

April 15, 2026

City of Pompano Beach  
100 W. Atlantic Blvd  
Pompano Beach, FL 3300

**RE: Downtown Pompano – Roadway and Infrastructure**  
**Project #: 26-1200001**  
**KEITH Project No.: K15083.00**

Dear City of Pompano Beach Reviewers:

Based on your Development Review comments date March 20, 2026, KEITH and the project team offer the following responses to your comments/questions:

#### **FIRE DEPARTMENT**

Jim Galloway | [Jim.Galloway@copbfl.com](mailto:Jim.Galloway@copbfl.com)

Status: Resubmittal Required

1. Truck Specs. When using auto turn please use the specs of Pompano Beach Trucks. The specs can be found on City of Pompano webpage, fire prevention. 300-FA-101-FIRE ACCESS PLAN.pdf

**RESPONSE: See revised 300-FA-101-FIRE ACCESS PLAN which now uses the Pompano Beach apparatus for vehicle analysis.**

2. Building Address ( ) Fire department access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first story of the building is located not more than 150ft from fire department access roads as measured by an approved route around the exterior of the building or facility. If the building is protected with an approved automatic fire sprinkler system permitted to be increased to 450 ft. (NFPA 1 20121ed chapter 18 sections 18.2.3.2.2 and 18.2.2.2.1) 300-FA-101-FIRE ACCESS PLAN.pdf

**RESPONSE: No buildings are proposed as a part of this project. This project is limited to the new construction of roadways only.**

3. Place fire hydrants at street intersections, and then every 500ft of road travel in between as needed. placement at intersections allows access from multiple directions. less chance of being blocked. These are staging areas for fire apparatus at corners of a building. Proposed fire department connections should be grouped within 10 to 15ft of a fire hydrant.

**RESPONSE: Fire Hydrants are shown at street intersection and within every 500 ft as requested. See revised 300-FA-101-FIRE ACCESS PLAN and/or Sheets CU-101 to CU-109.**

#### **ENGINEERING DEPARTMENT**

David McGirr | [david.mcgirr@copbfl.com](mailto:david.mcgirr@copbfl.com)

Status: Resubmittal Required

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

[www.KEITHteam.com](http://www.KEITHteam.com)

**RESPONSE: Comment acknowledged. BCEPMGD Surface Water Management permit will be provided at the time of building permitting.**

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

**RESPONSE: Comment acknowledged. FDEP NPDES General Permit will be provided prior to issuance of building permit.**

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

**RESPONSE: Comment acknowledged. FDEP NOI will be provided prior to issuance of building permit.**

4. Note on all drainage plans that the off-site drainage pipe needs to be RCP or ADS HP Storm. No N12 permitted in R/W.

**RESPONSE: Note has been added on Sheets CP-101 through CP-109.**

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

**RESPONSE: Comment acknowledged.**

6. On plan sheet 426 CP-501, why are there two types of details for the paving and curbing? They should just be the city of Pompano Beach Engineering standard details and not FDOT.

**RESPONSE: Comment noted. Sheet CP-501 has been revised to show the City's Type 'D' curb detail in place of the FDOT detail.**

7. On plan sheet 425 CP-301, please follow the Engineering standard detail 305-1

**RESPONSE: Per discussion with the reviewer, the cross section shown on CP-301 will apply in lieu of the City standard detail.**

8. Please note that on all PGD plans, the existing roadway within the project limits and possibly beyond will be inspected by the City Engineer, Public Works Director, or a designated representative for damage caused by construction before final acceptance. A partial or complete milling and overlay of the roadways may be required.

