

Staff Report

File #: LN-833

DEVELOPMENT REVIEW COMMITTEE

Meeting Date: MARCH 4, 2026

FESTIVAL SOUTH

Request: Major Site Plan
P&Z# 25-12000043
Owner: Ch Realty X-Fc I Miami Festival II LLC & Foundry Commercial LLC
Project Location: NW 33 ST
Folio Number: 484221070070
Land Use Designation: I (Industrial)
Zoning District: I-1 (General Industrial)
Commission District: 4 (Beverly Perkins)
Agent: Shane Zalonis
Project Planner: Pamela Stanton (954-786-5561 / pamela.stanton@copbfl.com)

Summary:

This Major Site Plan application is for the development of two industrial warehouse buildings of approximately 110,375 square feet (Building 1) and 71,755 square feet (Building 2) for a total of 182,130 square feet with associated truck courts and loading docks on a 10.4-acre property. The site includes an existing utility agency lease area at the west end of the property that will remain, and an existing pedestrian bridge at the north property line that extends over the existing retention pond on the adjacent property and connects to the next adjacent property to the north, aka the Festival Industrial Redevelopment (Foundry) site. The applicant has not determined whether the bridge will remain or be removed at the time of this Staff Report.

The table below is a summary of the DRC review of this Major Site Plan.

Development Review Committee Member	Status as of 2/18/2026
Planning	Pending Development Order
Zoning	Pending Development Order
Landscape/Urban Forestry	Resubmittal Required
Fire Prevention	Pending Development Order
Engineering	Pending Development Order
Utilities	Comments not available
BSO	Pending Development Order
Building Division	Pending Development Order

Staff Conditions: See the attached DRC comment report.

Plan Review - Review Comments Report

Project Name: **PZ25-12000043**
Workflow Started: **12/1/2025 1:48:14 PM**
Report Generated: **02/18/2026 02:55 PM**

REVIEW COMMENTS						
REF #	CYCLE	REVIEWED BY	TYPE	FILENAME	DISCUSSION	STATUS
1	1	ENGINEERING DEPARTMENT David McGirr 12/23/25 3:00 PM	Comment Submit/upload the (BCEPMGD) Broward County Environmental Protection and Growth Management Division Surface Water Management permit or exemption for any proposed paving and drainage shown on the civil engineering drawings.			Condition
2	1	ENGINEERING DEPARTMENT David McGirr 12/23/25 3:00 PM	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
3	1	ENGINEERING DEPARTMENT David McGirr 12/23/25 3:00 PM	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
4	1	ENGINEERING DEPARTMENT David McGirr 12/23/25 3:00 PM	Comment Submit/upload a copy of the (BCOES) Broward County Water and Waste Water Service Utility permit or exemption for the proposed water and sewer utility work.			Condition
5	1	ENGINEERING DEPARTMENT David McGirr 12/23/25 3:01 PM	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 system shown on the civil engineering plans.			Condition
6	1	ENGINEERING DEPARTMENT David McGirr 12/23/25 3:01 PM	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 system shown on the civil engineering plans.			Condition
7	1	ENGINEERING DEPARTMENT David McGirr 12/23/25 3:01 PM	Comment Any work on NW 33 St. will require a City of Pompano Beach Engineering permit.			Condition
8	1	ENGINEERING DEPARTMENT David McGirr 12/23/25 3:01 PM	Comment Submit/upload the 2025 City Engineering standard details for the proposed off-site, road restoration, paving, curbing, and sidewalks on NW 33 St.. These detailed drawings may be obtained from the City's website in PDF format. https://www.pompanobeachfl.gov/government/engineering/standard-details		Responded by: Shane Zalonis - 2/4/26 1:40 PM Please refer to comment responses included in "Responses to DRC Comments" provided in the DRC Documents folder.	Resolved



Plan Review - Review Comments Report

Project Name: **PZ25-12000043**
Workflow Started: **12/1/2025 1:48:14 PM**
Report Generated: **02/18/2026 02:55 PM**

9	1	ENGINEERING DEPARTMENT David McGirr 12/23/25 3:04 PM	Comment Plan sheet 038 does not show the utility restoration of NW 33 St.		Responded by: Shane Zalonis - 2/4/26 1:40 PM Please refer to comment responses included in "Responses to DRC Comments" provided in the DRC Documents folder.	Resolved
10	1	BUILDING DIVISION Todd Stricker 12/29/25 3:09 PM	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. FBC_BCA 105.2.3 Public service agencies/other approvals. The building official shall require that the laws, rules and regulations of any other regulatory AHJ, and where such laws, rules and regulations are applicable and are known to the building official, shall be satisfied before a permit shall be issued. The building official shall require such evidence, as in his or her opinion is reasonable, to show such other approvals. City Ordinance 53.16(A)(1) Construction sites and construction activities. construction sites and operations shall be required to maintain during and after all construction, development excavation or alteration operations, structural and non-structural best management practices with the intent to reduce pollutants and sediment in stormwater runoff. City Ordinance 152.06(A): If applicable, contractor shall provide temporary screened fence complying with City Ordinance 152.06(B) through 152.06(G). FBC 3306.1 Pedestrians shall be protected during construction, remodeling and demolition activities as required by this Chapter and Table 3306.1. Signs shall be provided to direct pedestrian traffic. City Ordinance 152.25(A) Site plans and construction documents, Information for development in areas with base flood elevations. The site plan or construction documents for any development subject to the requirements of the floodplain regulations shall be drawn to scale and shall include, as applicable to the proposed development all sections from: City Ordinance 152.25 (A)(1) thru City Ordinance 152.25 (A)(7). Delineation of flood hazard areas, floodway boundaries and flood zone(s), base flood elevation(s), and ground elevations if necessary for review of the proposed development, etc. 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			Info Only



