



October 16, 2025

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

RE: 1660 SW 13th Court – Jadian IOS - Minor Site Plan
Project #: PZ25-12000025
KEITH Project No.: 15434.00

Dear City of Pompano Beach Reviewers:

Based on your Development Review comments date September 22, 2025, KEITH and the project team offer the following responses to your comments/questions:

URBAN FORESTRY

Wade Collum | wade.collum@copbfl.com

Status: Resubmittal Required – Unresolved Comments

1. Provide Street Trees at 1:40' as per 155.5203.G.2.c. Provide 7 trees, plan only shows 6.

APPLICANT RESPONSE: The landscape plan has been revised to show an additional street tree. Please see sheet LP-101.

2. Show sod to edge of the travel lane on the east side of the ROW. Clearly define edge of travel lane and all pervious areas by using a weighted line.

APPLICANT RESPONSE: Sod has been extended to the edge of the travel lane on the east side of the ROW. Edge of travel lane and all pervious areas are now defined with a weighted line. A hatch has been added to delineate the asphalt areas. Refer to sheet LP-101.

3. Site does not meet the minimum landscape requirements on the west side. Clarify how this was done, required vs provided.

APPLICANT RESPONSE: The landscape plan was revised to meet the landscape requirements by providing a tree for every 30' of property line. Refer to sheet LP-101.

4. List all required Type Buffers with which option on the landscape plans and provide required fences/walls as per the code section for the site. West Type A buffer not met, missing hedges and trees and cross section detail; North Type C buffer not met and both type A and C are noted on LP-101, missing hedges and trees and cross section detail; East Type A buffer not met, missing hedges and trees and cross section detail. South Type A buffer not met, missing hedges and trees and cross section detail.

APPLICANT RESPONSE: Refer to sheet LP-502 for cross section details. Refer to sheet LP-101 for updated buffer plans.

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5. Provide a cross section detail of the buffers.

APPLICANT RESPONSE: Refer to sheet LP-502 for cross section details.

6. Propose to remove the sabals on the NW corner and install the required trees per the Type C buffer requirement, in addition to the required street trees.

APPLICANT RESPONSE: The sabal palms have been noted to be removed. Refer to sheet LD-101. A canopy tree was provided in its place to meet the buffer requirements.

7. Show sod the plans. Provide species and approximate sqft.

APPLICANT RESPONSE: Sod notes are shown on the plan and the species and approximate sqft is shown on the schedule on sheet LP-101.

8. As per 155.5203.D.4., a landscaped island shall be provided at each end of every row of parking spaces and per every 10 spaces. Landscape parking islands are to be a minimum 8' wide and contain trees, sod and irrigation.

APPLICANT RESPONSE: Landscape islands are proposed at the end of every parking row and are a minimum of 8' wide. Refer to the site plan sheet SP-101 for dimensions.

9. As per 155.5203.B.2.g.i.B. a minimum area for planting a tree shall be 120 square feet, with a minimum dimension of eight feet.

APPLICANT RESPONSE: Dimensions are added on sheet LP-101 to the islands.

10. Show how requirements from 155.5203.D.5 VUA Landscaping are being met. Provide a minimum of 8' of landscape areas between a vehicular use area and an abutting building. Only 5' provided north side and none on west south and east sides, clearly define what is proposed as to providing a superior landscape design.

APPLICANT RESPONSE: Doors and garages are now shown for the building, indicated by a triangle. Additional landscape areas have been added to the plan where feasible against the building. These areas are dimensioned and have been designed with the superior landscape design principles in mind.

11. As per 155.5203.D.5 VUA in part, the Development Services Director may grant modifications to the required landscaping between vehicular use areas and buildings for development that provide at least 50% of the required width, subject to providing superior landscape design that includes a minimum of trees or palms as follows within the subject area and must include one or more of the following elements:

- i. Palms must be provided in multiples (doubles or triples);
- ii. If palms and trees are combined, one row of shrubs can be provided;
- iii. If palms or trees are provided, shrubs must be included in layering or height tiering with a minimum of 2 layers or tiers;
- iii. If trees are provided, design must include a minimum of 2 species;
- v. Trees or palms must be a minimum of 14 feet in height;
- vi. Layered or height tiered shrubs are provided in variety with a minimum of two (2) species;

vii. Suspended pavements systems are provided for the adjacent vehicular use area. Show all suspended pavement on the Civil / PGD Plans.

APPLICANT RESPONSE: Superior landscape design principles have been further incorporated into the design of the building base planting. Refer to sheet LP-101.

12. As per 155.5102.C.9; provide continuous curbing around all VUA area to prohibit vehicular encroachment into required landscaping. Not fully provided.

APPLICANT RESPONSE: Additional curbing has been added to the proposed edge of pavement.

13: Staff doesn't know what Modified Type C Buffer means, correct and show buffers in their entirety around the entire property and choose Option 1 or 2. 3.

APPLICANT RESPONSE: Type C buffer is option 1, it is not modified anymore.

14. As per 155.5203.B.5.a thru e: Provide a scaled Irrigation Plan illustrating a rust free, automatic underground irrigation system installed in accordance with requirements of the Building Code, include a rain-sensing cutoff device, providing 100% coverage with 50% overlap, and reuse water wherever practicable and available. Clarify source of irrigation system (well, city supply or reuse).

APPLICANT RESPONSE: Irrigation source is now noted on LI-101.

15. Correct planting detail to reflect the planting hole be 2 ½ - 3 times the size of the root ball to more closely mirror industry best management practices. Add note to multi-stem tree.

APPLICANT RESPONSE: Requested note has been added.

16. Re-name LP-101 as Landscape Plan not Retro-Active Landscape P.

APPLICANT RESPONSE: Sheet LP-101 has been renamed to "Landscape Plan."

17. Remove structure located on east perimeter near SE corner of the property shown on the landscape plan and from any other plan.

APPLICANT RESPONSE: Structure has been removed from plans. Refer to sheet LP-101.

18. Remove excess lines from the landscape plan so a clear picture of how the site breaks down between pervious and impervious areas is clearly seen; in addition clarify if VUA areas are asphalt or concrete.

APPLICANT RESPONSE: LP-101 has been cleaned up to provide a clearer picture as requested.

19. Provide continuous landscape perimeter buffer along the east perimeter specifically east of proposed parking area.

APPLICANT RESPONSE: Perimeter buffers have been updated as requested.

20. Show all existing trees to remain with black heavy weighted lines for ease of review and field inspections.

APPLICANT RESPONSE: Existing trees are now shown darker. Refer to sheet LP-101.



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

APPLICANT RESPONSE: Comment acknowledged.

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

APPLICANT RESPONSE: Comment acknowledged.