



Staff Report

File #: LN-862

DEVELOPMENT REVIEW COMMITTEE

Meeting Date: MAY 20, 2026

DOWNTOWN POMPANO ROADWAY AND INFRASTRUCTURE

Request: Minor Site Plan
P&Z# 26-12000001
Owner: City of Pompano Beach & Pompano Beach Community Redevelopment Agency
Project Location: NW 5th Ave & NW 1st Ave
Folio Number: 484235220020, 4484235220190, 484235200191, 484235200070, 484235001090
Land Use Designation: Downtown Pompano Beach Transit Oriented Corridor [DPTOC]
Zoning District: Transportation Oriented Downtown Pompano Beach Overlay District [TO-DPOD]
Commission District: 4 (Beverly Perkins)
Agent: Joselyn Aldas
Project Planner: Max Wemyss (max.wemyss@copbfl.com / 954-786-4671)

Summary:

This is the second review for this minor site plan application. The application is a roadway and infrastructure project located within the larger development plan of Downtown Pompano. There are currently two plat applications in review with the City for Phase I (25-14000016) and Phase II (25- 1400007), along with the site plan for City Hall (26-12000002). This initial permit provides the baseline systems-including redundant water lines, modernized sewer infrastructure, re-routed stormwater management, and roadways and streetscape.

Staff Conditions:

See attached comment report. Digital comment access and comment response are available via ePlan.

Plan Review - Review Comments Report

Project Name: **PZ26-1200001**

Workflow Started: **1/28/2026 8:24:12 AM**

Report Generated: **05/12/2026 06:02 PM**

REVIEW COMMENTS						
REF #	CYCLE	REVIEWED BY	TYPE	FILENAME	DISCUSSION	STATUS
1	1	BUILDING DIVISION Todd Stricker 3/4/26 10:43 AM	<p>Comment 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.</p> <p>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.</p> <p>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.</p> <p>City Ordinance 152.06(A): If applicable, contractor shall provide temporary screened fence complying with City Ordinance 152.06(B) through 152.06(G).</p> <p>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.</p> <p>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.</p> <p>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.</p>			Info Only



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			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 2023 FBC.		
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2	1	BUILDING DIVISION Todd Stricker 3/4/26 10:44 AM	<p>Comment</p> <p>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</p> <p>2.F.S. 481.221(2) The enforcing agency will require digital signature panel to be active on all documents submitted for review to authenticate the serial number matches the submitted ESA. F.A.C. 61g1-16.005 Each sheet is required to be digitally or electronically signed, and bear the impress seal of, an architect or engineer (FBC_BCA 107.3.4.0.1).</p> <p>3.FBC_BCA 107.3.4.0.8 All plans and/or specifications prepared by an architect or an engineer pursuant to the requirements of this code shall be hand signed, dated and sealed.</p> <p>4.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.</p> <p>5.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.</p> <p>6.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.</p> <p>7.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.</p>			Info Only



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3	1	FIRE DEPARTMENT Jim Galloway 3/11/26 10:10 AM	Changemark Truck Specs When using auto turn please use the specs of Pompano Beach Trucks. The specs can be found on City of Pompano webpage, fire prevention.	300-FA-101-FIRE ACCESS PLAN.pdf	Responded by: Frank Manusky - 4/22/26 4:59 PM Type your response here.	Resolved
4	1	FIRE DEPARTMENT Jim Galloway 3/11/26 10:10 AM	Changemark Building Address () Fire department access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first story of the building is located not more than 150ft from fire department access roads as measured by an approved route around the exterior of the building or facility. If the building is protected with an approved automatic fire sprinkler system permitted to be increased to 450 ft. (NFPA 1 20121ed chapter 18 sections 18.2.3.2.2 and 18.2.2.2.1)	300-FA-101-FIRE ACCESS PLAN.pdf	Responded by: Frank Manusky - 4/22/26 4:59 PM Type your response here.	Resolved
5	1	FIRE DEPARTMENT Jim Galloway 3/11/26 10:20 AM	Comment Place fire hydrants at street intersections, and then every 500ft of road travel in between as needed. placement at intersections allows access from multiple directions. less chance of being blocked these are staging areas for fire apparatus at corners of a building. Proposed fire department connections should be grouped within 10 to 15ft of a fire hydrant.		Responded by: Frank Manusky - 4/22/26 4:59 PM Type your response here.	Resolved
6	1	ENGINEERING DEPARTMENT David McGirr 3/17/26 9:33 AM	Comment 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			Condition
7	1	ENGINEERING DEPARTMENT David McGirr 3/17/26 9:33 AM	Comment Submit/upload the (FDEP) Florida Department of Environmental Protection NPDES General Permit for the proposed stormwater discharge from the proposed site construction activities.			Condition
8	1	ENGINEERING DEPARTMENT David McGirr 3/17/26 9:33 AM	Comment 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
9	1	ENGINEERING DEPARTMENT David McGirr 3/17/26 9:42 AM	Comment Note on all drainage plans that the off-site drainage pipe needs to be RCP or ADS HP Storm. No N12 permitted in R/W.		Responded by: Frank Manusky - 4/22/26 4:59 PM Type your response here.	Resolved