Plan Review - Review Comments Report

Project Name: **PZ25-12000043**

Workflow Started: **12/1/2025 1:48:14 PM**

Report Generated: **02/18/2026 02:55 PM**

			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 2023 FBC.			
11	1	BUILDING DIVISION Todd Stricker 12/29/25 3:10 PM	Comment 1.FBC_BCA 107.1 As per the building official, separate building applications will be required for erosion control, site work, temporary fences, monumental signage and miscellaneous site structures. 2.FBC [F] 903.2 The enforcing agency will require that all provisions for an approved automatic sprinkler systems in new buildings and structures be provided in the locations described in sections 903.2.1 through 903.2.12 if applicable. 3.FBC 701.1 The enforcing agency will require that the provisions of this chapter, governing the materials, systems and assemblies used for structural fire resistance and fire-resistance-rated construction separation of adjacent spaces to safeguard against the spread of fire and smoke within a building and the spread of fire to or from buildings, comply with this section of the code. 4.FBC 703.2 Fire-resistance ratings. Where materials, systems or devices that have not been tested as part of a fire-resistance-rated assembly are incorporated into the building element, component or assembly, sufficient data shall be made available to the building official to show that the required fire-resistance rating is not reduced. Materials and methods of construction used to protect joints and penetrations in fire-resistance-rated building elements, components or assemblies shall not reduce the required fire-resistance rating. 5.FBC 1003.1 The enforcing agency will require that all general requirements specified in sections 1003 through 1013, applicable to all three elements of the means of egress system, in addition to those specific requirements for the exit access, the exit and the exit discharge, comply with this section of the code. 6.FBC 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			Info Only



Plan Review - Review Comments Report

Project Name: **PZ25-12000043**

Workflow Started: **12/1/2025 1:48:14 PM**

Report Generated: **02/18/2026 02:55 PM**

		section. 7.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. 8.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. 9.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, 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. 10.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). 11.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. 12.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. 13.FBC_BCA 110.8.1 The enforcing agency shall require a special inspector to perform structural inspections on a threshold building pursuant to a structural inspection plan prepared by the engineer or architect of record. The structural inspection plan must be submitted to the enforcing agency prior to the issuance of a building permit for the construction of a threshold building. 14.FBC 1512.3.1 The enforcing agency will require that all new roofing construction, including recovering and reroofing, repair or maintenance shall have A HVHZ uniform roofing permit application, as established by the authority having jurisdiction, completed and executed by a licensed contractor. Fbc 1512.3.2 The uniform roofing permit shall include calculations in accordance With Chapter 16 (High-Velocity Hurricane Zones) of this code, unless the roofing assembly is less than the height/pressure threshold allowed in the applicable protocols herein. 15.FBC A208.2 Minimum number. Parking spaces complying with 502 shall be provided in accordance with table 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			
--	--	--	--	--	--



Plan Review - Review Comments Report

Project Name: **PZ25-12000043**
Workflow Started: **12/1/2025 1:48:14 PM**
Report Generated: **02/18/2026 02:55 PM**

			the number of spaces required for each parking facility. 16.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. 17.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. 18.1804.4 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. 19.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. 20.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. 21.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.			
12	1	FIRE DEPARTMENT Jim Galloway 12/29/25 5:00 PM	Comment Ref. # 20, FIRE DEPARTMENT, Jim Galloway, 11/17/25 11:07 AM, Cycle 1, Unresolved Comment: () Provide Required Fire Flow Data for each proposed structure (this flow will either be the total flow required for a non-fire sprinklered building or the fire sprinkler/standpipe demands): Fire flow calculations are determined from square footage and construction type of structure. Refer to NFPA 1 chapter 18 for required fire flow, number/spacing of fire hydrants. Depending on the hydrant flow test results additional fire protection systems or change in construction type maybe required for project (NFPA 1 2021 ed chapter 18). This information must be provided at DRC to evaluate current water supply conditions.		Responded by: Shane Zalonis - 2/4/26 1:40 PM Please refer to comment responses included in "Responses to DRC Comments" provided in the DRC Documents folder.	Resolved



Plan Review - Review Comments Report

Project Name: **PZ25-12000043**

Workflow Started: **12/1/2025 1:48:14 PM**

Report Generated: **02/18/2026 02:55 PM**

13	1	FIRE DEPARTMENT Jim Galloway 12/29/25 5:00 PM	Comment Ref. # 21, FIRE DEPARTMENT, Jim Galloway, 11/17/25 11:07 AM, Cycle 1, Unresolved Comment: () Provide a Hydrant Flow Test to determine the available water supply to this project. This test must be performed by a qualified company of the builders choice. In addition, the static pressure at the water main shall be determined by a recorded method (ie. water wheel) for a minimum twenty-four (24) hour period. The actual flow test must be witnessed by, and recorded data sent to City of Pompano Beach Fire Prevention. Ref. # 22, FIRE DEPARTMENT, Jim Galloway, 11/17/25 11:07 AM, Cycle 1, Unresolved		Responded by: Shane Zalonis - 2/4/26 1:40 PM Please refer to comment responses included in "Responses to DRC Comments" provided in the DRC Documents folder.	Resolved
14	1	BSO Anthony Russo 1/6/26 1:58 PM	Comment Development Review Committee Date Reviewed: 01/06/2026 Subject: CPTED and Security Strengthening Report: PZ#: 25-12000043 Name: FESTIVAL SOUTH / CH REALTY X-FC I MIAMI FESTIVAL II LLC and FOUNDRY COMMERCIAL LLC Address / Folio: NW 27th Avenue & NW 33rd Street, Pompano Beach, FL Type: Major Site Plan Reviewer: BSO Deputy T. Russo for the City of Pompano Beach Reviewer: BSO Deputy D. Cappellazo 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 david_cappellazo@sheriff.org M-(954) 275-7479 (Send Text & Email, No Voicemail) Monday Thursday; 8 AM 3 PM			Info Only
15	1	BSO Anthony Russo 1/6/26 1:59 PM	Comment A.**CONFIDENTAILITY STATEMENT** PLEASE STAMP YOUR CPTED NARRATIVE & DIAGRAM "CONFIDENTIAL" Information contained in CPTED & Security Strengthening Narrative Documents & Diagram Drawings are considered Confidential Pursuant to Florida State Statutes 119.071 (3); 119.15 (6b1); 281.301 & 286.011. Dissemination of security plans should be limited to authorized personnel only. All CPTED & Security Strengthening Plans submitted to the City of Pompano Beach must be stamped CONFIDENTIAL in red to ensure restricted access.			Condition
16	1	LANDSCAPE REVIEW Wade Collum 1/7/26 5:17 PM	Comment 1.Provide evidence and note on plans and in narrative that all overhead utilities will be buried for this project as per 155.5509.		Responded by: Shane Zalonis - 2/4/26 1:40 PM Please refer to comment responses included in "Responses to DRC Comments" provided in the DRC Documents folder.	Info Only
17	1	LANDSCAPE REVIEW	Comment 2.Staff cannot conduct an accurate review based on their not being callouts on the landscape plans.		Responded by: Shane Zalonis - 2/4/26 1:40 PM	Info Only



