



**To:** City of Pompano Beach – Development Review Committee

**From:** Andres Montero, ASLA, PLA

**Reference:** 872 East McNab Road. Pompano Beach

**Review of Comments at the City Date:** October 17, 2023

**PROJECT:** PZ23-12000045

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**PLAN REVIEW CORRECTION RESPONSES**

**DATE:** 05-10-2024

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Andres Montero Landscape Architecture offers the following responses to the landscape comments listed below:

**ENGINEERING DEPARTMENT By David McGirr**

9) Place note on landscape plans as per City Ordinance(s) §50.02(A) (4) and §100.35(E), 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 obstruction 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.

**Response:** Note added on sheet L-04. Note #10 Additional Notes.

**LANDSCAPE DEPARTMENT By Wade Collum**

1) Provide evidence and note on plans and in narrative that all overhead utilities will be buried for this project as per 155.5509.

**Response:**

2) Provide a landscape plan prepared and signed and sealed by a Florida Registered Landscape Architect in accordance with Code Section 155.5203.

**Response:** Landscape Plans have been prepared and signed and sealed by Mr. Andres Montero, Florida Registered Landscape Architect. License #LA6666973.

3) Please reorient the Site Plan to match all the plans submitted. All plans should be oriented the same way.

**Response:** All plans area oriented the same direction.

4) Submit a tree survey prepared, signed, and sealed by a Florida Registered Surveyor showing the locations of all existing trees and palms in accordance with Code Section 155.2411, and Part 5.

**Response: Acknowledged.**

5) Submit a Tree Appraisal prepared by an ISA Certified Arborist in accordance with Rule 14-40.030 of the Florida Administrative Code as amended, for all trees and palms that are specimen size, and DBH for caliper for all non-specimen trees, that assigns each existing tree a number; that specifies the common and botanical name for each existing tree; describes the overall size and caliper of each existing tree; evaluates the health condition of each existing tree; identifies the status of each existing tree (whether the tree is to be protected in place, be relocated, or be removed); and provides a dollar value for each existing tree included on the tree survey in accordance with Code Section 155.2411, and Part 5.

**Response: See Arborist Report prepared by Alison Walker, ISA FL-9317A, ISA TRAQ and sheet L-01 Property Survey & Tree Disposition Plan.**

6) Provide the dollar value for specimen trees, height on palms, and DBH of all non-specimen trees removed vs. the dollar value, palm height, and caliper of trees replaced.

**Response: See Arborist Report prepared by Alison Walker, ISA FL-9317A, ISA TRAQ and sheet L-01 Property Survey & Tree Disposition Plan.**

7) As per 155.5204.E.b.i-iv; Mitigation is to be above and beyond required plantings.

**Response: Acknowledged.**

8) Provide 10' perimeter landscaping strip requirements around entire property as per 155.5203.D. This is to be a clear measurement not to include vehicular overhang and include sod, shrubs, and trees. Add an additional large canopy tree in this VUA perimeter strip on the West side.

**Response: Provided. See revised sheets L-02 & L-03.**

9) Provide callouts, symbols, plant list, details sheet etc. so that a more thorough review can be performed.

**Response: Provided. See revised sheets L-02 & L-03.**

10) 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.

**Response: Adjusted. See plant specifications on revised sheets L-02.**

11) As per 155.5203, provide understory trees spaced a maximum average of 20 feet on center may be substituted for canopy trees in areas beneath overhead utility lines.

**Response: Provided. See revised sheet L-02.**

12) Show how requirements from 155.5203.D.5 VUA Landscaping are being met. Provide a minimum of 8' and up to 24' of landscape areas between a vehicular use area and an abutting building. Provide what is required vs. what is going to be proposed as to a superior landscape design.

**Response: Provided. See revised sheets L-02 & L-03.**

13) 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.
- iv. 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.

**Response: Provided. See revised sheets L-02 & L-03.**

14) Show how requirements as per 155.5203.E., Building Base Plantings are being met.

**Response: Provided. See revised sheets L-02 & L-03.**

15) It appears that bike racks are proposed in proposed required landscape

**Response: Revised bike racks location. See revised sheet L-02.**

16) No exterior lighting fixtures shall be located in any landscaped planting areas required in and around vehicular uses areas in accordance with Section 155.5401.C, Vehicular Use Area Landscaping (e.g., perimeter landscaping strips, landscaped islands

in parking bays, landscaped areas between parking bays, and landscaping between vehicular use areas and buildings).

**Response: Revised exterior lighting fixtures location. See revised sheet L-02.**

17) 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.