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10	1	ENGINEERING DEPARTMENT David McGirr 3/17/26 9:47 AM	Comment Before the approval of the City Engineering Division, the City's Utilities Division must approve these plans.			Condition
11	1	ENGINEERING DEPARTMENT David McGirr 3/17/26 9:51 AM	Comment On plan sheet 426 CP-501, why are there two types of details for the paving and curbing? They should just be the city of Pompano Beach Engineering standard details and not FDOT.		Responded by: Frank Manusky - 4/22/26 4:59 PM Type your response here.	Resolved
12	1	ENGINEERING DEPARTMENT David McGirr 3/17/26 9:56 AM	Comment On plan sheet 425 CP-301, please follow the Engineering standard detail 305 -1		Responded by: Frank Manusky - 4/22/26 4:59 PM Type your response here.	Resolved
13	1	ENGINEERING DEPARTMENT David McGirr 3/17/26 10:01 AM	Comment Please note that on all PGD plans, the existing roadway within the project limits and possibly beyond will be inspected by the City Engineer, Public Works Director, or a designated representative for damage caused by construction before final acceptance. A partial or complete milling and overlay of the roadways may be required.		Responded by: Frank Manusky - 4/22/26 4:59 PM Type your response here.	Resolved
14	1	ENGINEERING DEPARTMENT David McGirr 3/17/26 10:09 AM	Comment On all the water plans the vales for the service lines need to be right up against the proposed Tee.		Responded by: Frank Manusky - 4/22/26 4:59 PM Type your response here.	Resolved
15	1	ENGINEERING DEPARTMENT David McGirr 3/17/26 10:10 AM	Comment On plan sheet 431 CU-104, the proposed angled service lines need to be approved by utilities.		Responded by: Frank Manusky - 4/22/26 4:59 PM Type your response here.	Resolved
16	1	ENGINEERING DEPARTMENT David McGirr 3/17/26 10:12 AM	Comment I do not see any sample points on any of the water plans.		Responded by: Frank Manusky - 4/22/26 4:59 PM Type your response here.	Info Only
17	1	ENGINEERING DEPARTMENT David McGirr 3/17/26 10:16 AM	Comment Submit/upload a copy of the (FDEP) Florida Department of Environmental Protection permit or written exemption from this agency for the proposed potable water main and service line connections shown on the civil engineering drawing			Condition
18	1	ENGINEERING DEPARTMENT David McGirr 3/17/26 10:17 AM	Comment Submit/upload a copy of the (BCEPGMD) Broward County Environmental Protection and Growth Management Division wastewater collection system license/permit or written exemption from this agency for the proposed construction of the gravity wastewater collection systems shown on the civil engineering plans.			Condition



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19	1	ENGINEERING DEPARTMENT David McGirr 3/17/26 10:17 AM	Comment Submit/upload a copy of the (FDEP) Florida Department of Environmental Protection permit or written exemption from this agency for the proposed construction of the gravity wastewater collection systems shown on the civil engineering plans.			Condition
20	1	ENGINEERING DEPARTMENT David McGirr 3/17/26 10:17 AM	Comment Submit/upload a copy of the Broward County Traffic Engineering Division permit or exemption for the proposed off-site pavement marking and traffic signage plan.			Condition
21	1	ENGINEERING DEPARTMENT David McGirr 3/17/26 10:18 AM	Comment Submit/upload A City Engineering permit application from one of the following licensed and qualified contractors required to construct the proposed utility work connected to the city utility system: State licensed CGC, State CUC, or Broward County licensed Engineering Contractor. At the time of permitting.			Info Only
22	1	ENGINEERING DEPARTMENT David McGirr 3/17/26 10:19 AM	Comment 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 Engineering Standard street tree detail 316-1 and 315-1.		Responded by: Frank Manusky - 4/22/26 4:59 PM Type your response here.	Info Only
23	1	ENGINEERING DEPARTMENT David McGirr 3/17/26 10:19 AM	Comment Show truncated warning dome mats on the proposed off-site sidewalk where it intersects with driveways and public roadways. Place the proposed COPB sidewalk warning dome mat construction detail drawing on the plans. Detail 318-1 ADA detectable warning mats.		Responded by: Frank Manusky - 4/22/26 4:59 PM Type your response here.	Resolved
24	1	ENGINEERING DEPARTMENT David McGirr 3/17/26 10:21 AM	Comment PLEASE PROVIDE A NARRATIVE RESPONSE TO THESE REVIEW COMMENTS (IF APPLICABLE), SEE MARKUPS (IF REFERENCED) AND CLEARLY SHOW CHANGES ON PLANS USING CLOUDED DETAILS AND DELTA REVISION MARKS AS NECESSARY. **** Please note that the City Engineering Division may issue additional review comments throughout the remainder of the permitting process as the civil engineering plans for this project are finalized. **** ****			Condition



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25	1	BSO David Cappellazo 3/17/26 1:13 PM	<p>Comment</p> <p>Development Review Committee Date Reviewed: 03/17/2026 Subject: CPTED and Security Strengthening Report: PZ#: PZ26-1200001 Name: DOWNTOWN POMPANO ROADWAY AND INFRASTRUCTURE / CITY OF POMPANO BEACH Address / Folio: NW 5th Avenue and NW 1st Avenue/Multiple folios Type: Minor Site Plan</p> <p>Reviewer: BSO Deputy David Cappellazo for the City of Pompano Beach david_cappellazo@sheriff.org M-(954) 275-7479 (Send Text & Email, No Voicemail) Monday Thursday; 8 AM 3 PM</p> <p>Reviewer: BSO Deputy T. Russo for the City of Pompano Beach anthony_russo@sheriff.org M-(561) 917-4556 (Send Text & Email; No Voicemail) Tuesday Friday; 8 AM 3 PM</p>			Info Only
26	1	BSO David Cappellazo 3/17/26 1:17 PM	<p>Comment</p> <p>1.) Please indicate "Special Emphasis Markings" on the diagram where appropriate, and crosswalks. Some special emphasis markings are indicated on form 442-CM501 but not on form 441-CM101.</p>		Responded by: Frank Manusky - 4/22/26 4:59 PM Type your response here.	Info Only