Plan Review - Review Comments Report

Project Name: **PZ25-12000043**
Workflow Started: **12/1/2025 1:48:14 PM**
Report Generated: **02/18/2026 02:55 PM**

		Wade Collum 1/7/26 5:17 PM			Please refer to comment responses included in "Responses to DRC Comments" provided in the DRC Documents folder.	
18	1	LANDSCAPE REVIEW Wade Collum 1/7/26 5:17 PM	Comment 3.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. Copy and relabel survey to be shown as tree surveys.		Responded by: Shane Zalonis - 2/4/26 1:40 PM Please refer to comment responses included in "Responses to DRC Comments" provided in the DRC Documents folder.	Info Only
19	1	LANDSCAPE REVIEW Wade Collum 1/7/26 5:17 PM	Comment 4.Submit a Tree Appraisal prepared by an ISA Certified Arborist in accordance with Rule 14-40.030 of the Florida Administrative Code as amended, for all trees and palms that are specimen size , and DBH for caliper for all nonspecimen trees, that assigns each existing tree a number; that specifies the common and botanical name for each existing tree; describes the overall size and caliper of each existing tree; evaluates the health condition of each existing tree; identifies the status of each existing tree (whether the tree is to be protected in place, be relocated, or be removed); and provides a dollar value for each existing tree included on the tree survey in accordance with Code Section 155.2411, and Part 5. Palm tree values will be based on the Cost Replacement method.		Responded by: Shane Zalonis - 2/4/26 1:40 PM Please refer to comment responses included in "Responses to DRC Comments" provided in the DRC Documents folder.	Info Only
20	1	LANDSCAPE REVIEW Wade Collum 1/7/26 5:18 PM	Comment 5.Provide methodology for tree values as some numbers appear low.		Responded by: Shane Zalonis - 2/4/26 1:40 PM Please refer to comment responses included in "Responses to DRC Comments" provided in the DRC Documents folder.	Info Only
21	1	LANDSCAPE REVIEW Wade Collum 1/7/26 5:18 PM	Comment 6.Provide the dollar value for specimen trees, height on palms, and DBH of all non specimen trees removed vs. the dollar value, palm height, and caliper of trees replaced.		Responded by: Shane Zalonis - 2/4/26 1:40 PM Please refer to comment responses included in "Responses to DRC Comments" provided in the DRC Documents folder.	Info Only



Plan Review - Review Comments Report

Project Name: **PZ25-12000043**

Workflow Started: **12/1/2025 1:48:14 PM**

Report Generated: **02/18/2026 02:55 PM**

22	1	LANDSCAPE REVIEW Wade Collum 1/7/26 5:18 PM	Comment 7.As per 155.5204.E.1.b.i-iv; Mitigation is to be replacement trees above and beyond required plantings.		Responded by: Shane Zalonis - 2/4/26 1:40 PM Please refer to comment responses included in "Responses to DRC Comments" provided in the DRC Documents folder.	Info Only
23	1	LANDSCAPE REVIEW Wade Collum 1/7/26 5:18 PM	Comment 8.Provide plant callouts on the landscape plan. No callouts were found for tree / palm species.		Responded by: Shane Zalonis - 2/4/26 1:40 PM Please refer to comment responses included in "Responses to DRC Comments" provided in the DRC Documents folder.	Info Only
24	1	LANDSCAPE REVIEW Wade Collum 1/7/26 5:18 PM	Comment 9.Provide a complete data table showing how the site is meeting the requirements of 155.5203. C Minimum Site Development Landscaping. Data table is incomplete.		Responded by: Shane Zalonis - 2/4/26 1:40 PM Please refer to comment responses included in "Responses to DRC Comments" provided in the DRC Documents folder.	Info Only
25	1	LANDSCAPE REVIEW Wade Collum 1/7/26 5:18 PM	Comment 10.Show how requirements from 155.5203.D.5 VUA Landscaping are being met. Provide a minimum of 22 of landscape areas between a vehicular use area and an abutting building. Dimensions are understood. Plant callouts will allow staff to review for completeness.		Responded by: Shane Zalonis - 2/4/26 1:40 PM Please refer to comment responses included in "Responses to DRC Comments" provided in the DRC Documents folder.	Info Only
26	1	LANDSCAPE REVIEW Wade Collum 1/7/26 5:19 PM	Comment 11.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;		Responded by: Shane Zalonis - 2/4/26 1:40 PM Please refer to comment responses included in "Responses to DRC Comments" provided in the DRC Documents folder.	Info Only



