



Staff Report

**File #:** LN-877

DEVELOPMENT REVIEW COMMITTEE

Meeting Date: MAY 20, 2026

**MINOR DEVIATION TO SITE PLAN PZ20-12000013 BANK OF AMERICA**

**Request:** Minor Deviation  
**P&Z#** 26-13200002  
**Owner:** G&C Platinum 2500 Investors LLC  
**Project Location:** 2335 E Atlantic Blvd  
**Folio Number:** 484236012200  
**Land Use Designation:** ETOC (East Transit Oriented Corridor)  
**Zoning District:** TO-EOD (Transit Oriented East Overlay District)  
**Commission District:** 1 (Audrey Fesik)  
**Agent:** Ian Stanley  
**Project Planner:** Pamela Stanton (pamela.stanton@copbfl.com / 954-786-5561)

**Summary:**

This Major Site Plan submittal is for a proposed Minor Deviation to an approved Site Plan (PZ#20-12000013) with an active Development Order. The modifications are limited to a portion of the plaza, to accommodate outdoor dining, with minimal affect on the terms of the original approval. The project includes modifications to the landscaping, ground surface treatments, seating arrangements, and includes a 1,920 square foot covered canopy. The project retains the public art that was a prominent part of the original approval.

**Staff Conditions:**

A consolidated list of staff review comments can be found on the following pages and in the ePlan online system. Comment responses can be made directly into ePlan, via a downloaded Excel sheet (accessed within ePlan), or on a document of your own creation. Resubmittal is required of BSO, Engineering, Fire, Landscape, and Zoning. The DRC Agenda will be released one week prior to the meeting. Please confirm your desire to attend once you have reviewed the comments provided.

# Plan Review - Review Details

Report Generated: **05/07/2026 05:15 PM**

Review Type: **Planning**

Number of Files: **43**

Project Name: **PZ26-13200002**

Workflow: **PZ26-13200002 - 4/2/2026 10:05:06 AM**

Total Review Comments: **33**

Days Calculated as: **Calendar Days**

Elapsed Days: **35 days 7 hrs**

Days with Jurisdiction: **22 days 1 hr**

Days with Applicant/Submitter: **13 days 6 hrs**

Completed Submission (Prescreen): **20 days 7 hrs**

Completed Plan Review: **Not Completed**

## WORKFLOW ROUTING SLIP

TASK	TASK STATUS	REVIEW STATUS	CYCLE	ASSIGNED	ACCEPTED	COMPLETED	GROUP	USER	SUB TOTAL
Board Or Committee Selection	Completed		0	04/02/2026 10:05 AM	04/02/2026 10:39 AM	04/02/2026 10:40 AM	Review Coordinator	Frank Manusky	0 days 0.5 hrs
Applicant Upload for DRC	Completed		0	04/02/2026 10:40 AM	04/15/2026 02:49 PM	04/15/2026 04:54 PM	Applicant	Ian Rybovich-Stanley Applicant	13 days 6 hrs
Prescreen Review	Completed		0	04/15/2026 04:54 PM	04/22/2026 04:54 PM	04/22/2026 04:54 PM	Review Coordinator	Frank Manusky	7 days 0 hrs
Assign Reviewers	Completed		0	04/22/2026 04:54 PM	04/22/2026 04:54 PM	04/22/2026 04:55 PM	Review Coordinator	Frank Manusky	0 days 0 hrs
BSO - DRC Review Cycle #1	Completed	Review Complete - Resubmittal Required	1	04/22/2026 04:55 PM	05/05/2026 02:55 PM	05/05/2026 04:28 PM	BSO	Anthony Russo	12 days 23.5 hrs
BUILDING DIVISION - DRC Review Cycle #1	Completed	Review Complete - Pending Development Order	1	04/22/2026 04:55 PM	04/30/2026 09:46 AM	04/30/2026 09:51 AM	BUILDING DIVISION	Todd Stricker	7 days 17 hrs
ENGINEERING DEPARTMENT - DRC Review Cycle #1	Completed	Review Complete - Resubmittal Required	1	04/22/2026 04:55 PM	04/22/2026 05:30 PM	04/28/2026 03:17 PM	ENGINEERING DEPARTMENT	David McGirr	5 days 22.5 hrs
FIRE DEPARTMENT - DRC Review Cycle #1	Completed	Review Complete - Resubmittal Required	1	04/22/2026 04:55 PM	05/04/2026 10:28 AM	05/04/2026 10:48 AM	FIRE DEPARTMENT	Jim Galloway	11 days 18 hrs



