

DRC

PZ25-12000048  
05/20/2026

# Plan Review - Review Comments Report

Project Name: **PZ25-12000048**

Workflow Started: **12/4/2025 2:52:05 PM**

Report Generated: **12/23/2025 09:41 AM**

52	1	ZONING Jonathan Cady 12/22/25 5:50 PM	Comment 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).			Info Only
53	1	ZONING Jonathan Cady 12/22/25 5:50 PM	Comment Please note that the proposed signs, although included with this submittal, would not be concurrently approved with this Major Site Plan if approved and will need a separate building permit approval. (Info Only).			Info Only
54	1	ZONING Jonathan Cady 12/22/25 5:50 PM	Comment Please note that additional comments may be provided based on your next submittal, especially if revisions reveal items that were not previously reviewed or addressed. (Info Only).			Info Only
55	1	PLANNING Max Wemyss 12/23/25 8:52 AM	Comment -The property is zoned I-1 with an Industrial Land Use. Both districts permit the proposed activity. - The property is Platted (Southern Half of Parcel B of GATEWAY INDUSTRIAL CENTER NO 29 Book 117, Page 30) - This plat, inclusive of Parcel A and the northern half of Parcel B, is limited to 80,000 sq feet of industrial use. Based on the Property Appraiser's information, the total proposed industrial area for the plat appears to be approximately 66,710 square feet. For confirmation of compliance, a Plat Determination Letter from the Broward County Planning Council would be required. - The Plat includes non-vehicular access lines which do not appear on the Site Plan. There is a NVAL shown on the survey, but it does not appear consistent with the Plat. Please confirm the placement and show it on the site plan for confirmation. Otherwise, please modify the NVAL as shown on the Plat. - The survey shows that the property has dedicated 30' to the center line of SW 30th Ave, which is consistent with the Plat and the requirements of Chapter 100, Code of Ordinances. No additional dedication is required.			Unresolved
56	1	LANDSCAPE REVIEW Mark Brumet 12/23/25 9:23 AM	Comment 1. Provide evidence that all overhead utilities will be buried for this project in accordance with code section 155.5509. In addition, provide a note on the site and landscape plans and in a narrative stating the following: All overhead utilities shall be buried for this project. <b>All on-site will be. Can't bury the lines on 30<sup>th</sup>.</b>			Unresolved



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57	1	LANDSCAPE REVIEW Mark Brumet 12/23/25 9:24 AM	Comment 2. Provide a landscape plan prepared and signed and sealed by a Florida Registered Landscape Architect in accordance with Code Section 155.5203. <b>Provided</b>			Unresolved
58	1	LANDSCAPE REVIEW Mark Brumet 12/23/25 9:24 AM	Comment 3. Submit a copy of the approved landscape plan of record for reference only. <b>Architect will submit</b>			Unresolved
59	1	LANDSCAPE REVIEW Mark Brumet 12/23/25 9:24 AM	Comment 4. Submit a tree survey prepared, signed, and sealed by a Florida Registered Surveyor showing the locations of all existing trees and palms in accordance with Code Section 155.2411, and Part 5. Tree Survey submitted shall be labeled Tree Survey. <b>Architect will submit, but many items were not ID'd correctly, and they over surveyed the site including shrubs. I did not list all the insignificant plant material (shrubs) on the tree survey</b>			Unresolved
60	1	LANDSCAPE REVIEW Mark Brumet 12/23/25 9:24 AM	Comment 5. Submit a Tree Assessment and Appraisal prepared by an ISA Certified Arborist in accordance with FS Rule 14-10.057 of the Florida Administrative Code as amended, for all trees that are specimen (18" or greater and health condition of 60% or greater), and all palms trees; provide DBH for all non-specimen trees (no individual \$ value shall be provided); assign each existing tree a number; specify the common and botanical name for each existing tree; provide the height for each existing tree; provide the DBH for each existing tree (excluding palms trees); evaluate the health condition of each existing tree; identify the status of each existing tree (whether the tree is to be protected in place, relocated, or removed); and provides a dollar value for each existing tree included on the tree survey in accordance with Code Section 155.2411, 155.5204, and Article 9 Part 5. <b>Already on sheet L-1</b>			Unresolved
61	1	LANDSCAPE REVIEW Mark Brumet 12/23/25 9:24 AM	Comment 6. Provide a Tree Disposition Table reflecting the following: Total Hardwood Specimen Tree \$ Value to be Removed; Total Hardwood Specimen Tree \$ Value to be Relocated; Total Hardwood Specimen Tree \$ Value to be Protected; Total Palm tree \$ Value to be Removed; Total Palm tree \$ Value to be Relocated; Total Palm tree \$ Value to be Protected; Total Non-Specimen Tree DHB inches to be Removed; Total Non-Specimen Tree DHB inches to be Relocated; Total Non-Specimen Tree DHB inches to be Protected. <b>Already on sheet L-1</b>			Unresolved
62	1	LANDSCAPE REVIEW Mark Brumet 12/23/25 9:24 AM	Comment 7. Provide a Tree Mitigation Table that clearly shows the following: Total Hardwood Specimen Tree \$ Value to be Removed vs. Replaced; Total Palm tree \$ Value to be Removed vs Replaced; Total Non-Specimen Tree DHB inches to be Removed vs Caliper inches to be Replaced. Note, mitigation is above and beyond minimum tree requirements for the site. <b>Tree trust fund contribution per City calculations</b>			Unresolved