Plan Review - Review Comments Report

Project Name: **PZ25-12000043**

Workflow Started: **12/1/2025 1:48:14 PM**

Report Generated: **02/18/2026 02:55 PM**

			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.			
27	1	LANDSCAPE REVIEW Wade Collum 1/7/26 5:19 PM	Comment 12.As per 155.5203.D.4., a landscaped island shall be provided at each end of every row of parking spaces and per every 10 spaces. Landscape parking islands are to be a minimum 8 wide and contain trees, sod and irrigation. Two trees in the adjoining combined end island on L-5, and end islands on L-3.		Responded by: Shane Zalonis - 2/4/26 1:40 PM Please refer to comment responses included in "Responses to DRC Comments" provided in the DRC Documents folder.	Info Only
28	1	LANDSCAPE REVIEW Wade Collum 1/7/26 5:19 PM	Comment 13.Provide a photometric plan. Show all LP on the the landscape plan with the 15 radii.		Responded by: Shane Zalonis - 2/4/26 1:40 PM Please refer to comment responses included in "Responses to DRC Comments" provided in the DRC Documents folder.	Info Only
29	1	LANDSCAPE REVIEW Wade Collum 1/7/26 5:19 PM	Comment 14.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). Comment response is not accurate, a large percentage of light pole fixtures are in landscape areas, adjacent to responsibly share the space.		Responded by: Shane Zalonis - 2/4/26 1:40 PM Please refer to comment responses included in "Responses to DRC Comments" provided in the DRC Documents folder.	Info Only
30	1	LANDSCAPE REVIEW Wade Collum 1/7/26 5:19 PM	Comment 15.As per 155.5203.D.3.b VUA Perimeter Understory trees spaced a maximum average of 20 feet on center may be substituted for canopy trees in areas beneath overhead utility lines. Contingent on Comment #1 being addressed.		Responded by: Shane Zalonis - 2/4/26 1:40 PM Please refer to comment responses included in "Responses to DRC Comments" provided in the DRC Documents folder.	Info Only
31	1	LANDSCAPE REVIEW	Comment 16.Provide interior landscape requirements equal to 15% of the total vehicular use area, this shall be		Responded by: Shane Zalonis - 2/4/26 1:40 PM Please refer to comment	Info Only



Plan Review - Review Comments Report

Project Name: **PZ25-12000043**
Workflow Started: **12/1/2025 1:48:14 PM**
Report Generated: **02/18/2026 02:55 PM**

		Wade Collum 1/7/26 5:19 PM	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.		responses included in "Responses to DRC Comments" provided in the DRC Documents folder.	
32	1	LANDSCAPE REVIEW Wade Collum 1/7/26 5:20 PM	Comment 17.Provide Street Trees at 1:40 as per 155.5203.G.2.c., it is unclear to staff how this is being approached.		Responded by: Shane Zalonis - 2/4/26 1:40 PM Please refer to comment responses included in "Responses to DRC Comments" provided in the DRC Documents folder.	Info Only
33	1	LANDSCAPE REVIEW Wade Collum 1/7/26 5:20 PM	Comment 18.Provide a copy of the approved landscape plan of record for the Bell South site toe the West. Please mark this plan as to what is missing. This area must be per the original landscape plan as part of this submittal and approval. Please also note on the landscape plans along with the original permit number.		Responded by: Shane Zalonis - 2/4/26 1:40 PM Please refer to comment responses included in "Responses to DRC Comments" provided in the DRC Documents folder.	Info Only
34	1	LANDSCAPE REVIEW Wade Collum 1/7/26 5:20 PM	Comment 19.Please provide specifications for Royal Palms to be matching, heavies, no trunk constrictions, etc., so as to provide a clean and matching landscape design in the field. No corrections noted		Responded by: Shane Zalonis - 2/4/26 1:40 PM Please refer to comment responses included in "Responses to DRC Comments" provided in the DRC Documents folder.	Info Only
35	1	LANDSCAPE REVIEW Wade Collum 1/7/26 5:20 PM	Comment 20.There appears to be utilities proposed in required landscape islands, please relocate and FDCs , light poles etc. out of these areas. Add separate stand-alone FDC islands if needed to not encroach into required landscape areas.		Responded by: Shane Zalonis - 2/4/26 1:40 PM Please refer to comment responses included in "Responses to DRC Comments" provided in the DRC Documents folder.	Info Only



Plan Review - Review Comments Report

Project Name: **PZ25-12000043**

Workflow Started: **12/1/2025 1:48:14 PM**

Report Generated: **02/18/2026 02:55 PM**

36	1	LANDSCAPE REVIEW Wade Collum 1/7/26 5:20 PM	Comment 21.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.		Responded by: Shane Zalonis - 2/4/26 1:40 PM Please refer to comment responses included in "Responses to DRC Comments" provided in the DRC Documents folder.	Info Only
37	1	LANDSCAPE REVIEW Wade Collum 1/7/26 5:21 PM	Comment 22.For example, please cut and paste this note on the plans for trees to be preserved. 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.		Responded by: Shane Zalonis - 2/4/26 1:40 PM Please refer to comment responses included in "Responses to DRC Comments" provided in the DRC Documents folder.	Info Only
38	1	LANDSCAPE REVIEW Wade Collum 1/7/26 5:21 PM	Comment 23.Please provide specifications and directives by an ASCA Registered Consulting Arborist prescribing timelines, watering, root pruning procedure and rootball size for all relocation proposed if any.		Responded by: Shane Zalonis - 2/4/26 1:40 PM Please refer to comment responses included in "Responses to DRC Comments" provided in the DRC Documents folder.	Info Only
39	1	LANDSCAPE REVIEW Wade Collum 1/7/26 5:21 PM	Comment 24.Clarity the reference to Type A Buffers on the actual plans and provide a cross section detail of these areas as it relates to the location of the wall and the 4 hedge where proposed.		Responded by: Shane Zalonis - 2/4/26 1:40 PM Please refer to comment responses included in "Responses to DRC Comments" provided in the DRC Documents folder.	Info Only
40	1	LANDSCAPE REVIEW Wade Collum 1/7/26 5:21 PM	Comment 25.1.5.26 26.Staff has concerns with the location of the buildings as it relates to the close proximity to the FPL Distribution Feeder lines along 33rd, please clarify or adjust.		Responded by: Shane Zalonis - 2/4/26 1:41 PM Please refer to comment responses included in "Responses to DRC Comments" provided in the DRC Documents folder.	Info Only