# Plan Review - Review Details

Report Generated: **05/07/2026 05:15 PM**

TASK	TASK STATUS	REVIEW STATUS	CYCLE	ASSIGNED	ACCEPTED	COMPLETED	GROUP	USER	SUB TOTAL
LANDSCAPE REVIEW - DRC Review Cycle #1	Completed	Review Complete - Resubmittal Required	1	04/22/2026 04:55 PM	05/06/2026 06:19 PM	05/07/2026 12:42 PM	LANDSCAPE REVIEW	Wade Collum	14 days 20 hrs
PLANNING - DRC Review Cycle #1	Completed	Review Complete - Pending Development Order	1	04/22/2026 04:55 PM	05/07/2026 04:36 PM	05/07/2026 04:40 PM	PLANNING	Max Wemyss	14 days 24 hrs
UTILITIES - DRC Review Cycle #1	Pending		1	04/22/2026 04:55 PM			UTILITIES		15 days 0.5 hrs
ZONING - DRC Review Cycle #1	Accepted	Review Complete - Resubmittal Required	1	04/22/2026 04:55 PM	04/28/2026 02:31 PM		ZONING	Pamela Stanton	15 days 0.5 hrs

REVIEW COMMENTS						
REF #	CYCLE	REVIEWED BY	TYPE	FILENAME	DISCUSSION	STATUS
1	1	ENGINEERING DEPARTMENT David McGirr 4/28/26 3:17 PM	Comment The site plan sheet 003, SP-1, appears to indicate no work will be done within the city right-of-way, but on sheet 014, C-1, detail section A-A shows a portion of the right-of-way. Please confirm if any work will be in the ROW			Unresolved
2	1	ZONING Pamela Stanton 4/30/26 9:34 AM	Comment On the Site Plan, delineate and label all proposed elements and existing elements to remain in a legible manner, including but not limited to retaining walls, planters, site lighting, structures (trellis, solid roofed, awning, other), etc.			Unresolved
3	1	ZONING Pamela Stanton 4/30/26 9:34 AM	Comment Various plans have "Plaza Scope of Work" delineated. However, the Landscape Plan shows work throughout the plaza.			Unresolved



# Plan Review - Review Details

Report Generated: **05/07/2026 05:15 PM**

REF #	CYCLE	REVIEWED BY	TYPE	FILENAME	DISCUSSION	STATUS
4	1	ZONING Pamela Stanton 4/30/26 9:35 AM	Comment The Survey shows decorative light poles throughout the plaza, including in the proposed covered area. Provide detailed information regarding the status of the light poles and the proposed illumination treatment for that area.			Unresolved
5	1	ZONING Pamela Stanton 4/30/26 9:35 AM	Comment The plans indicate proposed stairs. Provide detailed information regarding the elevation of the area of the project, including the transition to the existing grade where the Site Engineering Plan delineates a line labeled "Match Exist. Grade". If the existing plaza is proposed to be elevated, provide information regarding the existing trees to remain in the project area.			Unresolved
6	1	ZONING Pamela Stanton 4/30/26 9:35 AM	Comment Provide details for the proposed retaining walls.			Unresolved
7	1	ZONING Pamela Stanton 4/30/26 9:35 AM	Comment Provide detailed drawings with dimensions for the proposed structure that will cover a portion of the plaza. Include the structure's dimensions, materials, etc.			Unresolved
8	1	ZONING Pamela Stanton 4/30/26 9:35 AM	Comment The plans appear to show existing trees to remain within the proposed covered structure area. Provide information regarding how this will occur and how the structure will accommodate the trees.			Unresolved
9	1	BUILDING DIVISION Todd Stricker 4/30/26 9:50 AM	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			Info Only



# Plan Review - Review Details

Report Generated: **05/07/2026 05:15 PM**

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.

