



Staff Report

File #: LN-862

DEVELOPMENT REVIEW COMMITTEE

Meeting Date: APRIL 1, 2026

DOWNTOWN POMPANO ROADWAY AND INFRASTRUCTURE

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

Summary:

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

Staff Conditions:

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

Plan Review - Review Comments Report

Project Name: **PZ26-1200001**

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

Report Generated: **03/25/2026 07:56 AM**

REVIEW COMMENTS						
REF #	CYCLE	REVIEWED BY	TYPE	FILENAME	DISCUSSION	STATUS
1	1	BUILDING DIVISION Todd Stricker 3/4/26 10:43 AM	<p>Comment Advisory Comments</p> <p>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.</p> <p>Buildings shall comply with all local, state and federal codes in effect at time of application, including FEMA Floodplain, NPDES and HVHZ regulations.</p> <p>FBC_BCA 105.2.3 Public service agencies/other approvals. The building official shall require that the laws, rules and regulations of any other regulatory AHJ, and where such laws, rules and regulations are applicable and are known to the building official, shall be satisfied before a permit shall be issued. The building official shall require such evidence, as in his or her opinion is reasonable, to show such other approvals.</p> <p>City Ordinance 53.16(A)(1) Construction sites and construction activities. construction sites and operations shall be required to maintain during and after all construction, development excavation or alteration operations, structural and non-structural best management practices with the intent to reduce pollutants and sediment in stormwater runoff.</p> <p>City Ordinance 152.06(A): If applicable, contractor shall provide temporary screened fence complying with City Ordinance 152.06(B) through 152.06(G).</p> <p>FBC 3306.1 Pedestrians shall be protected during construction, remodeling and demolition activities as required by this Chapter and Table 3306.1. Signs shall be provided to direct pedestrian traffic.</p> <p>FHA Title VIII of the Civil Rights Act of 1968, commonly known as the Fair Housing Act, prohibits discrimination in the sale, rental, and financing of dwellings based on race, color, religion, sex, and national origin. In 1988, Congress passed the Fair Housing Amendments Act. The Amendments expand coverage of Title VIII to prohibit discriminatory housing practices based on disability and familial status.</p> <p>FBC A206.2.1 Site arrival points. At least one accessible route shall be provided within the site from accessible parking spaces complying with FBC A502 and accessible passenger loading zones complying with FBC A209; public streets and sidewalks; and public transportation stops to the accessible building or facility entrance they serve.</p>			Info Only



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			FBC_BCA 107.3.4.0.6 Compliance with the specific minimum requirements of this code shall not be in itself deemed sufficient to assure that a building or structure complies with all of the requirements of this code. it is the responsibility of the architect and/or engineer of record for the building, structure or facility to determine through rational analysis what design requirements are necessary to comply with 2023 FBC.		
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2	1	BUILDING DIVISION Todd Stricker 3/4/26 10:44 AM	<p>Comment</p> <p>1.FBC_BCA 107.1 As per the building official, separate building applications will be required for erosion control, site work, temporary fences, monumental signage and miscellaneous site structures</p> <p>2.F.S. 481.221(2) The enforcing agency will require digital signature panel to be active on all documents submitted for review to authenticate the serial number matches the submitted ESA. F.A.C. 61g1-16.005 Each sheet is required to be digitally or electronically signed, and bear the impress seal of, an architect or engineer (FBC_BCA 107.3.4.0.1).</p> <p>3.FBC_BCA 107.3.4.0.8 All plans and/or specifications prepared by an architect or an engineer pursuant to the requirements of this code shall be hand signed, dated and sealed.</p> <p>4.FBC 3303.5 Water Accumulation. The enforcing agency will require provisions be made to prevent the accumulation of water or damage to any foundations on the premises or the adjoining property.</p> <p>5.FBC_BCA 110.13.2.1 It shall be the joint responsibility of any owner of real property upon which construction is occurring, and any contractor responsible for said construction, to ensure that all road rights-of-way remain free at all times of all construction waste and trash resulting from such construction, and that all waste and trash resulting from the construction are contained on the real property upon which the construction occurs.</p> <p>6.FBC_BCA 109.3 Building Permit Valuations. The applicant for a permit shall provide an estimated permit value at a time of application. Permit valuations, shall include total value of work, including materials and labor, for which the permit is being issued, such as electrical, gas, mechanical, plumbing equipment and permanent systems.</p> <p>7.FBC_BCA 110.8.5.4 All plans for the building which are required to be signed and sealed by the architect or engineer of record contain a statement that, to the best of the architects or engineers knowledge, the plans and specifications comply with the applicable minimum building codes and the applicable fire-safety standards as determined by the local authority in accordance with this section and chapter 633, Florida Statutes.</p>			Info Only