Plan Review - Review Comments Report

Project Name: **PZ25-12000043**

Workflow Started: **12/1/2025 1:48:14 PM**

Report Generated: **02/18/2026 02:55 PM**

41	1	LANDSCAPE REVIEW Wade Collum 1/7/26 5:21 PM	Comment 27.Verify screening approach to overhead doors facing the public ROW.		Responded by: Shane Zalonis - 2/4/26 1:41 PM Please refer to comment responses included in "Responses to DRC Comments" provided in the DRC Documents folder.	Info Only
42	1	LANDSCAPE REVIEW Wade Collum 1/7/26 5:22 PM	Comment 28.Species swaps for Ilex contingent on busying OHWs		Responded by: Shane Zalonis - 2/4/26 1:41 PM Please refer to comment responses included in "Responses to DRC Comments" provided in the DRC Documents folder.	Info Only
43	1	LANDSCAPE REVIEW Wade Collum 1/7/26 5:22 PM	Comment 29.Proposed an alternate species to Sweetbay Magnolia as they are well outside their hardness zones.		Responded by: Shane Zalonis - 2/4/26 1:41 PM Please refer to comment responses included in "Responses to DRC Comments" provided in the DRC Documents folder.	Info Only
44	1	LANDSCAPE REVIEW Wade Collum 1/7/26 5:22 PM	Comment 30.Adjust planting details to only show sisal or other biodegradable material attached to trunk of tree. Remove any reference or detail showing wire and hose.		Responded by: Shane Zalonis - 2/4/26 1:41 PM Please refer to comment responses included in "Responses to DRC Comments" provided in the DRC Documents folder.	Info Only
45	1	LANDSCAPE REVIEW Wade Collum 1/7/26 5:22 PM	Comment 31.Provide an overall landscape plan and reduce the additional LP sheets to match all other sheets for Site Plan, Pervious, Grading and Drainage, etc.		Responded by: Shane Zalonis - 2/4/26 1:41 PM Please refer to comment responses included in "Responses to DRC Comments" provided in the DRC Documents	Info Only



Plan Review - Review Comments Report

Project Name: **PZ25-12000043**

Workflow Started: **12/1/2025 1:48:14 PM**

Report Generated: **02/18/2026 02:55 PM**

					folder.	
46	1	LANDSCAPE REVIEW Wade Collum 1/7/26 5:22 PM	Comment 32.Provide evidence of approval for new cell tower ingress/egress into the cul-de-sac.		Responded by: Shane Zalonis - 2/4/26 1:41 PM Please refer to comment responses included in "Responses to DRC Comments" provided in the DRC Documents folder.	Info Only
47	1	LANDSCAPE REVIEW Wade Collum 1/7/26 5:22 PM	Comment 33.Cell tower site must meet the conditions of approval of the approved plan. This will be part of the approval process and must be completed at the time of final inspection. Please note the original permit number on the LP sheets.		Responded by: Shane Zalonis - 2/4/26 1:41 PM Please refer to comment responses included in "Responses to DRC Comments" provided in the DRC Documents folder.	Info Only
48	1	LANDSCAPE REVIEW Wade Collum 1/7/26 5:22 PM	Comment 34.Clarify / remove redlines from LP sheets.		Responded by: Shane Zalonis - 2/4/26 1:41 PM Please refer to comment responses included in "Responses to DRC Comments" provided in the DRC Documents folder.	Info Only
49	1	LANDSCAPE REVIEW Wade Collum 1/7/26 5:23 PM	Comment 35.Shift street trees to the actual ROW on the west end of the property.		Responded by: Shane Zalonis - 2/4/26 1:41 PM Please refer to comment responses included in "Responses to DRC Comments" provided in the DRC Documents folder.	Info Only
50	1	LANDSCAPE REVIEW Wade Collum 1/7/26 5:23 PM	Comment 36.Please provide a detailed comment response sheet as to specifically how comments have been addressed at time of resubmittal.		Responded by: Shane Zalonis - 2/4/26 1:41 PM Please refer to comment responses included in "Responses to DRC Comments"	Info Only



Plan Review - Review Comments Report

Project Name: **PZ25-12000043**
Workflow Started: **12/1/2025 1:48:14 PM**
Report Generated: **02/18/2026 02:55 PM**