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27	1	BSO David Cappellazo 3/17/26 2:21 PM	<p>Comment Other areas of concern.</p> <p>1.) There is an ingress/egress to the E Pat Larkins Community Center parking lot on the south side, just east of NW 6th Avenue. During peak times when traffic is traveling west bound on NW 1st Street to exit out onto NW 6th Avenue, there is potential for traffic build up on NW 6th Avenue north bound if vehicular traffic is trying to turn into the E Pat Larkins parking lot. The fact that the proposed land use in this area is designated commercial, residential apartments, civic/government center, and possibly a hotel, will bring additional vehicular traffic to the area. When special events at the E Pat Larkins Center are held, this can cause even more stress on the traffic pattern.</p> <p>2.) The diagram shows potential cut outs for driveway access to the businesses along W Atlantic Blvd specifically Taco Bell, KFC, Money Mart, The Housing Authority and Miami Subs. There is potential for "Cut Through" traffic causing potential liability to the area businesses. Cut through traffic can increase the possibility of a vehicle crash with a pedestrian/legitimate user/customer of the businesses. Will there be a designated access which will offset the businesses being affected, or some type of written agreement with the businesses. Has the CRA spoken to any of the business owners?</p> <p>3.) The roadway at NW 3rd Avenue and MLK. As it stands now, there are 2 "Do Not Enter" signs where the busses exit out onto MLK Blvd, from the transportation hub terminal. Busses can turn west and east from the north bound roadway from the bus terminal. Placing an ingress/egress to the proposed site just west of/in conjunction with the bus exit will be confusing to anyone trying to enter off of MLK Blvd.</p> <p>4.) There are no sidewalks proposed for the south side of NW 1st Street/Court which is a potential cause for concern for citizens walking to the business along W Atlantic Blvd.</p>			Info Only
28	1	UTILITIES Nathaniel Watson 3/18/26 5:17 PM	<p>Comment 1. Additional comments may be forthcoming contingent upon future submittals to the PAM and/or DRC review process.</p>			Info Only
29	1	UTILITIES Nathaniel Watson 3/18/26 5:18 PM	<p>Comment 2. Submit a (BCEPMGD) Broward County Environmental Protection and Growth Management Division Surface Water Management permit or exemption for the proposed on and off-site drainage shown on civil engineering drawings for Paving, Grading & Drainage. Required during bldg. e-plan submittal.</p>			Condition



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30	1	UTILITIES Nathaniel Watson 3/18/26 5:18 PM	Comment 3.Please note that proposed water metered services three inches and larger are not stock items and are subject to an order lead time. Regarding the construction schedule, please order the subject meters promptly to ensure timely installation. Order lead times can be up to 8 months.			Info Only
31	1	UTILITIES Nathaniel Watson 3/18/26 5:18 PM	Comment 4.Please note that a capacity/modeling study demonstrating the developments impact on the Citys water, sewer, and storm drainage systems must be initiated and completed using the Citys modeling consultants. Any resulting system improvements shall be completed at the developers expense.			Condition
32	1	UTILITIES Nathaniel Watson 3/18/26 5:19 PM	Comment 5.Please indicate the estimated daily water consumptive use of the development in (GPD) gallons per day. Please reference all pertinent information to the stated estimation, demonstrating the validity of the calculation.		Responded by: Frank Manusky - 4/22/26 5:00 PM Type your response here.	Resolved
33	1	UTILITIES Nathaniel Watson 3/18/26 5:19 PM	Comment 6.Please indicate the estimated daily wastewater discharge of the development in (GPD) gallons per day. Please reference all pertinent information to the stated estimation, demonstrating the validity of the calculation.		Responded by: Frank Manusky - 4/22/26 5:00 PM Type your response here.	Resolved
34	1	UTILITIES Nathaniel Watson 3/18/26 5:20 PM	Comment 7.Please note that any existing water or sewer service connections available to the development or lot(s) that will not be utilized shall be retired at the main in accordance with City specifications.		Responded by: Frank Manusky - 4/22/26 5:00 PM Type your response here.	Resolved
35	1	UTILITIES Nathaniel Watson 3/18/26 5:20 PM	Comment 8.Please note on Landscape Plan Sheets 731739 that, pursuant to City Ordinances 50.02(A)(4) and 100.35(G), street trees shall not be placed on top of, or within 5 feet on either side of, any City-owned utility infrastructure. In addition, no trees, shrubbery, or obstructions shall be placed within a 3-foot radius of any City-owned sewer lateral cleanout or water and/or reuse meter. Please overlay the landscape plan with the water and sewer civil plans to demonstrate how conflicts will be mitigated.		Responded by: Frank Manusky - 4/22/26 5:00 PM Type your response here.	Resolved
36	1	UTILITIES Nathaniel Watson 3/18/26 5:20 PM	Comment 9.Submit a (FDEP) Florida Department of Environmental Protection NPDES General Permit and/or (NOI) Notice of Intent for the proposed stormwater discharge from the proposed site construction activities. Required during bldg. e-plan submittal.			Condition
37	1	UTILITIES Nathaniel Watson 3/18/26 5:20 PM	Comment 10.Please submit the Florida Department of Environmental Protection (FDEP) NPDES General Permit for the proposed stormwater discharge associated with site construction activities.		Responded by: Frank Manusky - 4/22/26 5:00 PM Type your response here.	Resolved



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38	1	UTILITIES Nathaniel Watson 3/18/26 5:20 PM	Comment 11.Submit a (FDEP) Florida Department of Environmental Protection General Permit or exemption for Construction of Water Main Extensions from the proposed site construction activities. Required during bldg. e-plan submittal.			Condition
39	1	UTILITIES Nathaniel Watson 3/18/26 5:21 PM	Comment 12.Submit a Broward County Wastewater Collection permit or exemption for the proposed collection system extension. Required during bldg. e-plan submittal.			Condition
40	1	UTILITIES Nathaniel Watson 3/18/26 5:21 PM	Comment 13.Please place a note on the landscape plans, pursuant to City Ordinances 50.02(A)(3) and 100.35(G), stating that landscaping materials other than sod are not permitted within 5 feet of any portion of City-owned utilities located within the public street right-of-way, including meters, hydrants, service lines, etc. In addition, no trees, shrubbery, or obstructions shall be placed within a 3-foot radius of any City-owned sewer lateral cleanout or water and/or reuse meter. Please show the location of all existing City-owned and maintained potable water mains and services, sanitary sewer mains and laterals, and storm drainage lines on the proposed landscape plans. For utility information, contact Tracy Wynn, GIS Coordinator, Engineering Division, at 954-545-7007 or tracy.wynn@copbfl.com. Refer also to Engineering Standard Street Tree Details 316-1 and 315-1.		Responded by: Frank Manusky - 4/22/26 5:00 PM Type your response here.	Resolved
41	1	UTILITIES Nathaniel Watson 3/18/26 5:21 PM	Comment 14.The off-site/public-owned drainage infrastructure must be shown as either RCP or ADS HP storm pipe. Please add this note to CP PG&D Plan Sheets 416420.		Responded by: Frank Manusky - 4/22/26 5:00 PM Type your response here.	Resolved
42	1	UTILITIES Nathaniel Watson 3/18/26 5:21 PM	Comment 15.Please provide clarification regarding the ownership of the proposed underground stormwater storage system, as shown on CP PG&D Plan Sheets 418 and 419.		Responded by: Frank Manusky - 4/22/26 5:00 PM Type your response here.	Condition
43	1	UTILITIES Nathaniel Watson 3/18/26 5:22 PM	Comment 16.Please show an in-line 8-inch isolation gate valve on the proposed water main midway along NW 5th Avenue, on either Sheet 428 or 429, CU-101/CU-102 Water & Sewer Plans.		Responded by: Frank Manusky - 4/22/26 5:00 PM Type your response here.	Resolved