FBC A201.1 This code establishes standards for accessibility to places of public accommodation and commercial facilities by individuals with disabilities. All new or altered public buildings and facilities, private buildings and facilities, places of public accommodation and commercial facilities subject to this code shall comply with 2017 FBC Accessibility.



# Plan Review - Review Details

Report Generated: **05/07/2026 05:15 PM**

			<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> <p>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.</p>		
10	1	<p>BUILDING DIVISION Todd Stricker 4/30/26 9:51 AM</p>	<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. 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>3. 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</p>		Info Only



# Plan Review - Review Details

Report Generated: **05/07/2026 05:15 PM**

			<p>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.</p> <p>4. 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>5. 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>6. 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>			
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# Plan Review - Review Details

Report Generated: **05/07/2026 05:15 PM**

REF #	CYCLE	REVIEWED BY	TYPE	FILENAME	DISCUSSION	STATUS
11	1	FIRE DEPARTMENT Jim Galloway 5/4/26 10:47 AM	Comment Provide a proposed life safety plan as per NFPA 101 Life Safety Code 2021. Floor plan, occupant loads, egress paths etc.  Assembly occupancies with an occupant load greater than 100 are required to be protected by a supervised fire sprinkler system. NFPA 101 ch 12 sec 12.3.5 Occupant notification required via fire alarm system.			Unresolved
12	1	BSO Anthony Russo 5/5/26 2:58 PM	Comment Development Review Committee Date Reviewed: 05-05-2026 Subject: CPTED and Security Strengthening Report: PZ#: 26-13200002 Name: BANK OF AMERICA PLAZA Address / Folio: 2335 E. Atlantic Blvd., Pompano Beach, FL Type: MINOR DEVIATION TO 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
13	1	BSO Anthony Russo 5/5/26 2:58 PM	Comment ***ATTENTION*** Please complete the Affidavit for CPTED Compliance & upload it into the DRC Documents Folder for review.			Unresolved



# Plan Review - Review Details

Report Generated: 05/07/2026 05:15 PM

14	1	BSO Anthony Russo 5/5/26 3:05 PM	<p>Comment</p> <p>***Please Incorporate the below listed CPTED &amp; Security Strengthening Strategies into the existing CPTED Narrative &amp; onto the CPTED Diagram.***</p> <p>A. Natural Surveillance (Landscaping)</p> <p>1.) Maintain 2' to 2.5' foot maximum height for all hedges, bushes, low plants, and ground cover. Goal: Increase visibility &amp; deter concealment.</p> <p>2.) Maintain an 8'- foot clear tree trunk for canopy trees and tall plants without any obstructive limbs or foliage hanging down below 8' feet that would in the present or future obstruct Natural &amp;/ or Electronic Surveillance. (Note that young immature trees with 6" inch or less diameter trunks are excluded from this condition ONLY WHILE MATURING per code.) Goal: Increase visibility, improve line of sight &amp; prevent obstructions to electronic surveillance &amp; pedestrian scale lighting.</p> <p>A1. Natural Surveillance (Lighting)</p> <p>1.) Pedestrian scale lighting must be incorporated for designated pedestrian paths of travel. Such pathways can include, but are not limited to: sidewalks, exterior shopping centers, parking lots, walking paths for recreational use, exterior dining areas, etc.</p> <p>A2. Electronic Surveillance – Security Strengthening *** ATTENTION *** PROPOSED CAMERA AND MONITORING LOCATIONS WILL BE COORDINATED WITH A SECURITY AND ACCESS CONTROL CONSULTANT AND THE BROWARD SHERIFF'S OFFICE CPTED REVIEWER *** PRIOR *** TO PERMITTING.</p>		Unresolved
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# Plan Review - Review Details