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63	1	LANDSCAPE REVIEW Mark Brumet 12/23/25 9:24 AM	Comment 8. Provide approvals from Broward County Surface Water Management for removal of retention area and proposed underground water storage. <b>By others, civil.</b>			Unresolved
64	1	LANDSCAPE REVIEW Mark Brumet 12/23/25 9:25 AM	Comment 9. Proposed underground water storage area shall not conflict with or be below required landscape areas. Provide a note on the plans indicating this and clearly define on plans the areas proposed to have underground water storage. <b>Added to sheet L-2</b>			Unresolved
65	1	LANDSCAPE REVIEW Mark Brumet 12/23/25 9:25 AM	Comment 10. Provide a graphic scale on landscape plan. <b>Added to both sheets</b>			Unresolved
66	1	LANDSCAPE REVIEW Mark Brumet 12/23/25 9:25 AM	Comment 11. Provide a Tree Disposition Plan; this shall be separate from the landscape Plan. <b>Already on sheet L-1</b>			Unresolved
67	1	LANDSCAPE REVIEW Mark Brumet 12/23/25 9:25 AM	Comment 12. Trees proposed to be removed shall not be shown on the landscape plan, in addition trees proposed to remain or be relocated shall be shown on the landscape plan and be numbered to match information provided on the tree disposition plan, tree survey and tree permit application. <b>Already on sheet L-2</b>			Unresolved
68	1	LANDSCAPE REVIEW Mark Brumet 12/23/25 9:25 AM	Comment 13. Provide a data table showing how the site is meeting the requirements of 155.5203. C Minimum Site Development Landscaping. <b>Already on sheet L-2</b>			Unresolved
69	1	LANDSCAPE REVIEW Mark Brumet 12/23/25 9:25 AM	Comment 14. As per 155.5203.B.2.ii.Based on the height of the building half of all required canopy trees are to be 16’ tall and palms to be 22’ OA. <b>Requirement met via the existing trees / palms and upgraded sizes on a few of the proposed trees.</b>			Unresolved
70	1	LANDSCAPE REVIEW Mark Brumet 12/23/25 9:25 AM	Comment 15. 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. <b>Provided where possible.</b>			Unresolved
71	1	LANDSCAPE REVIEW Mark Brumet 12/23/25 9:26 AM	Comment 16. Show how requirements from 155.5203.D.5 VUA Landscaping are being met. Provide a minimum of 8’ and up to 14.5’ of landscape areas between a vehicular use area and an abutting building. Provide what is required vs. what is going to be proposed as to a superior landscape design. <b>Added</b>			Unresolved