**RESPONSE: Comment acknowledged. The required note has been added to Sheets CP-101 through CP-109.**

9. On all the water plans the valves for the service lines need to be right up against the proposed Tee.

**RESPONSE: See sheets CU-101 through CU-109. Service line valves have been placed directly against the proposed tees wherever possible.**

10. On plan sheet 431 CU-104, the proposed angled service lines need to be approved by utilities.

**RESPONSE: As discussed during the meeting with Utilities and Engineering, the angled service lines will be accepted by Utilities.**

11. I do not see any sample points on any of the water plans.

**RESPONSE: Sampling points have been added to the plans and are shown on Sheets CU-101, CU-103, CU-104 and CU-105.**

12. Submit/upload a copy of the (FDEP) Florida Department of Environmental Protection permit or written exemption from this agency for the proposed potable water main and service line connections shown on the civil engineering drawing



**RESPONSE: Comment acknowledged. FDEP approval will be provided prior to issuance of building permit.**

13. Submit/upload a copy of the (BCEPGMD) Broward County Environmental Protection and Growth Management Division wastewater collection system license/permit or written exemption from this agency for the proposed construction of the gravity wastewater collection systems shown on the civil engineering plans.

**RESPONSE: Comment acknowledged. Wastewater Permit will be provided prior to issuance of building permit.**

14. Submit/upload a copy of the (FDEP) Florida Department of Environmental Protection permit or written exemption from this agency for the proposed construction of the gravity wastewater collection systems shown on the civil engineering plans.

**RESPONSE: Comment acknowledged. Wastewater Permit will be provided prior to issuance of building permit.**

15. Submit/upload a copy of the Broward County Traffic Engineering Division permit or exemption for the proposed off-site pavement marking and traffic signage plan.

**RESPONSE: Comment acknowledged. Broward County Traffic Engineering Division approval will be provided prior to issuance of building permit.**

16. Place note on landscape plans as per City Ordinance(s) §50.02(A) (3) and §100.35(G) that landscaping materials other than sod are not allowed within (5') five feet of any portion of City-owned utilities within the public street right-of-way, including meters, hydrants, service lines, etc. Also, please note that no trees, shrubbery, or obstructions shall be placed within a 3' radius of a City-owned sewer lateral cleanout or water &/or reuse meter. Show the location of all existing city-owned and maintained potable water mains and services, sanitary sewer mains or laterals, and storm drainage lines on the proposed landscape plans. Contact Tracy Wynn, GIS Coordinator, Engineering Division, for Utility information. 954-545-7007 tracy.wynn@copbfl.com Engineering Standard street tree detail 316-1 and 315-1.

**RESPONSE: Refer to notes #12 and # 13 on sheet LP-102 for requested notes. Requested utilities are now shown on the Planting sheets, refer to sheets LP-101 through LP-109.**

17. Show truncated warning dome mats on the proposed off-site sidewalk where it intersects with driveways and public roadways. Place the proposed COPB sidewalk warning dome mat construction detail drawing on the plans. Detail 318-1 ADA detectable warning mats.

**RESPONSE: Comment noted. Truncated warning dome mats and Detail 318-1 have been added. See Sheets CP-101 through CP-105 and CP-502.**

18. PLEASE PROVIDE A NARRATIVE RESPONSE TO THESE REVIEW COMMENTS (IF APPLICABLE), SEE MARKUPS (IF REFERENCED) AND CLEARLY SHOW CHANGES ON PLANS USING CLOUDED DETAILS AND DELTA REVISION MARKS AS NECESSARY. \*\*\*\* Please note that the City Engineering Division may issue additional review comments throughout the remainder of the permitting process as the civil engineering plans for this project are finalized. \*\*\*\* \*\*\*\*

**RESPONSE: Comment Acknowledged.**



## BROWARD SHERIFFS OFFICE

David Cappellazo | [David\\_Cappellazo@sheriff.org](mailto:David_Cappellazo@sheriff.org)

Status: Resubmittal Required

1. Please indicate "Special Emphasis Markings" on the diagram where appropriate, and crosswalks. Some special emphasis markings are indicated on form 442-CM501 but not on form 441-CM101.

**RESPONSE: ACKNOWLEDGED.**

2. There is an ingress/egress to the E Pat Larkins Community Center parking lot on the south side, just east of NW 6th Avenue. During peak times when traffic is traveling west bound on NW 1st Street to exit out onto NW 6th Avenue, there is potential for traffic build up on NW 6th Avenue north bound if vehicular traffic is trying to turn into the E Pat Larkins parking lot. The fact that the proposed land use in this area is designated commercial, residential apartments, civic/government center, and possibly a hotel, will bring additional vehicular traffic to the area. When special events at the E Pat Larkins Center are held, this can cause even more stress on the traffic pattern.