					provided in the DRC Documents folder.	
51	1	LANDSCAPE REVIEW Wade Collum 1/7/26 5:23 PM	Comment 37.Additional comments may be rendered a time of resubmittal.		Responded by: Shane Zalonis - 2/4/26 1:41 PM Please refer to comment responses included in "Responses to DRC Comments" provided in the DRC Documents folder.	Info Only
52	1	PLANNING Max Wemyss 1/8/26 8:04 AM	Comment Land use for this parcel is Industrial, the zoning is I-1 (General Industrial). The proposal includes two new warehouse buildings (totaling 182,130 square feet). These uses are permitted in the land use category, subject to conformance to the zoning regulations. The property was platted in 1981 (Pompano Industrial Park 3rd Addition - Tract G- Plat Book: 111 Pg: 33), and there are no plat notes restricting the property to any specific use(s). Survey provides 40 feet to the center line of NW 27th Ave. According to the County Trafficways Plan this section of roadway is to be a minimum of 84 feet wide or 42 feet measured to the center line. Please revise the plans to include an additional 2-foot dedication. This will be a condition of approval, required prior to building permit issuance. The city has sufficient capacity to accommodate the proposal.			Condition
53	1	ZONING Pamela Stanton 1/8/26 8:10 AM	Comment Provide written responses to all comments.		Responded by: Shane Zalonis - 2/4/26 1:41 PM Please refer to comment responses included in "Responses to DRC Comments" provided in the DRC Documents folder.	Resolved
54	1	ZONING Pamela Stanton 1/8/26 8:11 AM	Comment Provide the status of the existing bridge over the lake to the north of the project site. If the bridge will remain, a cross-access easement agreement is required between the three properties: Festival South, Festival Industrial to the north, and the lake property. Currently, a bridge landing exists on the project site, and can be maintained with a revision to the site layout at that location.		Responded by: Shane Zalonis - 2/4/26 1:41 PM Please refer to comment responses included in "Responses to DRC Comments" provided in the DRC Documents folder.	Resolved



Plan Review - Review Comments Report

Project Name: **PZ25-12000043**

Workflow Started: **12/1/2025 1:48:14 PM**

Report Generated: **02/18/2026 02:55 PM**

55	1	ZONING Pamela Stanton 1/8/26 8:11 AM	Comment Revise the Pedestrian Circulation Plan to show pedestrian circulation between the on-site parking areas and the principal/secondary building entrances, pursuant to Section 155.5101.I, Pedestrian Access and Circulation.		Responded by: Shane Zalonis - 2/4/26 1:41 PM Please refer to comment responses included in "Responses to DRC Comments" provided in the DRC Documents folder.	Resolved
56	1	ZONING Pamela Stanton 1/8/26 8:11 AM	Comment The proposed location of the buildings in proximity to the south property line along NW 33 St, together with the presence of the existing overhead FPL primary feeder, does not allow for proportionate or balanced treatment of the narrow strip of land between the buildings and the road. Address this issue.		Responded by: Shane Zalonis - 2/4/26 1:41 PM Please refer to comment responses included in "Responses to DRC Comments" provided in the DRC Documents folder.	Info Only
57	1	ZONING Pamela Stanton 1/8/26 8:11 AM	Comment The response to the pre-application review comment regarding the required landscape areas around the buildings stated that a 50% reduction has been applied, with superior landscaping elements. Providing a 50% reduction in landscape area and achieving superior landscaping under the existing overhead powerlines on NW 33 St. is challenging and warrants further attention if a reduction in the minimum required area is pursued. As submitted, the plans are not clear in depicting superior landscaping.		Responded by: Shane Zalonis - 2/4/26 1:41 PM Please refer to comment responses included in "Responses to DRC Comments" provided in the DRC Documents folder.	Info Only
58	1	ZONING Pamela Stanton 1/8/26 8:11 AM	Comment Provide labels and dimensions for all site elements on the site plan, including all partial site plans.		Responded by: Shane Zalonis - 2/4/26 1:41 PM Please refer to comment responses included in "Responses to DRC Comments" provided in the DRC Documents folder.	Resolved
59	1	ZONING Pamela Stanton 1/8/26 8:12 AM	Comment Provide the illumination levels at all property lines on the photometric plans, not to exceed 3.0 footcandles, pursuant to Table 155.5401.E, Minimum and Maximum Illumination Levels.		Responded by: Shane Zalonis - 2/4/26 1:41 PM Please refer to comment responses included in "Responses to DRC Comments" provided in the DRC Documents folder.	Resolved



Plan Review - Review Comments Report

Project Name: **PZ25-12000043**

Workflow Started: **12/1/2025 1:48:14 PM**

Report Generated: **02/18/2026 02:55 PM**

60	1	ZONING Pamela Stanton 1/8/26 8:12 AM	Comment ADVISORY COMMENT: Section 155.5603.E requires exterior building faade articulation. However, as shown on the building elevation drawings, the horizontal and vertical articulation, as well as the roofline variation, are considerably repetitive and will likely be scrutinized by the Architectural Appearance Committee. Staff acknowledges that the drawings include color variations on the faade. However, the significant length of the repetitive faade articulation outweighs and overshadows the color variation.			Info Only
61	1	ZONING Pamela Stanton 1/8/26 8:12 AM	Comment ADVISORY COMMENT: At the time of permit application, provide evidence demonstrating that all air conditioners are Energy Star rated, the water heaters are solar powered or tankless, and provide specifications for the white roof.			Condition
62	1	ZONING Pamela Stanton 1/8/26 8:12 AM	Comment On the site plan, label the existing right-of-way line as Existing R/W.		Responded by: Shane Zalonis - 2/4/26 1:41 PM Please refer to comment responses included in "Responses to DRC Comments" provided in the DRC Documents folder.	Resolved
63	1	ZONING Pamela Stanton 1/8/26 8:13 AM	Comment Section 155.5509: In all new development, all overhead utilities located on the development site and/or along the public right-of-way fronting the development site must be placed underground to the maximum extent practicableprovided that the Development Services Director can waive this requirement where the relevant utility company demonstrates that undergrounding will be detrimental to the overall safety and/or reliability of the circuit.		Responded by: Shane Zalonis - 2/4/26 1:41 PM Please refer to comment responses included in "Responses to DRC Comments" provided in the DRC Documents folder.	Condition
64	1	ZONING Pamela Stanton 1/8/26 8:13 AM	Comment Remove one set of duplicate pervious area plans from the drawings folder.		Responded by: Shane Zalonis - 2/4/26 1:41 PM Please refer to comment responses included in "Responses to DRC Comments" provided in the DRC Documents folder.	Resolved
65	1	ZONING Pamela Stanton 1/8/26 8:13 AM	Comment The Zoning Table on sheet SP-1.0 indicates a proposed 16-foot free-standing sign. Indicate on which sheet the details for the proposed free-standing sign can be found.		Responded by: Shane Zalonis - 2/4/26 1:41 PM Please refer to comment responses included in "Responses to DRC Comments" provided in the DRC Documents folder.	Resolved



