



June 27, 2025

City of Pompano Beach  
Development Services  
100 Atlantic Boulevard  
Pompano Beach, FL

**CANAL DRIVE TOWNHOMES**

**Request:** Minor Site Plan

**P&Z#** 23-12000054

**Owner:** GESTION MICHAUD 2021 INC

**Project Location:** 3233-3237 Canal Dr

**Folio Number:** 484330030220

**Land Use Designation:** MH (Medium-High 16-25 DU/AC)

**Zoning District:** RM-20 (Multiple-Family Residence 20)

**Commission District:** 1 (Audrey Fesik)

**Agent:** Paola West (954-529-9417 / pwest@planw3st.com)

**Project Planner:** Pamela Stanton (954-786-5561 / pamelastanton@copbfl.com)

**LANDSCAPE REVIEW**

Comment

12. Not all comments were addressed.

RESPONSE: Acknowledged and addressed this round.

Comment

13. Provide details for planters on the rooftop Deck.

RESPONSE: Architects and MEP plans will reference details at time of permit documents.

Comment

14. As per 155.5203.B.2.ii. Based on the height of the building half of all required canopy trees are to be 16' tall and palms to be 22' OA, please adjust. Increase the height of the Ptychospermas. Coconuts must be a minimum of 14' OA.

RESPONSE: See Sheet LP-1. Plant specifications have been revised.

Comment

15. Correct Tree Mitigation Calculations on the plan to match the dispo. You cannot apply required trees to the calculation. As per 155.5204.E.b.i-iv; Mitigation is to be above and beyond required plantings. This data table has not been updated.

RESPONSE: See Sheet LP-1. Mitigation calculations been revised.

PZ23-1200054

Comment

08/06/2025

16. All tree work will require permitting by a registered Broward County Tree Trimmer.

RESPONSE: Acknowledged. Note is on sheet LP-1.

Comment

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

RESPONSE: Acknowledged and provided.

Comment

18. Additional comments may be rendered a time of permit submittal.

RESPONSE: Acknowledged.

Regards,

Wayne Tinning, PLA  
FL Reg LA6666709