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44	1	UTILITIES Nathaniel Watson 3/18/26 5:22 PM	Comment 17.Sheets 430 and 431, CU-103/CU-104 Water & Sewer Plans, propose connecting to the existing water main along NW 1st Street, but do not indicate what will occur after the proposed water main is placed into service. Please note that the proposed 8-inch water main shall replace the existing 6-inch water main upon certification. Please also show all water service connections from the proposed 8-inch water main to the establishments adjacent to NW 1st Street. This shall include the existing fire hydrant located in front of the Citys Wastewater Pump Station No. 86, the water service supplying the car wash, and the water service supplying the Citys pump station along NW 1st Street.		Responded by: Frank Manusky - 4/22/26 5:00 PM Type your response here.	Resolved
45	1	UTILITIES Nathaniel Watson 3/18/26 5:23 PM	Comment 18.Please show an in-line 8-inch isolation gate valve on the proposed water main midway along NW 1st Street, on either Sheet 430 or 431, CU-103/CU-104 Water & Sewer Plans.		Responded by: Frank Manusky - 4/22/26 5:00 PM Type your response here.	Resolved
46	1	UTILITIES Nathaniel Watson 3/18/26 5:23 PM	Comment 19.Please show an in-line 8-inch isolation gate valve on the proposed water main midway along NW 3rd Avenue, on either Sheet 431 or 432, CU-104/CU-105 Water & Sewer Plans.		Responded by: Frank Manusky - 4/22/26 5:00 PM Type your response here.	Resolved
47	1	UTILITIES Nathaniel Watson 3/18/26 5:23 PM	Comment 20.Please note that the sewer manholes shown on Sheets 428 (CU-101), 429 (CU-102), 431 (CU-104), and 432 (CU-105), whether proposed to be cored or newly constructed, must be internally sewer-coated and bench-worked to accommodate the new flow.		Responded by: Frank Manusky - 4/22/26 5:00 PM Type your response here.	Resolved
48	1	UTILITIES Nathaniel Watson 3/18/26 5:23 PM	Comment 21.Please relocate the proposed wastewater manhole shown on Sheet 432, CU-105, further north so that it is positioned just behind the sidewalk.		Responded by: Frank Manusky - 4/22/26 5:00 PM Type your response here.	Resolved
49	1	UTILITIES Nathaniel Watson 3/18/26 5:23 PM	Comment 22.Please note that an existing water service line traverses the KFC property to supply the median irrigation service along Atlantic Boulevard. Please show this connection to the proposed 8-inch water main along NW 1st Street.		Responded by: Frank Manusky - 4/22/26 5:00 PM Type your response here.	Resolved
50	1	UTILITIES Nathaniel Watson 3/18/26 5:23 PM	Comment 23.Please note that the water, sewer, and stormwater connections for the Downtown City Hall are dependent upon the approval, utility modeling, and site development of PZ26-1200001 Downtown Pompano Roadway and Infrastructure. Particularly as it relates to the off-site designation of the roadway. This designation corresponds directly to ownership of the proposed utility infrastructure.		Responded by: Frank Manusky - 4/22/26 5:00 PM Type your response here.	Condition



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51	1	UTILITIES Nathaniel Watson 3/18/26 5:24 PM	Comment 24.Please overlay the proposed utility infrastructure on the submitted landscape plans to demonstrate that street trees shall not be placed on top of, or within 5 feet of either side of, any City-owned utility infrastructure.		Responded by: Frank Manusky - 4/22/26 5:00 PM Type your response here.	Resolved
52	1	UTILITIES Nathaniel Watson 3/18/26 5:32 PM	Comment 25. Please attach the following City Engineering Standard details as they apply: 105-2 Meter Box Installation, 106-3 Fire Meter and Backflow Device, 107-1 Typical 1" Water Service, 107-2 Typical 2" Water Service, 108-1 Typical Conflict (Water) Detail, 118-1 Restrained Joint Information, 118-2 Restrained Joint Information, 118-3 Restrained Joint Information, 122-2 Potable Water Supply Notes, 122-3 Potable Water Supply Notes, 210-2 Sewer Box and Cover Traffic, 210-3 Sewer Box and Cover Heavy Traffic, 315-1 Typical Screen For Utilities, 316-1 Required Tree Locations, 400-1A Precast Drainage Structure, 400-1B Type C Inlet, 401-1 Type D Inlet, 402-1 Type E Inlet, 403-1 Type H Inlet, 408-1 Structure Tops (Type 7-NT), 408-2 Structure Tops (Type 7-T), 409-1 Cover for Manholes and Inlets, 410-1 Cast Iron Grates, 411-1 Cast Iron Frame for Manholes, 412-1 Optional Construction Joints, 412-2 Optional Construction Joints, 413-1 Eye Bolt and Chain for Locking Grates, 414-1 Water Stop Seal.		Responded by: Frank Manusky - 4/22/26 5:00 PM Type your response here.	Resolved
53	1	LANDSCAPE REVIEW Wade Collum 3/19/26 7:54 AM	Comment 1.All comments discussed with Planning / Zoning staff.		Responded by: Frank Manusky - 4/22/26 4:59 PM Type your response here.	Info Only
54	1	LANDSCAPE REVIEW Wade Collum 3/19/26 7:55 AM	Comment 2.Please verify all plans are in accordance with 155.5203, 155.3501 (TO), and/or 155.3708 (DPOD), as applicable for the site.		Responded by: Frank Manusky - 4/22/26 4:59 PM Type your response here.	Info Only
55	1	LANDSCAPE REVIEW Wade Collum 3/19/26 7:55 AM	Comment 3.All plans must match as it relates to the canal retention area on sheet CP-103, which is correct as it relates to the waterway. Cp-103, CU-103, and LP-103 are all different, please adjust.		Responded by: Frank Manusky - 4/22/26 4:59 PM Type your response here.	Info Only
56	1	LANDSCAPE REVIEW Wade Collum 3/19/26 7:55 AM	Comment 4.Please verify canal retention area on sheet CP-103 is correct as it relates to the waterway for the project overall. Is there going to be a retaining wall? Is there a fence proposed along this area that drops 6 over 24?		Responded by: Frank Manusky - 4/22/26 4:59 PM Type your response here.	Info Only
57	1	LANDSCAPE REVIEW Wade Collum 3/19/26 7:55 AM	Comment 5.Show sod and irrigation in these areas to establish and protect the bank.		Responded by: Frank Manusky - 4/22/26 4:59 PM Type your response here.	Info Only