**RESPONSE: COMMENT ACKNOWLEDGED. If needed, BSO deputies will be hired during special events to direct traffic.**

3. The diagram shows potential cut outs for driveway access to the businesses along W Atlantic Blvd specifically Taco Bell, KFC, Money Mart, The Housing Authority and Miami Subs. There is potential for "Cut Through" traffic causing potential liability to the area businesses. Cut through traffic can increase the possibility of a vehicle crash with a pedestrian/legitimate user/customer of the businesses. Will there be a designated access which will offset the businesses being affected, or some type of written agreement with the businesses. Has the CRA spoken to any of the business owners?

**RESPONSE: These are existing access points to public ROW from the retail business on Atlantic.**

4. The roadway at NW 3rd Avenue and MLK. As it stands now, there are 2 "Do Not Enter" signs where the busses exit out onto MLK Blvd, from the transportation hub terminal. Busses can turn west and east from the north bound roadway from the bus terminal. Placing an ingress/egress to the proposed site just west of/in conjunction with the bus exit will be confusing to anyone trying to enter off of MLK Blvd.

**RESPONSE: Upon approval of this access point, additional directional signage will be installed.**

5. There are no sidewalks proposed for the south side of NW 1st Street/Court which is a potential cause for concern for citizens walking to the business along W Atlantic Blvd.

**RESPONSE: Sidewalks will be installed on the north side of NW 1<sup>st</sup> Street.**

## UTILITIES DEPARTMENT

Nathaniel Watson | [Nathaniel.Watson@copbfl.com](mailto:Nathaniel.Watson@copbfl.com)

Status: Resubmittal Required

1. Additional comments may be forthcoming contingent upon future submittals to the PAM and/or DRC review process.

**RESPONSE: Comment Acknowledged.**

2. Please procure an approved Broward County EPD Surface Water Management Permit, or a written exemption, for the proposed on-site and off-site work. This will be required at the time of the official Building E-Plan submittal.

**RESPONSE: Comment acknowledged. BCEPMGD Surface Water Management permit will be provided at the time of building permitting.**

3. Please note that any proposed metered service 3 inches or larger is not a stock item. These meters are



subject to a lead time of four to eight months. Please place orders promptly to ensure the services are available for installation when needed.

**RESPONSE: Comment Acknowledged.**

4. Please note that a capacity study demonstrating the development's impact on the City's water and sewer systems must be initiated and completed using the City's modeling consultants. Any resulting system improvements shall be completed at the developer's expense.

**RESPONSE: Acknowledged. Developer has engaged a 3<sup>rd</sup> party consultant to model the City's sewer and water capacity. The analysis is in progress. If the results of the model indicate improvements are necessary, the designer will accommodate the necessary improvements in the design during the permitting phase.**

5. Please indicate the estimated daily potable water demand for the development, in gallons per day (GPD), on the Civil Water & Sewer Plan.

**RESPONSE: A capacity analysis report for the area is being performed by Kimley Horn and is expected to be completed in May. Future development decisions will be based on the results of this study. If upgrades to the design are required based on the results of the study and future development decisions, then the design will be updated during the building permitting process.**

6. Please indicate the estimated daily wastewater discharge for the development, in gallons per day (GPD), on the Civil Water & Sewer Plan.

**RESPONSE: A capacity analysis report for the area is being performed by Kimley Horn and is expected to be completed in May. Future development decisions will be based on the results of this study. If upgrades to the design are required based on the results of the study and future development decisions, then the design will be updated during the building permitting process.**

7. Please note that any existing water or sewer service connections available to the lot that will not be utilized shall be retired at the main in accordance with City Specifications.

**RESPONSE: A general note is included on the CU-XX Sheets to retire existing water and sewer service connections at the main. Please note that all existing services affected by this project will be connected to the new watermain and the existing watermain will be removed.**

8. Please note on Landscape Plan Sheets 731–739 that, pursuant to City Ordinances §50.02(A)(4) and §100.35(E), street trees shall not be placed on top of, or within 5 feet on either side of, any City-owned utility infrastructure. In addition, no trees, shrubbery, or obstructions shall be placed within a 3-foot radius of any City-owned sewer lateral cleanout or water and/or reuse meter. Please overlay the landscape plan with the water and sewer civil plans to demonstrate how conflicts will be mitigated.