Report Generated: **05/07/2026 05:15 PM**

			<p>PLANNING AND INSTALLATION OF THE SURVEILLANCE MONITORING SYSTEM MUST INCLUDE FIELD INPUT FROM EXPERIENCED CPTED/ SECURITY STRENGTHENING LAW-ENFORCEMENT TO PROVIDE OPTIONS TO CONSIDER TO AID IN ENSURING OPTIMAL RESULTS.</p> <p>1.) Required to meet § 115.26 - City of Pompano Beach BUSINESS SECURITY CODE: "... use security cameras to protect employees and the consumer public from robbery, burglary and other violent crimes."</p> <p>2.) Surveillance Monitors depicting real time security camera views must be strategically located for maximum overlapping active and passive observation. Locations for monitors can include security station, reception desk &amp; managers office. The monitor must be strictly dedicated to passive surveillance operation.</p> <p>3.) Security cameras must fully view interior &amp; exterior public dining areas.</p>		
15	1	BSO Anthony Russo 5/5/26 3:09 PM	<p>Comment</p> <p>B. Access Control – Security Strengthening</p> <p>1.) Wayfinding &amp; Instructional Signage must be prominently displayed &amp; posted where necessary.</p> <p>2.) All exterior doors must have non-removable door hinge pins, and it is recommended to include the capacity for electronic door position switches to signal a security alarm system that a door, which should not have been opened, has been opened and breached.</p> <p>3.) For Commercial and Industrial: Install hard-wired burglar security / intruder alarms.</p> <p>4.) For Commercial and Industrial: Burglary / Intrusion / Sensor alarms must be activated whenever the business is closed, or all authorized personnel are out of the business.</p>		Unresolved



# Plan Review - Review Details

Report Generated: **05/07/2026 05:15 PM**

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

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

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

3.) Bottom gate clearances must be 8” inches above the ground.  
Purpose: For viewing underneath to deter loitering and trespassing inside the enclosures, and to deter/ prevent the enclosure from being used as concealment/ ambush for a more serious crime such as a violent robbery, sexual assault/ battery, etc.

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

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

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

7.) Dumpster area must have signage clearly stating No Illegal Dumping.



# Plan Review - Review Details

Report Generated: **05/07/2026 05:15 PM**

			8.) Enclosed trash rooms (if any) must be equipped with either constant lighting &/or a secured motion sensor lighting system that will provide immediate illumination upon entry.		
16	1	BSO Anthony Russo 5/5/26 3:12 PM	<p>Comment</p> <p>B2. Access Control – Security Strengthening for Key Control &amp; Management Offices</p> <p>1.) Any keys, key fobs, key card devices &amp;/or similar devices that are stored on site must be secured with access control such as, but not limited to: Mechanical, Electronic Control, Biometric, etc. Electronic key signals can be cloned (copied) so keys must be stored in a signal blocking locked safe.</p> <p>2.) Key security office / room / key storage closet door must have an alarm and robust mechanical locking system.</p> <p>3.) A surveillance camera must monitor the office key storage area.</p> <p>4.) Management / Security Office door must have a security viewer (door scope / peephole) or reinforced security window.</p> <p>C. Territorial Reinforcements – Security Strengthening *** ATTENTION *** BSO NO TRESPASSING SIGNAGE IS TO BE COORDINATED WITH A BROWARD SHERIFF’S OFFICE CPTED REVIEWER *** PRIOR *** TO PERMENANT PLACEMENT OF THE SIGNS. THIS IS TO ENSURE OPTIMAL RESULTS.</p> <p>1.) Post sufficient “Broward Sheriff’s Office No Trespass”</p>		Unresolved