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72	1	LANDSCAPE REVIEW Mark Brumet 12/23/25 9:26 AM	Comment 17. 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; vii. Suspended pavements systems are provided for the adjacent vehicular use area. <b>Met with i.</b>			Unresolved
73	1	LANDSCAPE REVIEW Mark Brumet 12/23/25 9:26 AM	Comment 18. Show how requirements as per 155.5203.E., Building Base Plantings are being met. <b>Met by foundation planting on all sides.</b>			Unresolved
74	1	LANDSCAPE REVIEW Mark Brumet 12/23/25 9:26 AM	Comment 19. No exterior lighting fixtures shall be located in any landscaped planting areas required in and around vehicular uses areas in accordance with Section 155.5401.C, Vehicular Use Area Landscaping (e.g., perimeter landscaping strips, landscaped islands in parking bays, landscaped areas between parking bays, and landscaping between vehicular use areas and buildings). <b>None are located in the landscape</b>			Unresolved
75	1	LANDSCAPE REVIEW Mark Brumet 12/23/25 9:26 AM	Comment 20. 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 canopy trees, sod and irrigation. <b>Provided</b>			Unresolved
76	1	LANDSCAPE REVIEW Mark Brumet 12/23/25 9:27 AM	Comment 21. As per 155.5102.C.9; provide continuous curbing around all VUA area to prohibit vehicular encroachment into required landscaping. <b>Already on shown on sheet L-2 and the site plan</b>			Unresolved
77	1	LANDSCAPE REVIEW Mark Brumet 12/23/25 9:27 AM	Comment 22. Provide interior landscape requirements equal to 15% of the total vehicular use area, this shall be provided and maintained within the interior of a vehicular use area as per 155.5203.D.4., provide this information in a data table format on the landscape plans. <b>Added</b>			Unresolved





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78	1	LANDSCAPE REVIEW Mark Brumet 12/23/25 9:27 AM	Comment 23. Provide Street Trees at 1:40' as per 155.5203.G.2.c. <b>Already on sheet L-2</b>			Unresolved
79	1	LANDSCAPE REVIEW Mark Brumet 12/23/25 9:27 AM	Comment 24. Provide a cross-section detail of the proposed building footers / slab as it appears that it will encroach into the required foundation landscaping soil space at the footers of the building. Provide drawings and verification of the use of monolithic slabs as it relates to these areas. <b>By architect</b>			Unresolved
80	1	LANDSCAPE REVIEW Mark Brumet 12/23/25 9:28 AM	Comment 25. Show overhead and underground utilities on landscape plan. Show on the plans and provide a dumpster detail including hedges in accordance with 155.5301.C <b>Hedge provided. City detail added.</b>			Unresolved
81	1	LANDSCAPE REVIEW Mark Brumet 12/23/25 9:28 AM	Comment 26. Correct planting detail to reflect the planting hole be 2 ½ – 3 times the size of the root ball to more closely mirror industry best management practices. <b>City detail added.</b>			Unresolved
82	1	LANDSCAPE REVIEW Mark Brumet 12/23/25 9:28 AM	Comment 27. If trees are to be containerized specify that the root ball will be shaved at the periphery to remove all circling roots. <b>Already on the notes</b>			Unresolved
83	1	LANDSCAPE REVIEW Mark Brumet 12/23/25 9:28 AM	Comment 28. 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. <b>Irrigation plan added to drawing set. Existing irrigation will be modified by an irrigation contractor. See irrigation notes sheet L-2. And notes on IR-1.</b>			Unresolved
84	1	LANDSCAPE REVIEW Mark Brumet 12/23/25 9:28 AM	Comment 29. Bubblers will be provided for all new and relocated trees and palms. It is recommended to provide bubblers for all new tree installations until establishment. <b>Bubblers added.</b>			Unresolved
85	1	LANDSCAPE REVIEW Mark Brumet 12/23/25 9:28 AM	Comment 30. Adjust planting details to only show sisal or other biodegradable material attached to trunk of tree. <b>City detail added.</b>			Unresolved
86	1	LANDSCAPE REVIEW Mark Brumet 12/23/25 9:28 AM	Comment 31. Provide a mechanical equipment screening detail. <b>City detail added.</b>			Unresolved