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



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



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19	1	ENGINEERING DEPARTMENT David McGirr 3/17/26 10:17 AM	Comment Submit/upload a copy of the (FDEP) Florida Department of Environmental Protection permit or written exemption from this agency for the proposed construction of the gravity wastewater collection systems shown on the civil engineering plans.			Condition
20	1	ENGINEERING DEPARTMENT David McGirr 3/17/26 10:17 AM	Comment Submit/upload a copy of the Broward County Traffic Engineering Division permit or exemption for the proposed off-site pavement marking and traffic signage plan.			Condition
21	1	ENGINEERING DEPARTMENT David McGirr 3/17/26 10:18 AM	Comment Submit/upload A City Engineering permit application from one of the following licensed and qualified contractors required to construct the proposed utility work connected to the city utility system: State licensed CGC, State CUC, or Broward County licensed Engineering Contractor. At the time of permitting.			Info Only
22	1	ENGINEERING DEPARTMENT David McGirr 3/17/26 10:19 AM	Comment Place note on landscape plans as per City Ordinance(s) §50.02(A) (3) and §100.35(G) that landscaping materials other than sod are not allowed within (5') five feet of any portion of City-owned utilities within the public street right-of-way, including meters, hydrants, service lines, etc. Also, please note that no trees, shrubbery, or obstructions shall be placed within a 3' radius of a City-owned sewer lateral cleanout or water &/or reuse meter. Show the location of all existing city-owned and maintained potable water mains and services, sanitary sewer mains or laterals, and storm drainage lines on the proposed landscape plans. Contact Tracy Wynn, GIS Coordinator, Engineering Division, for Utility information. 954-545-7007 tracy.wynn@copbfl.com Engineering Standard street tree detail 316-1 and 315-1.			Unresolved
23	1	ENGINEERING DEPARTMENT David McGirr 3/17/26 10:19 AM	Comment Show truncated warning dome mats on the proposed off-site sidewalk where it intersects with driveways and public roadways. Place the proposed COPB sidewalk warning dome mat construction detail drawing on the plans. Detail 318-1 ADA detectable warning mats.			Unresolved
24	1	ENGINEERING DEPARTMENT David McGirr 3/17/26 10:21 AM	Comment PLEASE PROVIDE A NARRATIVE RESPONSE TO THESE REVIEW COMMENTS (IF APPLICABLE), SEE MARKUPS (IF REFERENCED) AND CLEARLY SHOW CHANGES ON PLANS USING CLOUDED DETAILS AND DELTA REVISION MARKS AS NECESSARY. **** Please note that the City Engineering Division may issue additional review comments throughout the remainder of the permitting process as the civil engineering plans for this project are finalized. **** ****			Condition



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



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



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



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38	1	UTILITIES Nathaniel Watson 3/18/26 5:20 PM	Comment 11.Submit a (FDEP) Florida Department of Environmental Protection General Permit or exemption for Construction of Water Main Extensions from the proposed site construction activities. Required during bldg. e-plan submittal.			Condition
39	1	UTILITIES Nathaniel Watson 3/18/26 5:21 PM	Comment 12.Submit a Broward County Wastewater Collection permit or exemption for the proposed collection system extension. Required during bldg. e-plan submittal.			Condition
40	1	UTILITIES Nathaniel Watson 3/18/26 5:21 PM	Comment 13. Please place a note on the landscape plans, pursuant to City Ordinances § 50.02(A)(3) and §100.35(G), stating that landscaping materials other than sod are not permitted within 5 feet of any portion of City-owned utilities located within the public street right-of-way, including meters, hydrants, service lines, etc. In addition, no trees, shrubbery, or obstructions shall be placed within a 3-foot radius of any City-owned sewer lateral cleanout or water and/or reuse meter. Please show the location of all existing City-owned and maintained potable water mains and services, sanitary sewer mains and laterals, and storm drainage lines on the proposed landscape plans. For utility information, contact Tracy Wynn, GIS Coordinator, Engineering Division, at 954-545-7007 or tracy.wynn@copbfl.com. Refer also to Engineering Standard Street Tree Details 316-1 and 315-1.			Unresolved
41	1	UTILITIES Nathaniel Watson 3/18/26 5:21 PM	Comment 14. The off-site/public-owned drainage infrastructure must be shown as either RCP or ADS HP storm pipe. Please add this note to CP PG&D Plan Sheets 416–420.			Unresolved
42	1	UTILITIES Nathaniel Watson 3/18/26 5:21 PM	Comment 15. Please provide clarification regarding the ownership of the proposed underground stormwater storage system, as shown on CP PG&D Plan Sheets 418 and 419.			Unresolved
43	1	UTILITIES Nathaniel Watson 3/18/26 5:22 PM	Comment 16. Please show an in-line 8-inch isolation gate valve on the proposed water main midway along NW 5th Avenue, on either Sheet 428 or 429, CU-101/CU-102 – Water & Sewer Plans.			Unresolved