Plan Review - Review Comments Report

Project Name: **PZ26-1200001**

Workflow Started: **1/28/2026 8:24:12 AM**

Report Generated: **05/12/2026 06:02 PM**

REF #	CYCLE	REVIEWED BY	TYPE	FILENAME	DISCUSSION	STATUS
58	1	LANDSCAPE REVIEW Wade Collum 3/19/26 7:55 AM	Comment 6.Clearly define the scope of work as it relates to managing large open areas and the areas immediately adjacent to the back of the sidewalk.		Responded by: Frank Manusky - 4/22/26 4:59 PM Type your response here.	Info Only
59	1	LANDSCAPE REVIEW Wade Collum 3/19/26 7:56 AM	Comment 7.How long are we anticipating an unapproved condition of these areas?		Responded by: Frank Manusky - 4/22/26 4:59 PM Type your response here.	Info Only
60	1	LANDSCAPE REVIEW Wade Collum 3/19/26 7:56 AM	Comment 8.Please meet with staff to discuss tree disposition and preservation approach on the tree Disposition.		Responded by: Frank Manusky - 4/22/26 4:59 PM Type your response here.	Info Only
61	1	LANDSCAPE REVIEW Wade Collum 3/19/26 7:56 AM	Comment 9.Is it possible to carve out an area to store relocated Sabals with a temporary irrigation system to check the preservation box and help to offset mitigation? Maybe the border of Sheet LP-109?		Responded by: Frank Manusky - 4/22/26 4:59 PM Type your response here.	Info Only
62	1	LANDSCAPE REVIEW Wade Collum 3/19/26 7:56 AM	Comment 10.Staff suggests creating a mitigation bank for the project and would like to discuss how we will manage that bank as a team.		Responded by: Frank Manusky - 4/22/26 4:59 PM Type your response here.	Info Only
63	1	LANDSCAPE REVIEW Wade Collum 3/19/26 7:56 AM	Comment 11.As per 155.3501.K.5.d correct street tree size to be at the time of planting, the shade tree shall be a minimum of 24 feet in height with 8 feet clear trunk.		Responded by: Frank Manusky - 4/22/26 4:59 PM Type your response here.	Info Only
64	1	LANDSCAPE REVIEW Wade Collum 3/19/26 7:57 AM	Comment 12.As per 155.3501.J.3.f. Street trees are to be calculated at 1:30. Please verify and recalculate		Responded by: Frank Manusky - 4/22/26 4:59 PM Type your response here.	Info Only
65	1	LANDSCAPE REVIEW Wade Collum 3/19/26 7:57 AM	Comment 13.As per155.3501.J.2.d / 155.5203.D.5.A. The minimum width of the required VUA foundation planting shall be five (5) feet.		Responded by: Frank Manusky - 4/22/26 4:59 PM Type your response here.	Info Only
66	1	LANDSCAPE REVIEW Wade Collum 3/19/26 7:57 AM	Comment 14.Grading Detail on CP-301, Roadway Typical Section 1 shows grade declining, and according to the topo lines on the grading plan shows grade inclining, clarify and correct please.		Responded by: Frank Manusky - 4/22/26 4:59 PM Type your response here.	Info Only
67	1	LANDSCAPE REVIEW Wade Collum 3/19/26 7:57 AM	Comment 15.As per 155.3501.H.6.c.vi.g. Overhead utilities are not permitted. Existing overhead utilities shall be relocated underground.		Responded by: Frank Manusky - 4/22/26 4:59 PM Type your response here.	Info Only