**RESPONSE: Refer to notes #12 and # 13 on sheet LP-102 for requested notes. Requested utilities are now shown on the Planting sheets, refer to sheets LP-101 through LP-109.**

9. Please submit the Broward County Environmental Protection and Growth Management Department (BCEPGMD) Surface Water Management Permit, or written exemption, for the proposed paving and drainage improvements shown on the civil engineering drawings.

**RESPONSE: Comment acknowledged. BCEPMGD Surface Water Management permit will be provided at the time of building permitting.**

10. Please submit the Florida Department of Environmental Protection (FDEP) NPDES General Permit for the proposed stormwater discharge associated with site construction activities.

**RESPONSE: Comment acknowledged. FDEP NPDES General Permit will be provided prior to issuance of building permit.**





11. Please submit the Florida Department of Environmental Protection (FDEP) Notice of Intent (NOI) for the proposed water main extension.

**RESPONSE: Comment acknowledged. FDEP NOI will be provided prior to issuance of building permit.**

12. Please submit the Florida Department of Environmental Protection (FDEP) permit, or written exemption, for the proposed construction of the gravity wastewater collection system.

**RESPONSE: Comment acknowledged. Wastewater Permit will be provided prior to issuance of building permit.**

13. Please place a note on the landscape plans, pursuant to City Ordinances §50.02(A)(3) and §100.35(G), stating that landscaping materials other than sod are not permitted within 5 feet of any portion of City-owned utilities located within the public street right-of-way, including meters, hydrants, service lines, etc. In addition, no trees, shrubbery, or obstructions shall be placed within a 3-foot radius of any City-owned sewer lateral cleanout or water and/or reuse meter. Please show the location of all existing City-owned and maintained potable water mains and services, sanitary sewer mains and laterals, and storm drainage lines on the proposed landscape plans. For utility information, contact Tracy Wynn, GIS Coordinator, Engineering Division, at 954-545-7007 or tracy.wynn@copbfl.com. Refer also to Engineering Standard Street Tree Details 316-1 and 315-1.

**RESPONSE: Refer to notes 12 and 13 on sheet LP-102 for requested notes. Utilities are now shown on the Planting sheets as requested.**

14. The off-site/public-owned drainage infrastructure must be shown as either RCP or ADS HP storm pipe. Please add this note to CP PG&D Plan Sheets 416–420.

**RESPONSE: Note has been added on Sheets CP-101 through CP-109.**

15. Please provide clarification regarding the ownership of the proposed underground stormwater storage system, as shown on CP PG&D Plan Sheets 418 and 419.

**RESPONSE: The proposed underground stormwater storage system is intended to be privately owned and maintained.**

16. Please show an in-line 8-inch isolation gate valve on the proposed water main midway along NW 5th Avenue, on either Sheet 428 or 429, CU-101/CU-102 – Water & Sewer Plans.

**RESPONSE: An 8" gate valve has been added to the proposed water main on sheet CU-101.**

17. Sheets 430 and 431, CU-103/CU-104 – Water & Sewer Plans, propose connecting to the existing water main along NW 1st Street, but do not indicate what will occur after the proposed water main is placed into service. Please note that the proposed 8-inch water main shall replace the existing 6-inch water main upon certification. Please also show all water service connections from the proposed 8-inch water main to the establishments adjacent to NW 1st Street. This shall include the existing fire hydrant located in front of the City's Wastewater Pump Station No. 86, the water service supplying the car wash, and the water service supplying the City's pump station along NW 1st Street.

**RESPONSE: After the proposed 8" water main is certified and placed into service, the existing 6" water main will be removed. Sheets CU-103 and CU-104 show the callouts for the removal of the existing 6" main as well as the reconnection of all existing water services to the new 8" main.**

18. Please show an in-line 8-inch isolation gate valve on the proposed water main midway along NW 1st Street, on either Sheet 430 or 431, CU-103/CU-104 – Water & Sewer Plans.