**Response: Addressed. See revised Site Plan & sheet L-02.**

18) As per 155.5203.B.2.g.ii. A minimum area for planting a tree shall be 120 square feet, with a minimum dimension of eight feet SW corner.

**Response: Acknowledged**

19) Provide a cross section detail of the proposed building footers / slab as it appears that it will encroach into the required foundation landscaping soil space at the footers of the building. Provide drawings and verification of the use of monolithic / eccentric footings as it relates to these areas.

**Response: Acknowledged. See architecture drawings.**

20) how on the plans and provide a dumpster detail including hedges in accordance with 155.5301.C

**Response: Landscape screening for dumpster enclosure provided. See sheet L-02. For dumpster enclosure details see architecture drawings.**

21) 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.

**Response: Irrigation plans provided. See sheets L-05 & L-06.**

22) Bubblers will be provided for all new and relocated trees and palms.

**Response: Provided. See sheets L-05 & L-06.**

23) As per 155.5203.F., Provide a detail for the Type B buffer on the rear property line (South) and label whether it's option one or option two.

**Response: Addressed. See revised Site Plan & sheets L-02, L-03 & detail #12 on sheet L-04.**

24) Adjust planting details to only show sisal or other biodegradable material attached to trunk of tree.

**Response: No landscape planting details have been previously submitted. See sheet L-04 (Landscape Planting details and General Notes).**

25) Adjust details and notes to show root flare above or equal to surrounding grade and note that mulch not to be placed against trunk.

**Response: No landscape planting details have been previously submitted. See sheet L-04 (Landscape Planting details and General Notes).**

26) Correct planting detail to reflect the planting hole be 2.5 - 3 times the size of the root ball to more closely mirror industry best management practices.

**Response: Se No landscape planting details have been previously submitted. See sheet L-04 (Landscape Planting details and General Notes).**

27) Adjust trees are to be containerized specify that the root ball will be shaved at the periphery to remove all circling roots.

**Response: Proposed trees to be field grown.**

28) Provide a mechanical equipment screening detail.

**Response: See detail #13 on sheet L-04.**

29) Provide spreads of proposed shrubs and groundcover material so as to align with spacing. Also, please note that plant spacing shall supersede plant quantity to fill the bed.

**Response: Provided. See sheet L-02.**

30) Provide a staggered grouping of palms at the street facing corners to soften the building and create sense of scale as it pertains to the pedestrian realm.

**Response: Provided. See sheet L-02.**

31) Sidewalk should be shifted to be against the property line and street trees located between the sidewalk and the edge of pavement.

**Response: Acknowledged**

32) As per 155.5203.D.4: Landscaping of vehicular use area interior d. Landscaped Driveway Medians. Driveways within vehicular use areas may include a center landscaped median provided the median: i. Is at least eight feet wide; ii. Is maintained in grass, groundcover, shrubs, ornamental trees, or understory trees; and iii. Is protected from vehicular encroachment by curbing.

**Response: Provided. See sheet L-02.**

33) Provide a note on the plans specifying that all hedges abutting City Rights of way are maintained at a height no greater than 24". It is staff's recommendation that all trees VUA perimeter trees be 14' OA to create a largest CPTED clear line of sight from roadway.

**Response: Provided. See sheets L-02 & L-4.**

34) As per 155.5204.F. No development, work, or demo activity shall be allowed within the dripline of a tree or tree protection.

**Response: Acknowledged**

35 & 36) 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.

**Response: Provided. See sheet L-4.**

37) 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.

**Response: Provided. See sheet L-4.**

38) As per 155.5204.F.3.d; Underground utility lines shall be routed around the tree protection area where possible. If this is not possible, a tunnel made by a power-driven soil auger may be used under the tree.

**Response: Acknowledged**

39) 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 codominant trunks will not be accepted. Trees with girdling, intact leader circling and/or plunging roots will be rejected.

**Response: Provided. See sheet L-4.**

40) 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: Provided. See sheet L-4.**

41) 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.

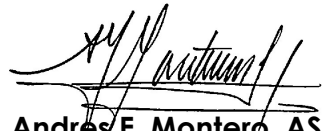
**Response: Provided. See sheet L-4.**

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

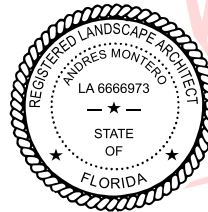
**Response: Acknowledged**

If you have any further comments or questions, please do not hesitate to contact me.

Sincerely,



**Andres E. Montero, ASLA, PLA**  
President



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signed by  
Andres E  
Montero  
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