Plan Review - Review Comments Report

Project Name: **PZ26-1200001**

Workflow Started: **1/28/2026 8:24:12 AM**

Report Generated: **05/12/2026 06:02 PM**

REF #	CYCLE	REVIEWED BY	TYPE	FILENAME	DISCUSSION	STATUS
68	1	LANDSCAPE REVIEW Wade Collum 3/19/26 7:57 AM	Comment 16.As per 155.3501.J.3; Provide Modular Suspended Pavement System with aggregate sub base (such as Silva Cell) for trees in landscape areas directly abutting paved areas. Required tree soil volume shall be provided in accordance with Figure 155.3501.J.3.a: Required Tree to Soil Volume Ratio Graph below. To include the WANE Tree Preservation System.		Responded by: Frank Manusky - 4/22/26 5:00 PM Type your response here.	Info Only
69	1	LANDSCAPE REVIEW Wade Collum 3/19/26 7:57 AM	Comment 17.Show all suspended pavement on the Civil / PGD Plans		Responded by: Frank Manusky - 4/22/26 5:00 PM Type your response here.	Info Only
70	1	LANDSCAPE REVIEW Wade Collum 3/19/26 7:57 AM	Comment 18.Provide Root Barrier specifications on the plan. Staff strongly recommends a hard physical root barrier, such as Deep Root hard plastic at least 24 in depth in all area bordering hardscapes or utilities.		Responded by: Frank Manusky - 4/22/26 5:00 PM Type your response here.	Info Only
71	1	LANDSCAPE REVIEW Wade Collum 3/19/26 7:58 AM	Comment 19.Clarity how the plans comply with Downtown Pompano Overlay District (DPOD) Regulating Diagrams. Diagram 155.3798.I, Open Public Open Space & Greenway System Regulating Plan, Diagram 155.3708.J., Street Network Connectivity Regulating Plan.		Responded by: Frank Manusky - 4/22/26 5:00 PM Type your response here.	Info Only
72	1	LANDSCAPE REVIEW Wade Collum 3/19/26 7:58 AM	Comment 20.Correct comment #3 under section O of the notes page to reflect 2 x 3 times the size of the rootball.		Responded by: Frank Manusky - 4/22/26 5:00 PM Type your response here.	Info Only
73	1	LANDSCAPE REVIEW Wade Collum 3/19/26 7:58 AM	Comment 21.Please clarify the use of understory trees as part of this street tree plan. All trees are to be large canopy unless OHW or utilities exist.		Responded by: Frank Manusky - 4/22/26 5:00 PM Type your response here.	Info Only
74	1	LANDSCAPE REVIEW Wade Collum 3/19/26 7:58 AM	Comment 22.Calrify the absence of street trees on the west side of the road on Sheet LP-105. Plea populate to match.		Responded by: Frank Manusky - 4/22/26 5:00 PM Type your response here.	Info Only
75	1	LANDSCAPE REVIEW Wade Collum 3/19/26 7:58 AM	Comment 23.Why is Sheet LP-109 included in this submittal? Is it part of this first phase?		Responded by: Frank Manusky - 4/22/26 5:00 PM Type your response here.	Info Only
76	1	LANDSCAPE REVIEW Wade Collum 3/19/26 7:58 AM	Comment 24.Please provide options for staking and guying the larger trees within the narrow scope of defined planting space.		Responded by: Frank Manusky - 4/22/26 5:00 PM Type your response here.	Info Only



Plan Review - Review Comments Report

Project Name: **PZ26-1200001**

Workflow Started: **1/28/2026 8:24:12 AM**

Report Generated: **05/12/2026 06:02 PM**

REF #	CYCLE	REVIEWED BY	TYPE	FILENAME	DISCUSSION	STATUS
77	1	LANDSCAPE REVIEW Wade Collum 3/19/26 7:59 AM	Comment 25.Provide details for proposed Phoenix species as it relates to soil volume and provide a separate planting detail for these species as it relates to their specific needs.		Responded by: Frank Manusky - 4/22/26 5:00 PM Type your response here.	Info Only
78	1	LANDSCAPE REVIEW Wade Collum 3/19/26 7:59 AM	Comment 26.Provide a note that a Notarized Certificate of Variety for the Medjool species for this site, this will be required at time of inspection.		Responded by: Frank Manusky - 4/22/26 5:00 PM Type your response here.	Info Only
79	1	LANDSCAPE REVIEW Wade Collum 3/19/26 7:59 AM	Comment 27.Provide a tree grate or pervious aggregate detail for palms and trees proposed in paver or walkway areas.		Responded by: Frank Manusky - 4/22/26 5:00 PM Type your response here.	Info Only
80	1	LANDSCAPE REVIEW Wade Collum 3/19/26 7:59 AM	Comment 28.Staff recommend that there be a note specifying that all like species of trees are sourced from the same nursery to provide a consistent and cohesive look to the project, and to ensure that tall trees will hopefully mature at the same growth rate.		Responded by: Frank Manusky - 4/22/26 5:00 PM Type your response here.	Info Only
81	1	LANDSCAPE REVIEW Wade Collum 3/19/26 7:59 AM	Comment 29.Contractor to work closely with City UF staff team to teamwork a successful approach.		Responded by: Frank Manusky - 4/22/26 5:00 PM Type your response here.	Info Only
82	1	LANDSCAPE REVIEW Wade Collum 3/19/26 7:59 AM	Comment 30.Provide a note stating; All trees designated as single trunk shall have a single, relatively straight, dominant leader, proper structural branching and even branch distribution. Trees with bark inclusion, tipped branches, and co-dominant trunks will not be accepted. Trees with girdling, circling and/or plunging roots will be rejected.		Responded by: Frank Manusky - 4/22/26 5:00 PM Type your response here.	Info Only
83	1	LANDSCAPE REVIEW Wade Collum 3/19/26 7:59 AM	Comment 31.Provide a note on plan that a Pre Construction meeting with Urban Forestry is required before any work is performed onsite. where there is tree protection and/or plant material is installed on site.		Responded by: Frank Manusky - 4/22/26 5:00 PM Type your response here.	Info Only
84	1	LANDSCAPE REVIEW Wade Collum 3/19/26 7:59 AM	Comment 32.As per 155.5203.B.2.b; Provide a note that all road rock, concrete, asphalt and other non natural material be removed from all planting areas prior to landscape installation and be replaced with planting soil prior to landscape installation and be replaced with planting soil prior to landscape installation.		Responded by: Frank Manusky - 4/22/26 5:00 PM Type your response here.	Info Only
85	1	LANDSCAPE REVIEW Wade Collum 3/19/26 8:00 AM	Comment 33.Provide plant spacing detail to align itself with all proposed plant sizes to fill beds. Provide a note that all proposed planting beds will be planted out correctly with proper spacing		Responded by: Frank Manusky - 4/22/26 5:00 PM Type your response here.	Info Only