**RESPONSE: An 8" gate valve has been added to the proposed water main on sheet CU-104.**



19. Please show an in-line 8-inch isolation gate valve on the proposed water main midway along NW 3rd Avenue, on either Sheet 431 or 432, CU-104/CU-105 – Water & Sewer Plans.

**RESPONSE: An 8" gate valve has been added to the proposed water main on sheet CU-101.**

20. Please note that the sewer manholes shown on Sheets 428 (CU-101), 429 (CU-102), 431 (CU-104), and 432 (CU-105), whether proposed to be cored or newly constructed, must be internally sewer-coated and bench-worked to accommodate the new flow.

**RESPONSE: The required note has been added to all applicable existing and proposed manholes on Sheets CU-101, CU-102, CU-104 and CU-105 indicating that they are to be internally sewer-coated and bench-worked to accommodate the new flow.**

21. Please relocate the proposed wastewater manhole shown on Sheet 432, CU-105, further north so that it is positioned just behind the sidewalk.

**RESPONSE: The proposed wastewater manhole has been shifted further north and is now located near the sidewalk.**

22. Please note that an existing water service line traverses the KFC property to supply the median irrigation service along Atlantic Boulevard. Please show this connection to the proposed 8-inch water main along NW 1st Street.

**RESPONSE: Sheet CU-103 shows the callout for reconnecting the existing water service line that traverses the KFC property to the new 8" watermain.**

23. Please indicate whether NW 5th Avenue, NW 1st Street, and NW 3rd Avenue shall remain public right-of-way or be dedicated as public right-of-way. This designation will determine whether the water, sewer, and storm drainage infrastructure is to be public or private.

**RESPONSE: All referenced roadways (NW 5th Avenue, NW 1st Street, and NW 3rd Avenue) are to remain public right-of-way.**

24. Please overlay the proposed utility infrastructure on the submitted landscape plans to demonstrate that street trees shall not be placed on top of, or within 5 feet of either side of, any City-owned utility infrastructure.

**RESPONSE: Utilities are now shown on the Planting sheets as requested.**

25. Please attach the following City Engineering Standard details as they apply: 105-2 Meter Box Installation, 106-3 Fire Meter and Backflow Device, 107-1 Typical 1" Water Service, 107-2 Typical 2" Water Service, 108-1 Typical Conflict (Water) Detail, 118-1 Restrained Joint Information, 118-2 Restrained Joint Information, 118-3 Restrained Joint Information, 122-2 Potable Water Supply Notes, 122-3 Potable Water Supply Notes, 210-2 Sewer Box and Cover Traffic, 210-3 Sewer Box and Cover Heavy Traffic, 315-1 Typical Screen For Utilities, 316-1 Required Tree Locations, 400-1A Precast Drainage Structure, 400-1B Type C Inlet, 401-1 Type D Inlet, 402-1 Type E Inlet, 403-1 Type H Inlet, 408-1 Structure Tops (Type 7-NT), 408-2 Structure Tops (Type 7-T), 409-1 Cover for Manholes and Inlets, 410-1 Cast Iron Grates, 411-1 Cast Iron Frame for Manholes, 412-1 Optional Construction Joints, 412-2 Optional Construction Joints, 413-1 Eye Bolt and Chain for Locking Grates, 414-1 Water Stop Seal.

**RESPONSE: Please refer to sheets CP-501 through CP-504 and CU-501 through CU-505 for the details listed above.**

**LANDSCAPE DEPARTMENT**

Wade Collum | [Wade.Collum@copbfl.com](mailto:Wade.Collum@copbfl.com)

Status: Resubmittal Required

1. All comments discussed with Planning / Zoning staff.

**RESPONSE: Comment acknowledged.**

2. Please verify all plans are in accordance with 155.5203, 155.3501 (TO), and/or 155.3708 (DPOD), as applicable for the site.

**RESPONSE: All plans are in accordance with the above code requirements as applicable.**

3. All plans must match as it relates to the 'canal' retention area on sheet CP-103, which is correct as it relates to the 'waterway'. Cp-103, CU-103, and LP-103 are all different, please adjust.