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44	1	UTILITIES Nathaniel Watson 3/18/26 5:22 PM	Comment 17. Sheets 430 and 431, CU-103/CU-104 – Water & Sewer Plans, propose connecting to the existing water main along NW 1st Street, but do not indicate what will occur after the proposed water main is placed into service. Please note that the proposed 8-inch water main shall replace the existing 6-inch water main upon certification. Please also show all water service connections from the proposed 8-inch water main to the establishments adjacent to NW 1st Street. This shall include the existing fire hydrant located in front of the 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.			Unresolved
45	1	UTILITIES Nathaniel Watson 3/18/26 5:23 PM	Comment 18. Please show an in-line 8-inch isolation gate valve on the proposed water main midway along NW 1st Street, on either Sheet 430 or 431, CU-103/CU-104 – Water & Sewer Plans.			Unresolved
46	1	UTILITIES Nathaniel Watson 3/18/26 5:23 PM	Comment 19. Please show an in-line 8-inch isolation gate valve on the proposed water main midway along NW 3rd Avenue, on either Sheet 431 or 432, CU-104/CU-105 – Water & Sewer Plans.			Unresolved
47	1	UTILITIES Nathaniel Watson 3/18/26 5:23 PM	Comment 20. Please note that the sewer manholes shown on Sheets 428 (CU-101), 429 (CU-102), 431 (CU-104), and 432 (CU-105), whether proposed to be cored or newly constructed, must be internally sewer-coated and bench-worked to accommodate the new flow.			Unresolved
48	1	UTILITIES Nathaniel Watson 3/18/26 5:23 PM	Comment 21. Please relocate the proposed wastewater manhole shown on Sheet 432, CU-105, further north so that it is positioned just behind the sidewalk.			Unresolved
49	1	UTILITIES Nathaniel Watson 3/18/26 5:23 PM	Comment 22. Please note that an existing water service line traverses the KFC property to supply the median irrigation service along Atlantic Boulevard. Please show this connection to the proposed 8-inch water main along NW 1st Street.			Unresolved
50	1	UTILITIES Nathaniel Watson 3/18/26 5:23 PM	Comment 23. Please note that the water, sewer, and stormwater connections for the Downtown City Hall are dependent upon the approval, utility modeling, and site development of PZ26-1200001 Downtown Pompano Roadway and Infrastructure. Particularly as it relates to the off-site designation of the roadway. This designation corresponds directly to ownership of the proposed utility infrastructure.			Unresolved
51	1	UTILITIES Nathaniel Watson 3/18/26 5:24 PM	Comment 24. Please overlay the proposed utility infrastructure on the submitted landscape plans to demonstrate that street trees shall not be placed on top of, or within 5 feet of either side of, any City-owned utility infrastructure.			Unresolved