# Plan Review - Review Details

Report Generated: **05/07/2026 05:15 PM**

			<p>signage so that it is readily available at all entrances and all sides of the property: North, South, East, and West. Please note additional signage may be necessary depending on the size &amp; layout of your development.</p> <p>D. Maintenance &amp; Management – Security Strengthening          1.) For Commercial including COMMERCIAL/ INDUSTRIAL/ RESIDENTIAL/ Hotels/ Multi-Family / Offices, etc. with Security/ Front Desk Receptionists / Hosts (if any): Install a fixed concealed silent panic duress alarm at main entrance AND a provide a portable activator for redundancy in the event the fixed alarm is compromised due to the fixed alarm post being vacant, or for any serious incident such as an active killer or other emergency.</p> <p>2.) Ensure all publicly accessible exterior electrical power outlets have a lockable metal cover AND easily accessible secure internal cutoff switch.</p> <p>3.) Ensure all publicly accessible exterior water outlet spigots have a nearby easily accessible secure locking cap.</p>		
17	1	BSO Anthony Russo 5/5/26 3:15 PM	<p>Comment</p> <p>E. Activity Support – Security Strengthening          1.) Place bike storage racks (if any) close to the main access doors providing convenience and maximum Natural and Electronic Security Surveillance.</p> <p>2.) If the building/ development has a Wi-Fi system, it needs to be encrypted and password protected. If Wi-Fi is offered as a complimentary service by a business, then it should be disabled when the business is closed to the public.          Purpose: An open Wi-Fi system will attract non-legitimate users to loiter and use the open free Wi-Fi.</p>		Unresolved



# Plan Review - Review Details

Report Generated: **05/07/2026 05:15 PM**

3.) Exterior bench seating (if any) for public use should be CPTED orientated to include spacers / dividers / arm rests or preferably use a single seat design.

Purpose: To deter unintended excessive loitering, trespassing, lying down, sleeping, etc thereby depriving legitimate users to ability to utilize the designated seating.

4.) Valet Stations & Pedestrian Queuing Areas (if any) must be captured by electronic surveillance and benefit from natural surveillance.

5.) Valet attendants & accompanying pedestrians should be provided with protection from potential vehicle impacts. Options to consider would be the installation of traffic bollards, heavy planters, non-mountable vehicle curb, architectural / artistic features capable of deflecting such impacts, etc.

6.) To aid against potential auto thefts & auto burglaries, Valet Key Storage cabinets / closets should be kept locked at all times & be equipped with RFID (Radio Frequency Identification) protection. It is strongly recommended that a GPS tracking device be installed in any portable valet key storage podiums that are not permanently anchored in place.

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

Purpose: To deter acts of theft & to properly identify such items if stolen and located off site.



# Plan Review - Review Details

Report Generated: **05/07/2026 05:15 PM**

			<p>8.) Public, Resident, Tenant, Visitor &amp;/or Common Use Restrooms, Storage Rooms, Locker Rooms, Conference Rooms, Saunas (if any) must be equipped with either constant lighting &amp;/or a secured motion sensor lighting system that will provide immediate illumination upon entry.</p> <p>9.) Single use public restrooms must have access door locking hardware that will display to a potential user if the restroom is Vacant or In Use.</p>		
18	1	BSO Anthony Russo 5/5/26 4:26 PM	<p>Comment ***Note*** For DRC Comment Responses Letters, Please Issue Responses in the Affirmative such as Will Comply or Will Be Done. Comment Responses such as Acknowledged, Understood or Noted are ambiguous &amp; do not clarify compliance.</p> <p>***Important Please Read*** The CPTED Narrative &amp; the CPTED Drawing Diagram should be synonymous. Please incorporate all the above stated CPTED &amp; Security Strengthening measures onto your existing CPTED Drawing Diagram &amp; CPTED Narrative Document when re-submitting into the Pompano ePlan.</p>		Condition
19	1	BSO Anthony Russo 5/5/26 4:26 PM	<p>Comment ****PLEASE NOTE****</p> <p>The submitted CPTED Plan security measures provided by the developer, along with the CPTED &amp; Security Strengthening attributes stated in this review shall be incorporated into this project at the time of tenant build out.</p>		Condition