**RESPONSE: The canal retention area was removed from the project. Please see revised sheet CP-103.**

4. Please verify 'canal' retention area on sheet CP-103 is correct as it relates to the 'waterway' for the project overall. Is there going to be a retaining wall? Is there a fence proposed along this area that drops 6' over 24'?

**RESPONSE: The canal retention area was removed from the project. Please see revised sheet CP-103.**

5. Show sod and irrigation in these areas to establish and protect the bank.

**RESPONSE: The canal retention area was removed from the project. Please see revised sheet CP-103.**

6. Clearly define the scope of work as it relates to managing large open areas and the areas immediately adjacent to the back of the sidewalk.

**RESPONSE: All open areas will be maintained by the owner. There will be no exposed soil, and the areas will be covered in sod or temporary grass for dust control.**

7. How long are we anticipating an unapproved condition of these areas?

**RESPONSE: We do not have a defined schedule at this time. The future development will be based off current market conditions. Construction schedules will be provided once available. The open areas will be maintained by owner during this transition period.**

8. Please meet with staff to discuss tree disposition and preservation approach on the tree Disposition.

**RESPONSE: Comment acknowledged. We will set up a meeting with staff to discuss tree mitigation and preservation.**

9. Is it possible to carve out an area to store relocated Sabals with a temporary irrigation system to check the preservation box and help to offset mitigation? Maybe the border of Sheet LP-109?

**RESPONSE: Yes, we will make sure to carve out an area for relocated sabal palms with a temporary water source. Please refer to the revised Tree Disposition Plans which show about 30 sabal palms to be relocated. The holding area will be coordinated with the contractor at time of permitting.**

10. Staff suggests creating a mitigation bank for the project and would like to discuss how we will manage that bank as a team.

**RESPONSE: Comment acknowledged. We will set up a meeting with staff to discuss tree mitigation and an overall tree bank.**



11. As per 155.3501.K.5.d correct street tree size to be at the time of planting, the shade tree shall be a minimum of 24 feet in height with 8 feet clear trunk.  
**RESPONSE: The specifications for the oak trees were revised to meet the 24' height and 8' clear trunk requirement. Please refer to the plant list on sheet LP-101.**
12. As per 155.3501.J.3.f. Street trees are to be calculated at 1:30. Please verify and recalculate  
**RESPONSE: The street tree calculation has been revised to accommodate trees on both side of the road. Please see revised data table on sheet LP-101.**
13. As per 155.3501.J.2.d / 155.5203.D.5.A. The minimum width of the required VUA foundation planting shall be five (5) feet.  
**RESPONSE: Comment acknowledged. We are not showing any proposed building or foundation planting for this first phase of construction.**
14. Grading Detail on CP-301, Roadway Typical Section 1 shows grade declining, and according to the topo lines on the grading plan shows grade inclining, clarify and correct please.  
**RESPONSE: The canal retention area was removed from the project. Please see revised sheet CP-103.**
15. As per 155.3501.H.6.c.vi.g. Overhead utilities are not permitted. Existing overhead utilities shall be relocated underground.  
**RESPONSE: The owner is working to underground as many utilities as possible. The overhead lines on the south side of NW 1<sup>st</sup> street are within an existing City right of way and will remain above ground. Smaller understory trees are proposed here that will not conflict with the overhead lines.**
16. As per 155.3501.J.3; Provide Modular Suspended Pavement System with aggregate sub base (such as Silva Cell) for trees in landscape areas directly abutting paved areas. Required tree soil volume shall be provided in accordance with Figure 155.3501.J.3.a: Required Tree to Soil Volume Ratio Graph below. To include the WANE Tree Preservation System.  
**RESPONSE: Refer to sheets LP-201 through LP-203 for Suspended Pavement System and soil volume calculations.**
17. Show all suspended pavement on the Civil / PGD Plans  
**RESPONSE: Please refer to sheets CP-104 and CU-104, which show the suspended pavement.**
18. Provide Root Barrier specifications on the plan. Staff strongly recommends a hard physical root barrier, such as Deep Root hard plastic at least 24" in depth in all area bordering hardscapes or utilities.  
**RESPONSE: A root barrier detail has been added to sheet LP-501. Locations of root barrier will be shown on the permit drawings.**
19. Clarify how the plans comply with Downtown Pompano Overlay District (DPOD) Regulating Diagrams. Diagram 155.3798.I, Open Public Open Space & Greenway System Regulating Plan, Diagram 155.3708.J., Street Network Connectivity Regulating Plan.  
**RESPONSE: All Plans comply with the above requirements, as applicable.**