Plan Review - Review Comments Report

Project Name: **PZ25-12000043**

Workflow Started: **12/1/2025 1:48:14 PM**

Report Generated: **02/18/2026 02:55 PM**

66	1	ZONING Pamela Stanton 1/8/26 10:49 AM	Comment Please ensure that all drawings have valid digital signatures.		Responded by: Shane Zalonis - 2/4/26 1:41 PM Please refer to comment responses included in "Responses to DRC Comments" provided in the DRC Documents folder.	Resolved
67	1	UTILITIES Nathaniel Watson 1/13/26 3:45 PM	Comment 1. Additional comments may be forthcoming contingent upon future submittals to the PAM and/or DRC review process.			Info Only
68	1	UTILITIES Nathaniel Watson 1/13/26 3:45 PM	Comment 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.			Condition
69	1	UTILITIES Nathaniel Watson 1/13/26 3:45 PM	Comment 3. Please follow best management practices for sedimentation and erosion control of on-site and off-site storm systems.			Condition
70	1	UTILITIES Nathaniel Watson 1/13/26 3:45 PM	Comment 4. Broward County Water and Wastewater Service area. The county must approve any proposed or amended off-site water or sewer utility connections.			Condition
71	2	LANDSCAPE REVIEW Wade Collum 2/11/26 9:00 AM	Comment 1. Provide evidence and note on plans and in the narrative that all overhead utilities will be buried for this project as per 155.5509.			Unresolved
72	2	LANDSCAPE REVIEW Wade Collum 2/11/26 9:00 AM	Comment 2. Staff cannot conduct an accurate review because there are no callouts on the landscape plans.			Unresolved
73	2	LANDSCAPE REVIEW Wade Collum 2/11/26 9:01 AM	Comment 3. Submit a Tree Appraisal prepared by an ISA Certified Arborist in accordance with Rule 14-40.030 of the Florida Administrative Code as amended, for all trees and palms that are specimen size , and DBH for caliper for all nonspecimen trees, that assigns each existing tree a number; that specifies the common and botanical name for each existing tree; describes the overall size and caliper of each existing tree; evaluates the health condition of each existing tree; identifies the status of each existing tree (whether the tree is to be protected in place, be relocated, or be removed); and provides a dollar value for each existing tree included on the tree survey in accordance with Code Section 155.2411, and Part 5. Palm tree values will be based on the Cost Replacement method.			Unresolved
74	2	LANDSCAPE REVIEW	Comment 4. Provide methodology for tree values as some numbers appear low.			Unresolved



Plan Review - Review Comments Report

Project Name: **PZ25-12000043**

Workflow Started: **12/1/2025 1:48:14 PM**

Report Generated: **02/18/2026 02:55 PM**

		Wade Collum 2/11/26 9:01 AM				
75	2	LANDSCAPE REVIEW Wade Collum 2/11/26 9:01 AM	Comment 5. Provide the dollar value for specimen trees, height on palms, and DBH of all non specimen trees removed vs. the dollar value, palm height, and caliper of trees replaced.			Unresolved
76	2	LANDSCAPE REVIEW Wade Collum 2/11/26 9:01 AM	Comment 6. As per 155.5204.E.1.b.i-iv; Mitigation is to be replacement trees above and beyond required plantings. Please callout trees being applied towards mitigation.			Unresolved
77	2	LANDSCAPE REVIEW Wade Collum 2/11/26 9:01 AM	Comment 7. Provide plant callouts on the landscape plan. No callouts were found for tree / palm species.			Unresolved
78	2	LANDSCAPE REVIEW Wade Collum 2/11/26 9:03 AM	Comment 8. 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 in areas of parking stalls. This overhang also affects the VUA foundation plantings between the buildings. adjust, correct.			Unresolved
79	2	LANDSCAPE REVIEW Wade Collum 2/11/26 9:03 AM	Comment 9. Scoot island trees closer to the end third of the parking islands.			Unresolved
80	2	LANDSCAPE REVIEW Wade Collum 2/11/26 9:03 AM	Comment 10. Provide a complete data table showing how the site is meeting the requirements of 155.5203. C Minimum Site Development Landscaping. Data table is incomplete.			Unresolved
81	2	LANDSCAPE REVIEW Wade Collum 2/11/26 9:03 AM	Comment 11. 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. ****Plant callouts will allow staff to review for completeness.			Unresolved