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Report Generated: **05/07/2026 05:15 PM**

REF #	CYCLE	REVIEWED BY	TYPE	FILENAME	DISCUSSION	STATUS
20	1	LANDSCAPE REVIEW Wade Collum 5/7/26 12:40 PM	Comment 1. Please provide a copy of the original landscape plan of record specifically for the project only for the requested scope of work.			Unresolved
21	1	LANDSCAPE REVIEW Wade Collum 5/7/26 12:40 PM	Comment 2. Staff is not accepting of the proposal to relocate trees from private property, rendering the site non-compliant with the approved plans of record. Per the narrative, visibility can be achieved from the sidewalk and public realm by limbing up the trees and accelerating growth by increasing the fertilization program. Revise and correct sheet L200.			Unresolved
22	1	LANDSCAPE REVIEW Wade Collum 5/7/26 12:40 PM	Comment 3. Provide more information and clarification on covered roof specifications, including defined heights, column locations, and trunk / canopy management for the existing Medjool palms.			Unresolved
23	1	LANDSCAPE REVIEW Wade Collum 5/7/26 12:40 PM	Comment 4. Provide more information and clarification on the grade change of the outside dining area and how the grade change will impact the planting space and CRZ for the trunk management for the existing Medjool palms. There appears to be stairs and a knee wall proposed around the outside dining area.			Unresolved
24	1	LANDSCAPE REVIEW Wade Collum 5/7/26 12:40 PM	Comment 5. Please clearly define a tree protection zone at the edge of the proposed scope of work on a plan so that staff has an actionable approach to enforcement.			Unresolved
25	1	LANDSCAPE REVIEW Wade Collum 5/7/26 12:41 PM	Comment 6. Please also provide a note stating that will be no lapse in irrigation to the surrounding landscape during construction.			Unresolved



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Report Generated: **05/07/2026 05:15 PM**

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26	1	LANDSCAPE REVIEW Wade Collum 5/7/26 12:41 PM	Comment 7. As per 155.5204.F. No development, work, or demo activity shall be allowed within the dripline of a tree or tree protection area.			Unresolved
27	1	LANDSCAPE REVIEW Wade Collum 5/7/26 12:41 PM	Comment 8. 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
28	1	LANDSCAPE REVIEW Wade Collum 5/7/26 12:41 PM	Comment 9. 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.			Unresolved
29	1	LANDSCAPE REVIEW Wade Collum 5/7/26 12:41 PM	Comment 10. 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)			Unresolved



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Report Generated: **05/07/2026 05:15 PM**

REF #	CYCLE	REVIEWED BY	TYPE	FILENAME	DISCUSSION	STATUS
30	1	LANDSCAPE REVIEW Wade Collum 5/7/26 12:41 PM	Comment 11. Provide a note on plan that a Pre Construction meeting with Urban Forestry is required before any work is performed on site.			Unresolved
31	1	LANDSCAPE REVIEW Wade Collum 5/7/26 12:42 PM	Comment 12. Please provide a detailed comment response sheet as to specifically how comments have been addressed at time of resubmittal.			Unresolved
32	1	LANDSCAPE REVIEW Wade Collum 5/7/26 12:42 PM	Comment 13. Additional comments may be rendered a time of resubmittal.			Unresolved
33	1	PLANNING Max Wemyss 5/7/26 4:39 PM	Comment As there is no new enclosed development proposed, no dedications from Atlantic Blvd are required at this time. Please be advised that no vertical hardscape/structure can be permitted within the ultimate right-of-way width of 110 feet (55 feet from the center line) unless a revokable license agreement for such structure can be obtained (to be coordinated with the City Engineer).			Condition