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52	1	UTILITIES Nathaniel Watson 3/18/26 5:32 PM	Comment 25. Please attach the following City Engineering Standard details as they apply: 105-2 Meter Box Installation, 106-3 Fire Meter and Backflow Device, 107-1 Typical 1" Water Service, 107-2 Typical 2" Water Service, 108-1 Typical Conflict (Water) Detail, 118-1 Restrained Joint Information, 118-2 Restrained Joint Information, 118-3 Restrained Joint Information, 122-2 Potable Water Supply Notes, 122-3 Potable Water Supply Notes, 210-2 Sewer Box and Cover Traffic, 210-3 Sewer Box and Cover Heavy Traffic, 315-1 Typical Screen For Utilities, 316-1 Required Tree Locations, 400-1A Precast Drainage Structure, 400-1B Type C Inlet, 401-1 Type D Inlet, 402-1 Type E Inlet, 403-1 Type H Inlet, 408-1 Structure Tops (Type 7-NT), 408-2 Structure Tops (Type 7-T), 409-1 Cover for Manholes and Inlets, 410-1 Cast Iron Grates, 411-1 Cast Iron Frame for Manholes, 412-1 Optional Construction Joints, 412-2 Optional Construction Joints, 413-1 Eye Bolt and Chain for Locking Grates, 414-1 Water Stop Seal.			Unresolved
53	1	LANDSCAPE REVIEW Wade Collum 3/19/26 7:54 AM	Comment 1. All comments discussed with Planning / Zoning staff.			Unresolved
54	1	LANDSCAPE REVIEW Wade Collum 3/19/26 7:55 AM	Comment 2. Please verify all plans are in accordance with 155.5203, 155.3501 (TO), and/or 155.3708 (DPOD), as applicable for the site.			Unresolved
55	1	LANDSCAPE REVIEW Wade Collum 3/19/26 7:55 AM	Comment 3. All plans must match as it relates to the 'canal' retention area on sheet CP-103, which is correct as it relates to the 'waterway'. Cp-103, CU-103, and LP-103 are all different, please adjust.			Unresolved
56	1	LANDSCAPE REVIEW Wade Collum 3/19/26 7:55 AM	Comment 4. Please verify 'canal' retention area on sheet CP-103 is correct as it relates to the 'waterway' for the project overall. Is there going to be a retaining wall? Is there a fence proposed along this area that drops 6' over 24'?			Unresolved
57	1	LANDSCAPE REVIEW Wade Collum 3/19/26 7:55 AM	Comment 5. Show sod and irrigation in these areas to establish and protect the bank.			Unresolved
58	1	LANDSCAPE REVIEW Wade Collum 3/19/26 7:55 AM	Comment 6. Clearly define the scope of work as it relates to managing large open areas and the areas immediately adjacent to the back of the sidewalk.			Unresolved



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59	1	LANDSCAPE REVIEW Wade Collum 3/19/26 7:56 AM	Comment 7. How long are we anticipating an unapproved condition of these areas?			Unresolved
60	1	LANDSCAPE REVIEW Wade Collum 3/19/26 7:56 AM	Comment 8. Please meet with staff to discuss tree disposition and preservation approach on the tree Disposition.			Unresolved
61	1	LANDSCAPE REVIEW Wade Collum 3/19/26 7:56 AM	Comment 9. Is it possible to carve out an area to store relocated Sabals with a temporary irrigation system to check the preservation box and help to offset mitigation? Maybe the border of Sheet LP-109?			Unresolved
62	1	LANDSCAPE REVIEW Wade Collum 3/19/26 7:56 AM	Comment 10. Staff suggests creating a mitigation bank for the project and would like to discuss how we will manage that bank as a team.			Unresolved
63	1	LANDSCAPE REVIEW Wade Collum 3/19/26 7:56 AM	Comment 11. As per 155.3501.K.5.d correct street tree size to be at the time of planting, the shade tree shall be a minimum of 24 feet in height with 8 feet clear trunk.			Unresolved
64	1	LANDSCAPE REVIEW Wade Collum 3/19/26 7:57 AM	Comment 12. As per 155.3501.J.3.f. Street trees are to be calculated at 1:30. Please verify and recalculate			Unresolved
65	1	LANDSCAPE REVIEW Wade Collum 3/19/26 7:57 AM	Comment 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.			Unresolved
66	1	LANDSCAPE REVIEW Wade Collum 3/19/26 7:57 AM	Comment 14. Grading Detail on CP-301, Roadway Typical Section 1 shows grade declining, and according to the topo lines on the grading plan shows grade inclining, clarify and correct please.			Unresolved
67	1	LANDSCAPE REVIEW Wade Collum 3/19/26 7:57 AM	Comment 15. As per 155.3501.H.6.c.vi.g. Overhead utilities are not permitted. Existing overhead utilities shall be relocated underground.			Unresolved



Plan Review - Review Comments Report

Project Name: **PZ26-1200001**

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

Report Generated: **03/25/2026 07:56 AM**

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



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



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Report Generated: **03/25/2026 07:56 AM**

REF #	CYCLE	REVIEWED BY	TYPE	FILENAME	DISCUSSION	STATUS
86	1	LANDSCAPE REVIEW Wade Collum 3/19/26 8:01 AM	Comment 34. Please provide a detailed comment response sheet as to specifically how comments have been addressed at time of resubmittal.			Unresolved
87	1	LANDSCAPE REVIEW Wade Collum 3/19/26 8:01 AM	Comment 35. Additional comments may be rendered a time of resubmittal.			Unresolved