Plan Review - Review Comments Report

Project Name: **PZ25-12000043**

Workflow Started: **12/1/2025 1:48:14 PM**

Report Generated: **02/18/2026 02:55 PM**

82	2	LANDSCAPE REVIEW Wade Collum 2/11/26 9:03 AM	Comment 12. As per 155.5203.D.4., a landscaped island shall be provided at each end of every row of parking spaces and per every 10 spaces. Landscape parking islands are to be a minimum 8’ wide and contain trees, sod and irrigation. Two trees in the adjoining combined end island on L-5, and end islands on L-3. East end island on west parking row, south side.			Unresolved
83	2	LANDSCAPE REVIEW Wade Collum 2/11/26 9:04 AM	Comment 13. 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). Comment response is not accurate, a large percentage of light pole fixtures are in landscape areas, adjacent to responsibly share the space. North perimeter.			Unresolved
84	2	LANDSCAPE REVIEW Wade Collum 2/11/26 9:04 AM	Comment 14. As per 155.5203.D.3.b VUA Perimeter Understory trees spaced a maximum average of 20 feet on center may be substituted for canopy trees in areas beneath overhead utility lines. Contingent on Comment #1 being addressed.			Unresolved
85	2	LANDSCAPE REVIEW Wade Collum 2/11/26 9:04 AM	Comment 15. Please provide specifications for Royal Palms to be matching, heavies, no trunk constrictions, etc., so as to provide a clean and matching landscape design in the field. No corrections noted			Unresolved
86	2	LANDSCAPE REVIEW Wade Collum 2/11/26 9:04 AM	Comment 16. There appears to be utilities proposed in required landscape islands, please relocate and FDC’s , light poles etc. out of these areas. Add separate stand-alone FDC islands if needed to not encroach into required landscape areas. Shift Utilities form required landscape areas as per repeated previous comments. Also, Outlet control structures on the north side.			Unresolved
87	2	LANDSCAPE REVIEW Wade Collum 2/11/26 9:04 AM	Comment 17. If trees are being preserved, please 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.			Unresolved
88	2	LANDSCAPE REVIEW Wade Collum 2/11/26 9:05 AM	Comment 18. For example, please cut and paste this note on the plans for trees to be preserved. 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.			Unresolved
89	2	LANDSCAPE REVIEW	Comment 19. Please provide specifications and directives by an ASCA Registered Consulting Arborist prescribing timelines, watering, root pruning procedure and rootball size for all relocation proposed if any.			Unresolved



Plan Review - Review Comments Report

Project Name: **PZ25-12000043**

Workflow Started: **12/1/2025 1:48:14 PM**

Report Generated: **02/18/2026 02:55 PM**

		Wade Collum 2/11/26 9:05 AM				
90	2	LANDSCAPE REVIEW Wade Collum 2/11/26 9:05 AM	Comment 20. Clarify the reference to Type A Buffers on the actual plans and provide a cross section detail of these areas as it relates to the location of the wall and the 4' hedge where proposed.			Unresolved
91	2	LANDSCAPE REVIEW Wade Collum 2/11/26 9:05 AM	Comment 21. Verify screening approach to overhead doors facing the public ROW.			Unresolved
92	2	LANDSCAPE REVIEW Wade Collum 2/11/26 9:05 AM	Comment 22. Proposed an alternate species to Sweetbay Magnolia as they are well outside their hardness zones.			Unresolved
93	2	LANDSCAPE REVIEW Wade Collum 2/11/26 9:05 AM	Comment 23. It appears that some trees may be scooted closer to LP radii, please discuss with staff.23. It appears that some trees may be scooted closer to LP radii, please discuss with staff.			Unresolved
94	2	LANDSCAPE REVIEW Wade Collum 2/11/26 9:06 AM	Comment 24. Adjust planting details to only show sisal or other biodegradable material attached to trunk of tree. Remove any reference or detail showing wire and hose.			Unresolved
95	2	LANDSCAPE REVIEW Wade Collum 2/11/26 9:06 AM	Comment 25. Provide an overall landscape plan and reduce the additional LP sheets to match all other sheets for Site Plan, Pervious, Grading and Drainage, etc.			Unresolved
96	2	LANDSCAPE REVIEW Wade Collum 2/11/26 9:06 AM	Comment 26. Provide evidence of approval for new cell tower ingress/egress into the cul-de-sac.			Unresolved
97	2	LANDSCAPE REVIEW Wade Collum 2/11/26 9:06 AM	Comment 27. Cell tower site must meet the conditions of approval of the approved plan. This will be part of the approval process and must be completed at the time of final inspection. Please note the original permit number on the LP sheets.			Unresolved
98	2	LANDSCAPE REVIEW Wade Collum 2/11/26 9:06 AM	Comment 28. Please provide a detailed comment response sheet as to specifically how comments have been addressed at time of resubmittal.			Unresolved
99	2	LANDSCAPE REVIEW	Comment 29. Additional comments may be rendered a time of resubmittal.			Unresolved



Plan Review - Review Comments Report

Project Name: **PZ25-12000043**
Workflow Started: **12/1/2025 1:48:14 PM**
Report Generated: **02/18/2026 02:55 PM**

		Wade Collum 2/11/26 9:06 AM				
100	2	BSO Anthony Russo 2/13/26 8:22 AM	Comment Development Review Committee Date Reviewed: 02-13-2026 Subject: CPTED and Security Strengthening Report: PZ#: 25-12000043 Name: FESTIVAL SOUTH / CH REALTY X-FC I MIAMI FESTIVAL II LLC and FOUNDRY COMMERCIAL LLC Address / Folio: NW 27th Avenue & NW 33rd Street, Pompano Beach, FL Type: Major Site Plan Reviewer: BSO Deputy T. Russo for the City of Pompano Beach Reviewer: BSO Deputy D. Cappellazo 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 david_cappellazo@sheriff.org M-(954) 275-7479 (Send Text & Email, No Voicemail) Monday Thursday; 8 AM 3 PM			Info Only
101	2	FIRE DEPARTMENT Jim Galloway 2/18/26 1:58 PM	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
102	2	ZONING Pamela Stanton 2/18/26 2:12 PM	Comment The plans depict a proposed monument sign area. Provide design details for the proposed sign. Be advised that all sign structures (free-standing/monument signs) must be approved by the Architectural Appearance Committee. If details are not provided for the AAC submittal, the monument sign will require a return to the AAC for review and approval at a later date.			Unresolved
103	2	ZONING Pamela Stanton 2/18/26 2:13 PM	Comment Various proposed dimensions in the Zoning Table are inconsistent with those on the site plan. Make corrections as necessary to provide consistency among all plans and tables.			Unresolved
104	2	ZONING Pamela Stanton 2/18/26 2:15 PM	Comment The site plan shows 7 fire hydrants along the north side of Buildings 1 and 2. Verify the number of fire hydrants needed to serve the buildings.			Unresolved