Plan Review - Review Comments Report

Project Name: **PZ26-1200001**

Workflow Started: **1/28/2026 8:24:12 AM**

Report Generated: **05/12/2026 06:02 PM**

REF #	CYCLE	REVIEWED BY	TYPE	FILENAME	DISCUSSION	STATUS
86	1	LANDSCAPE REVIEW Wade Collum 3/19/26 8:01 AM	Comment 34.Please provide a detailed comment response sheet as to specifically how comments have been addressed at time of resubmittal.		Responded by: Frank Manusky - 4/22/26 5:00 PM Type your response here.	Info Only
87	1	LANDSCAPE REVIEW Wade Collum 3/19/26 8:01 AM	Comment 35.Additional comments may be rendered a time of resubmittal.		Responded by: Frank Manusky - 4/22/26 5:00 PM Type your response here.	Info Only
88	2	FIRE DEPARTMENT Jim Galloway 4/23/26 7:37 AM	Comment 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.			Info Only
89	2	BSO David Cappellazo 4/30/26 8:16 AM	Comment Development Review Committee Date Reviewed: 04/30/2026 Subject: CPTED and Security Strengthening Report: PZ#: PZ26-1200001 Name: DOWNTOWN POMPANO ROADWAY AND INFRASTRUCTURE / CITY OF POMPANO BEACH Address / Folio: NW 5th Avenue and NW 1st Avenue/Multiple folios Type: Minor Site Plan Reviewer: BSO Deputy David Cappellazo for the City of Pompano Beach david_cappellazo@sheriff.org M-(954) 275-7479 (Send Text & Email, No Voicemail) Monday Thursday; 8 AM 3 PM Reviewer: BSO Deputy T. Russo for the City of Pompano Beach anthony_russo@sheriff.org M-(561) 917-4556 (Send Text & Email; No Voicemail) Tuesday Friday; 8 AM 3 PM			Info Only
90	2	LANDSCAPE REVIEW Wade Collum 5/7/26 12:33 PM	Comment 1. All comments discussed with Planning / Zoning staff.			Unresolved
91	2	LANDSCAPE REVIEW Wade Collum 5/7/26 12:34 PM	Comment 2. Please verify all plans are in accordance with 155.5203, 155.3501 (TO), and/or 155.3708 (DPOD), as applicable for the site.			Unresolved



Plan Review - Review Comments Report

Project Name: **PZ26-1200001**

Workflow Started: **1/28/2026 8:24:12 AM**

Report Generated: **05/12/2026 06:02 PM**

REF #	CYCLE	REVIEWED BY	TYPE	FILENAME	DISCUSSION	STATUS
92	2	LANDSCAPE REVIEW Wade Collum 5/7/26 12:34 PM	Comment 3. Please verify 'canal' retention area on sheet CP-103 is correct as it relates to the 'waterway' for the project overall.			Unresolved
93	2	LANDSCAPE REVIEW Wade Collum 5/7/26 12:34 PM	Comment 4. Clearly define the scope of work as it relates to managing large open areas and the areas immediately adjacent to the back of the sidewalk. Based on the comment response, please provide our standard site restoration note for Bahia sod for areas impacted by work. I.e Sheet LP-109.			Unresolved
94	2	LANDSCAPE REVIEW Wade Collum 5/7/26 12:34 PM	Comment 5. Please meet with staff to discuss tree disposition and preservation approach on the tree Disposition.			Unresolved
95	2	LANDSCAPE REVIEW Wade Collum 5/7/26 12:35 PM	Comment 6. Is it possible to carve out an area to store relocated Sabals with a temporary irrigation system to check the preservation box and help to offset mitigation? Maybe the border of Sheet LP-109? Based on response, please provide a location for the holding area with temporary irrigation with connections noted.			Unresolved
96	2	LANDSCAPE REVIEW Wade Collum 5/7/26 12:35 PM	Comment 7. Staff suggests creating a mitigation bank for the project and would like to discuss how we will manage that bank as a team.			Unresolved
97	2	LANDSCAPE REVIEW Wade Collum 5/7/26 12:35 PM	Comment 8. As per 155.3501.J.3.f. Street trees are to be calculated at 1:30. It appears more trees have been added to meet the requirement however the tree count on the plant list remains unchanged. Please verify and recalculate.			Unresolved
98	2	LANDSCAPE REVIEW Wade Collum 5/7/26 12:35 PM	Comment 9. Grading Detail on CP-301, Roadway Typical Section 1 shows grade declining, and according to the topo lines on the grading plan shows grade inclining, clarify and correct please. Comment response for canal being removed, staff is unsure how to process.			Unresolved
99	2	LANDSCAPE REVIEW Wade Collum 5/7/26 12:35 PM	Comment 10. As per 155.3501.H.6.c.vi.g. Overhead utilities are not permitted. Existing overhead utilities shall be relocated underground. NW 1st.			Unresolved



Plan Review - Review Comments Report

Project Name: **PZ26-1200001**

Workflow Started: **1/28/2026 8:24:12 AM**

Report Generated: **05/12/2026 06:02 PM**

REF #	CYCLE	REVIEWED BY	TYPE	FILENAME	DISCUSSION	STATUS
100	2	LANDSCAPE REVIEW Wade Collum 5/7/26 12:35 PM	Comment 11. As per 155.3501.J.3; Provide Modular Suspended Pavement System with aggregate sub base (such as Silva Cell) for trees in landscape areas directly abutting paved areas. Required tree soil volume shall be provided in accordance with Figure 155.3501.J.3.a: Required Tree to Soil Volume Ratio Graph below. Please show on the colored Separate Suspended Pavement sheet.			Unresolved
101	2	LANDSCAPE REVIEW Wade Collum 5/7/26 12:36 PM	Comment 12. Show all suspended pavement on the Civil / PGD Plans. Comment responses only refers to 1 Civil sheet and 1 W&S Plan. Correct and clarify.			Unresolved
102	2	LANDSCAPE REVIEW Wade Collum 5/7/26 12:36 PM	Comment 13. Provide Root Barrier specifications on the plan. Staff strongly recommends a hard physical root barrier, such as Deep Root hard plastic at least 24" in depth in all area bordering hardscapes or utilities. Please show on the colored Separate Suspended Payment sheet.			Unresolved
103	2	LANDSCAPE REVIEW Wade Collum 5/7/26 12:36 PM	Comment 14. Clarify how the plans comply with Downtown Pompano Overlay District (DPOD) Regulating Diagrams. Diagram 155.3798.I, Open Public Open Space & Greenway System Regulating Plan, Diagram 155.3708.J., Street Network Connectivity Regulating Plan. Please provide examples open to discussions with staff for clarity.			Unresolved
104	2	LANDSCAPE REVIEW Wade Collum 5/7/26 12:36 PM	Comment 15. Correct comment #3 under section O of the notes page to reflect 2 1/2 x 3 times the size of the rootball.			Unresolved
105	2	LANDSCAPE REVIEW Wade Collum 5/7/26 12:36 PM	Comment 16. Provide a tree grate or pervious aggregate detail for palms and trees proposed in paver or walkway areas. Staff could not locate any notes on sheet LP-104			Unresolved
106	2	LANDSCAPE REVIEW Wade Collum 5/7/26 12:36 PM	Comment 17. Please provide a detailed comment response sheet as to specifically how comments have been addressed at time of resubmittal.			Unresolved
107	2	LANDSCAPE REVIEW Wade Collum 5/7/26 12:37 PM	Comment 18. Additional comments may be rendered a time of resubmittal.			Unresolved



