant, which is

listed as a permitted use in this zoning district.

*The use is "Restaurant" and has been added to the code report on site plan sheet.*

21. Broward County Trafficways Plan requires a minimum of 144' (up to 164') feet on Powerline Road; the survey and site plan indicate that there is approximately 65 feet to the center line of the road, where a minimum of 72 feet will be required, thus additional dedications are required. Broward County Trafficways Plan is regulated by the Broward County Planning Council. Questions may be directed to 954-357-6695. Chapter 100 of the City's Code of Ordinances also requires the ROW to be a minimum of 144 feet in width. The City Engineer must confirm any variation from this.

*Additional 7' right of way has been added to meet the minimum required 144' on Powerline Road.*

22. Access to this site will be difficult to accommodate. Our code does not allow access to the property within 100 linear feet of the intersection with Powerline Road. Only one two-way driveway, or one pair of one-way driveways, is allowed onto lots with 200 or less feet of lot frontage on the arterial or collector street. A variance may be the only appropriate path to accommodate the proposal. A variance will be required prior to development order issuance.

*The 100' linear feet have been correct to meet the code on the north side. However, on the south side or NW 4<sup>th</sup> court poses a challenge and we anticipate a variance. This section will be one way exit only.*

23. Should a one-way exit to the south be permitted, vehicles can only exit to the east as a west or left turn is prohibited by the constructed traffic diverter.

*Engineering reviewed this project as part of DRC and they confirmed at our pre-app meeting that the better access into the site was from the north and egress would be at the south end right turn only.*

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

*Understood, thank you.*

Please do not hesitate to contact me with any questions.

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

**DRC**

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