20. Correct comment #3 under section O of the notes page to reflect 2 ½ x 3 times the size of the rootball.



**RESPONSE: Comment has been updated as requested.**

21. Please clarify the use of understory trees as part of this street tree plan. All trees are to be large canopy unless OHW or utilities exist.

**RESPONSE: There are overhead utilities on the south side of NW 1<sup>st</sup> street. This area has understory trees, please refer to sheets LP-103 & LP-104.**

22. Clarify the absence of street trees on the west side of the road on Sheet LP-105. Please populate to match.

**RESPONSE: Street trees are shown on the west side of the road on sheet LP-105. The east side of the road is not within the property boundary and therefore no street trees are shown here.**

23. Why is Sheet LP-109 included in this submittal? Is it part of this first phase?

**RESPONSE: This is area is part of phase 1 construction.**

24. Please provide options for staking and guying the larger trees within the narrow scope of defined planting space.

**RESPONSE: We are proposing the Tree Frog staking system for the large Date Palms within the tree grates. Please refer to detail on sheet LP-104.**

25. Provide details for proposed Phoenix species as it relates to soil volume and provide a separate planting detail for these species as it relates to their specific needs.

**RESPONSE: We have proposed soil cells for the Date Palms, please refer to sheet LP-104. The requested detail for this species has been added to sheet LP-501, detail #3.**

26. Provide a note that a Notarized Certificate of Variety for the Medjool species for this site, this will be required at time of inspection.

**RESPONSE: Note added, refer to note #18 on sheet LP-102. It is also specified in the remarks on the plant list on sheet LP-101.**

27. Provide a tree grate or pervious aggregate detail for palms and trees proposed in paver or walkway areas.

**RESPONSE: Tree grate are proposed for the palms and a call out has been added to sheet LP-104. The details will be coordinated with City Hall so the streetscape matches and added to the plans at time of permitting.**

28. Staff recommend that there be a note specifying that all like species of trees are sourced from the same nursery to provide a consistent and cohesive look to the project, and to ensure that tall trees will hopefully mature at the same growth rate.

**RESPONSE: Note added, refer to note #19 on sheet LP-102.**

29. Contractor to work closely with City UF staff team to teamwork a successful approach.

**RESPONSE: Note added, refer to note #20 on sheet LP-102.**

30. Provide a note stating; All trees designated as single trunk shall have a single, relatively straight, dominant leader, proper structural branching and even branch distribution. Trees with bark inclusion, tipped branches, and co-dominant trunks will not be accepted. Trees with girdling, circling and/or plunging roots will be rejected.

**RESPONSE: Note added, refer to note #21 on sheet LP-102.**

31. Provide a note on plan that a Pre Construction meeting with Urban Forestry is required before any work is performed onsite. where there is tree protection and/or plant material is installed on site.

**RESPONSE: Refer to note #6 on sheet LP-102.**

32. As per 155.5203.B.2.b; Provide a note that all road rock, concrete, asphalt and other non natural material be removed from all planting areas prior to landscape installation and be replaced with planting soil prior to landscape installation and be replaced with planting soil prior to landscape installation.

**RESPONSE: This note is included on sheet LP-102, note #7.**

33. Provide plant spacing detail to align itself with all proposed plant sizes to fill beds. Provide a note that all proposed planting beds will be planted out correctly with proper spacing.

**RESPONSE: Plant spacing details are included on sheet LP-501, detail #4 and #5. The required note is included on sheet LP-102, note #22.**

34. Please provide a detailed comment response sheet as to specifically how comments have been addressed at time of resubmittal.

**RESPONSE: A comment response letter has been provided for resubmittal.**

35. Additional comments may be rendered a time of resubmittal.

**RESPONSE: Comment acknowledged.**