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87	1	LANDSCAPE REVIEW Mark Brumet 12/23/25 9:29 AM	Comment 32. 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, intact leader circling and/or plunging roots will be rejected. <b>Already on the notes</b>			Unresolved
88	1	LANDSCAPE REVIEW Mark Brumet 12/23/25 9:29 AM	Comment 33. Provide a large palm tree staking, large tree staking, small tree guying, mechanical equipment screening, etc. details <b>City detail added.</b>			Unresolved
89	1	LANDSCAPE REVIEW Mark Brumet 12/23/25 9:29 AM	Comment 34. Provide a note on the plans specifying that all hedges abutting City Rights of way are maintained at a height no greater than 24". It is staff's recommendation that all trees VUA perimeter trees be 14' OA to create a largest CPTED clear line of sight from roadway. <b>Already on the notes</b>			Unresolved
90	1	LANDSCAPE REVIEW Mark Brumet 12/23/25 9:29 AM	Comment 35. As per 155.5204.F. No development, work, or demo activity shall be allowed within the dripline of a tree or tree protection area. <b>Already on the notes</b>			Unresolved
91	1	LANDSCAPE REVIEW Mark Brumet 12/23/25 9:29 AM	Comment 36. Provide a note on the plan describing fines and penalties for encroachment into the critical root zones and within the tree protection zone for existing trees to be protected and preserved. <b>Added to the notes</b>			Unresolved
92	1	LANDSCAPE REVIEW Mark Brumet 12/23/25 9:29 AM	Comment 37. For example; Penalties would be incurred by the contractor for damages to the existing trees on site from the contractor, the subcontractors, or employees. Any encroachment within the tree protection zone, failure to maintain the tree protection zone, or any damage to the tree(s) or critical root zones will result in mitigation. The cause of damages would include, but not be limited to, storage of materials, placing fill or debris, disposal of paint or solvents, parking of machines under trees or tree protection zone encroachment. An example of this would be; Violations of this will result in a fine of \$1000.00 for the first offense, \$1500.00 for the second, and \$2000.00 for the third, etc. If physical damage is done to the tree, an appraisal of the damages and related fees will be determined by an ASCA Registered Consulting Arborist, and be based on all, or a percentage of, the established value assigned to the tree. <b>Noted.</b>			Unresolved
93	1	LANDSCAPE REVIEW Mark Brumet 12/23/25 9:29 AM	Comment 38. Provide a note that all existing trees will be pruned by an ISA Certified Arborist under the direction of a BCMA or ASCA Registered Consulting Arborist with a Florida Chapter ISA Prescription Pruning Qualification (PPQ) <b>Already on the notes</b>			Unresolved



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94	1	LANDSCAPE REVIEW Mark Brumet 12/23/25 9:30 AM	Comment 39. 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. <b>Already on the notes</b>			Unresolved
95	1	LANDSCAPE REVIEW Mark Brumet 12/23/25 9:30 AM	Comment 40. 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. <b>Already on the notes</b>			Unresolved
96	1	LANDSCAPE REVIEW Mark Brumet 12/23/25 9:30 AM	Comment 41. All tree work will require permitting by a Broward County Tree Trimmer. <b>Already on the notes</b>			Unresolved
97	1	LANDSCAPE REVIEW Mark Brumet 12/23/25 9:30 AM	Comment 42. 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. <b>Added</b>			Unresolved
98	1	LANDSCAPE REVIEW Mark Brumet 12/23/25 9:30 AM	Comment 43. Staff recommends the use of 70/30 soil mix ratio as it is closer in composition to the native soils in Pompano Beach but still provides enough organic requirements for trees and plants to thrive. <b>Ratio added to existing notes</b>			Unresolved
99	1	LANDSCAPE REVIEW Mark Brumet 12/23/25 9:30 AM	Comment 44. Provide plant widths of proposed shrubs and groundcover material to align with plant spacing. In addition, provide a note on the Landscape Plan and or Notes/Details Plan stating the following: plant spacing shall supersede plant quantity to fill the landscape bed. <b>Already on the notes</b>			Unresolved
100	1	LANDSCAPE REVIEW Mark Brumet 12/23/25 9:30 AM	Comment 45. Provide a note stating all staking & guys shall be removed approximately 9 months after planting or as directed by the Landscape Architect. <b>Added to the notes</b>			Unresolved
101	1	LANDSCAPE REVIEW Mark Brumet 12/23/25 9:30 AM	Comment 46. Identify location of all FDC's and pipes, underground/above ground utilities, proposed signage, building footers and/or overhangs. <b>Already on the plans</b>			Unresolved
102	1	LANDSCAPE REVIEW Mark Brumet 12/23/25 9:31 AM	Comment 47. Provide a comment response sheet as to specifically how comments have been addressed at time of resubmittal. <b>This is the response sheet</b>			Unresolved
103	1	LANDSCAPE REVIEW	Comment 48. Additional comments may be rendered a time of resubmittal.			Unresolved



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