Plan Review - Review Comments Report

Project Name: **PZ26-1200001**

Workflow Started: **1/28/2026 8:24:12 AM**

Report Generated: **05/12/2026 06:02 PM**

REF #	CYCLE	REVIEWED BY	TYPE	FILENAME	DISCUSSION	STATUS
108	2	PLANNING Max Wemyss 5/12/26 5:09 PM	Comment The narrative does not address the phasing and transition of the overall site to individual development sites. The assumption is that fill is being brought in to accommodate future development sites. Are those pads determined or not determined at this time? What will the configuration of development be? Include information on the strategic locations of fill, particularly linear graded features that are not identified as a site feature on any plan. What is assumed to be the water feature area shown on the key is different from what is shown on sheets 102, 103, and 104. It was previously understood that all of phase 1 and 2 stormwater needs were being captured within the City Hall garage. Please include description of the area reserved for the water feature amenity and any stormwater needs in the narrative. Ensure the depictions of these areas are consistent across the key and sheets.			Unresolved
109	2	PLANNING Max Wemyss 5/12/26 5:09 PM	Comment What is the reason we are not providing sidewalks along the south side of nw 1st Street? Sufficient ROW appears to exist.			Question
110	2	PLANNING Max Wemyss 5/12/26 5:09 PM	Comment According to the master plan, the development should front onto a linear central plaza. Assuming this ultimate design is not yet determined, is there a minimum width or area for this amenity that can be identified on an overall plan?			Question
112	2	PLANNING Max Wemyss 5/12/26 5:10 PM	Comment Comment for discussion: If on-street parking is desired/required, how (or where) can this be accommodated? Is it impractical to expect that anywhere? Is it practical to expect double frontages and structured parking from new development? What will the requirement of a central plaza do to the available area of a development site?			Question
113	2	PLANNING Max Wemyss 5/12/26 5:11 PM	Comment Once site work is complete, will the development pads be sodded or seeded?			Question
114	2	PLANNING Max Wemyss 5/12/26 5:18 PM	Comment Acknowledge that what is proposed does not perfectly align with the street's hierarchy regulating plan nor the open space regulating plan. This is acceptable so long as certain criteria are met. Please add responses to those criteria to your narrative. Street: Tertiary streets and alleys/service roads shown on the Street Network Connectivity Regulating Plan are encouraged to promote connectivity and to conform to block length requirements. Unless otherwise specified in the TO district, tertiary streets and alleys/service roads may be modified or deleted for the purpose of assembling parcels for development.			Unresolved



Plan Review - Review Comments Report

Project Name: **PZ26-12000001**

Workflow Started: **1/28/2026 8:24:12 AM**

Report Generated: **05/12/2026 06:02 PM**

		<p>The modification or deletion of tertiary streets and alley/service roads as shown on the Street Network Connectivity Regulating Plan requires the following conditions are met:</p> <ul style="list-style-type: none">i. The Director of Development Services shall approve the modification or deletion of tertiary streets and alleys/service roads provided the following conditions are satisfied:ii. The modification/deletion is reviewed and recommended by the City's Urban Design Professional who shall review the proposed modification for compliance with sound urban design principles.<ul style="list-style-type: none">a) The modification/deletion maintains connectivity to the surrounding area;b) The modification/deletion enhances pedestrian safety;c) The modification/deletion is compatible with the surrounding area;d) The modification/deletion allows for the appropriate use of private property; ande) The modification/deletion does not create block lengths that exceed the maximum allowed herein, thereby limiting walkability.iii. The modification/deletion is reviewed and recommended by the Director of Public Works who shall review the proposed modification for traffic and safety issues.iv. The modification/deletion does not diminish the general size and location of an open space shown in the Designated Public Open Space and Greenway System Plan.v. The modification/deletion complies with the requirements for vacating and closing streets and alleys, as applicable, in accordance with the City of Pompano Beach Code of Ordinances. <p>Greenways/Open Spaces:</p> <ul style="list-style-type: none">- The general location shall conform with the Designated Publicly Accessible Open Space and Greenways System Regulating Plan. (Note: Which of the new streets will be the greenways? Is a greenway required along the water feature area?- Provided that all other parameters on the Regulating Plans are met and that an individual/developer owns the entire designated publicly accessible open space area and an adjacent area, the final location of the publicly accessible open space may be proposed onto such adjacent area.			
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Plan Review - Review Comments Report

Project Name: **PZ26-1200001**

Workflow Started: **1/28/2026 8:24:12 AM**

Report Generated: **05/12/2026 06:02 PM**

REF #	CYCLE	REVIEWED BY	TYPE	FILENAME	DISCUSSION	STATUS
115	2	PLANNING Max Wemyss 5/12/26 5:19 PM	Comment Please provide a master plan/phasing plan. - Include the locations/area for the linear central plaza. - Note that the water feature is to be completed by others and the general location is only shown for reference. The water feature shall receive a building permit prior to any vertical building permit approval. The design of the water feature is subject to change, as approved by the City/CRA. Including site plan information at this phase, enables this aspect of the project to proceed to building permit directly, once feasible. - Note that a legal mechanism, such as a declaration, requiring improvements of future site plan development applications, such as pedestrian amenities and landscaping and/or a travel lane with parking, on the north side of the water feature area will be required. - Include notations on the orientation of any development (primary/secondary/tertiary frontages). Fronts need to be along the central canal/plaza/water feature area. Additional frontages along the water feature area shall be consistent with a "Secondary Street" as defined by code. - Include locations that may be practical for on-street parking or any other roadway configuration that may be practical in the future. - Include notations on the phasing for the identification of any development pads, inclusive of any sodding or seeding interim periods. - Include locations for any open space or greenway required by the regulating plan or permitted modifications to the regulation plans.			Unresolved
116	2	ZONING Max Wemyss 5/12/26 5:23 PM	Comment Zoning comments incorporated in to Planning review.			Info Only

